

First name: Ronald

Last name: Penn

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Except for Residential (See Below)

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Taupo is not a High Rise Town, and would absolutely Ruin our Town Low Level Environment

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

We need to eliminate Plot Ratio Rule and have 1 - 40% Rule. I have watched this Town grow from 1985 of which have had my own Architectural Business and feel that when the 30% Rule was introduced it was a assuming based on Big Sites of which most in Taupo at time were around the 1000sq.m. We now have a housing shortage

and still have very large land area's that could be developed further, so feel the 35% is still a problem, also the front yard set back of 5m restricts this land being used properly. If this was reduced to 4m (Front Yard) only for Residential and Garage Access from front yard still set at 5m this would enable an extra Residential dwelling added as most land in Taupo Area is twice as long as wide which does not make use proportionately.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Chy

Last name: Taylor

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I think the proposed changes are necessary for the fast changing demand for housing and lifestyle.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

I think the proposed changes are necessary for the fast changing demand for housing and lifestyle.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

I think the proposed changes are necessary for the fast changing demand for housing and lifestyle.

Attached Documents

File
No records to display.

First name: Sharon

Last name: Drinnan

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

As a lifestyle block owner on Oruanui Road, we have wanted to subdivide our property for many years. We were looking to downsize and retire into the township (not because we really wanted to but because we wanted to reduce the amount of property we have to look after and free some of our capital out of our property. However, with these changes, we will be able to stay where we are and downsize and release capital by simply subdividing. Our property naturally divides into two due to its lay out. So yes, we support this change as we can keep the property that we have planted orchards, built tunnelhouses, and developed into our family home, as well as housing our business for the last 14 years.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Trudi

Last name: Neill

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

I am a current landowner who falls within the area where you wish to make changes and rezone my land to Rural Lifestyle. I currently own 12 acres but would like the opportunity to subdivide off 2 acres for a family member to put a small dwelling on. This would leave a 10 acre block to me. Under your current plan, the minimum I could subdivide to would be approx 2 hectares (5 acres). I would like to have flexibility to subdivide off a smaller piece of land rather than nearly half.

Would an application to subdivide off a smaller amount be favourably looked at?

thank you

Trudi Neill

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Its progress that needs to happen.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File



First name: LYNDA

Last name: MAIR

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We are interested in subdividing our lifestyle block on Forest Road, Taupo.

Attached Documents

File

No records to display.

First name: Clive

Last name: Oakes

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

We agree with the view that the "Rural Lifestyle Environment" in this area can support growth through subdivision of 4hr blocks to 2hr blocks or even 1hr blocks and welcome the changes.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

More people want to live in a rural setting and that type of growth could bring great benefits to this area.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Progress is change and its too restrictive at the moment.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Progress for Maori owned land is just as important

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Do not fully comprehend the impact of this.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

We think that this will modernise and improve the town.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

All part of the improvements for the town.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Agree with the view to increase house size for the benefit of the families

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

This will be necessary to accommodate the expansion of all of the above.

General

Is there anything else you would like to share with us related to the District Plan?

Why not reduce the proposed land size from 2htr to 1htr as this would still benefit those wanting to live in a rural environment and still give them plenty of land.

Attached Documents

File
No records to display.

First name: Cam

Last name: Blick

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

the changes overall are good, and well overdue around subdivision and secondary dwellings, however do not support as proposed with the inclusion of a requirement for the secondary dwelling to be within 20m of the main dwelling. As with many lifestylers the option for a secondary dwelling would be appealing for either rental income, holiday let, or most likely additional accomodation for family and/or friends, however on lifesyle blocks over 2ha (typically closer to 4ha) i cannot understand why there should be a constraint of having to be within 20m of the primary dwelling - the purpose of a secondary dwelling would be to provide additional accomodation private from the primary dwelling and cramming multiple dwellings next to each other when space is abundant seems absurd.

I would support the draft changes with this provision excluded

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Amanda

Last name: Wilson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

No

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: peter

Last name: breakwell

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

As the owner of a property at 81 Whakaroa Rd I would support the proposed new Rural Lifestyle Environment changes. To enable possible subdivision down to 2 Hectares and the possible addition of a smaller dwelling.

Attached Documents

File
No records to display.

First name: Mark

Last name: McCormack

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

theres alot of smaller sites in taupo with very old and small dwellings on which makes it impractical to design a new home on the new 35% rule would help achieve a slightly bigger home which would enhance the areas and also accommodate families a lot better

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Paul

Last name: Winter

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

The key element missing is to enhance the linkages between the town centre and the lake especially the lake front towards the boat harbour. The current changes to traffic flow is a good start but not sufficient for Taupo to become as successful as Queenstown and Wanaka in optimising the attractions of its lakeside location.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Endorse the proposed change allowing the region's farmers to have a second house per 10 hectares.

Qualified support for rural livestock blocks having the ability to have smaller (2 hectare) lot sizes. This process should be secondary to protecting the amount of high quality arable land for export competitive horticulture and agriculture.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

See above

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Local Government in Taupo should facilitate in a culturally appropriate way the development of successful Papakainga dwellings from an environmental, cultural and economic perspective.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

While other areas closer to the Taupo urban centre may be seen by developers as more attractive than the Mapara Valley, it shouldn't be necessary to alter the future status of the Mapara Valley from a development perspective. The farm owners in the Mapara Valley who want to remain in the horticulture and primary sectors should still be governed by the same framework that is now being proposed for all other Taupo rural regions.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Building developments should be tiered upwards in height from the current three floor height restrictions for properties adjacent to the lakefront. Behind these buildings, the next cluster of buildings should be allowed to have good lake views for their top level or fourth floor. Similarly the buildings further away from the lake that will allowed to be greater than four floors should be allowed good lake views from the 5th level to the maximum height for the Taupo CBD, say 6 floors.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

We want to continue to be a vibrant town that makes it attractive to attract events and other activities.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Agree coverage should be allowed up to 35% of the site possibly 40% given the direction Central Government is taking on this issue.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

This assists the attraction of enterprises to Taupo or encourages more start up enterprises for the

economic well being of the District.

Attached Documents

File

No records to display.

Organisation:

Ron and Bruce Whale Limited

First name: Sharen**Last name:** Whale

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Because the original conditions are too constraining.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Again the existing conditions are too constraining in fact totally unpractical.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

As above.

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

All for one and one for all.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

As above

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Existing conditions are too rigid and not practical.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

There's enough already for a town of our size and a lot of it is still unused.

Attached Documents

File
No records to display.

First name: Lyn

Last name: Sayers

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

We have long since viewed the subdivision of Rural dwelling blocks as too restrictive

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

It just makes sense.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

It is important to leave productive land out of the building zone.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

It is important for Maori to be able to have an increasing say over their property.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Not of great importance to us.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Current height restrictions are too onerous and has a negative impact on land cost relative to planned improvements.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

I confess to being somewhat concerned with traffic flow following recent "improvements". I see little purpose in the reduced speed limit and the reduction from two lanes to one, traveling North from Control Gate bridge. The modifications to Tongariro Street has made the access way too congested and more dangerous for pedestrians.

Attached Documents

File
No records to display.

Organisation:

ANS Construction Ltd

First name: Nathan**Last name:** Stirling

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Changing Building Coverage without also looking at Plot Ratio and Earthworks is a waste of time.

So many people are put off building because of the Resource Consents, why not look at the entire problem instead of just fixing part of it!

Attached Documents

File

No records to display.

First name: Kelvin

Last name: Martin

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

I want to see a town that grows and expands in a fashion that does not detract from what we already have. In particular I do not want to see the centre of town die like I have seen in other towns!

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I whole heartedly support the opportunity to subdivide to 2ha. I live on 5ha not because I want 5ha but because I want to live in a rural environment. The 5ha is just a pain to maintain. I see this around me all the time with sections that have rank grass and weeds because the owners either dont know how to or dont have time to look after their property properly. So please lets allow smaller sections so we can have more people looking after the same amount of land.

I also support the ability to have a minor dwelling on a lifestyle block. I support this for the reasons mention in the proposed plan changes around family or tourist accommodation. However, I feel the requirement to have the minor dwelling within 20 metres of the main house problematic. Who wants their inlaws that close! I feel that if the location of the minor dwelling is mindful of neighbouring house locations this should be fine.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

I am not sure if I have understood this proposed plan correctly. It reads to me that a 10ha title will be allowed one main home, one larger workers home and a minor dwelling. This makes 3 dwellings on 10ha which is too many and not in keeping with your statement to keep large spaces of land available for productive use.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

The Taupo Town is growing fast. I have no issue with it spreading its wings into the Mapara Valley.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Currently lots of buildings through the centre of town have great views of the lake and mountains. It is part of what makes it so neat to work in some of these upstairs offices. 18m high buildings in the areas you propose will obstruct lots of these views. So, while I do support allowing an increase in the maximum height in general I do not support the areas you have identified.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

These events are now part of what define our town and we need to accommodate the temporary structures that come with the events

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Infact I would support a larger maximum building coverage in large areas of the town.

Attached Documents

File

No records to display.

First name: David and Katrina

Last name: Gage

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We previously submitted to the council to subdivide back in early 2000, however we were declined as the council was moving us from lifestyle to rural.

We would be interested in subdividing down to maybe three sections, perhaps four, depending on our situation.

We would be interested in more information as to what the council's requirements would be.

kind regards

David and Katrina Gage

5 Michaels Way

Taupo

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural

and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Richard

Last name: Hoadley

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

the current height limit can be exceeded by applicants, as was the case for the hotel. That needs to be stooped, not made easier.

Council takes no notice of objections so there is no point in making changes to the rules when Council can make decisions to overrule them. Objectors do not have the deep pockets to fight the bad decisions in the Environment Court

Council needs to accept the rules as they stand and consent applicants must learn to work within the rules and not be allowed to seek special dispensations for their own gains, that are not in the interest of the local Taupo voters.

There were strong cases to retain the existing heights during the hotel consent hearings and those views have not changed.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

depends on the activity and the location.

This could be achieved by consultation with the public and other concerned and affected persons.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

as in the example, it is time and money that can be saved if there is some commonsense applied

35% plus or minus say a further 8% would allow other factors to help ensure a good result. Such as permitted yards, open space, vehicle movement and screening from neighbours

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

The existing zoned space for industry is being developed in a manageable rate but is not being replaced

with new subdivisions for future use.

New land is required for new business opportunities, to be zoned to suit both large and mid sized business operations.

With good access to SH1 and other services.

General

Is there anything else you would like to share with us related to the District Plan?

Council needs to have the ability to accept the consent information provided by the applicants professional advisers, without the need for additional information from a third professional employed by Council for the purpose of checking the applicant is correct.

Council has been known to both waste time and money getting additional information because a staff member does not like what they read in the consent application.

Staff need to be more appreciative of the applicants involvement and compliance with the District Plan. Stop being over bossy.

Generally progress in Taupo suggests the District Plan is working well as new buildings continue to be completed and well tenanted. Holdups for the wrong reasons do nothing to help wellbeing outcomes.

Attached Documents

File
No records to display.

First name: Shay

Last name: Clark

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Would you like to tell us why?

I am emailing in regards to the Draft Rural Environment Chapter of the district plan. Unfortunately, our address at 317 State highway 5 isn't included in the new "Rural Lifestyle Environment" zoning.

Our submission is that we feel we have been grouped in with the "General Rural environment" when in fact the property is not in-line with the definition itself i.e.

"Creation of General Rural Environment is to support Primary Productive Uses, Rural Industry, meaning 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)"

Although our neighbors are dairy farmers in primary production; the above definition is not reflective of our lifestyle block nor will it ever be, due to its residential use for decades and land size not adequate to participate in primary production.

We would like our address to be considered for inclusion in the Rural Lifestyle Environment, specifically under the 4b.5.2. "Rural Lifestyle Environment that adjoins the General Rural Environment" with proposed subdividing of a second section, in size of 4 or more hectares, controlled activity.

In regards to access via State highway's; the proposed new section within our property would be accessed via the existing driveway as per the attached photo and not a new entrance/driveway off of the highway.

Attached Documents

File
Shay Clark Full Submission

Russ Watts

From: Shay Clark <shayclarknz@gmail.com>
Sent: Thursday, 12 May 2022 7:46 pm
To: District Plan
Subject: Re: Draft District Plan Changes
Attachments: section.png

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hello Hilary

I am emailing in regards to the Draft Rural Environment Chapter of the district plan. Unfortunately, our address at 317 State highway 5 isn't included in the new "Rural Lifestyle Environment" zoning.

Our submission is that we feel we have been grouped in with the "General Rural environment" when in fact the property is not in-line with the definition itself i.e.

"Creation of General Rural Environment is to support Primary Productive Uses, Rural Industry, meaning 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)"

Although our neighbors are dairy farmers in primary production; the above definition is not reflective of our lifestyle block nor will it ever be, due to its residential use for decades and land size not adequate to participate in primary production.

We would like our address to be considered for inclusion in the Rural Lifestyle Environment, specifically under the 4b.5.2. "Rural Lifestyle Environment that adjoins the General Rural Environment" with proposed subdividing of a second section, in size of 4 or more hectares, controlled activity.

In regards to access via State highway's; the proposed new section within our property would be accessed via the existing driveway as per the attached photo and not a new entrance/driveway off of the highway.

Regards

On Thu, May 12, 2022 at 1:39 PM District Plan <districtplan@taupo.govt.nz> wrote:

Good afternoon

As someone who has registered their interest in the District Plan, we wanted to let you know that we are now consulting on a series of five draft District Plan Changes. The plan changes include:

- Strategic Directions (full replacement of the Significant Resource Management Issues Chapter)
- Rural (full review of the rural chapters)
- Town Centre (building height and temporary activity rule)
- Industrial (assessing land for additional industrial land zoning)
- Residential (increasing coverage from 30% to 35%).

At the moment these plan changes are just in draft, and we anticipate the formal RMA submission process occurring late 2022 or early 2023.

The key place for information is the website: <https://www.taupodc.govt.nz/council/consultation/district-plan-changes-2022>.

Consultation runs until 13 June 2022, and submissions can be made online at www.taupo.govt.nz/haveyoursay. Queries are best directed to our district plan email address: districtplan@taupo.govt.nz.

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330

Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

D +64 7 376 1591 T +64 7 376 0899

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1,245.26 m ▾

Area
10.91 ac ▾

↻ Start new



3D



**Organisation:**

eHaus Taupo Limited

First name: Mat**Last name:** Staples

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Could you please consider the following merits for 50 King rd to be zoned – Rural Lifestyle

- The property backs directly onto six other properties that will be zoned rural lifestyle
- The property is under 30 hectares.
- We purchased the property under the Mapara Valley plan in place, with the understanding this land will be developed in the future.

Attached Documents

File
Mat Staples Email Submission

Russ Watts

From: mat.staples@ehaus.co.nz
Sent: Tuesday, 17 May 2022 7:14 pm
To: District Plan
Subject: 50 King Rd - Zoned Rural Lifestyle

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

To whom it may concern

Could you please consider the following merits for 50 King rd to be zoned – Rural Lifestyle

- The property backs directly onto six other properties that will be zoned rural lifestyle
- The property is under 30 hectares.
- We purchased the property under the Mapara Valley plan in place, with the understanding this land will be developed in the future.

Please confirm if I need to submit a formal submission.

Regards

Mat Staples

Director – eHaus Taupo Limited

mat.staples@ehaus.co.nz
 mobile 021 2851445
 50 King rd, Taupo 3385, New Zealand



eHaus.co.nz



First name: Tony

Last name: Clough

Feedback

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

I object to the proposed changes regarding subdivision size and additional dwellings on rural properties.

I live on Oruanui Road. Allowing subdivision to smaller sections and allowing additional dwellings on properties will inevitably lead to a population increase on the road. That will mean more activity and more noise in the area which will detract from the quiet peaceful lifestyle we have come to enjoy.

More people will also mean more traffic on our road. Oruanui Road is already a dangerous place. The 100 kph speed limit is totally inappropriate for a narrow, windy rural residential street. Many cars use it as an alternate route to Taupo township from the north, with many speeding as though they were still on Highway 1. We have had many crashes outside our property - we had 6 in 2021. Two cars have rolled through our fence and landed upside down in our property.

It would be irresponsible to make changes which will increase the traffic on our dangerous road.

Tony Clough
700 Oruanui Road

Attached Documents

File
Cloughs Email Submission

Russ Watts

From: Tony and Leonie Clough <tonyandleonie@gmail.com>
Sent: Wednesday, 18 May 2022 8:27 pm
To: District Plan
Subject: Re: Draft Rural Taupo District Plan Change

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

I object to the proposed changes regarding subdivision size and additional dwellings on rural properties.

I live on Oruanui Road. Allowing subdivision to smaller sections and allowing additional dwellings on properties will inevitably lead to a population increase on the road. That will mean more activity and more noise in the area which will detract from the quiet peaceful lifestyle we have come to enjoy.

More people will also mean more traffic on our road. Oruanui Road is already a dangerous place. The 100 kph speed limit is totally inappropriate for a narrow, windy rural residential street. Many cars use it as an alternate route to Taupo township from the north, with many speeding as though they were still on Highway 1. We have had many crashes outside our property - we had 6 in 2021. Two cars have rolled through our fence and landed upside down in our property.

It would be irresponsible to make changes which will increase the traffic on our dangerous road.

Tony Clough
 700 Oruanui Road

On Fri, May 13, 2022 at 1:25 PM District Plan <districtplan@taupo.govt.nz> wrote:

Good Afternoon,

Taupō District Council is currently looking at parts of the Taupō District Plan, with the goal of making changes to ensure it is operating as efficiently as possible. As part of the review of the rural chapter we have decided to form a new environment (zone) called the Rural Lifestyle Environment. We are contacting you because your property has been identified within the draft work as being appropriate for the Rural Lifestyle Environment.

The Rural Lifestyle Environment will cover areas that are already being used for this purpose. We are proposing to allow for some additional subdivision within these areas. This will meet the demand for additional rural lifestyle blocks, while ensuring efficient use of our infrastructure and protecting the general Rural Environment from further subdivision. Our community has also provided feedback that they would like to have a second dwelling to allow for other family members to live in, to rent out or to provide for tourist accommodation.

What might it mean for you

We want to allow for smaller spaces of land, for lifestyle living, but also need to make sure these smaller blocks are not establishing in productive rural areas, that buildings are separated from one another and do not dominate the landscape. So, in the Rural Lifestyle Environment areas:

- You may* be able to subdivide down to 2 hectares, if you meet requirements outlined in our plan.

- You may* be able to build one minor (smaller) dwelling per primary household, if you meet the requirements outlined in our plan.

* There may be other constraints on some sites which mean subdivision, or second dwellings may not be able to occur. This could include existing geothermal rules, identified hazards or natural value overlays. We are also proposing it being a little more difficult to subdivide and build a second dwelling in rural lifestyle if it shares a boundary with the general rural environment.

How has the draft Rural Lifestyle Environment been selected?

Under the Resource Management Act 1991 (RMA) we can only rezone areas where there is good planning evidence that it should be another zone/environment. These reasons are usually based on things like infrastructure efficiency, surrounding land use, type of land and the natural values of the area. The criteria we have used to form the draft Rural Lifestyle Environment is:

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.

It is important to note that if your property is proposed as a new rural lifestyle zone, it does not mean you have to change the way you live on your property if you do not want to.

To read the full draft rural chapter, make a submission and view the draft rural lifestyle maps please go to <https://taupo.govt.nz/districtplanreview>. Consultation runs until 13 June 2022, and you can make a submission online.

If you have questions you can contact the team at districtplan@taupo.govt.nz or by ringing 07 376 0899.

Kind regards

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand
T +64 7 376 0899

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www.taupo.govt.nz

First name: James

Last name: Darge

Feedback

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?
more efficient development

Attached Documents

File

No records to display.

First name: Kelvin

Last name: Eagleton

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Increasing building size on sections reduces land area that can soak up water (rain). With climate change, more rain is falling, more often, and more heavily. Drainage may not be able to contain this.

There is already a problem that TDC doesn't insist on Permeable Concrete Paving. Having permeable concrete paving allows water to flow through the paving into the soil below. I suggest you make of bylaw that permeable concrete paving must only be used.

Not having enough natural soil absorption may cause excess water to flow into the lake or elsewhere.

Rather than doing research of other similar size districts in New Zealand, I think you should be doing research on other global lake districts such as Italy and Switzerland. Areas that have hills around lakes get runoff into lakes, which contaminates the lake. Look at what has occurred with runoff from farms into the Waikato River. Yes, I have been to Italy and Switzerland lake districts and know they have bylaws in place. I'm a New Zealander but have a home in Czech Republic and have travelled and stayed throughout Europe, let alone the world.

Attached Documents

File

No records to display.

First name: kit

Last name: Gainsford

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Land created for lifestyle purposes

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Increase land use for lifestyle & small diversification

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

Would like to see the council water supply scheme extended through the rest of Tukairangi Road to Poihipi Road end.

Attached Documents

First name: Chris

Last name:

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I strongly agree with the direction. I agree that people do want to live in a rural lifestyle situation where area sizes can range from 1ha to 10ha (within existing lifestyle areas as raised by this document - until saturated, then to investigate new appropriate site in the future) to give them an option to enjoy the outdoors with some ability to be self sustaining, to a level where they can almost be fully sustained, and also setup and run a business and be give flexibility on size.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

I think the heart of a city and town are people. Specially now where we are all struggling to see an affordable future higher density in the city (with apartments and hotels) as a way of maintaining a heart after dark is a great way to take a sleepy town to a vibrant one.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: James

Last name: Moore

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

We support most of the suggestions. I am a builder and increasing the plot coverage of a section from 30 to 35 percent is long overdue especially with section sizes getting smaller and smaller.

We also support reducing the rural block size and increasing to six storeys (and more) for the town center. You cant stop progress and this would encourage bigger players to town.

As a side note we don't support any movements like three waters or any co-governance.

Attached Documents

File
J Moore Submission copy email

Russ Watts

From: JamesSheree Moore <jobsm@xtra.co.nz>
Sent: Friday, 27 May 2022 6:58 am
To: District Plan
Subject: feedback

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hi, just having our 5 cents worth on the district plan proposals in the Taupo Herald May 19. We support most of the suggestions. I am a builder and increasing the plot coverage of a section from 30 to 35 percent is long overdue especially with section sizes getting smaller and smaller.

We also support reducing the rural block size and increasing to six storeys (and more) for the town center. You cant stop progress and this would encourage bigger players to town.

As a side note we don't support any movements like three waters or any co-governance.

Thanks

--

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<https://www.avg.com>



First name: Nesta

Last name: Adams

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

i would like to subdivide my property

Attached Documents

File

No records to display.

First name:

Last name: Green

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

the only way to enhance the Turangi Town Centre is to purchase and demolish the old post office.

Attached Documents

File
No records to display.

First name: Bruce

Last name: Macdonald

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

As owners who would be in the new proposed Rural Lifestyle area, we are supportive of the proposed District Plan changes subject to the comments below.

Proposed Subdivision land size. We suggest that Council has some flexibility as to area of each title so that it allows for a subdivision. For example our land area is 3.9928 ha. Each title would only be 36square meters less than the suggest 2ha area if split equally. Less than the size of a double garage. To be inflexible would not allow for the proposed Rural Lifestyle Environment to be established in the location Council has identified.

Minor Dwelling - Location. The suggestion that the minor dwelling needs to be located within 20m of the primary house, we suggest should be reconsidered. In a time when housing is short and expensive to buy, Council should encourage the building of minor dwellings which in many cases will be for family, whether for elderly parents or or for younger family members who can not step onto the property ladder due to high property values. We suggest that as long as the minor dwelling complies with other requirements such as **size** of the minor dwelling and **water and effluent disposal** by either the sharing a septic tank or each having a separate one. The location of the separate dwelling to the primary house appears to be irrelevant.

We would be happy to discuss the two above aspects in person.

Attached Documents

File
No records to display.

Organisation:

Classic Builders Lakes District

First name: Paul**Last name:** Taylor

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We are fully supportive of the creation of the two new Rural environments and the proposed rules for each distinct Environment.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

We are also in full support of being able to build minor dwellings in both the new proposed General Rural Environment and the Rural Lifestyle Environment. The proposed rules are consistent with many councils around New Zealand and will enable intergenerational families to be able to live closer together in more affordable accommodation.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

We are in full support of increasing the building coverage from 30% to 35% in the Residential Environmental and Nukuhau General Residential zones. We believe this will enable better design outcomes for our clients on their sites.

Attached Documents

File
No records to display.

First name: Paul

Last name: Rollin

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

While I support the overall change, in regard to the minor dwelling I feel that 20m is too close to the main dwelling when considering all the uses that a minor dwelling maybe used for - in particular when used for accommodation services (e.g. AirBnB or other types of holiday rental). When using such a building for accommodation services a greater distance from the main house would be preferred. I believe a limit of up to 50 or 75m would be better than the proposed 20m.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

I feel that iwi should have a greater ability to develop their land as they need to support their people.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Lauren

Last name: Strange

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

Your policies on water quality and climate change are not strong enough. "activities that unduly accelerate..... will be discouraged". Discouraged how? Grow a backbone.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I do not support the plan to increase the maximum building height above 3 storeys, especially in the CBD and on the front roads next to the lake. It will block the view of the lake, cast a significant shadow over the pedestrian area and be an eyesore in the town. These taller buildings will create even more of a traffic issue than there currently is.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

14 days to set up/pack up is almost 3 times greater than the current 5 days. It seems excessive in length and will place an undue strain on the town, both in terms of traffic/noise, but also on the environment where the activity is taking place.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

I am concerned about the loss of green areas, especially if the property is not going to be inhabited by more people.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

The traffic situation is awful and the decisions that you have been making recently have made it worse. The parking on Tongariro Street is poorly designed and it is very difficult for people to exit the parks.

The change in priority on the Tamamutu Street and Titīraupenga Street causes a lot of backing up traffic and will only get worse if you redirect traffic from Lake Terrace and make it a pedestrian area (horrible idea). The bumps outside of Animates by the crossing are unpleasant and unmarked after the junction.

Attached Documents

File
No records to display.

First name: Brad

Last name: Davidson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

I feel like as a town this is something that we should support and embrace to further advance and improve

Taupo. It will allow for better resources in particular towards hospitality and tourism and bring more spending to town. The adjustment doesn't allow for massive buildings still but the change will bring better building opportunities.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Warren

Last name: Day

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Meghan

Last name: Grant

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Some of the proposed ideas could affect a large majority of people and could impact their way of life.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

im just not completely sure what the impact revoking mapara valley environment zoning will have for those in the area

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

this is because it could affect the environment that surrounds the area as well as the people who dwell in it. If the height of buildings was to increase sunlight accessibility would decrease creating a more hazardous environment.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

depends on the activities.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Samantha

Last name: McCaskie

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Graham

Last name: Aitken

Feedback

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

it will completely alter the character of the town and waterfront, and views across the lake looking towards the town centre will be dominated by building rather than by the landscape.

Attached Documents

File
No records to display.

First name: Lisa

Last name: Hall

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

increasing the building height will cast shadows. creating a cold dark centre of town. locals already hare the changes to the parking and are starting to avoid coming into the centre of town. increasing the building height will make locals stay away more. it feels like the council is only thinking about the \$ and tourism and not about its people.

we are losing the spirit of taupo.

Attached Documents

File

No records to display.

First name: Nachele

Last name: Griffiths

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

It is not my intention to respond to this question. I have attempted to remove the selection but the form does not allow you to do so.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

It is not my intention to respond to this question. I have attempted to remove the selection but the form does not allow you to do so.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

It is not my intention to respond to this question. I have attempted to remove the selection but the form does not allow you to do so.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

I agree with the proposal as it relates to the 'rural chapter'.

I do however believe this should also be provided for in the residential setting also, for all Whenua Maori within the residential zones also.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

The change in height restrictions as proposed will result in additional shading to the public space at Roberts Street.

Any change in height restriction should step up as they move away from the lake to enable the view of the lake to be a visual amenity enjoyed by more of the community, lots/properties, as the town center moves back/away from the lake. Therefore making the most of the iconic setting and allowing greater development within the town center moving forward whilst not encroaching on the character of the Lake frontage.

The new restrictions as proposed going to 12m at the front properties, then to 18m, then back down to 12m benefits few lot/property owners.

It also rises to 18m and drops back down to 12m in the manner which identifies that only 5 lots/properties in the township will benefit from the 18m restriction.

I also note that a past consent application regarding a proposed taller building did not garner wider community support, which should also be taken into account when determining whether this process alone can determine whether there is sufficient wider support for the lifting of the height restrictions.

I would much prefer the council look at lifting restrictions as they step away from the Lake frontage, if at all.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

I would prefer a lift to 45% rather than 35% to help alleviate the housing shortages for whanau.

I would also prefer to see a % rise in low-density and high-density residential areas also.

I would also like to see the additional provision for Papakainga within the 'residential chapter' for Whenua Maori to allow the development of small whanau papakainga allowing 80-90% building coverage

Whether for:

- a) larger multi-generational and multi-family house designs; and
- b) multiple minor dwellings on the property/lot for multi-generational and multi-family houses.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

It is not my intention to respond to this question. I have attempted to remove the selection but the form does not allow you to do so.

Attached Documents

File
No records to display.



First name: Rosemary Peek and John Harpham

Last name: Rosemary Peek and John Harpham

Attached Documents

File
Draft Rural District Plan Change

Hilary Samuel
 Senior Policy Advisor
 Taupo District Council
 30 Tongariro Street
 TAUPO

Reference: A3132014

Dear Ms Samuel,

Thank you for giving us the opportunity to comment on the Draft Rural District Plan Change.

We find the proposed changes inappropriate and unnecessary.

What you are proposing here is encouraging urban sprawl. This is immediately obvious from the map of areas of proposed change.

Let me quote <https://www.dia.govt.nz>

‘Many towns and cities are characterised by sprawling settlement patterns that reflect and reinforce reliance on the private motor car. Population growth, demographic change, cultural diversity, the rising costs of infrastructure, and the strain on our transport networks, **require us to rethink our approach to planning and building cities.**’

This proposed plan change also contradicts your Strategic Directions objectives for Fresh water quality and Urban form and development.

It is a well known urban planning principal that development should happen along public transport routes. We are not (and are never likely to be) on any public transport route.

Urban sprawl is not a good plan for any community.

We live in a rural area. We are not a satellite suburb of Taupo township. It is really important to keep the rural environment RURAL. Proposed changes to allow for much denser populations in our area are inappropriate. Keep those close to town boundaries and provide better infrastructure and transport availability.

We have no objection to densification in principle. Indeed we feel it is necessary in the longer term. However infrastructure needs to be in place before this can happen. Making it the responsibility of individual land owners without providing the support in an increasingly difficult environment is not the right way to do it.

In particular we have some major concerns.

1. Increased traffic on inappropriate roads

Our rural roads are narrow. Over the years we have seen a steady increase in traffic. These proposed changes would further increase traffic. Currently, if walkers or cyclists are on the road, it effectively means we have a one-lane road. There is nowhere to put in cycle tracks or footpaths.

Do you really want to make this more dangerous than it currently is ?

Some points to consider relating to this:

- It is directly contrary to government policy. Our government has a target to reduce vehicle kilometres travelled to meet a 20% nationwide cut by 2035.
- Transport now accounts for 36% of Aotearoa's carbon emissions.
- Statistics show most people killed on the road are not motorists. For example in 2020, 57% of people killed on Auckland roads were not in a car.
- Waka Kotahi NZ Transport Agency and local authorities have officially signed on to versions of Vision Zero that effectively impels them to treat all road deaths as unacceptable and ultimately preventable.

What is Taupo District Council doing to support this? Does it include increasing the traffic count on narrow country roads without cycle paths or walking tracks as is proposed here?

2. Drinking water

Currently we are all responsible for providing the infrastructure to supply our own clean drinking water.

Everyone we know along our road draws their drinking water from deep well bores. Nobody can tell us what will affect the water table but we can guarantee that more users will ensure the water table will fall. The cost to deepen existing bores or to drill new bores is astronomical; in the region of \$40,000+. Who has that sort of money readily available?

While it is simple and relatively inexpensive to put filters in our water lines to ensure clean drinking water, is council prepared to pay up for new bores for residents (and their animals) that have been disadvantaged by this policy?

I think not.

Is this fair? I think not.

3. Sewage

A similar situation exists with sewage; we are all responsible for providing the infrastructure to dispose of our effluent in a responsible manner.

At present we are all on septic tanks. Increasing the density of households in our area means more sewage in our water table and potentially in our drinking water.

How is council preparing to counter this situation? Have you done any research on this matter? Why should it be OUR responsibility to manage this because council planners think additional households are appropriate for a rural area?

This proposed plan change also contradicts your Strategic Directions objectives for Fresh water quality and Urban form and development.

4. Inappropriate subdivision

Council is supposed to manage development in our area.

As we have seen on Oruanui Road, next to St Matthews Community Church, developers do not always act responsibly or in the community's best interests. Another example of unpermitted development seems to have happened on two adjacent sections on Palmer Mill Road. The Country Estate is one long-standing example of where council has allowed far higher density of housing than was permitted under the rules at the time.

What's to stop developers simply doing what they wish regardless of council's rules and bylaws? We have seen from these recent examples that that is exactly what they are doing. If you allow more subdivision, developers will take advantage.

These are the obvious disadvantages of Council's planned Rural Plan Change . The advantages are questionable at best.

As a result we come back to our original statement: We find the proposed changes inappropriate and unnecessary. They are encouraging urban sprawl which has proven to be detrimental to our environment. We suggest you do as the Department of Internal Affairs suggests and re-think your plan.

Keep our rural areas rural.

Subdivisions need to be closer to town where there are better services infrastructure and transport networks.

One final comment: Is it really necessary to write these plans in such a long-winded, convoluted and verbose way using obscure language? It may suit planners but it certainly is not user-friendly for the people who are going to have to live with the consequences. For example, the term "avoid reverse sensitivity" means what exactly? It may have a meaning for planners but it is obscure for everyone else. Do you think you could shorten the proposed draft plan changes considerably and re-write it in plain English, or should we nominate it for the Gobbledegook Awards?

Thank you for approaching planned changes in this manner. It is refreshing to be asked our opinion about these matters.

With kind regards,
Rosemary Peek and John Harpham

First name: Glenis

Last name: Moody

Email: glenismoody@xtra.co.nz

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

I do not trust the TDC to actually stick to any plans or changes the tell the ratepayers about.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

Taupo is already becoming well over populated with all the new sub-divisions popping up, with, it seems to a lot of us, not enough infrastructure.

Allowing for lifestyle blocks to be taken down to 2 hectares will absolutely destroy the rural landscape.

The current 4 hectares is small enough to allow for people to have a community without neighbours peering in our windows.

[REDACTED]

[REDACTED] but I would be appalled if my lifestyle that I have worked bloody hard for is taken away from me because TDC is looking to destroy everything that has always been great about our town.

Leave it alone, it is functioning well as it is. Also, the roads - they are country roads, no footpaths, plenty of cyclists and horses, if you bring in more dwellings, the road traffic will increase and become more dangerous.

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

We do not need multi story buildings, if this is what you want go live in Queenstown.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Rod

Last name: Jamieson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

have not read the whole strategic directions

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

It delivers areas that are targeted to the development of lifestyle blocks where the council wants development to happen . instead of the scatter gun approach that we have had in the past .

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Lyn

Last name: Coubrough

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

We currently own a 4 ha property which it seems may be granted the right to subdivide down to 2 ha, or, the right to be able to put another small house beside the current house on the property.

I then read about Papakainga and if I read it correctly, the rules for the New Zealanders of the district will be different for those of Maori descent. District Plan doesn't act as another obstacle/barrier or put further pressures on papakāinga development across Taupō district.

I have a lot of time for the Maori people. But I have to ask the question, why is there a need for different rules for the Maori people of NZ? I may have the wrong idea here, but I guess the above quote from the district plan means the Maori will be able to have multiple residences on their property in comparison to the other New Zealanders of the district. Is this correct? I do NOT understand why this is imperative, and how this is NOT reverse racism....?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?
 see above to start with.....

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

Why should the Maori people live under different rules to other New Zealanders of the District? This has to be a nonsense.....

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

This doesn't affect me and I don't have an understanding of it.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I think that the lake front area and the current town centre should remain as it is. If there are changes to height restrictions do this up town away from the lake front where crowds spend their time. Height restrictions will result in shading of the area and general building encroachment on what is currently a really pleasant environment to spend time in.

I do not understand why any business who requires a tall building cannot build it further up town away from the lakefront which is just incurring more and more human mass and mess every year. Signs, artwork, buildings, people - huge environmental impact. Keep this area simple and naturally beautiful. It doesn't need humans to make it improved, as it is a natural beauty in its own right - surely!

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

No

Would you like to tell us why?

The paragraphs here do not make sense to me - what are 14 non operational days? Are they equivalent to the current 5 days to set up and pack up? If so, this is almost 3 times the amount of time for only 1 day more operational time. This seems extreme. I would think it could change to 4 operational; 7or8 to set up and pack up.....

Currently, our district plan allows a temporary activity to set up shop for 3 operational days, and 5 days to set up and/or pack up each year. Over time, we have received feedback that this is restricting, particularly for some bigger events that want to stay longer. These activities have significant economic and cultural benefits to Taupō district. It has also been shown that the impacts of these activities on the sites they locate at are controlled.

We are proposing to increase the temporary activity rule to four operational days in a six month period, and 14 non operational days to set up and/or pack up.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

From your diagram and information this makes sense to me. However, I think it is important to have outdoor area around a home so I wouldn't like to see the coverage altered any further.

Is drainage and water run off considered? ie Environmental impact.....

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

Why would you consider setting up an industrial site off Poihipi Road?

Might be a consideration if there was a new bridge built allowing ease of access to Taupo Town for workers and public generally.

General

Is there anything else you would like to share with us related to the District Plan?

i guess it is too late to make comment on the ridiculous road speeds in the pipeline.

If motorists travel consistently at 100 kph between Kinloch and Taupo, there is never a problem. The problem arises when there are motorists who are tired, not in a hurry so travel slow, or for any other reason decide to travel the road 70-80 kph. This holds up traffic and causes lines of cars. This is frustrating to motorists who just want to get home, cook the dinner, sort the kids, get on with life in a practical efficient and alert manner.

Again, the rules are changed for the few human beings who make life difficult. The roads are in a terrible state, but they are not unsafe generally. It is the drivers who are the problem.

I believe there will be worse problems with your stated restrictions.

It is great to be able to have a say here. I hope someone reads my comments. Probably they won't

be agreed with, but it would be good to receive answers to my questions. Particularly Papakainga.

Attached Documents

File

No records to display.

First name: Sidney and Paula

Last name: Dewes

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

We are strongly opposed to any proposed industrial use of the land identified as Rangatira E and we are strongly opposed to the change in maximum town centre heights. See comments below.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

We STRONGLY OPPOSE these changes to the maximum town centre heights. The TDC has said that they want to make Roberts Street even more attractive to locals and tourists; however, allowing the building heights to be increased will only end up blocking the sun on the existing restaurants and cafes on Roberts Street. And the main reason for raising the building height on Tuwharetoa Street is to allow the hotel to be built, which we again are strongly opposed to, as the traffic congestion in town is already ridiculous, due to the illogical planning of the TDC up to now! Navigating through Taupo has become problematic and we feel more and more people will choose to bypass Taupo as a result of the changes in the town design.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

We are strongly opposed to any proposed industrial use of the land identified as Rangatira E. We would expect that the area adjacent to Rangatira E will, in due course, become medium to high density residential property. There are other areas that already exist that would be far more suitable for industrial

use namely Centennial Drive, Broadlands Road and the area next to the ETA close to Taupo Airport.

Furthermore, the increased movement of heavy trucks over the bridge (in the state of disrepair that it already is in) and no immediate plans for a new bridge (which is sorely needed) plus the amount of accidents that have occurred at the intersection of Poihipi Rd and Wairekei Drive, are further reasons against considering that area as a possible area to be zoned for industrial use.

Attached Documents

File

No records to display.

First name: John

Last name: Crowley

On behalf of:

John and Rhonda Crowley

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

We are submitting on the rural residential proposals specifically.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

The proposal to allow a second dwelling on a rural block and the ability to subdivide to a small size seems to us to be eminently sensible. It is our observation that many of the existing small blocks are not being farmed efficiently. They have very small numbers of stock, perhaps for several reasons. Firstly the owners have no experience or real interest in farming and secondly the nitrogen management regulations discourage farming. We would guess that for many owners the land is actually much larger than they want or require and the opportunity to downsize would be very welcome. Smaller blocks provide an easier opportunity to create more of a community while still providing affordable space for rural activities such as owning a horse.

On the question of a second dwelling, this provides an opportunity for intergenerational communities. It seems fashionable to now consider this only important to Maori, yet most cultures lived this way for 99.9% of human history. In our families this was the case within our lifetimes. This is an option we would be likely to take up.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Henry

Last name: Carson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Tall buildings have no place in town centre. It will ruin the natural beauty of the lake and vibe of the town

by obstructing sunlight. Ontop of that tall buildings are an eye sore. I dont support this in any way shape or form.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Keep destruction of natrual resoruces to a minimum

Attached Documents

File
No records to display.

First name: Maree

Last name: Cordell

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I strongly agree with the being able to build a minor unit should the conditions/criteria be met.

I disagree with the rule that the that the location of the minor unit is restricted to being within 20 meters of the primary house.

In rural environments, gardens and open spaces are often what of makes up the charm of rural lifestyle living, and given the abundance of space I question arbitrary nature of the rule which stipulates that the minor unit must be built within 20 meters of the main dwelling.

Providing all other rules are met including access, 1:1, size and building consent requirements are met then I believe the location rule is superfluous.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

We should be looking to the future and moving the residential building coverage rate straight to 40%, rather than taking a small incremental step to 35%.

Attached Documents

File

No records to display.

First name: Gary

Last name: Cordell

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Being able to build a minor unit should the conditions/criteria be met is welcomed.

I am not disagree with the rule that the that the location of the minor unit is restricted to being within 20 meters of the primary house.

In rural environments, gardens and open spaces are often what of makes up the charm of rural lifestyle living, and given the abundance of space I question arbitrary nature of the rule which stipulates that the minor unit must be built within 20 meters of the main dwelling.

As an example I can build a 100sqm shed anywhere on my property providing it meets boundary rules etc. so why restrict a minor unit be within 20m of the main house?

Providing all other rules are met including access, 1:1, size and building consent requirements are met then I believe the location rule is superfluous.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

coverage should go straight to 40% rather than the 35%.

Attached Documents

File

No records to display.

First name: Michael

Last name: Fitzgerald

On behalf of:

Michael and Philip Fitzgerald

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

We are joint landowners of a 50 Acre block at 837 Tukairangi Rd.

We are in support of the proposed rezoning of farmland to rural and rural lifestyle zones and the removal of the Mapara Valley Structure Plan.

Reasons for this support are:

1. Location of properties within the Lake Taupo catchment restricts the ability to farm

this land profitability given council land use restrictions. Intensification of use by having more dwellings is one way of utilising this land productivity while not increasing nutrient loading for Lake Taupo.

2. 2Ha (5 Acres) still maintains a rural atmosphere as seen in many parts of New Zealand such as the Waipa District and Waikato Districts.
3. The Mapara Valley is naturally suited to an increased rural population due to the availability of scheme water and multiple road access back to Taupo, as well a proximity to employment in Taupo
4. As discussed, there are a limited number of lifestyle blocks available around Taupo. This has been largely driven by council restrictions for the past 15 years in their district plan with European style planning frameworks for rural land that is not suited for New Zealand given differences in total population and density. These restrictions have unduly set the entry level far too high for most middle income New Zealanders to afford their own lifestyle block within the Taupo District. This change in district plan should improve access to small rural properties in which there is a natural demand.
5. The proposed 2Ha minimum subdivision allows landowners to determine how to best extract economic value out of their land.

Attached Documents

File
No records to display.



First name: Martin

Last name: Frohlke

Feedback

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

see submission

Attached Documents

File
Martin Frohlke Submission Industrial Land

Industrial Land - District Plan review
Submission to Taupo District Council
By Martin Frohlke

Martin has been living in Taupo since 1998. He currently resides in Acacia Bay. He has started several businesses in Taupo and is currently involved with a subdivision to the south of the proposed western industrial zoned land. He is the previous CEO for Amplify Taupo, the economic development agency for the Lake Taupo District and has also served on various advisory boards around the district.

Taupo is growing at a steady rate and this is likely to accelerate. The submitter agrees there will be additional requirements for industrial zoned land.

The proposed western area to the north of Nukuhau has residential lots on its southern boundary. It will also be bounded to the east residential buildings, as determined by Plan Change 37. Eventually there will be over 300 residential lots within a 500m circle around the subject site.

Industrial land makes for a bad neighbour to residential land. Amenity values are understood to be very low when it comes to industrial uses. Noise, odours, heavy truck traffic, unsightly industrial buildings and so on, are an inherent part of industrial uses. These are acceptable in the rural area or adjacent to other industrial land, but are not acceptable near a residential area.

The northeast expansion also has much better connectivity to transport and logistics being close to SH1. Contemplating industrial expansion to the west would see the work to get heavy industrial traffic out of Taupo undone.

Industrial uses should be confined to one defined geographic area which will also lead to efficiencies in the functioning of the industries in that area. The map published by the Taupo District Council shows that the present industrial area to the north east has ample scope to be increased, and this is where an industrial precinct should be developed and protected.

The area to the west is already an outlier against this coherent pattern, and will always remain a disconnected "orphan". As a land parcel it is not close to any other industrial land, nor is it close to transport links, large capacity electrical power, or geothermal heat.

A better longer term use for that western land could be a change to residential, and this would be possible from a rural use, but not from an industrial use.

Martin Frohlke
021 322328
fritzfrohlke@me.com

First name: Catriona

Last name: Eagles

On behalf of:

CGR Trustees Service Ltd

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Would you like to tell us why?

This submission to the draft Plan Changes is made on behalf of CGR Trustees Service Ltd being the landowners of the 16.7ha parcel located at 304 Mapara Road, Taupō. This parcel is located on the corner of Mapara Road and Hillview Drive, Acacia Bay.

Under the draft Plan Change to the Rural Environment, 304 Mapara Road is shown as part of the General Rural Zone. As previously discussed with Taupō District Council, this zoning does not reflect the surrounding characteristics, nor is consistent with the criteria identified in the plan change. Council's website notes that

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

There is a presence or existing clusters of smaller/lifestyle lots.

Areas have not been selected where there are physical constraints such as topography, geography or infrastructure

Rural Lifestyle zoning will only be applied to lots smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).

Overlays such as Outstanding Natural Landscapes will be taken into account.

Proximity to Taupō township.

Rural lifestyle zoning will not be applied where properties are accessed from State Highways.

Properties subject to the D1 Geothermal Rule have been excluded.

304 Mapara Road fits all of these criteria. It is located within ALA22 as is a significant portion of the surrounding parcels already subdivided into 0.5ha to 1ha blocks. The parcel itself is not able to be viewed at a distance and does not make up any visual catchment viewed from the lake, being in the saddle between Whakaipo and Acacia Bays. Therefore at a minimum, the parcel should be included in the Rural Lifestyle zone. Such a zone would provide a buffer between Lochviews and the General Rural uses.

However this Rural Lifestyle zoning could in itself create conflicts in uses. Therefore, consideration should also be given to a residential zoning for this parcel consistent with that of the adjoining Lochviews. This parcel is able to be serviced with water, has sound visibility for vehicle access, and has adequate ability for wastewater disposal. The zoning of the parcel to that of the adjoining area would remove any conflict between landuses that would occur with either the General Rural or Rural Lifestyle zone. It would provide a continuation of the existing surrounding character in a location which does not impact on the visual amenity, cultural values, natural values or landscape values of the area given its limited visual catchment.

CGR Trustee Services Limited submit that it is necessary that Council revise the zoning for this site as soon as possible, and if not in this current plan change, in the next being the residential zone. We welcome further discussion on this matter as soon as Council is able.

Attached Documents

File

No records to display.

First name: Catriona

Last name: Eagles

On behalf of:

Daniel Deere

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Would you like to tell us why?

This submission to the draft Plan Changes is made on behalf of Daniel Deere being located at 3/504 Mapara Road, Taupō.

Under the draft Plan Change to the Rural Environment, 3/504 Mapara Road is shown as part of the proposed Rural Lifestyle Zone. As an existing 4ha lot with two existing dwellings, the new rules provide an ability to subdivide more easily which for this property reflects the current occupation. Additionally the provision of the minor dwelling provides alternative housing if required. Being a property already serviced with water, in a location with adequate roading and in close proximity to Taupō's urban area, the new Rural Lifestyle zone is appropriate and well considered in this area. This zone change and associated minor dwellings rules are supported by Daniel Deere on this property and adjoining properties, being similar in size, nature and servicing.

Attached Documents

File

No records to display.

First name: Morag

Last name: Mccaughan

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Would you like to tell us why?

I am emailing in the support of being able to subdivide rural lifestyle blocks into smaller areas.

I am not sure what information I need to provide to support this, so please feel free to email me back if you require further information as to where I live etc.

I am in the Oruanui Area up a private road on 16 acres and would like to subdivide off 5 acres to sell.

Attached Documents

File

No records to display.

**Organisation:**

Cheal Consultants Limited

First name: Helen**Last name:** Brosnan**On behalf of:**

Mega Foods Limited

Feedback

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Please see full submission attached

We specifically support the re-zoning of 63 Broadlands Road to industrial.

We request that the industrial zone definition to continue to include “storage and distribution of goods” and for food outlets to continue to be a permitted activity in the industrial zone.

We specifically support the re-zoning of 63 Broadlands Road to Taupō Industrial Environment.

There are no current plans to connect the site to council infrastructure at this stage as it can be developed with onsite servicing.

We would like to see background reports relating to this site in relation to advantages and disadvantages of including this site in the re-zoning.

We submitted to the Taupō District 2050 – Growth Management Strategy in 2018 supporting the re-zoning of this site to industrial land and note that this current plan change is consistent with that GMS.

Attached Documents

File
PDF - DP Submission - Helen Brosnan - Mega Foods Ltd

Submission to Industrial Land Supply (Taupō District Council)
By Mega Food Limited

To: The Chief Executive Officer

Taupō District Council

Private Bag 2005

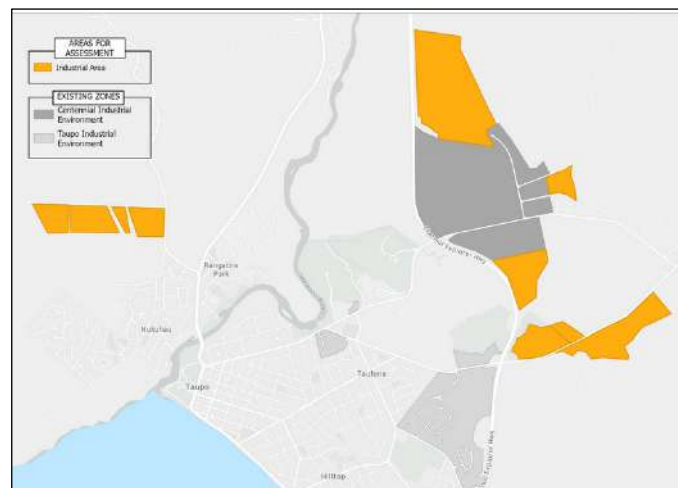
Freepost No. 112497

Taupō 3352

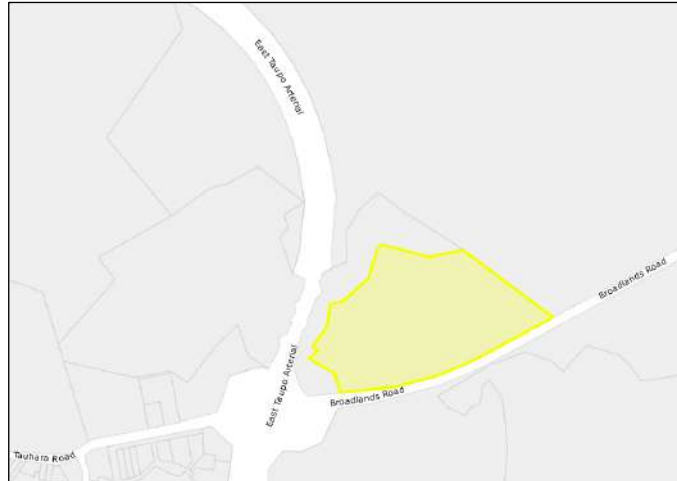
Email to: by Monday 13 June 2022 ; districtplan@taupo.govt.nz

1.0 EXECUTIVE SUMMARY

- 1.1 We support the current draft proposal to create more industrial environment land.
- 1.2 We specifically support the re-zoning of 63 Broadlands Road to industrial.
- 1.3 We request that the industrial zone definition to continue to include “storage and distribution of goods” and for food outlets to continue to be a permitted activity in the industrial zone.
- 1.4 We specifically support the re-zoning of 63 Broadlands Road to Taupō Industrial Environment.
- 1.5 There are no current plans to connect the site to council infrastructure at this stage as it can be developed with onsite servicing.
- 1.6 We would like to see background reports relating to this site in relation to advantages and disadvantages of including this site in the re-zoning.
- 1.7 We submitted to the Taupō District 2050 – Growth Management Strategy in 2018 supporting the re-zoning of this site to industrial land and note that this current plan change is consistent with that GMS.



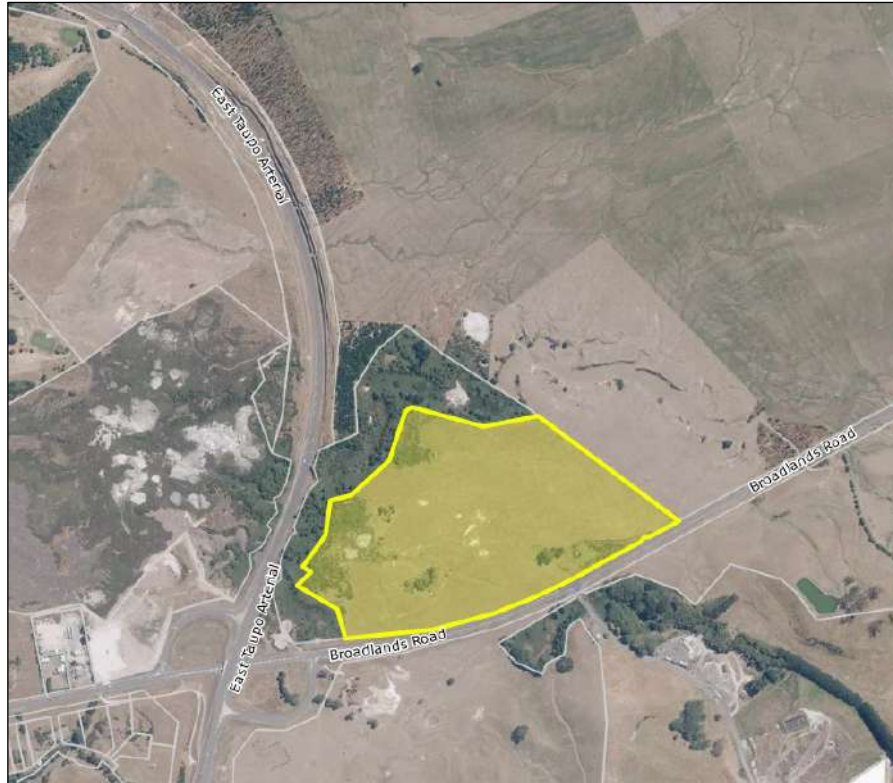
Source Map 1, Areas for Assessment



Map 2, Site - 63 Broadlands Road – Title 621309 20.71ha

2.0 INTRODUCTION

- 2.1 My name is Helen Brosnan. I am a Planning Consultant employed by Cheal Consultants Ltd and hold the qualifications of a Master's in Planning Practice, Bachelor of Science, Post Graduate Diploma in Science and Professional Certificate in Management. I am a full member of the New Zealand Planning Institute. I have over 15 years' experience working with and for local authorities as well as private consultancy experience in consenting, strategic and policy roles.
- 2.2 I have been engaged by Mega Foods Limited to prepare submissions on the Taupō District Council's changes to their District Plan.
- 2.3 Mega Foods Limited (the submitter) has purchased the land identified in Image 2 above from Taupō District Council. Their proposal is to build a logistics centre at the site initially for themselves and for other distributions in due course. Mega Foods is a leading supplier of chilled and frozen foods throughout the North Island. Taupō is the ideal location for medium to large freight companies and distributors to have storage and a transferring stop here, given that it is the mid-way point between Auckland/Tauranga and Wellington. The site is also conveniently located next to the ETA (East Taupō Arterial) and Broadlands Road and is currently zoned Rural Environment.

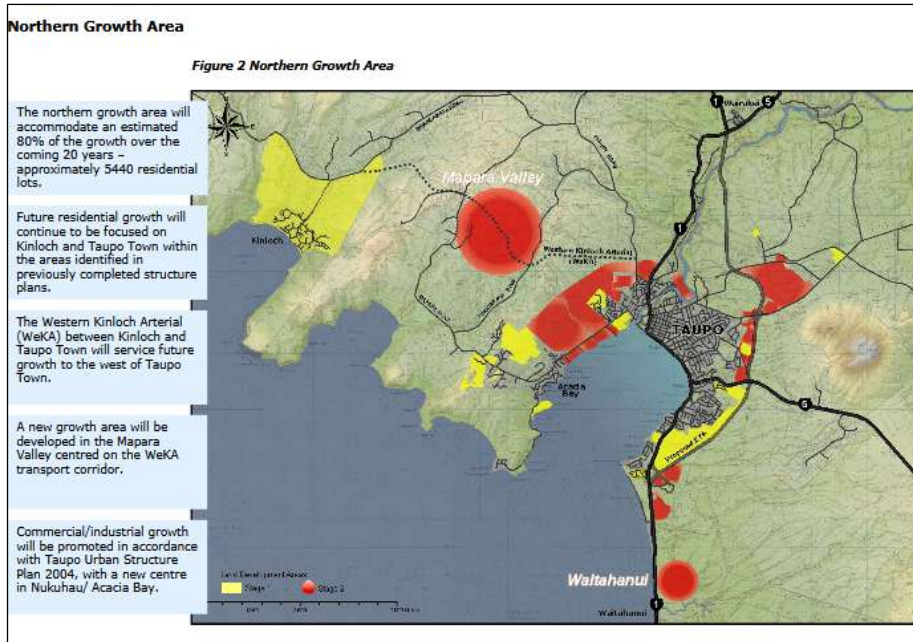


Source TDC Grip: site location 63 Broadlands Road, Taupō

3.0 BACKGROUND AND REVIEW OF RELEVANT PLANS

3.1 TD2050 (2018)

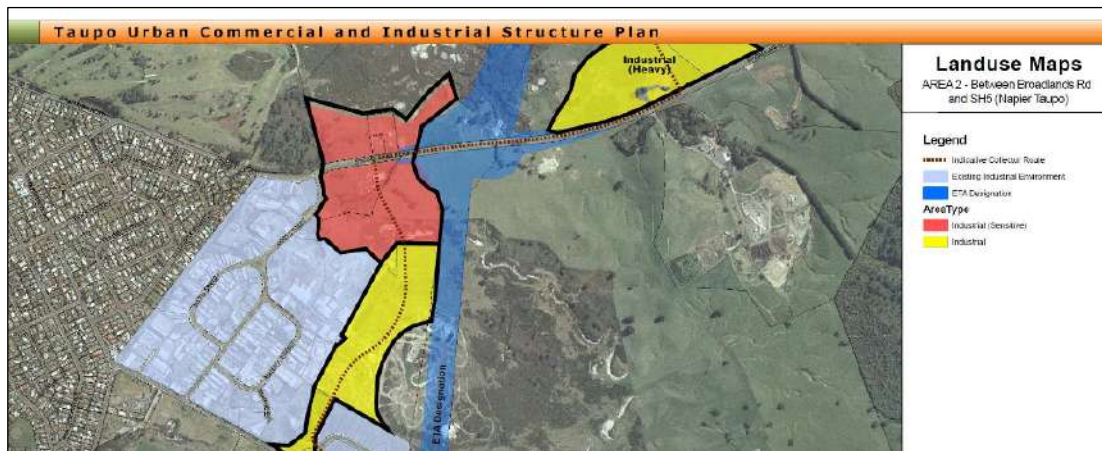
TD2050(2018) says that industrial growth will be promoted in accordance with the Taupō Urban Structure Plan 2004. We note that TD2050 (2006) identified 63 Broadlands Road for commercial and industrial development. We also note that Taupō Urban Commercial and Industrial Structure Plan (2011) included 63 Broadlands Road as a proposed industrial area. TUCISP also identifies 63 Broadlands Road as “industrial heavy”.



Source: TD2050, 2006, pg 11 (vol 1)



Source: TUCISP, 2011, pg 20



Source: TUCISP, 2011, pg 22

4.0 SUBMISSION

- 4.1 This submission supports the inclusion of 63 Broadlands Road in the land to be re-zoned Taupō Industrial.
- 4.1.1 We support the Taupō Industrial zone to continue to include storage / distribution of goods and food outlets as a permitted activity.
- 4.1.2 We support that additional industrial land supply is needed. We support that this site should be made available by re-zoning without delay.

4.2 District Wide Performance Standards

4.2.1 We look forward to reviewing the provisions in the "District Wide" performance standards and constraints that are relevant to this site.

4.2.2 We note that 4e.15.1 (Geothermal Rule) will apply to accommodation and subdivision activities in the Tauhara Geothermal field, which will require Contact Energy sign off on these uses.

4.2.4 We note that our land is adjacent to an SNA /Geothermal feature, and we are aware of the existing setbacks from these features. We anticipate that these setbacks will not increase.

4.3 Industrial zone Rules

4.3.1 We note that any accommodation activity on site is a Discretionary Activity. We submit that accommodation activities meeting certain criteria could be a Restricted Discretionary Activity for accommodation relating to caretakers or use of the site and involving staff or a maximum floor area of e.g. 50m² and involving suitable acoustic design.

4.4 Servicing

4.4.1 Mega Foods at this stage has a view towards on-site servicing of the site, but if further subdivision occurs may be interested in the extension of the services. Therefore, we would like to be updated as to what Council's plan is with regard to servicing the eastern side of the ETA.

4.5 Suitability

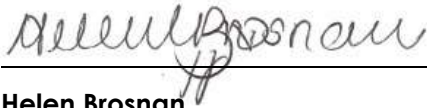
4.5.1 The site in question may involve the following constraints, however none of them would render the site un-usable for the proposed industrial use:

- Contact Energy encumbrances and operative district plan need for agreement from Contact to develop land, often obtained by the developer agreeing to a no complaints type of consent notice being put on their title.
- Treaty of Waitangi claims on the title
- Hot Ground Hazard areas (in part)
- Land located in close proximity of Geothermal features (and the setback requirements of the Waikato Regional Plan).
- Located near buffer area to the ETA, airport etc.

5.0 CONCLUSION

- 5.1 In summary, Mega Foods Limited is generally supportive of the proposed re-zoning and supports the inclusion of 63 Broadlands Road in the proposed industrial zoned land.
- 5.2 Mega Foods Limited is supportive of Council's ongoing work and further analysis of industrial land in the district. Mega Foods Limited requests that this analysis includes 63 Broadlands Road and that they to be provided with reports commissioned by Taupō District Council pertaining to the Industrial land in Taupō District.
- 5.3 We are happy to be contacted on Mega Food's behalf to discuss this submission further.

DATED 31 May 2022



Helen Brosnan

Senior Planner

Cheal Consultants Limited on Behalf of Mega Foods Limited

Organisation:

Cheal Consultants Limited

First name: Catriona**Last name:** Eagles**On behalf of:**

Moketenui Station Limited

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Would you like to tell us why?

Please refer to full submission attached

- Section 1 Blk. V Puketi Survey District
- Pt Waihi Kahakahoroa 2 Block
- Pt Waihi Kahakahoroa 3A Block

Under the draft Plan Change to the Rural Environment, these three parcels are shown as part of the General

Rural Zone. In regard to the General Rural Zone, the provisions providing for additional primary housing per

10ha and associated minor dwellings are welcomed. However the constraint on vehicle movements under policy 3b.2.9 appears unnecessary provided adequate and safe intersections are constructed when necessary. The ability to monitor and enforce this rule appear limited. A clear definition of 'Rural Industry' is

required to differentiate industrial activities associated with the rural activities verses industrial activities that

should are not associated with rural uses and thus should be located in an Industrial Zone.

However it is noted that no provision for Rural Residential lots has been made for the Western Bays or Tūrangi

area. The applicant notes Council's invitation to consider Rural Lifestyle or Rural residential zoning around Tūrangi and Western Bays and therefore welcomes a discussion on this matter. The parcels at 1157 State Highway 47 are some of the few large freehold land parcels in this area. Providing for a range of rural lots and housing in this area will also provide a range of price options for housing and rentals, noting the high demand for rental housing for rural contracting workers. The dispersal of housing into communities like Tūrangi

and Western Bays should be further researched as a key methodology in addressing the housing pressures

within the Taupō District.

Attached Documents

File

PDF - DP Submission - Catriona Eagles - Moketenui Station Limited

OUR REF 220259L1

31 May 2022

Taupo District Council
Private Bag 2005
Taupo Mail Centre
TAUPO 3352

ATTENTION: KENDALL GOODEmail: districtplan@taupo.govt.nz

Dear Kendall

PROPOSED DISTRICT PLAN REVIEW : SUBMISSION ON DRAFT PLAN

This submission to the draft Plan Changes is made on behalf of Mocketenui Station Limited with regard to three parcels at 1157 State Highway 47, Pukawa shown on the attached plan. These parcels have legal descriptions of:

- Section 1 Blk. V Puketū Survey District
- Pt Waihi Kahakahoroa 2 Block
- Pt Waihi Kahakahoroa 3A Block

Under the draft Plan Change to the Rural Environment, these three parcels are shown as part of the General Rural Zone. In regard to the General Rural Zone, the provisions providing for additional primary housing per 10ha and associated minor dwellings are welcomed. However the constraint on vehicle movements under policy 3b.2.9 appears unnecessary provided adequate and safe intersections are constructed when necessary. The ability to monitor and enforce this rule appear limited. A clear definition of 'Rural Industry' is required to differentiate industrial activities associated with the rural activities verses industrial activities that should are not associated with rural uses and thus should be located in an Industrial Zone.

However it is noted that no provision for Rural Residential lots has been made for the Western Bays or Tūrangi area. The applicant notes Council's invitation to consider Rural Lifestyle or Rural residential zoning around Tūrangi and Western Bays and therefore welcomes a discussion on this matter. The parcels at 1157 State Highway 47 are some of the few large freehold land parcels in this area. Providing for a range of rural lots and housing in this area will also provide a range of price options for housing and rentals, noting the high demand for rental housing for rural contracting workers. The dispersal of housing into communities like Tūrangi and Western Bays should be further researched as a key methodology in addressing the housing pressures within the Taupō District.

Taupo District Council
Attention: Kendall Goode
Our Ref 220259L1
31 May 2022

2

We welcome further discussion on this matter as soon as Council is able.

Yours sincerely



CATRIONA EAGLES
PLANNING MANAGER

Email: catrionae@cheal.co.nz

Enclosures:


1. Property Location Plan

Enclosure 1

Property Location Plan



Map Prepared



Pukawa Development

Contains data sourced from the LINZ Data Service licensed for reuse under CC BY 4.0. Survey and Title Data reflect the content of Landonline at 06/05/2022 Copyright © Grip Limited

Organisation:

Cheal Consultants Ltd

First name: Catriona**Last name:** Eagles**On behalf of:**

Lake Taupo Holiday Resort

Feedback

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Under the draft Plan Change to the Rural Environment, Lake Taupō Holiday Resort is shown as part of the General Rural Zone. As long discussed with Taupō District Council, this zoning is not fit for purpose for this site. The historical rural zoning is a result of the philosophy of the plan when established in early 2000s. The zoning for this site was subsequently not revised in the rural plan changes of 2008/09.

For the last 30 years, this site has operated as a campground and holiday facilities. It currently holds a number of consents which overall allow a building coverage of approximately 18.5%, of which many buildings are located in close proximity to the external boundaries. These consent decisions and those of surrounding properties (Spa Hotel, 256 & 258 Spa Road) have assessed and acknowledged that the immediate area does not hold the characteristics of a rural area/rural zone but rather a character represented by large buildings for both recreational and commercial purposes.

Lake Taupō Holiday Park is serviced with water and wastewater reticulation, has a large number of single storey buildings, recreational facilities (communal rooms, pool, playgrounds), roads and a significant amount of planting. It is most certainly not a rural area and does not fit the description of a rural zone. Therefore it is necessary that Council revise the zoning for this site as soon as possible, and if not in this current plan change, in the next. It is considered that at the current level of consents, a residential zone or a tourist accommodation zone is the most appropriate for this site. We welcome further discussion on this matter as soon as Council is able. Lake Taupō Holiday Resort recognises that further discussions may also require the involvement of Contact Energy and look forward to facilitate these discussions soon.

Attached Documents

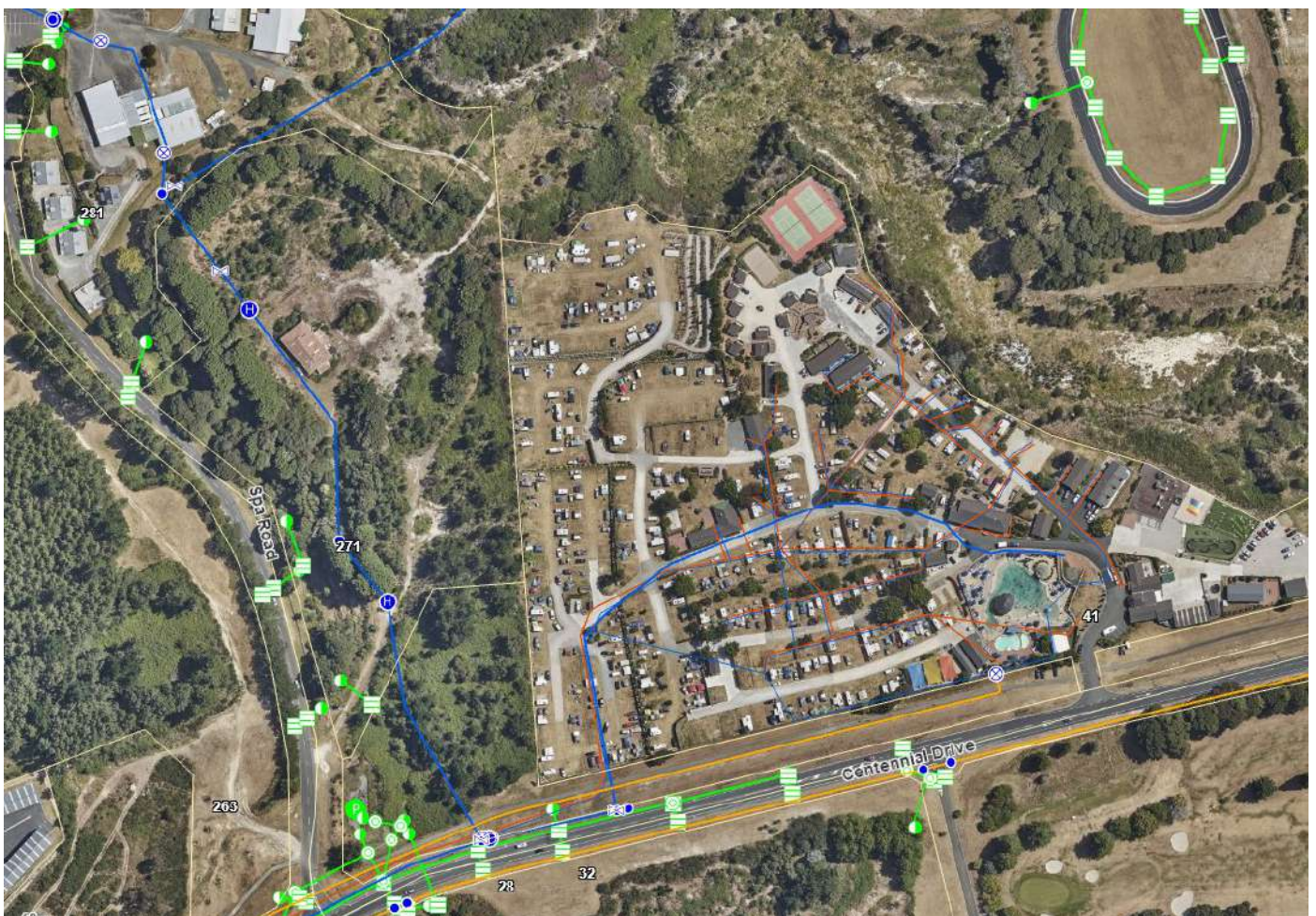
File
PDF - DP Submission - Catriona Eagles - Lake Taupo Holiday Resort

Nikki Donaldson

From: Catriona Eagles <CatrionaE@cheal.co.nz>
Sent: Thursday, 2 June 2022 4:57 PM
To: District Plan
Subject: District Plan Consultation - Lake Taupo Holiday Resort, 41 Centennial Drive, Taupo
Categories: Nikki, Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

This submission to the draft Plan Changes is made on behalf of Lake Taupō Holiday Resort being located at 41 Centennial Drive, Taupō.



Under the draft Plan Change to the Rural Environment, Lake Taupō Holiday Resort is shown as part of the General Rural Zone. As long discussed with Taupō District Council, this zoning is not fit for purpose for this site. The historical rural zoning is a result of the philosophy of the plan when established in early 2000s. The zoning for this site was subsequently not revised in the rural plan changes of 2008/09.

For the last 30 years, this site has operated as a campground and holiday facilities. It currently holds a number of consents which overall allow a building coverage of approximately 18.5%, of which many buildings are located in close proximity to the external boundaries. These consent decisions and those of surrounding properties (Spa Hotel, 256 & 258 Spa Road) have assessed and acknowledged that the immediate area does not hold the characteristics of

a rural area/rural zone but rather a character represented by large buildings for both recreational and commercial purposes.

Lake Taupō Holiday Park is serviced with water and wastewater reticulation, has a large number of single storey buildings, recreational facilities (communal rooms, pool, playgrounds), roads and a significant amount of planting. It is most certainly not a rural area and does not fit the description of a rural zone. Therefore it is necessary that Council revise the zoning for this site as soon as possible, and if not in this current plan change, in the next. It is considered that at the current level of consents, a residential zone or a tourist accommodation zone is the most appropriate for this site. We welcome further discussion on this matter as soon as Council is able. Lake Taupō Holiday Resort recognises that further discussions may also require the involvement of Contact Energy and look forward to facilitate these discussions soon.

Ngā mihi

Catriona Eagles
Planning Manager
Cheal Consultants Ltd

DDI +64 7 376 1476 | M +64 274 226 785
E: catrionae@cheal.co.nz
Level 1, 4 Horomatangi Street, TAUPŌ 3330



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First name: Peter

Last name: Jarvis

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

I wish to record my support for the draft changes to the rural lifestyle rules applying to properties in the Mapara Valley.

Peter Jarvis Trust is the owner of 61 Ross Rise Lot 3 DP 434921 (unique identifier CT 531439) comprising 4.1928 Ha.

One of my sons Richard Jarvis is a professional IT consultant practising in Auckland. He would like to retire to Taupo within the next year or two and has expressed his wish to purchase the above property. However, the size of the plot (being 4.9128 Ha or 10 acres more or less) is substantially greater than his requirements or needs, and therefore renders the property outside his budget.

If the proposed draft changes permitted the property to be subdivided into say two lots, Richard may be able to afford to purchase the Northern portion of the property and to construct a retirement home for himself and his wife.

In my files relating to the above property there is a plan which shows a proposed right of way access to the Southern end of the property directly from Mapara Road. A scan of this plan is attached. Such a right of way would seem to make access to, and subdivision of, the property straight forward.

My support of the draft reduction in plot size in the Mapara Valley is also partly based on my personal experience since subdividing the property where I reside at 1/98 Acacia Heights Drive. Originally this property was 2 acres which I landscaped fully after constructing my home there in 1995/6. However, after living there for some years it became clear that the property may eventually be too large for me to manage, and it was finally subdivided into two one acre lots which gave me the flexibility to sell the second lot in 2013 when I was no longer able to maintain both lots.

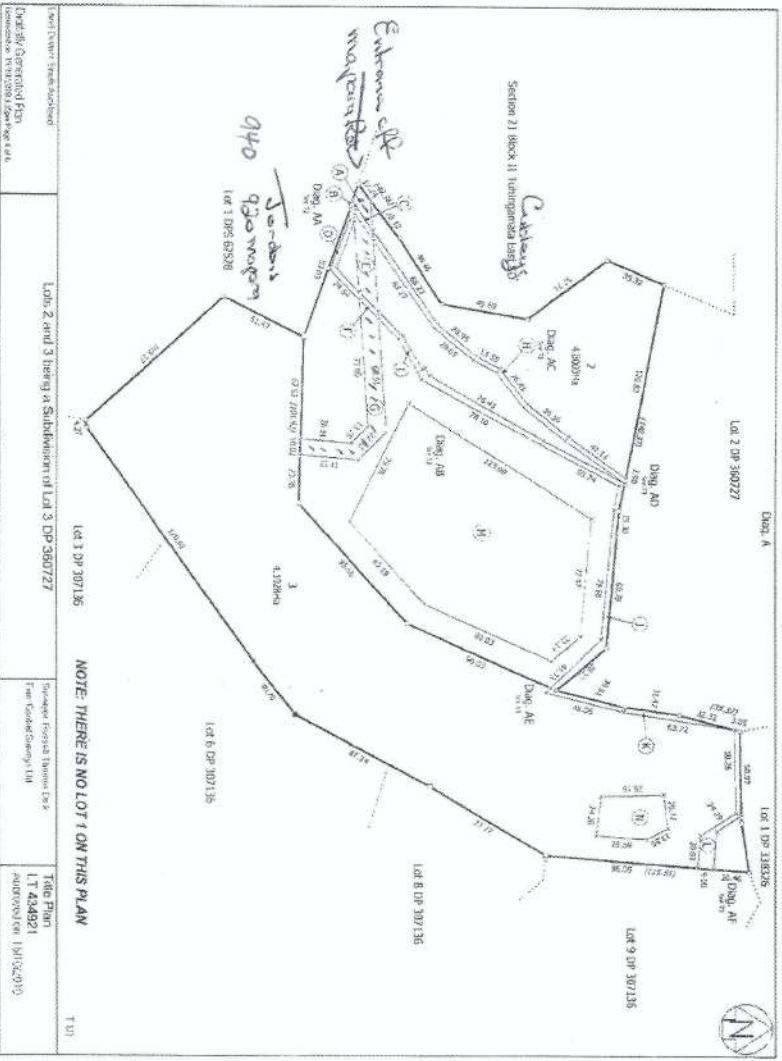
Attached Documents

File

No records to display.

Identifier

531439



NOTE: THERE IS NO LOT 1 ON THIS PLAN

<p>Scale 1:10 (1:10) Street Subdivision Detailed Generalized Plan (Coordinates: 119.922881 120.947444)</p>	<p>Lot 2 and 3 being a Subdivision of Lot 3 DP 307277</p>	<p>Boundary Format: Boundaries File: Boundary-114</p>	<p>Title Plan LT 434821 Application: 19152919</p>
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First name: Craig Philip & Karen

Last name: Horan

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Yes as its all positive to look after the area and environment

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We feel it is a very positive move for TDC

We think it is far more realistic to be able to have smaller blocks of 2ha so close to the city and more affordable and manageable for lifestyle living, We also agree to be able to have separate dwelling on the 2ha (5 acre blocks) as sperate titles this is more affordable.

We are also for being able to have a second dwelling for family relatives on the 2 ha blocks.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

I think further our of town it is still reasonable to own 10 ha lots but people need to be able to own smaller blocks that are close to toen for kids and lifestyle living and 10ha is quite often to big for the average family that want farm country lifestyle living

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

We think this is a great idea but feel it would need to have strong guidelines and direction and oversight

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Sorry being new to the area we are not fully familiar with this but if it opens opportunities for work and residency and for the area to grow then this is all great for Taupo

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

We love the fact that Taupo doesn't feel all closed in and have big high rise building, it is a special town with a great unique feel, it would be a shame to loss this and have concerns if there were high building all around town it would close it in, but if it is necessary to keep up with the growth of the city then we would not be opposed to it.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

It brings business to the area and the organizers and everyone involved would stay longer and others would to

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Sorry this isnt an area I would have much involvement with so looking at the percentages now it looks like there is a need to do this

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Business growth is important as long as it is not taking over farm land and necroing to much in residential area

General

Is there anything else you would like to share with us related to the District Plan?

As new owners and new to the district we are pleased TDC are looking at the Rural Lifestyle changes.

Attached Documents

File

No records to display.

First name: Steven

Last name: Painter

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

As an option I think it would also be good to allow some medium density into Kinloch. Its one thing for locals to want to see the village stay small but at the same time there is a huge opportunity for a motel of sort or medium density living in the right area. Not having these is causing an accommodation issue in an amazing location.

Attached Documents

File
No records to display.

First name: Philip

Last name: Poppe

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

It makes sense to split up smaller blocks since there is a shortage of land suitable for development.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

We are the owners of the property at 308 Mapara Road. Currently you are showing us as being given the general rural classification but it does not make sense to give us this classification since we are only 24 Ha so the property is barely economic as a productive farm. We would be better to have the rural lifestyle classification. We are bounded on two sides by rural lifestyle blocks to the north and east of us. The topography of the property would lend itself well to being split up into lifestyle blocks at some stage since most of the property is gentle rolling country. The northern aspect is too steep to build on and the southern part includes a watercourse and a conservation area which wouldn't be built near either. To the west is a steep drop past the boundary so there is a natural barrier to development heading further down the valley and to the East is bounded by Hill View Road. But the rest of the property is fine for subdivision.

We also think that if the Acacia Bay bypass road off Reeves road and coming in behind the Brodie block ever goes ahead it would affect our access off Hill View Road and necessitate a new entrance having to be created. It would also affect access to the cattle yards and the inlet point for the Mapara Valley water scheme which we are on. Given Hill View Road is currently privately owned, this may present some challenges but it would be easier to do this work if the rural lifestyle classification was in place since any infrastructure investment on our part would have the future potential land use changes in mind.

Having said that we are not proposing to do a subdivision any time soon as we bought the property as a retirement block and that remains our plan so our intention would be to look to build a house on the property and we have also toyed with the idea of having a small cluster of houses around us, off the same driveway, without proposing to subdivide, ie we own the land and buildings. This cluster concept may never eventuate whereas the construction of a home on the block is definitely planned in the next few

years. In summary, since you are making these classification changes to update the district Plan, we might as well do it now on our block, rather than deal with a land use change down the track. In the meantime for the foreseeable future it remains a small farm block, for us to eventually retire on.

I am happy to discuss this submission further if required.

regards

Attached Documents

File

No records to display.

First name: Phillip

Last name: Greaves

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

we live on a 10 acre block in centennial drive ,and feel that the lifestyle environment around us has changed .Being very close to town,and our land is now not productive as agricultural anymore.The land would be more usefull as smaller lifestyle blocks,most of the neighboring land has already has been divided.We now also have town water supply available.

Attached Documents

File
No records to display.

Organisation:

Tukairangi Trust

First name: Peter**Last name:** Marshall**On behalf of:**

Tukairangi Trust

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

The strategic directions have noble and desirable aims, but sadly without restricting population growth and insatiable consumerism they wont happen.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

It could create reverse sensitivity problems with smaller lot owners expecting a more residential type living. Existing landuse farming forestry create noise and smells that some find objectionable. It can also create problems for existing rural landuse such as wandering domestic pets worrying stock, increased traffic on rural roads and residential expectations such as street lighting, footpaths, improved water supply etc that puts rates up for productive rural land owners/users.

Generally people on smaller lots want all the advantages of living in a Rural setting with few of the responsibilities, they enjoy the open spaces afforded by landowners of larger blocks who will be penalised by higher rates with higher land values. Maybe the TDC could look at some rates remission for owners of larger blocks who maintain rural open environment for the smaller blocks to enjoy?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

I would like to know what happens to the balance lots of the two landowners that took advantage of the Mapara Structure Plan, where smaller lots were averaged with a larger lot? That is they should remain the

General Rural Environment.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Seem like a good idea , and maybe similar changes could be made to Pakeha owned land that will not ever be sold or subdivided eg some covenanting provision

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

On the condition that the As mentioned two areas that took up option the larger balance lots should be maintained at the current size not allowed to take up the rural lifestyle option.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

The Council did not listen to the community in the previous debacle where maximum height was exceeded and allowed in a consent . It destroys the intrinsic feel of Taupo as a small lakeside settlement.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

There has to be a balance between disruption to locals and the requirements of the event. Maybe if Event organisers can show the event is Carbon Neutral as expressed in desires of Strategic Directions they could stay longer.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Don't understand some of those suggested, the land tenure of the suggested areas should be listed on the map

General

Is there anything else you would like to share with us related to the District Plan?

NZ requires a national population policy that allows Councils to restrict population increase . Population density is negativley impacting globally
. No one wants to talk about it, but as the saying goes think globally act locally

Attached Documents

File

No records to display.

First name: Julie

Last name: McLeod

On behalf of:

Towncentre Taupo

Feedback

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Towncentre Taupo agree with the proposed changes to the maximum height but believe they should be extended to the whole of the town centre. Our CBD could use the vibrancy and support created by urban-type dwellers. Landowners may also be encouraged to upgrade their buildings if they can increase the height and put in third story apartments. As an example, apartment housing on the river side of Spa Road could have amazing views of the river, town and lake as well as add vibrancy to the area, but this area has been excluded from the proposed changes. Taupo's housing shortage and increase in petrol prices also point to CBD living.

Attached Documents

File
No records to display.



First name: DAVID

Last name: GRAY

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Because in the future I would like subdivide my property

Attached Documents

File

No records to display.



First name: Bruce

Last name: Bartley

Feedback

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

see submission

Attached Documents

File
TDC sub industrial land

Submission to Taupo District Council
District Plan review - Industrial Land
 Bruce Bartley, June 2022

Background

Bruce Bartley has lived in the Taupo district since 1979 when he was employed as a professional civil engineer by the Taupo County Council. Over the last 4 decades he has led the development of about 470 residential sections in the Taupo district. He has worked under several District Plans and various iterations of the RMA. He has attended the Environment Court and led successful plan change processes. He serves on the board of Amplify (TDC's Economic Development Agency) and has a keen interest in the growth of the District.

Bruce is a shareholder in Watene Lane Ltd, which is completing a 10 Lot rural-residential subdivision on the northern boundary of the Nukuhau residential area.

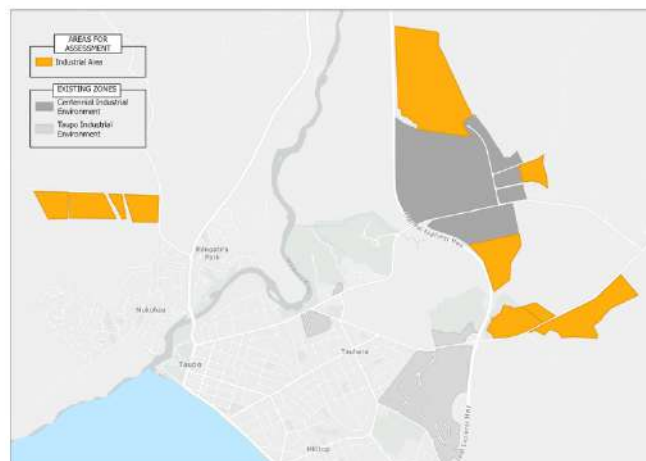
Industrial Land supply in Taupo

Taupo is growing at a steady rate, and for various demographic reasons this is likely to accelerate. The next 30 years are likely to see a much higher rate of growth than the last 30 years. The requirement for land suitable for industrial use will also increase.

Most industrial businesses are privately owned. The private sector has a very clear measure of business risks, especially the timing of any new investment. At present there is a shortage of land near Taupo which is ready for industrial use. To change a land use (eg: rural to industrial) means a resource consent will be required, and while Taupo District Council personnel may not see this as a big problem, the private sector certainly does.

For example, the owners of a manufacturing operation employing say 10 people are considering relocating from Auckland. Taupo would certainly be a candidate because of it's attractive lifestyle, but before the business could be brought to Taupo an uncertain and expensive consenting process will be required. Other destinations, say Hamilton, or TePuke, which can offer suitable sites ready to go, would present as a commercial choice with much lower risk.

This submitter agrees that more land area should be zoned for industrial use.



Neighbourhoods

Industrial land does not make good neighbours to residential land. Amenity values are understood to be very low when it comes to industrial uses. Noise, odours, heavy truck traffic, unsightly industrial buildings and so on, are an inherent part of industrial uses. These are acceptable in the rural area or adjacent to other industrial land, but are not acceptable near a residential area.

The proposed western area to the north of Nukuhau has residential lots on its southern boundary. It will also be bounded to the east residential buildings, as determined by Plan Change 37. A quick review of the existing and future development pattern shows there will eventually be more than 300 residences within a radius of 500 meters from the subject site. This makes the subject land completely unsuitable for industrial use, and it would be better retained as rural land for now.

Coherent Precincts

Keeping all industrial uses in one defined geographic area will also lead to efficiencies in the functioning of the industries in that area. The map published by the Taupo District Council shows that the present industrial area to the north east has ample scope to be increased, and this is where an industrial precinct should be developed and protected.

All of the areas to the east and north as shown on the TDC map are suitable for industrial uses.

The area to the west is already an outlier against this coherent pattern, and will always remain a disconnected "orphan". As a land parcel it is not close to any other industrial land, nor is it close to transport links, large capacity electrical power, or geothermal heat.

Longer term planning

A longer term use for that western land could be a change to residential, and this would be possible from a rural use, but not from an industrial use. Protecting the subject land for this long term use would seem to be a more rational planning decision.

There seems to be little to recommend the western land use as industrial land, and there are strong reasons why that use should be avoided.

Bruce Bartley
Watene Lane Ltd
7 June 2022

First name: Angela

Last name: London

On behalf of:

Garth & Angela London

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

We need to be mindful of the principles of Kaitiakitanga; protection of water, land, air and visual impacts for future generations.

Supporting climate change initiatives, reduction in urban sprawl.

Council needs to ask itself how changes to the current height restrictions will negatively impact the very special character of our town. One of the attractions of Taupo is its low-rise look and feel. Notwithstanding this, we are not opposed to appropriate and sympathetic development.

The question the council should be asking itself is how development will be reflected in the long term and what framework should exist now to achieve positive outcomes in this regard.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Rural lifestyle properties that are at least 2ha in size will retain the natural character of the Mapara Valley that we value so much whilst allowing sympathetic development of land that is currently locked up in 4ha or greater lots.

Equitable allocation of the costs to provide shared infrastructure facilities (eg driveways, water bores etc.) is required and would need to be considered as a condition of consent. This is particularly relevant where infrastructure is privately owned and this cost should not be expected to be borne by existing owners who may choose/or not be able to subdivide.

How does TDC reconcile consent for access to water that may be managed by Waikato Regional Council?

Where there is the potential for more than 12 allotments (4b.5.9) how will council manage this, given that it is a discretionary activity? For example, will it be on a first come, first served basis? We would suggest that, if this is the case, council will create some problems for itself.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Subject to the proposed protections being in place.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

We think the existing height limits are not a barrier to appropriate development.

Development needs to be sympathetic to the existing environment. We don't believe that high-rise buildings of 6 stories, in the centre of Taupo, fits with that.

Shadow lines will negatively impact a lot of public & retail spaces around these proposed areas.

Increasing existing height limits will have a huge negative impact on the look and feel of our town.

We need to take a long term view of Kaitiakitanga. These environmental values should include visual impact. The rules around development should future-proof, conserve and enhance the environment. As a graphic example of this take Queenstown's Eichardt Private Hotel's sympathetic development vs The Rydges Hotel eyesore. Developers should look at excavating for carparking and other services underground to minimise negative above ground impacts.

Planning and decision making being driven by meeting developer expectations around cost & yield is short term and will lead to undesirable results for the community.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential

environment?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

Organisation:

New Zealand Agricultural Aviation Association (NZAAA)

First name: Tony**Last name:** Michelle**On behalf of:**

NZAAA

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

NZAAA interest relates to agricultural aviation activities

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

NZAAA interest relates to agricultural aviation activities

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

NZAAA interest relates to agricultural aviation activities

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

n/a

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

NZAAA's interest relates to agricultural aviation activities

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

n/a to NZAAA

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

n/a to NZAAA

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

n/a to NZAAA

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

n/a to NZAAA

General

Is there anything else you would like to share with us related to the District Plan?

This submission from NZAAA is preemptive for Council consideration relating to agricultural aircraft activities from airstrips and remote load sites

Attached Documents

File

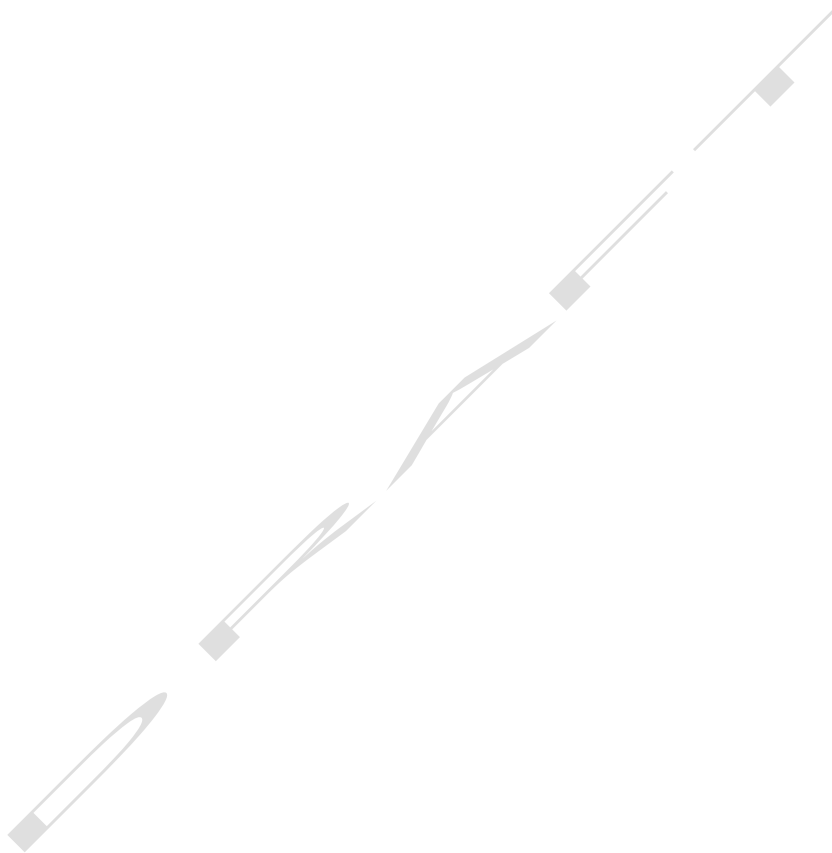
NZAAA Submission Proposed Taupo DP

TAUPO DISTRICT COUNCIL

IN THE MATTER

of the Proposed Review of the Taupo
District Plan

**STATEMENT BY TONY MICHELLE (EXECUTIVE OFFICER)
FOR THE NEW ZEALAND AGRICULTURAL AVIATION ASSOCIATION
08/06/2022**



ABOUT NZAAA

The New Zealand Agricultural Aviation Association (NZAAA), a division of Aviation New Zealand (AvNZ), represents fixed-wing and helicopter operators engaged in dispensing fertilizers, agrichemicals, and vertebrate toxic agents (VTA's) for the purposes of:

- Primary production
- Forestry production
- Crop protection and disease control
- Weed and pest control
- Biosecurity
- Biodiversity and conservation

The industry is made up of circa 110 Civil Aviation (CAA) certificated organizations. Services provided by our industry add an estimated \$2BN to the NZ economy annually and are crucial in maintaining primary and forestry sector production, response to biosecurity threats, and protection of biodiversity and conservation values.

2. EXECUTIVE OFFICER QUALIFICATIONS AND EXPERIENCE

Tony Michelle, Executive Officer (EO) NZAAA

My name is Tony Michelle, and I am the EO of NZAAA. I have been in the agricultural aviation industry since 1983 having completed over 11,000 hours of flying experience as a helicopter pilot. I have recently sold my interest in a Company I owned and managed for 33 years specializing in operations including land and aquatic weed control, crop protection, fertilizer application, and pest eradication (including International and NZ offshore island pest eradication).

3. SPECIFICS RELATING TO YOUR PROPOSED PLAN

Operations of agricultural aircraft (fixed-wing and helicopters) from airstrips and remote load sites

NZAAA submits that agricultural aviation activities be a permitted activity – Rationale:

- Rapid responses to biosecurity threats are critical
- Pest and disease outbreaks cannot be forecast
- Suitable weather conditions for the application of agrichemicals, fertilizers, and VTA's are variable and often unpredictable
- Agricultural aircraft operate in a highly regulated environment and additional regulation will have a detrimental effect on primary and forestry production
- Agricultural aviation activities are part of the rural character of the rural environment and an ancillary activity to primary production activities
- The use of aircraft ancillary to primary production activities are intermittent or infrequent – multiple flights are usually undertaken over a relatively short period with no activity over long periods therefore the overall effects are limited and minor.

NZAAA further submits that NZS6807:1994 (Noise Management and Land Use Planning for Helicopter Landing Areas) does not apply to helicopter agricultural activities as the Standard is not intended to apply to infrequently used helicopter landing areas.

4. AGRICULTURAL AVIATION AS A PERMITTED ACTIVITY

NZAAA considers that there are several ways that agricultural aviation activities could be permitted in your district plan:

- Agricultural aviation activities included as an ancillary activity to primary production/rural production/agricultural activities/biosecurity activities and biodiversity activities, OR
- Inclusion of a specific permitted activity rule that provides for intermittent agricultural aviation activities using rural airstrips or remote load sites for primary production/rural production/agricultural activities/biosecurity activities and biodiversity activities. This rule would be separate from other rules that may manage the use of land for other types of aircraft landings and take-offs or airports or helicopter depots.
- Recognition in the noise provisions of the Plan that noise for intermittent agricultural aviation activities is part of the rural environment and exempt from noise restrictions.
- A definition for agricultural aviation activities could be included:
The use of aircraft (both fixed-wing and helicopters) for the intermittent use ancillary to primary production activities including the application of fertilisers and agrichemicals, frost protection, stock management, weed and pest control, biodiversity, and biosecurity purposes.

4. ADDITIONAL INFORMATION

Aircraft Noise

Noise from agricultural aircraft is generally accepted in rural areas as beneficial to the economy. Operations are an intermittent activity and are seasonal, not year-round.

Agricultural aircraft noise has reduced significantly over the years as piston engine aircraft have been replaced by larger turbine-powered aircraft. Increasing aircraft efficiency generally leads to noise reduction as new technology enters operation.

Minimizing Risk

Generally, settled weather occurs in the early morning and late evening because thermal mixing is less than during full daytime. Thermal mixing occurs as the ground warms and causes the surface air to rise and mix with upper air winds drawing turbulent air towards the ground. This can lead to:

1. The risk of the product being blown off target into adjoining areas
2. The risk to flight safety with conditions deteriorating to the extent that flying operations are suspended until the conditions are suitable

Economic Impacts

Restricting agricultural aircraft movements would have a detrimental effect compromising the industry's ability to respond to biosecurity and pest and disease outbreaks coupled with a reduction in primary and forestry production.

Agricultural aircraft are a key tool in protecting biodiversity values and play a significant role in the drive toward Predator-free 2050.

Standards

All CAA certificated Agricultural operators require an operating and effective Safety Management System (SMS) under Civil Aviation Rule Part 100. SMS is certified and audited by CAA NZ.

In addition to a Commercial pilot license, Agricultural pilots are required to undertake extensive role-specific training of at least 75 hours of flight time to attain an "Agricultural rating" and remain under supervision for a further 1000 hours of productive agricultural flight time.

NZAAA has an Environmental Best Practice program that is independently audited to which operators can be accredited for a period of one to three years ensuring operators are compliant with The Fertiliser Quality Council "Spreadmark" requirements and the GrowSafe™ NZS8409-2021, "Management of Agrichemicals."

The Best Practice program includes pilot Noise Abatement Training for both helicopters and fixed-wing. This is available to all aircraft operators in New Zealand, not just NZAAA members. It trains pilots to minimize noise effects through the way they operate their aircraft (power settings, flight paths, maneuvering etc). Noise abatement training is based on the "Fly Neighbourly" program administered by the Helicopter Association International (HAI). Training is renewed biannually.

We would welcome the opportunity to discuss specific provisions for agricultural aviation activities with you and provide further information to assist in your plan development.



Tony Michelle
EO NZAAA
eonzaaa@aviationnz.co.nz
0274 325 085

Organisation:

Coolbreene Trust

First name: Patrick**Last name:** hart

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Some of the idea are ok but some of the environmental and Economics haven't been looked at.

For example a 30 plus ha block is classed as economic but this isn't really the case. A block within the lake Taupo catchment is much less economic than a block outside the catchment. People may need other options to make these viable

Water and septic tanks in the smaller blocks within the lake Taupo catchment has this been modelled for environmental impacts?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

In some areas this is a great idea I think the water and sewage just needs to be addressed. to ensure it is sustainable and economic.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

I have a few issues with traffic movements. 100 movements isn't enough for some larger farms. If 1 truck equals 10 cars technically I cant move my cows to winter grazing on one day which I have to do for animal health and financial reason. If I truck 600-700 cows down to my farm which I am consented to do within my farm plan with WRC. 45 cows to a unit load I need 15.5 truck movements in a day. plus car movements

I think this should be 200 movements per day

if a 2ha rural lifestyle can have 100 movements why cant we have 200. in my case I have 305 ha.

Set backs

-

300 meter set backs for buildings that house / management animals isn't practical. This makes most of my farm unless as some of my flat land is close to the boundary and the other areas are hilly and can't be built on and is a long distance from power and road access.

solution.

it should be 300m from any current house. once the structure is built and someone builds closer to 300m from the structure that is there problem. not the farmer who has to be viable. My farm is surrounded by rural lifestyle sections and I will be able to do next to nothing and will end up going broke.

See attached picture of our 70ha block its only 573 m wide at the widest point. how am i meant to make that work?

and I have this issue on approx 5.5km of my boundary that could very easily be rural lifestyle. takes out close to 165ha of my farm that I cant build on for calfsheds, sheep milking barns and sheep / goat dairy shed (which is environmental friendly etc) or a cowshed

Maybe farms in our situation maybe should be zoned dual rural or rural lifestyle on a case by case basis? sometimes a computer map will not tell the full story. commercial farms within a rural lifestyle area is very hard. remember the farms where there first they have moved to the country we haven't taken our farms to them.

there needs to be more thought on this side of it.

Signage

I think signage should be allowed to be bigger 2m2 isn't very big. The council should be supporting people to be successful not making it hard for them.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

great idea to get affordable houses. just what it to be the same for other people if they want to do something on there block of land. Does everyone have this option. as the Papakainga projects are a great way to get people and families into houses. Taupo needs more affordable house. Free up land and make the Developers carry the risk. Why would the council want to stop sections been freed up?? more rates to build bridges etc

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Yes the general rural needs more Flexibility to enable them to remain viable. With the lake Taupo catchment a 30+ ha block is much less viable than a 30+ ha block outside the catchment.

more traffic movements is required. It makes no sense if a 2 ha block can have 100 movements and 30+ ha has the same. should be at least doubled or averaged over the year.

People need to be able to run there businesses with the council trying to stop them in very direction.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

will take away the feel of the town center and have more shading and block views

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

need to make it easy for people and big some fun to the area.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

as long as drainage is thought about get into it. Dumb rules just slow people down and cost money.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Might need more land to the west.

General

Is there anything else you would like to share with us related to the District Plan?

I think for the general rural & rural lifestyle just look at the farms located within the rural lifestyle areas palmer mill road mapara, tukarangi, town end of Poihipi and the likes. It will be very hard to farm if the blocks get cut up further more complains from people that don't understand farming.

we need to remain viable with options other types of businesses that can run from these larger blocks and the set backs are a major issue as more and more houses that appear on the boundary.

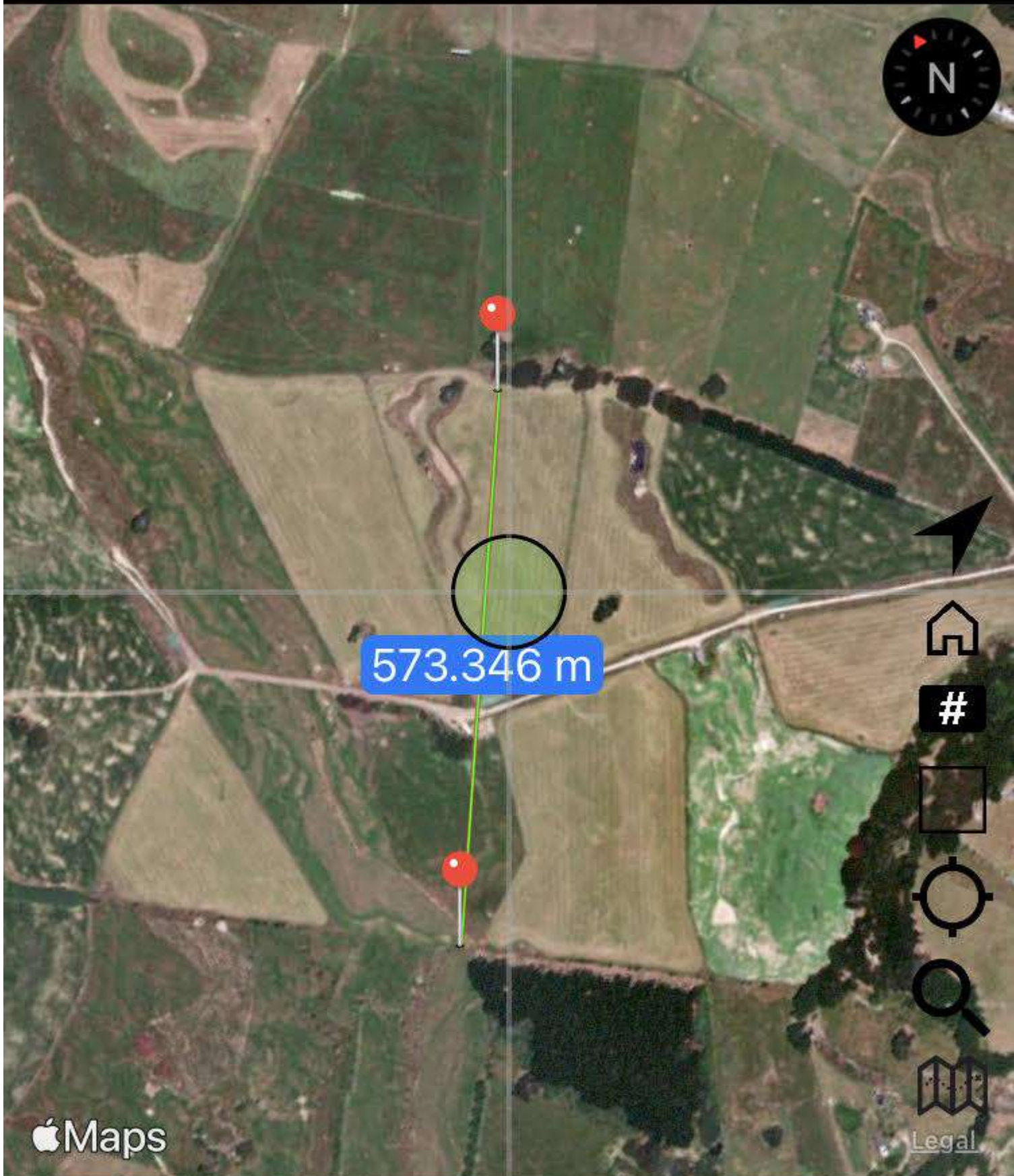
Attached Documents

File
farm area picture

Simrad

 **Next-gen C-MAP navigation**


[SHOP NOW](#)



Apple Maps

Legal

573.346

X

First name: Gabi

Last name: Dawson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I think the Rural Lifestyle Environment is a good and positive change, and makes use of existing land and allows it to become denser, while still giving a rural setting and feel. I would say a little more flexibility is distance apart of main dwelling (proposed at 20m), could be increased a bit more 30m to allow for more 'private' setting, but still being is quite close proximity to the main dwelling. I would also like to see 100m² plus 'carport', though accept that a small 2 bedroom house with small garage can be 100m².

I like the idea of 2ha subdivision for 4 to 10ha lifestyle blocks, and support this.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

**Organisation:**

NZPork

First name: Penny**Last name:** Cairns

Attached Documents

File
NZPork Comments Draft Taupo District Plan 100622
NZPork Pork Industry Guide Environmental Management (Ed2) Mar 2017 a
commissioners-minute-9-20-august-2021

NZ PORK



COMMENTS ON Taupo District Plan Changes 2022

May 2022

TO: Taupo District Council

FROM: New Zealand Pork Industry Board



Introduction

The New Zealand Pork Industry Board (NZPork) welcomes the opportunity to provide feedback on the Taupo District Plan: District Plan Change 2022.

NZPork welcomes any opportunity for further engagement with Taupo District Council as the development of the proposed plan changes progress. If that extends to a focused session with other rural stakeholders as is happening in other districts reviewing or developing plans, then we would be happy to be involved.

Contact for service:

Penny Cairns
Environmental Advisor
NZPork
PO Box 20176
Christchurch
8543





1. The New Zealand Pork Industry

NZ Pork is a statutory Board funded by producer levies. It actively promotes "100% New Zealand Pork" to support a sustainable and profitable future for New Zealand grown pork. The Board's statutory function is to act in the interests of pig farmers to help attain the best possible net on-going returns while farming sustainably into the future.

The New Zealand pig industry is a highly productive specialised livestock sector, well integrated within New Zealand's primary production economic base. It draws on both downstream and upstream inputs and economic activity from New Zealand's rural sector including feed inputs, equipment and animal health supply, transport, slaughterhouse facilities plus further processing. Currently New Zealand's pig farmers produce around 45,350 tonnes of pig meat per year for New Zealand consumers. This represents around 38% of pig meat consumed by the domestic market, with the other 62% provided by imported pig meat from a range of countries.

Nationally there are less than 100 commercial pork producers, comprising a relatively small but significantly integrated sector of the New Zealand agricultural economy. In 2018 it was estimated by that the total economic activity associated with domestically farmed pigs was approximately \$750 million per annum.



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There are a mix of farming styles associated with pork production that include: indoor piggeries, outdoor sows with barn housed growers and finishing units and free range where all pigs are farmed outdoors. Their operations have an important flow-on effect to the community, forming an integral part of the rural economy as they utilise other farming resources such as grains for feed production as well as providing employment. Pig farming is a long-established rural activity adding diversity to the primary production sector and is an important part of the domestic food supply system.

New Zealand's pork producers are facing a number of economic, social and environmental challenges in order to remain viable. The contribution of imported pork to New Zealand's total pork consumption has increased significantly in recent years, placing further demands on local pork producers who have responded by developing increasingly efficient systems and meeting stringent environmental and animal welfare requirements.

Pig farmers in New Zealand have a firm grasp of environmental issues and demonstrate a high level of innovation and environmental stewardship. The New Zealand pork industry has committed significant time and resource to Sustainable Farming Fund projects centred on environmental initiatives, including development and implementation of Environmental Guidelines and Nutrient Management Guidelines. However, profit margins for the industry remain tight and dialogue with farmers has indicated that compliance costs and uncertainty into the future are key issues.

2. Comments

An overview of key points of feedback to the proposed plan is provided below. Specific comments points on draft changes are detailed in Section 3.

2.1 Definitions

NZPork's experience with various district and regional plan change processes in recent years is that resource management responses to intensive primary production activity are changing to provide more clarity for plan interpretation and administration, and to manage associated environmental effects.

Plan consistency is developing and there has been a need for change, as plans have moved past unrepresentative and emotive definitions like factory farming for various intensive primary production activities. There is now greater understanding that there is a difference in activity and effect from



intensive indoor and outdoor pig farming activity and that it is helpful in plans to define and provide provisions for both.

The developing approach has largely been driven out of Canterbury which is the key pork production region of New Zealand; where a variety of intensive primary production activity occurs, along with extensive pig farming. Reflective of New Zealand pig farming practice, the structure developing in planning frameworks generally nests as follows:

Primary Production	Intensive Primary Production	Intensive Indoor Primary Production
		Intensive Outdoor Primary Production (Pig Farming)
	Extensive Pig Farming	

The structure is further explained as follows:

Primary Production

Primary Production is defined in the National Planning Standards 2019.

Primary Production means:

- (a) any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and*
- (b) includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);*
- (c) includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but*
- (d) excludes further processing of those commodities into a different product.*

Intensive Primary Production

Intensive Primary Production is then a subset of Primary Production to provide a nesting pathway to Intensive Indoor and Intensive Outdoor activity.



Intensive Primary Production means:

any activity defined as intensive indoor primary production or intensive outdoor primary production (pig farming)

Intensive Indoor Primary Production

Intensive Indoor Primary Production is defined in the National Planning Standards 2019.

Intensive Indoor Primary Production means:

primary production activities that principally occur within buildings and involve growing fungi or keeping or rearing livestock (excluding calf-rearing for three months in any calendar year) or poultry.

Intensive Outdoor Primary Production (Pig Farming)

Intensive Outdoor Primary Production is not defined in the National Planning Standards 2019 and for pig farming it is important to do so.

Intensive Outdoor Primary Production (Pig Farming) relies on the outdoor environment to assist with the growth and husbandry of animals along with buildings and enclosures to contain and house animals. However, this Primary Production activity does not *principally occur within buildings* and falls outside of the definition of Intensive Indoor Primary Production.

Intensive Outdoor Primary Production (Pig Farming) is an intensive activity. It would typically rely on regular feed source for the livestock substantially provided from off-site sources rather than the productive capacity of the land to produce grass and animal food crops. Another characteristic of Intensive Outdoor Primary Production, largely resulting from the import of feed and stock density, can be difficulty in maintaining pasture and groundcover.

Intensive Outdoor Primary Production means:

Primary production activities involving the keeping or rearing of livestock (excluding calf-rearing for a specified time period), that principally occurs outdoors, which by the nature of the activity, precludes the maintenance of pasture or ground cover.



It excludes pig production for domestic use which involves no more than 25 weaned pigs or six sows

Extensive Pig Farming

Extensive pig Farming is livestock farming as it is traditionally recognised, outdoors, grass and feed crop fed animals, some imported feed, animal shelters and stocking rates that maintain ground cover.

In pig farming, the shelters are often mobile to assist with maintaining pasture and groundcover, and as part of rotational grazing or arable rotation.

From a land use perspective, the effects are the same as that of other extensive livestock farming (sheep, beef, lamb, dairy, deer). The activity is appropriately provided for as a Permitted Rural Production Activity in the General Rural Zone.

Providing a definition around this activity can assist plan interpretation and administration. The Canterbury Regional Air Plan does this and a definition was recently included in the Hurunui District Plan via a plan change in 2021 (Plan Change 4) for Intensive Primary Production.

NZPork suggest a definition as follows:

Extensive Pig Farming:

means the keeping of pigs outside on land at a stock density which ensures permanent vegetation cover is maintained and in accordance with any relevant industry codes of practice, and where no fixed buildings are used for the continuous housing of animals.

The definition may not be necessary where a definition of *intensive outdoor primary production* is provided as this is implicit by exclusion from the definition of intensive outdoor primary production – i.e. outdoor pig farming that has a stocking rate able to maintain ground cover is not considered to be intensive outdoor primary production".

A common-sense approach is intended to be used for what constitutes 'permanent ground cover' and NZPork expect that in terms of pig farming, that determination would also be informed by the



industry guidelines (see attached). The vegetation cover qualifier is a standard recognised and adopted by the pork industry into good management practice for outdoor pigs. The maintenance of permanent pasture or ground cover is a critical qualifier that supports the broader sustainability outcomes the industry seeks and directly responds to the actual or potential effects of intensive and extensive pig farming.

2.2 Intensive Primary Production in the GRUZ

NZPork generally supports the draft provisions for intensive indoor primary production in the GRUZ. The district plan rules should not be unnecessarily onerous, and complex, or include ambiguous definitions or require the duplication of process with the regional authority. As drafted, the provisions would serve the community, the environment and the farming industry well.

We would support a permitted activity status and associated standards for intensive primary production as reflective of plans currently under review and development around New Zealand under the new National Planning Standards. As above we consider it necessary for definitions for intensive primary production, that placed reliance on groundcover as an appropriate measure for determining the intensive/extensive nature of pig farming activities. We recommend the inclusion of a definitions to clarify the distinction between the two.

NZPork supports a regulatory approach that would rely on the relevant regional plans to address odour and dust emissions from intensive farming activities. Duplication in regulatory requirements, information needs and a lack of clarity in roles and responsibilities is confusing and frustrating for farmers and the community and should be avoided wherever possible.

2.3 Mobile Pig Shelters

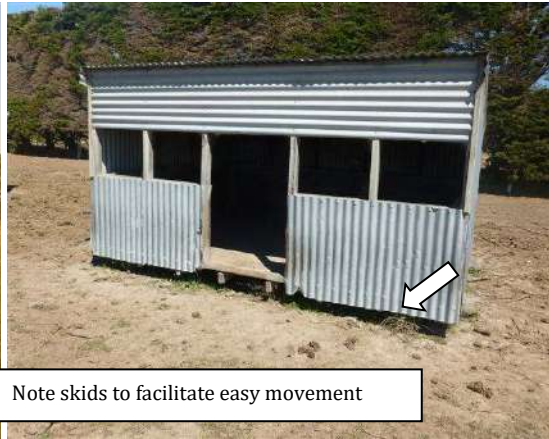
NZ Pork is concerned that Mobile Pig Shelters (being partially or fully roofed) would fall within the definition of building and structure. The plan should provide relief from the rules for buildings and Structures as they might apply to mobile pig shelters. These shelters are a critical part of the pig farming system and can be of a variety of forms as shown below.

[Dry Sow Group Accommodation Recommended Practice](#)



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Dry sow housing is generally designed to accommodate groups of breeding animals. These come in a variety of forms as shown in the illustrations below. Note trees for shelter and the huts are facing away from the predominant wind direction.



Note skids to facilitate easy movement



Photo 1-6: Variations in dry sow housing designs



Photo 7: Interior of a dry sow house with wooden floor

Weaner Accommodation

The younger the pig, the more vulnerable they are and the more critical are their accommodation needs. They must be kept in a clean, warm, dry, draught free environment subject to minimal variations in temperature. Straw based systems work well.



Photos 8 and 9: Weaner Accommodation

Photos 8 and 9 demonstrate an example of suitable weaner accommodation: Photo 8 (left) shows separate straw bale draught free sleeping area, under a 'kennel' roof for newly weaned pigs. Also note ventilation flap at back and drinkers in left foreground. Photo 9 (right) shows weaner pigs a few



weeks later with the straw bale sleeping area broken down but the 'kennel' roof retained in the sleeping area.

Other considerations:

- Where possible pigs should be kept in stable groups of familiar animals through out the growing period.
- The use of moveable weaner 'boxes' constructed of plywood is one approach to provide quality accommodation. Weaner boxes are generally constructed with a low roof and are well insulated.
- Ensure water supply is sited outside of the sleeping area to prevent flooding of the bedding.



Photo 10: An example of a low roofed box type accommodation suitable for weaners

Grower accommodation

As pigs grow, they become more tolerant of changes in the environment and accommodation requirements are less rigorous. However, it is essential they have a warm dry, draught free sleeping area large enough to accommodate all the pigs in a paddock together.





Photo 10: Accommodation suitable for free range growers

Photo 11: Example of access for free range growing pigs to fodder beet crops from a shelter

Group Accommodation Recommended Practice

A popular design is a 'kennel' area constructed in a general-purpose building. A false roof or lid is positioned over the pigs sleeping area to create a warm, dry and draught free environment.

2.4 Subdivision in the GRUZ

NZPork is concerned with the controlled activity status for subdivision to create new allotments in the GRUZ. New residential activities could place constraints on established primary production operations, including intensive primary production. Our preference would be a restricted discretionary activity status to allow for consideration of all effects, including the potential for reverse sensitivity with activities on surrounding sites and the potential to decline an application.

We note that while the objectives and policies talk to the issue of reverse sensitivity, the matters over which the Council reverses control for the purposes of assessing subdivision resulting in lots that are 10 hectares or larger, do not.

2.5 Workers accommodation

Farming pigs is very different from farming other livestock. Stockpersons are far more intimately involved with the care of pigs than other livestock. Pigs have a greater need for shelter and their social and dietary requirements are more complex than sheep and cattle. Animal care is a daily



responsibility, as pigs are not like ruminants which derive their nutrition from grass: pigs are monogastric like humans, and require a balanced diet fed daily. As such, providing accommodation on site for workers is an important component of many commercial pig farming operations, which often require the onsite provision of farm workers accommodation to provide onsite farm assistance, animal husbandry and security.

NZPork notes that there are no specific provisions for worker accommodation in the proposed plan. The provision of a minor residential unit with 100m² limitation and requirement that the minor residential unit is no more than 20m for the principal residential unit do not support a viable farm workers accommodation. NZPork seeks the inclusion of a definition, policy support and specific rule structure for workers accommodation.

2.6 Strategic Direction

NZPork is concerned with the urban focus of the proposed plan and what appears to be a gap in the policy framework for rural areas. NZPork is opposed to the lack of clear Strategic Direction and inclusion of Strategic Objectives and Policies for Rural Areas.

This is an issue NZPork has most recently experience through the Proposed New Plymouth District Plan process noting Minute 9 of the Independent Hearings Panel on that plan change process "*Interim guidance on strategic direction objectives for the New Plymouth District Plan*", supports the inclusion of an additional chapter within the Strategic Direction Objectives relating to the Rural Environment, which reflects an interim view that these matters are worthy of recognition at this strategic level of the plan. (refer attached).

2.7 Earthworks and Biosecurity-related activity

The viability of the New Zealand pork industry is dependent on the benefits conveyed upon it from the absence of many viral pathogens which are common in much of the rest of the world. Any biosecurity incursions within the industry must be able to be managed quickly and efficiently to contain spread. Not all biosecurity incursions would constitute a biosecurity emergency that would trigger provisions in the RMA or the Biosecurity Act to override consenting requirements. The intersect with the District Plan may well be in a response that requires burial of animal carcasses. The Regional Plan is in place to manage discharges from such activities but constraints on earthwork activity (volume and area) may inhibit a timely, efficient and effective response.



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NZPork seeks consistency in District Plans across New Zealand where it is necessary to respond to the burying of material infected by unwanted organisms as declared by the Ministry for Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993. This should allow farmers to undertake earthworks related to burying material in the event of a biosecurity incident as a permitted activity.



3. Specific submissions on the PTDP

Provision to which our comments relates:	Our comments are:	The decision I/we want Council to make:
Chapter 2 – Strategic Directions		
Strategic Directions		
Strategic Directions	<p>Concerned with the lack of clear Strategic Direction and inclusion of Strategic Objectives and Policies for Rural Areas.</p> <p>Concerned with the lack of a clear policy direction on the relationship of urban form and development and the rural environment and activities when the introduction in the rural environment chapter identifies that this environment makes up most of the land within the district and is an important part of New Zealand's food production and related food security system.</p>	<p>Add new Strategic Direction – Rural Areas</p> <p><u>The Resource Management Act requires Council to manage the use, development and protection of natural resources, including the rural land resource, while sustaining the potential of such resources to meet the reasonably foreseeable needs of future generations and while safeguarding the life-supporting capacity of air, water, soil, and ecosystems.</u></p> <p><u>Primary production underpins the economic, social, and cultural well-being of the Taupo District, and the District's rural resources are important for sustaining this production. The district also plays an important part in New Zealand's food production and related food security system.</u></p> <p><u>Providing for a range and flexibility of land use activities is important for the future in adding diversity and resilience to the rural economy, thereby providing additional employment and economic opportunities to the community.</u></p> <p><u>However, this needs to be consciously balanced against the need to protect and retain the rural resources, in particular highly productive land in the District, alongside the health and availability of water.</u></p> <p><u>At a national level, a National Policy Statement for Highly Productive Land (NPS-HPL) is anticipated to be gazetted and is</u></p>



		<p>expected to take effect mid 2022, which will likely require District Plans to:</p> <ul style="list-style-type: none"> • <u>identify highly productive land;</u> • <u>maintain the availability and productive capacity of highly productive land for primary production;</u> • <u>consider giving greater protection to areas of highly productive land that make a greater contribution to the economy and community; and</u> • <u>manage rural subdivision to avoid fragmentation and maintain the productive capacity of highly productive land.</u> <p><u>It is anticipated that the approach in this District Plan will go a long way towards already giving effect to the likely future requirements of the NPS-HPL.</u></p> <p>Add new Strategic Direction – Rural Areas – Objective as follows:</p> <p><u>1. The primary production role and food producing capacity of the District's rural environment is retained, and is not compromised by inappropriate subdivision, use and development.</u></p> <p>Add new Strategic Direction – Rural Areas – Policies as follows:</p> <p><u>1. Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and human health through food production is recognised.</u></p> <p><u>2. Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the district are protected and maintained.</u></p>
<p>PART 3b – RURAL ENVIRONMENT</p>		



3b.1 Introduction	Support the introduction and approach whereby a General Rural Environment and Rural Lifestyle Environment are described.	Retain approach whereby a General Rural Environment and Rural Lifestyle Environment are described.
3b.2 Objectives and Policies – General Rural Environment – Objectives and Policies		
Objective 3b.2.1 Enable Primary Production	Support the intent of the objective.	Retain 3b.2.1.
Objective 3b.2.5 Avoidance of reverse sensitivity	Support the intent of the objective but this should be extended to permitted and existing lawfully established activities (by consent or existing use).	Amend 3b.2.5 as follows: Reverse sensitivity effects on permitted <u>and lawfully established</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.
Policy 3b.2.8 Maintaining the established character	Support in part the intent of the policy while noting the environment is also characterised by smells associated with rural production.	Amend Policy 3b.2.8 as follows: Maintaining the established character Maintain the established General Rural Environment character, as defined by: a) Large open spaces between built structures b) A mix of residential and rural production buildings c) Noises related to production activities during the day but low levels of noise at night <u>) Odours associated with primary production activity.</u> d) Low levels of light spill. e) Infrequent vehicle movements to and from a site f) Limited signage that directly relates to the activity operating on the site.
Policy 3b.2.11 Minor residential unit	Oppose the provision of a minor residential unit with 100m ² limitation and requirement that the minor residential unit is no more than 20m for the principal residential unit do not support a viable farm workers accommodation.	NZPork seeks the inclusion of a definition, policy support and specific rule structure for workers accommodation.
Policy 3b.2.12 Avoiding reverse sensitivity	Support the intent of the policy which is better presented as follows.	Replace 3b.2.11 as follows:



		<p>Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities</p> <p><u>Avoid activities that are incompatible with role, function and predominant character of the General Rural Environment and/or activities that will result in:</u></p> <ol style="list-style-type: none"> 1. <u>reverse sensitivity effects and/or conflict with permitted or lawfully established activities in the zone; or</u> 2. <u>adverse effects, which cannot be avoided, or appropriately remedied or mitigated, on:</u> <ol style="list-style-type: none"> a) <u>rural character and amenity values;</u> b) <u>the productive potential of highly productive soils and the rural environment.</u>
4b Rural Environment		
4b.1 General Rules – General Rural Environment		
4b.1.1 Activities in the General Rural Environment	Support a permitted activity pathway for activities in the general rural environment able to comply with relevant performance and district wide standards rather than extensive activity lists.	Retain 4b.1.1 as proposed.
4b.2 Performance Standards – General Rural Environment		
4b.2.1 Vehicle movements	Oppose the limitation of 100 vehicle movements (5 truck movements) per day for the allotment. The exception should be extended to primary production activity where herd changes, feed, bedding and other activity requiring vehicle movements would typically exceed the daily limitation.	<p>Amen 4b.2.1 as follows:</p> <p>Vehicle movements</p> <ol style="list-style-type: none"> i. 100 vehicle movements per day for the allotment. ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater. <p>NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the</p>



		operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements. EXCEPTION: This performance standard shall not apply to traffic movements involved in <u>forest harvesting operations. Primary production</u>
4b.2.2 Maximum Building coverage	Support in part a maximum building coverage of 10% of the net allotment area noting that this would provide capacity for typical intensive indoor primary production activity. An exception should be provided to align with that of 4b.2.6 for small scale buildings.	Amend 4b.2.2 as follows: Maximum Building coverage i. 10% of the net allotment area. <u>EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and 6m² in gross floor area and animal shelters not exceeding 2m in height and 10m². Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.</u>
4b.2.3 Maximum building size	Support maximum building size of 5,000m ² gross floor area for a single building noting that this would provide capacity for typical intensive indoor primary production activity.	Retain 4b.2.3 as proposed.
4b.2.5 Maximum building height	Support maximum building height of 15m.	Retain 4b.2.4 as proposed.
4b.2.6 Minimum building setbacks	Support a minimum building setback of 300 meters for buildings for the management of farmed animals from all boundaries. Support an exception for small scale buildings but do not support a limitation to one small building per allotment and the 6m ² gross floor area. Mobile shelters are a necessary part of outdoor pig farming activity and occur in a variety of sizes. Typically small mobile shelters are spread around the site which could breach the maximum building coverage rule in combination with other buildings on site plus	Amend 4b.2.6 as follows: NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs. EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment



	<p>onerous setbacks when the effects of these extensive farming activities can be managed. Recommended exemption is restricted to shelters that are up to 10m² in area and less than 2m in height as this would limit the exemption to small-scale buildings required for animal health and wellbeing.</p>	<p>not exceeding 2m in height and 6m² in gross floor area <u>and animal shelters not exceeding 2m in height and 10m².</u> Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.</p>
4b.2.7 Minor residential units	<p>Support the provision of minor residential units in the General Rural Environment, however the 100m² limitation and requirement that the minor residential unit is no more than 20m for the principal residential unit does not support a viable farm workers accommodation.</p> <p>Farming pigs is very different from farming other livestock. Stockpersons are far more intimately involved with the care of pigs than other livestock. Pigs have a greater need for shelter and their social and dietary requirements are more complex than sheep and cattle. Animal care is a daily responsibility, as pigs are not like ruminants which derive their nutrition from grass: pigs are monogastric like humans, and require a balanced diet fed daily. As such, providing accommodation on site for workers is an important component of many commercial pig farming operations, which often require the onsite provision of farm workers accommodation to provide onsite farm assistance, animal husbandry and security.</p>	<p>Include a definition, policy support and specific rule structure for workers accommodation.</p>
4b.5 Subdivision Rules		
4b.5 .1 Subdivision – General Rural Environment		
4b.5.1 Subdivision – General Rural Environment	<p>NZPork is concerned with the controlled activity status for subdivision to create new allotments in the GRUZ. New residential activities could place constraints on established primary production operations, including intensive primary</p>	<p>Amend 4b.5.1 as follows:</p> <p>Subdivision – General Rural Environment</p> <p>i. Subdivision resulting in lots that are 10 hectares or larger is a controlled restricted discretionary activity.</p>



	<p>production. Our preference would be a restricted discretionary activity status to allow for consideration of all effects, including the potential for reverse sensitivity with activities on surrounding sites and the potential to decline an application.</p>	
<p>For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:</p>	<p>We note that while the objectives and policies talk to the issue of reverse sensitivity, the matters over which the Council reverses control for the purposes of assessing subdivision resulting in lots that are 10 hectares or larger, do not.</p>	<p>Add new matter of discretion:</p> <p><u>Location and sensitivity to primary production activities and whether any conflict, reverse sensitivity effects and/or increased risks to people, property and the environment arise.</u></p>





PORK INDUSTRY GUIDE

Environmental Management



2nd Edition revised March 2017

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- Federated Farmers of New Zealand
- Massey University
- Ministry for the Environment - Sustainable Industry Group
- NZPork Directors, Delegates, pork producers who were part of the Working Party, and a cross section of producers throughout the industry.

Important Note: This guide replaces EnviroPork™: pork industry guide to managing environmental effects (2005) which superseded New Zealand Pork Industry Board Code of Practice – Pig Farming (1997). Both of these documents may be referenced in regional council publications.

Edition 1: 2005

Edition 2: March 2017

Introduction

This guide provides pork producers, council officers, persons looking to enter into the pork industry, and other stakeholders a reference for acceptable practices to managing the environmental impacts of pork production. Specific information on nutrient management is covered in the Good Practice Guide – Nutrient Management in Pork Production which is available at www.nzpork.co.nz.

Pig farming (pork production) has long been an integral part of the rural scene in New Zealand. The pork industry supply chain contributes in excess of one billion dollars to the New Zealand economy.

Pig farms can be classified as being 'indoor', 'intensive', 'outdoor', 'extensive', 'dispersed' or 'hobby/lifestyle'. Over recent years the number of commercial farms has decreased, but the size of the sow herds are steadily increasing. This guide is applicable for all types of piggeries including smaller herds.

Environmental requirements should always be considered alongside the current Animal Welfare (Pigs) Code of Welfare and PigCare™ standards.

Site Selection

Many environmental issues can be avoided through good planning and site selection. Depending on your location the city or district council will define the areas (zones) for farming activities within the district plan. Each zone will have its own set of rules. The regional council also has regional rules that are documented within the relevant regional plans. Keep in mind that many councils will have an operative plan as well as a draft proposed plan. It is best to consider the proposed plan requirements to future proof your investment. Below is a list of items to consider during the environmental planning stages of a new venture:

- ✓ District plan zones
- ✓ Regional plan (air, land, water and coastal) rules including proposed rules
- ✓ Contaminated site status with the regional council
- ✓ Location of community drinking water supply
- ✓ Existing resource consent conditions and expiry dates
- ✓ Reliable water supply
- ✓ Access to electricity
- ✓ Weather
- ✓ Terrain
- ✓ Soil types
- ✓ Existing drainage systems
- ✓ Land area to meet the council buffer zones
- ✓ Sensitive neighbours or communities
- ✓ Cultural and spiritual considerations

Most New Zealand councils provide links to local online mapping tools. The property address can be searched on the map and 'overlays' added including existing consents, fish habitats, wells, rivers, streams, wetlands, nutrient allocation zones etc.

The New Zealand Historic Places Trust has published an extensive list of important cultural and historic sites and their location. The list is available online at: <http://www.heritage.org.nz/the-list>

Current and potential future reverse sensitivity issues should be considered when planning a new farm or expansion of an existing farm. Current concerns include nutrients, dust and odour.

Compliance Obligations

Pork production triggers a number of compliance obligations from both regulators and stakeholders. The section below outlines the main environmental compliance obligations for New Zealand pork producers. See Appendix A for a list of all the current legislation that is relevant to pork production in New Zealand.

The Resource Management Act

The Resource Management Act (RMA) is New Zealand's main piece of legislation that sets out how we should manage the environment. The RMA came into force in October 1991 and is currently being under review. This effects-based legislation focuses on the effects of any farming activities and requires any adverse effects to be avoided, remedied or mitigated.

The RMA provides regional and territorial authorities (district/city councils) with opportunities to manage the effects of activities such as pig farming to promote sustainable management. The types of rules councils may use in their plans and the types of resource consent a pork producer may require are summarised in the table below.

Table 1. Summary of activity and resource consent type requirements on local authorities under the RMA.

Local Authority	Types of Resource Consent	Type of Activity Rules in Council Plans
District/City Council	<p>Land use consent - anything requiring consent under a district plan (most rural activities).</p> <p>Subdivision consent - includes leases, cross leases and unit titles.</p>	<p>Permitted activity - allowed without a consent provided they comply with standards, terms and conditions in the plan.</p> <p>Controlled activity - will be granted a consent subject to conditions on the matters specified in the plan.</p>
Regional Council	<p>Land use consent – for activities on a lake or river bed, and also for certain activities requiring consent under a regional plan such as farming activities.</p> <p>Water consent - for taking, using, damming or diverting water.</p> <p>Discharge consent - for discharging water or contaminants into water, into or onto land or into air.</p> <p>Coastal consent - for any of the above activities other than subdividing land in a coastal marine area.</p>	<p>Restricted discretionary activity – may be granted consent based on the authority's consideration of specified matters.</p> <p>Discretionary activity – may be granted a consent based on the authority's consideration of the application overall.</p> <p>Non-complying activity - contravenes the plan or is not specifically referred to, a consent may be granted if adverse effects on the environment</p>

		<p>are minor and the activity is not contrary to the objectives and policies of the plan.</p> <p>Prohibited activity - cannot apply for a consent.</p>
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Pork producers and other persons having an interest in the establishment and/or expansion of a pig farm are strongly advised, at an early stage, to contact their local Regional and District Councils to seek compliance requirements with local rules relating to pig farms. The council maps and websites are available at: <http://www.lgnz.co.nz/home/nzs-local-government/new-zealands-councils/>

Under the Building Act a building consent will be required for all new buildings, additions to old buildings and, in some districts, effluent ponds.

What is an Effect?

The Resource Management Act requires all activities that have an effect on the environment need to be considered and planned for by district and regional councils. The RMA states that an 'effect' includes:

- Positive or adverse effects
- Temporary or permanent effects
- Past, present or future effects
- Cumulative effect which arises over time or in combination with other effects
- Any potential effect of high probability
- Any potential effect of low probability, which has a high potential impact.

Common Environmental Effects

This guide provides information so that pork producers' activities are aligned with the sustainable development goals of the RMA and Local Government Act.

This guide makes a distinction between 'effluent' and 'manure'. The term 'effluent' is defined as everything excreted by pigs (both solid and liquid). It also includes bedding, water used to hose, flush and clean piggery buildings. Manure is defined as being everything that is applied to land (once again including both solid and liquid parts). Once the effluent has been collected and/or processed, it then becomes manure if applied to land because of its benefits to soil structure and nutrient supply.

A major concern of the pork industry is the use of rural land for non-traditional purposes, such as rural subdivision. It is important to recognise that pig farming is a legitimate rural activity. Residential encroachment into the countryside can threaten this long-standing legitimacy. If residents' expectations mean a pig farm cannot operate within the rural area, this will threaten the sustainability of the pork industry. This concept is called Reverse Sensitivity and is now a recognised 'effect' (see Table 2), with many councils beginning to include controls for reverse sensitivity in their plans.

Table 2. Summary of potential effects of pig farming on the environment

Activity	Potential Effect	Potential Solution
Piggery Location	<ul style="list-style-type: none"> • Loss of productive soils • Odour, dust and noise emissions • Visual impact • Birds and rodents 	<ul style="list-style-type: none"> • Appropriate design and landscaping • Appropriate zoning • Suitable climate, topography, soil type • Pest control
Piggery Design	<ul style="list-style-type: none"> • Odours • Pathogens • Nutrient leaching and runoff • Visual impact • Birds and rodents 	<ul style="list-style-type: none"> • See solutions above • Drainage • Effluent processing systems • Nutrient management • Landscaping • Pest control
Piggery Operations	<ul style="list-style-type: none"> • All of the above 	<ul style="list-style-type: none"> • Staff skill/ stockmanship • Hygiene • Maintenance
Public Relations	<ul style="list-style-type: none"> • Public perceptions of pork production 	<ul style="list-style-type: none"> • Communication and cooperation* • Sensitivity to other activities

* Consultation with neighbours and/or Runanga may be required as part of a resource consent application.

Producers and other persons having an interest in the establishment and/or expansion of a pig farm are strongly advised, at an early stage, to contact their local Regional and City/District Councils to seek compliance requirements with local rules relating to pig farms.

Under the Building Act a building consent will be required for all new buildings, additions to old buildings and, in some districts, effluent ponds. See Appendix A for a list of all the legislation that is relevant to pig farming in New Zealand.

Treaty of Waitangi

The principles of the Treaty of Waitangi must be taken into consideration in decision making under the Resource Management Act.

Maori spiritual values are a primary concern of the Treaty of Waitangi. Maori consider that waste water is purified by being returned to the earth. Such a practice remains a very practical, environmentally sound option for disposing of manure. Maori concerns, ancient in origin and expressed in spiritual terms, are in many respects a forerunner of environmental law in New Zealand. Consultation with iwi in your area may be a part of obtaining a resource consent and the council will need to assess if your farming activities have taken into account the principles of the Treaty of Waitangi when making a decision on your resource consent application.

Regional Councils may also develop their own requirements for catchments that might be incorporated in a farm environmental plan such as mahinga kai management areas.

More information on the Treaty of Waitangi obligations can be found at the Quality Planning website:

<http://www.qualityplanning.org.nz/index.php/plan-development-components/consultation-with-tangata-whenua/context-for-consultation-with-tangata-whenua>

Stakeholder Requirements

There may be other compliance obligations that are not New Zealand legal requirements but are a condition of supply or trade or demonstrate commitment to the local community's values. These requirements are often documented in your contract with the stakeholder or may form part of a supply Code of Practice. Some communities may have developed a voluntary environmental accord such as those from a local stream care group. There may also be credence attributes that consumers expect from a product such as environmental stewardship even though they can't see them and could lead to participation of the farm in third-party certification.

Good Management Practices: Outdoor Pigs

Outdoor Piggeries

Farming of pig's outdoors is dependent on a range of environmental factors. Free-draining soil, low rainfall, ready access to straw for bedding and a temperate climate are all necessary for successful operation, which means that there are areas of New Zealand unsuitable for this system of production. Outdoor shelters can be purpose designed for a variety of functions including dry sow, farrowing, weaner and grower accommodation.

Factors to consider:

- ✓ Soil should be free draining.
- ✓ Pasture cover should be maintained throughout the year
- ✓ Recovery of pasture may require paddock rotation.
- ✓ Land area will depend on various factors including any nutrient management rules from the Council. In the absence of specific council requirements follow the GMP stocking rates.

NZPork was involved in the Matrix of Good Management project and the development of a set of *Industry-agreed Good Management Practices relating to water quality*. These Good Management Practices (GMPs) are applicable to all Canterbury farms and NZPork supports the adoption of the GMPs for all outdoor pig farms.

The current GMPs are listed in the table below located online at the Environment Canterbury farming website: <http://www.canterburywater.farm/gmp/>

Table 3. Good Management Practices for Outdoor Pigs (2015)

Good Management Practices (Outdoor Pigs)
Undertake a farm environment plan including a farm environment risk assessment
Maintain ground cover in accordance with GMP's below. Also farm on lower rainfall area. Outdoor pig production is on flat land (need flat land for huts) - therefore minimising the risk of runoff.
Exclude stock from natural waterways, drains, wetlands and water races that flow through the property. Install culverts or bridges at stock crossings.
If runoff from a paddock can get into a flowing waterway/drain an effective planted riparian margin is required
If runoff from tracks can get into a flowing waterway / drain, runoff management to prevent runoff from entering waterway. Place troughs, drinkers and gateways away from flow paths. Prevent runoff from wallows entering a waterway

<p>Ground cover:</p> <p>For all dedicated outdoor pig units, or those in a pastoral rotation, the minimum ground cover is:</p> <ul style="list-style-type: none"> • Dry and lactating sows (40% cover on 75% of land, < 40 % cover permissible of 25% land. • Each paddock to have on average >10% cover) and for farrowing sows (At least 70 %). • All outdoor pig units that form part of an arable operation the minimum ground cover is: for dry and lactating sows (25 % (100% to 0 % in 2 years)) and for farrowing sows (At least 70 %)
Reduce fallow, during and immediately after pig phase of rotation e.g. by planting catch crop
No NPK fertilizer to be applied to the pig breeding unit.
Apply any other fertilizer in accordance with the Fertiliser Association of New Zealand Code of Practice for Nutrient Management.
An appropriate diet and feed levels for physiological (reproductive) states of animal e.g. separate gestation diet and lactating diet (nutrition)
Dispose of dead stock in a biosecure manner. Site offal pits away from waterways and other sensitive areas such as bores (check in Council plan if there are guidelines).
<p>Stocking rate:</p> <ul style="list-style-type: none"> • Less than or equal to 17 total breeding animals/ha for a dedicated pig farm with no rotation. • Less than or equal to 21 total breeding animals/ha for a pig unit on a pastoral farm with rotation every 2 years (minimum of 2 year return period). • Less than or equal to 24 total breeding animals/ha for a pig unit on a pastoral farm with rotation every year (minimum of 1 year return period). • Less than or equal to 32 total breeding animals/ha for a pig unit on an arable farm with rotation at least every 2 years (minimum of 2 year return period)
No effluent to be spread on the breeder unit.
Housing dimension, area/sow and construction as per welfare standards under the Animal Welfare (Pigs) Code of Welfare (or equivalent legislation). Farrowing huts are shifted after each lactation.
Stock should have access to shelter in accordance with PigCare. Paddocks should be grazed top to bottom (ground slope). Stock should not be left on break feeding paddock when wet, or concentrated on small areas of paddock for long periods.

Source: Matrix of Good Management Project, 2015

Important Note: The GMPs will be reviewed periodically and it is expected that other councils may adopt them. This document will be updated accordingly. The latest list of GMPs will always be available on the NZPork corporate website (www.nzpork.co.nz).

There is currently no GMPs for indoor piggeries.

General Farm Management

There are a number of management techniques that can be used to minimise environmental effects. It is anticipated that a good producer will be able to achieve desired environmental outcomes through using a combination of management practices and systems, discussed below, that are best suited to their site.

Indoor Piggeries

Piggery location and building sites and manure application areas should be selected to minimise adverse effects.

Factors to consider:

- ✓ Compliance with council plans and application for a land use consent if required
- ✓ Surface run-off of manure should be controlled
- ✓ Proximity to sensitive activities
- ✓ Capacity of the area surrounding piggery to reduce potential nuisance
- ✓ Adequate land for buildings and effluent treatment with area available for expansion
- ✓ Land susceptible to flooding

Site layout/Building design

Building design can vary widely depending on the system for manure removal. This can be solid or liquid based. The most common types of housing systems for pigs are those with designed with deep litter bedding where the spent bedding is removed in a solid form or full/partially slatted floors based on a liquid manure system. Ventilation can range from a natural system to fully environmentally controlled ventilation.

Factors to consider:

- ✓ Flooring and other structure should be designed to be easily cleaned and to permit the efficient removal of all effluent.
- ✓ The specific regulatory requirements and standard should be adhered to, with regard to the general design and construction (Animal Welfare (Pigs) Code of Welfare).
- ✓ Permanent buildings on indoor piggeries should be constructed of materials having an expected service life of at least 10 years.
- ✓ Sheds should be sufficiently spaced from other buildings or trees for ventilation and dispersion of odour. For a new development, consideration of location and siting can be given more weight than when buildings are being added to an existing unit.
- ✓ Landscape design should result in the structures blending more readily into their surroundings.
- ✓ For a new development, consideration of location and siting can be given more weight than when buildings are being added to an existing unit.
- ✓ Landscape design should result in the structures blending more readily into their surroundings.

Drainage surrounding a piggery

It is important to divert storm water away from effluent streams.

Factors to consider:

- ✓ The effluent system should be designed to meet peak flow conditions.
- ✓ The effluent system should be maintained to ensure the integrity of the pipe work.
- ✓ Collected storm water can be stored for use for cleaning and/or as flushing water. Otherwise clean stormwater (i.e. rainwater) can be discharged by the most suitable means to a watercourse or ground soakage.
- ✓ Contaminated stormwater should be considered as forming a part of piggery effluent.
- ✓ Where ground cover is not maintained on outdoor pig farms there is a risk of erosion that can result in dust and runoff causing sedimentation in waterways.

Storage and disposal of containers and toxic substances

Producers will need to ensure they are compliant with the Hazardous Substances and New Organisms Act and associated regulations. Common hazardous substances used on the farm may include diesel, cleaning chemicals, rodent control, and herbicides/pesticides. If you import hazardous substances directly then there are requirements you must have provided your details to the Environment Protection Authority (EPA) (see <http://www.epa.govt.nz/hazardous-substances/importing-manufacturing/Pages/default.aspx>) and ensure that the substances have an EPA approval.

WorkSafe New Zealand are the regulator for the use and handling of hazardous substances in the workplace. Certain quantities of substances trigger regulations that may mean you need a location certificate, container certificate, approval handler, tracking, emergency plans, specific signage etc. You can check the requirements of common substances at: <http://www.hazardoussubstances.govt.nz/>

There are currently draft Health and Safety at Work (Hazardous Substances) Regulations 2016 which are due to come into effect in December 2017. These will replace a number of the Hazardous Substances and New Organisms Act regulations.

Small quantities of hazardous substances still require adequate secondary containment so they do not spill into waterways or onto land, a current Safety Data Sheet, appropriate personal protective equipment for substances that are corrosive, toxic or have the potential to have health impacts, and not be stored with incompatible substances and all flammables stored away from heat and ignition sources.

The Safety Data Sheet will state if there are any special disposal requirements for the substance. Many will just refer to the disposal being within the local council rules which means that there is no disposal to landfill or tradewaste system.

Factors to consider:

- ✓ Regional council requirements that go above the national legislation
- ✓ Obtain and read Safety Data Sheets (SDS) for all hazardous substances
- ✓ Inclusion of chemical use, storage and disposal in the farm health and safety systems
- ✓ Regular checks of personal protective equipment (PPE)
- ✓ Secure storage of all hazardous substances
- ✓ Secondary containment and bunding systems to catch any spills
- ✓ Flammables to be stored away from ignition sources
- ✓ Appropriate emergency procedures and emergency equipment e.g. fire extinguishers
- ✓ Clear labelling and signage

Managing the Effects of Discharging to Land and Water

Effluent Collection, Storage and Processing

There is a variation in the composition of raw pig manure across piggeries due to differences in pig diets, pig herd genetic makeup and 'on farm' conditions.

Given this variation, there are a number of systems used in New Zealand for effluent collection. Table 3 gives a description of these systems.

Table 4. Types of effluent collection systems

Collection system	Description of activity
Hydraulic	This system includes manual cleaning with hoses, flushing under slats, flushing open gutters (solid dunging channels) and under slat storage with periodic discharge (up to 3 weeks). The total volume of flush water required per day for adequate cleaning is dependent on many factors including: the availability and cost of water, building design, and effluent-handling system.
Mechanical	Scraper systems minimise the volume of effluent generated as they do not require water. These systems are used for off-site application of manure.
Solids Separation	Effluent can be separated into solid and liquid parts using sedimentation basins or screens. The most common system involves pumping the effluent over a wedge wire screen. The benefits of solid/ liquid separation of piggery effluent include: 10 - 30% reduction in Biological Oxygen Demand (BOD) and Chemical Oxygen Demand (COD) from the raw effluent, increased pump protection from large particles, allows liquid manure to infiltrate soil more quickly when irrigated, generates a solid by-product that can be composted. See table below.
Organic Bedding Matter	This is a housing system where the pigs are kept on a bedding or organic matter such as sawdust or straw. The effluent is slowly composted within the organic matter and is removed at regular intervals depending on the system used. This system has a number of benefits including: reduction in odour, little water required for cleaning/flushing, and the creation of a valuable compost product that can be applied to land or sold.

Factors to consider:

- ✓ Flushing, scraper blade and operating channel systems should be well designed and accurately dimensioned so minimal material is left in the drain.
- ✓ Routine management of the effluent collection system, including regular cleaning of screens, is essential for continued optimum effectiveness.
- ✓ Correct assessment of the flushing volume minimises the water use while ensuring adequate cleaning.

- ✓ Properly designed systems will minimise odour.
- ✓ In flushing systems, effluent should be removed, preferably at not greater than 24-hour intervals, from dung races and drains, including drains under slats.
- ✓ Collection/storage systems with effluent in pits under the shed will allow storage for a number of months before emptying (dependant on the design of the system).
- ✓ The use of pit fans to draw air down over the pits will minimise in shed odours.

Sumps/Storage Tanks

Sumps and storage tanks are used as temporary storage for effluent that has been collected from the piggery sheds. When applying for an effluent discharge consent the council may specify a particular standard that the tank needs to meet.

Factors to consider:

- ✓ Sumps and tanks should be made out of materials that are strong and corrosion resistant.
- ✓ When sizing sumps, consideration needs to be given to flushing frequency, volume, pumping frequency, pumping capacity and entry of storm water.

Pond systems and Biogas collection

Ponds are used for effluent processing on farm and may be anaerobic and/or aerobic. A pond treatment system comprising an anaerobic pond and aerobic pond in series can achieve up to 95% Biological Oxygen Demand (BOD) and up to 70% nitrogen reduction.

Pig effluent is a biomass feedstock and can be used to generate biogas which is converted to electricity. There are a number of successful examples of this on New Zealand pig farms. Australian Pork has developed a Code of Practice for On-farm Biogas Production and Use (Piggeries) which is available on their website at www.australianpork.com.au. There are also a number of publications available from Pork CRC as part of their Bioenergy Support Program (see <http://porkcrc.com.au/research/program-4/bio-energy-support-program/>).

The Energy Efficiency Conservation and Authority (EECA) have a funding programme which is updated annually. Further information is available on the EECA website www.eecabusiness.govt.nz.

Anaerobic (primary) ponds

Good pond design should reflect local climate, pig numbers (loading rate), piggery management systems and effluent pre-treatment systems. In areas where t

Factors to consider:

- ✓ At the time of construction, the anaerobic pond depth should be a minimum of 3-4 metres
- ✓ Ponds in permeable soils or high water table areas should be lined with a clay or synthetic liner to minimise the risk of leaching.
- ✓ Anaerobic ponds should be sited away from dwellings.
- ✓ Anaerobic ponds may need to be desludged depending on the loading rate, size/depth of pond, and if the effluent is screened.

Aerobic (secondary) pond

Aerobic ponds provide further breakdown of BOD, micro-organisms and nutrients in the presence of oxygen.

Factors to consider:

- ✓ Aerobic pond depth generally should not exceed 1.2 metres as a greater pond depth does not allow adequate sunlight for algal growth or sufficient surface area for oxygen diffusion.

Constructed wetlands

Constructed wetlands can be used as a polishing stage following aerobic pond treatment. The wetland allows for the uptake of further nutrients and organic matter. Well-designed and managed wetlands require low maintenance.

Organic bedding systems

These systems are a method of housing where the pigs are penned on a bed of sawdust, straw or other organic material. The bedding system contains all manure within the confines of the pen with material only being removed at intervals dependant on the management system.

Factors to consider:

- ✓ Water spillage into the bedding from drinkers should be avoided.
- ✓ Availability and cost of bedding material
- ✓ Greater space allowances per pig, compared to non-bedded systems.
- ✓ Utilisation of used bedding by spreading to land, composting, or sale off- farm.
- ✓ Well stockpiled used bedding is stable and will compost slowly.

Composting

Screened piggery effluent solids when combined with a carbon source such as sawdust or straw, or material from organic bedding systems can be successfully composted.

Factors to consider:

- ✓ Ensure the appropriate mix of water, carbon, nitrogen and oxygen is maintained.
- ✓ Aeration of the material will speed the composting process.
- ✓ Composting requires specific plant, machinery and adequate space.
- ✓ Composting operations must be located away from surface water or waterways. Regional councils often specify a separation distances in their regional rules.
- ✓ Composting operations should be located on impermeable surface so that nutrients do not leach to land.

Carcass disposal

If managed correctly, the disposal of carcasses will have a minimal effect on the environment. There are a range of disposal methods that can be used, such as composting, offal holes, or off farm rendering. It is important to check council plan rules as councils can vary in their approach to carcass disposal.

Treatment options	Advantages	Disadvantages
Offal pits	Simple Cost effective Easy to manage	May involve stricter condition from regional council Offal pit seepage can contaminate groundwater Predator and pest control is required
Composting	Useful product generated- added value. High composting temperature destroys pathogens and prevents fly incubation.	A reliable supply (cost) of carbon service, e.g. sawdust, shavings or straw is required Requires knowledge of composting. Predator and pest control is required (minimal)
Burial	Simple and cost effective	Predator and rat control required. Labour intensive. Can contaminate groundwater
Off-farm rendering	Unlikely to have significant adverse effects on the environment No further handling or labour input.	Only available in some areas Requires secure area to store carcasses before pickup Potentially expensive Strict rules regarding on-farm incineration (highly probable that these rules will be further tightened in the future).
Incineration	Carcass and pathogens are completely destroyed	Only applicable in some areas Potentially expensive Smoke can be an issue if using oil or diesel burners. Strict regional rules regarding on-farm incineration. May not be permitted in some areas except for Biosecurity Act purposes.

Source: adapted from the EMS for the New Zealand Pork Industry, 2005

A guide to carcass composting can be found on the New Zealand Pork corporate website:
www.nzpork.co.nz

Application of Manure to Land

Most regional councils in New Zealand require producers to use systems that discharge pig manure to land. The nitrogen content of piggery manure is usually the major determinant of the land area required for application. In recent years, various councils have used 200kg N/hectare/year as a guide for applying effluent to land. However, using a nutrient budget may demonstrate that higher levels of nitrogen can be applied. As a general guide, the table below provides example nutrient content for fresh, untreated effluent from pigs.

Table 5. Predicted nutrient values of fresh, untreated effluent

Type of pig	No. for a typical 100-sow farrow-to-finish (26 weeks) piggery	Total solids (kg/hd/yr)	Total nutrient output (kg/yr)		
			N*	P	K
Gilt	5	197	12.0	4.6	4.0
Boar	5	186	15.0	5.3	3.8
Gestating sow	83	186	13.9	5.2	3.7
Lactating sow	17	310	27.1	8.8	9.8
Sucker	177	11.2	2.3	0.4	0.1
Weaner	253	422	3.9	1.1	1.1
Grower	249	54	9.2	3.0	2.4
Finisher	330	108	15.8	5.1	4.1
Total	1,119				

Source: adapted from Table 4.1 and 9.1, APL (2010)

*It is important to note that various systems for effluent collection, processing, and application to land can reduce the amount of nitrogen by as much as 90%. If using any form of effluent processing system, testing is recommended to determine specific NPK levels for the end product prior to application to land.

Land application of piggery manure can be used to:

- Apply nutrients to the soil and improve soil structure
- Reduce fertiliser costs
- Irrigate

Land suitability - Soil type and hydraulic loading

Factors to consider:

- ✓ Soil infiltration should be considered when determining application rate.
- ✓ Soil type and moisture holding capacity should be considered when determining application volume.
- ✓ Nutrient application should be balance with crop/pasture utilisation.
- ✓ Climatic factors
- ✓ High rainfall events will limit the amount of liquid manure that can be applied to land

Land application equipment

Manure can be applied to land using various types of equipment including: travelling irrigators, stationary irrigators, slurry tankers, and soil injectors.

Manure applied off farm

Where manure is applied to land off-farm this activity may be subject to the same resource consent controls as on-farm application (check with your regional council).

Managing Discharges to Air

Management practices should be adopted to minimise nuisance. Sections 2, 3 and 4 above also provide guidance in these management practices.

Odour

Odour can be an issue for pig farms and can cause adverse effects to neighbours. The Resource Management Act effectively requires that there should be no offensive or objectionable odour beyond the boundary of the farm. In recent years, case law has established that reverse sensitivity is a valid effect and should be considered by councils.

Some regional councils will require an intensive piggery to apply for an air discharge consent for odour originating from piggery buildings including effluent storage pits and food storage.

Determining the offensiveness of odour is complex and reliant on individual perception, council methods of measurement, and management practices of the pork producer. To determine whether an odour has an offensive or objectionable effect requires consideration of what is known as the FIDOL factors. Table 6 below described these factors.

Table 6. Description of the FIDOL factors

Frequency	How often an individual is exposed to the odour.
Intensity	The strength of the odour.
Duration	The length of exposure.
Offensive/character	The character relates to the 'hedonic tone' of the odour, which may be pleasant, neutral and unpleasant.
Location	The type of land use and nature of human activities in the vicinity of an odour source.

Source: Ministry for the Environment (MFE, 2016)

Australian Pork have produced guidelines for minimising odour from piggeries (APL, 2015a) which are relevant to the New Zealand situation. The guidelines go through a number of practical options for reducing odour the main areas that generate odour in indoor piggeries including:

- Indoor sheds
- Channel, drains and pipes
- Sumps
- Solids Separators
- Effluent Treatment ponds

Guidance is also provided by APL for rotational outdoor piggeries in the National Environmental Guidelines for Rotational Piggeries (APL, 2015b). Many of the anticipated effects can be mitigated through the site selection process. Details on methods for odour modelling and odour assessments sits within the Australian Pork National Environmental Guidelines for Piggeries (APL, 2010) available online at: <http://australianpork.com.au/industry-focus/environment/national-environmental-guidelines-for-piggeries/>

The Ministry for the Environment has produced the Good Practice Guide for Assessing and Managing Odour (MFE, 2016). While this is not specific to pig farming it is the official guide that is used by council staff, consultants and industry and is available online at: <http://www.mfe.govt.nz/sites/default/files/media/Air/good-practice-guide-odour.pdf>

Other Management Requirements

Monitoring of resource inputs

A Farm Environment Plan (FEP) and resource consent conditions will include monitoring requirements. There are also other items that can be monitored that have an environmental impact. Farmers may already be monitoring these from a cost perspective but it is a good idea to monitor quantities (units) with the aim of improving the efficiency of use of these inputs.

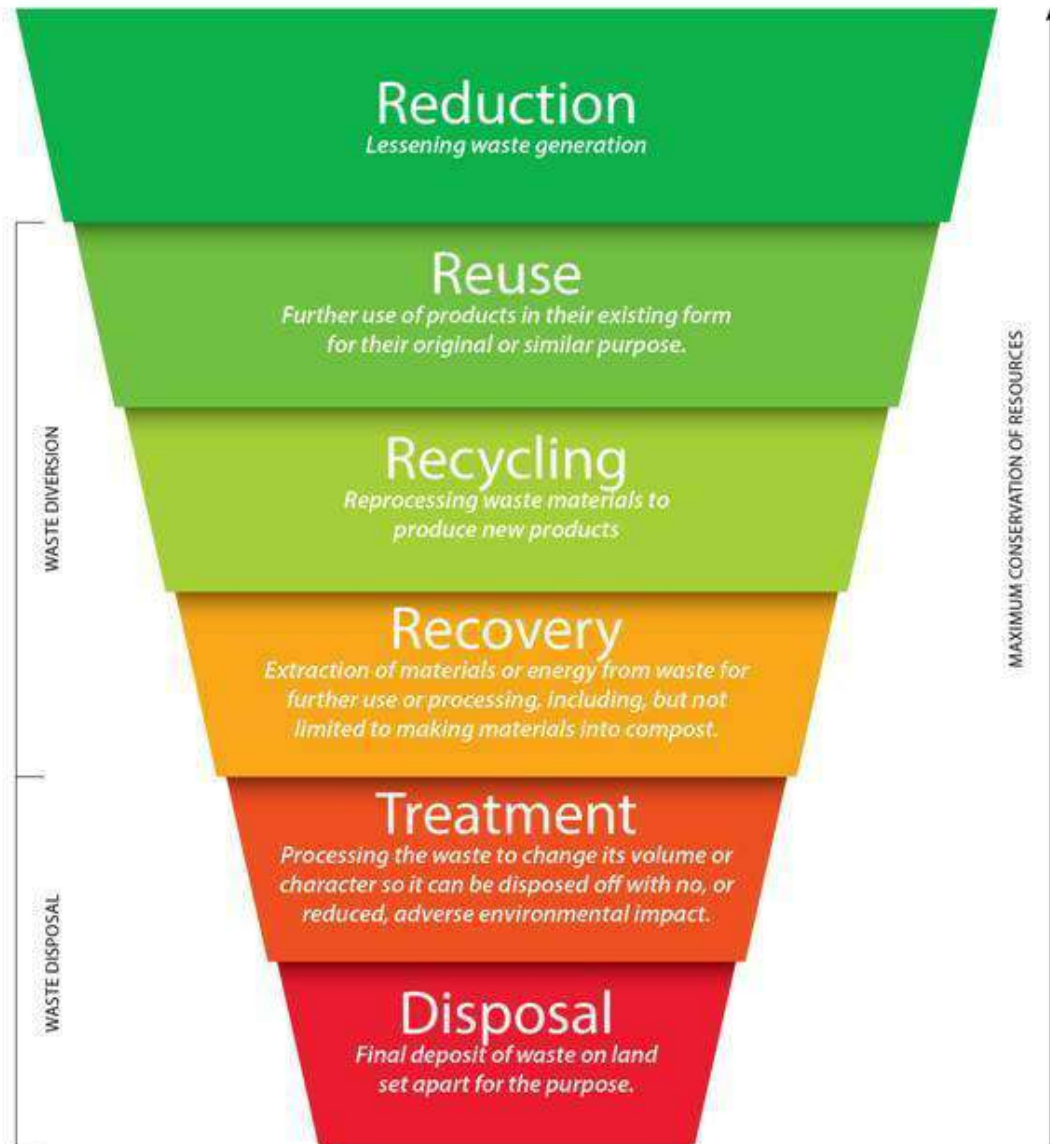
These may include but not limited to:

- Diesel consumed (litres)
- Natural gas consumed (kilograms or cubic metres)
- Electricity consumed (kilowatt hours)
- Water consumed (cubic metres or litres)
- Waste sent to landfill (cubic metres or kilograms)

It's a good idea to develop performance measures such as Key Performance Indicators (KPIs) that can be monitored and reported e.g. electricity (kwh) per kilogram of protein produced.

Waste Management

The generation of waste products not only causes environmental impacts but is a cost to the farm. While some regions allow for on farm landfills as a permitted activity it is expected that over time this will not be allowed or have tight controls. Organic waste buried in a basic 'pit' style landfill generates leachate that can contaminate groundwater and methane gas emissions. Non-organic wastes such as plastic, metal, treated timber, polystyrene etc. do not break down and can also cause contamination of land. The image below shows the waste management hierarchy with reduction at source being the most preferable option and disposal the less preferable.



Source: Kapiti Coast District Council (2016)

Greenhouse gas emissions

There are various methods of calculating emissions depending on what you are wanting to report. It is common to calculate a 'carbon footprint' especially if you are reporting to consumers that are interested in issues such as 'food miles'. A carbon footprint often takes a Life Cycle Assessment (LCA) approach that looks at pre-farm emissions arising from the manufacture of inputs, on-farm emissions during animal production and post-farm emissions arising from the processing and transportation of products to the retail point. A full LCA will also consider the post-retail emissions (e.g. refrigeration, cooking etc) and disposal (e.g. product packaging, meat leftovers etc).

If you are interested in a basic on-farm calculation then the current OVERSEER tool includes the ability to calculate on-farm emissions for methane, nitrous oxide and carbon dioxide. This requires

that you have data using for the same 12-month period as you are using for your nutrient budget for:

- Diesel
- Petrol
- Contractor fuel use (use can use the default values)
- Transport distances for animals (tonne/kilometre)
- Animal transport (brought in or sold stock) (tonne/kilometre)
- Waste sent to landfill (cubic metres or kilograms)
- Electricity (kilowatt hours)

There is also estimates made on the % of activity done using on-farm fuel for activities such as fertiliser spreading.

Nutrient Management and Nutrient Budgets

Nutrient management is becoming an important part of the regulatory landscape in New Zealand. This usually includes a nutrient budget being developed. There is the Good Practice Guide- Nutrient Management in Pork Production (NZPork, 2017) which is available at www.nzpork.co.nz. This guide is designed to assist pork producers in handling nutrients produced so that it does not pose an environmental risk to ground or surface water quality.

A commonly used nutrient budget tool is OVERSEER which is a software application. OVERSEER provides estimates of nutrient inputs and outputs on a per hectare basis. Nutrients from pig farms can be added as organic fertiliser. This will require the nutrient make-up of the material along with the application rate.

At present there has been a separate module for outdoor pigs developed and will be integrated with the main OVERSEER tool which is available at www.overseer.org.nz.

Note: indoor pig farms can use the main OVERSEER tool.

NZPork has developed guidance on how to use the outdoor pig module of OVERSEER and this is available at www.nzpork.co.nz

Farm Environment Plans

NZPork encourages all farmers to develop a Farm Environment Plan. The plan allows for a management system approach with a focus on continual improvement. The plan is a live document that is reviewed and updated regularly. There is information at www.nzpork.co.nz for those interested in developing a full Environmental Management System (EMS) such as ISO 14001 based on their existing Farm Environment Plan.

Outdoor farms

NZPork have developed a Farm Environment Plan (FEP) template for outdoor pig farms and guidance notes to meet the compliance requirements of Environment Canterbury. As more regional councils use FEPs as a regulatory tool then regional specific FEP templates will be developed. Download the latest FEP and guidance from www.nzpork.co.nz.

Indoor piggeries

NZPork is working to develop a Farm Environment Plan template and guidance for indoor pig farms. This will be announced to all farmers via our newsletter when available.

Emergency Management

There is a chance that an emergency may mean that the piggery may not be able to meet the above guidelines and legal obligations. For example,

- Industrial action/protesters, either on or off the farm
- Floods
- Other extreme weather events
- Earthquake
- Tsunami
- Fire

- Electric power failure

Despite the fact that these events are unavoidable, there should be a plan in place that ensures adverse effects on the environment are kept to a minimum. There are also animal welfare issues to consider.

WorkSafe New Zealand provides guidance for emergency planning for farms online at:

<http://www.saferfarms.org.nz/guides/a-guide-to-developing-safety-management-systems/#emergency-planning>.

WorkSafe New Zealand in conjunction with the Environmental Protection Agency have developed a set of general emergency procedures that can be adapted to suit most situations. The template is available online at: <http://www.worksafe.govt.nz/worksafe/information-guidance/all-guidance-items/emergency-procedures>

Please note: that the WorkSafe guidance does not include farm protesters or animal welfare issues.

References

APL. (2010). *National Environmental Guidelines for Piggeries (2010)*, Australian Pork Ltd. Barton, ACT, Australia.

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Kapiti Coast District Council (2016). <https://greenerneighbourhoods.net/resources/waste/> downloaded on 14/12/2016.

Matrix of Good Management. 2015. *Industry-agreed Good Management Practices relating to water quality. The Canterbury Matrix of Good Management project, April 2015. New Zealand.*

Ministry for the Environment. 2016. *Good Practice Guide for Assessing and Managing Odour.* Wellington.

NZPork. 2017. *Good Practice Guide- Nutrient Management in Pork Production.* New Zealand Pork Industry Board, Christchurch, New Zealand.

Useful resources

- The Industry Agreed- Good Management Practices for outdoor pigs (www.canterburywater.farm/gmp/)
- Australian Pork Limited environmental resources (<http://australianpork.com.au/industry-focus/environment/>)
- Energy Efficiency Conservation Authority (www.eecabusiness.govt.nz)
- Water New Zealand Good Practice Guide- Beneficial Use of Organic Materials on Land (www.waternz.org.nz)

Glossary

Aerobic Bacteria	Bacteria that require free oxygen for growth. They are involved in effluent treatment in an aerobic pond.
Aerobic	In the presence of free oxygen.
Aerobic Pond	A pond where effluent is treated in the presence of aerobic bacteria. Usually preceded by an anaerobic pond.
Anaerobic Bacteria	Bacteria that do not require free oxygen for growth. They are involved in effluent treatment in an anaerobic pond.
Anaerobic	In the absence of free oxygen.
Anaerobic Pond	The pond where effluent is treated anaerobically by anaerobic bacteria.
BOD	Biological Oxygen Demand - the quantity of oxygen required for breakdown of organic compounds in water.
COD	Chemical Oxygen Demand - the measure of the oxygen consuming capacity of inorganic and organic matter in water.
Composting	The process in which organic material undergoes biological aerobic degradation of solids to a stable end product.
Constructed Wetland	Includes man-made permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
Contaminant	Includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat – 1) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; 2) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.

Controlled activity	An activity that complies with any standards, terms or conditions specified in the District or Regional Plan is assessed according to matters the Council has reserved control over, and is allowed only if a Resource Consent is obtained.
Organic bedding system	Housing system in which pigs are kept on a layer of organic bedding material, usually straw or sawdust.
Discharge Permit	A resource consent to do something (other than in a coastal marine area) that otherwise would contravene s15 of the Resource Management Act 1991.
Discharging	Includes 'emitting', 'depositing', or 'allowing to escape' any contaminant into the environment.
Discretionary Activity	An activity that requires a resource consent and is allowed at the discretion of the local authority.
District	An area in relation to, and under the management of, a District or City Council.
Effluent	Animal excreta and waste water containing animal excreta.
Effluent Treatment	Any treatment resulting in the alteration of the characteristics of effluent as it leaves the piggery, including anaerobic and aerobic lagoons, solids/liquids separators, bio-gas manufacture, chemical flocculation, composting, and package treatment systems.
Extensive Farming	Keeping, breeding or rearing for any purpose, of pigs on pasture (but including areas used for access to shelter) at a stocking density that sustains the maintenance of pasture or ground cover.
Farrowing	Giving birth to piglets.
Hydraulic Loading	Depth of water applied to an area of land (mm/ hectare).
Intensive Farming	The breeding or rearing of pigs where the predominant productive processes are carried out within buildings or closely fenced outdoor runs where the stocking density precludes the maintenance of pasture or ground cover.
Leaching	The removal of soluble constituents (e.g. salts, fertiliser nutrients) from the soil by water moving downward through the soil profile.

Lifestyle/Hobby farm	A farm where the <i>primary</i> motivation for farming is the enjoyment of the rural lifestyle and not financial gain.
Local Authority	A Regional Council or Territorial Authority (i.e. District Council, City Council or Unitary Authority).
Mahinga Kai	Traditional food or other natural resources (e.g. freshwater species) that have been traditionally used as food, tools, or other resources.
Manure	Any substance, e.g. dung, urine, compost (including 'fresh' effluent), or artificial material that is spread over, or mixed with soil, to fertilise it.
Mechanical Aeration	Mechanically mixing air and effluent together, using air pumps, agitators or liquid sprayers, in order to raise the concentration of dissolved oxygen within the effluent.
Micro-organisms	Microscopic organisms, such as bacteria, viruses, algae, protozoa and fungi that can live in water, soil, air, animals and plants.
Non-complying Activity	Contravenes a rule in a District or Regional plan and is allowed only if a resource consent is obtained from the relevant local authority
Permitted Activity	An activity that is allowed by a Regional Plan or District Plan without a resource consent if it complies in all respects with any standards, terms, or conditions.
Pig Farming	The keeping, raising or breeding of pigs for any purpose in numbers exceeding those defined as "Pig keeping".
Pig Keeping	The keeping, raising or breeding for any purpose, of not more than five pigs which have been weaned, or two sows, providing that any progeny are not retained beyond the weaner stage. See Pig Farming
Polishing	Where primary and secondary treated effluent undergoes a final treatment.
Pond system	A constructed ponding system. Usually comprises anaerobic pond followed by an aerobic pond.
Prohibited Activity	An activity that is expressly prohibited in a Regional or District plan.
Region	An area in relation to, and under the management of, the Regional Council.

Regional Plan	A plan prepared by the Regional Council for managing the use and protection of natural and physical resources (i.e. Land, river and lake beds, water, geothermal, air, and coast).
Resource Consents	refer to Resource Management Act 1991(s87).
Reverse Sensitivity	The effects of the existence of a sensitive activity on a pre-existing activity in their vicinity leading to restraints in the carrying out of the pre-existing activity.
Sediment	Solid material (e.g. silt and sand) that is carried in water or effluent that will ultimately settle to the bottom of sumps, ponds, barrier ditches, constructed wetlands or waterways.
Silent Files	Sites that are of particular importance to local Maori these may be waahi tapu or other sacred sites. These sites are identified as a general location on a map without disclosing their precise location.
Sow	An adult female pig, which has had one or more litters.
Stocking Density	The number of pigs kept per square metre of pen area.
Stormwater	Rainwater that has drained from the farm buildings and yards and is collected in guttering/pipes, or has run off from the surrounding land.
Wahi Tapu	A sacred place to Maori in the traditional, spiritual, religious, ritual, or mythological sense.
Water	Means water in all its physical forms whether flowing or not and whether over or under the ground and includes fresh water, coastal water, and geothermal water and does not include water in any form while in any pipe, tank or cistern.
Water Table	The surface below which fissures or pores in the strata are saturated with water. It approximately conforms to the configuration of the ground. Where the water table rises above ground level a body of standing water exists.

Appendix A: New Zealand legislation

The table below lists the key legislation that include environmental provisions that may affect pork producers. Links to all of the Government Ministries mentioned below can be found at <http://www.govt.nz>.

Activity	Legislation	Regulator
Air Pollution Dust Odour Fumes	<ul style="list-style-type: none"> Health and Safety at Work Act 2015 (incl. exposure standards) Health Act 1956, section 29 (nuisance) Resource Management Act 1991 (air discharge consent) 	<ul style="list-style-type: none"> WorkSafe New Zealand Ministry of Health Regional Council
Animal Welfare	<ul style="list-style-type: none"> Animal Welfare Act 1999 Animal Welfare (Pigs) Code of Welfare 2010 	<ul style="list-style-type: none"> Ministry for Primary Industries
Biogas	<ul style="list-style-type: none"> Gas Act 1992 (gas manufacture on farm) Energy Efficiency and Conservation Act 2000 Resource Management Act 1991 	<ul style="list-style-type: none"> WorkSafe New Zealand Energy Efficiency and Conservation Authority Regional Council
Biosecurity	<ul style="list-style-type: none"> Biosecurity Act 1993 	<ul style="list-style-type: none"> Ministry for Primary Industries Regional Council (pest management)
Fire	<ul style="list-style-type: none"> Fire Service Act 1975 Fire Safety and Evacuation of Buildings Regulations 2006 Forest and Rural Fires Act 1977 	<ul style="list-style-type: none"> New Zealand Fire Service City or District Council Department of Conservation
Land and Buildings	<ul style="list-style-type: none"> Resource Management Act (Land Use) Local Government Act 2002 (zoning, subdivision consent) Building Act 2004 	<ul style="list-style-type: none"> Regional Council City or District Council (consent, code of compliance, building warrant of fitness) Ministry for Business, Innovation and Employment (Building code)

Noise	<ul style="list-style-type: none"> • Health and Safety at Work Act 2015 • Health Act 1956 (s29) • Resource Management Act 1991 • Local Government Act 2002 (zoning) 	<ul style="list-style-type: none"> • WorkSafe New Zealand • Ministry of Health • Ministry for the Environment • Regional Council • City or District Council
Pork Industry	<ul style="list-style-type: none"> • Pork Industry Board Act 1997 	<ul style="list-style-type: none"> • Ministry for Primary Industries
Waste disposal	<ul style="list-style-type: none"> • Health Act 1956. Nuisance, noise, water pollution • Hazardous Substances and New Organisms Act • Health and Safety at Work Act 201 • Local Government Act (waste bylaws) • Resource Management Act (pollution) 	<ul style="list-style-type: none"> • Ministry of Health • Environmental Risk Management Authority • WorkSafe New Zealand • City or District Council • Regional Council
Water	<ul style="list-style-type: none"> • Health Act 1956 (se60, 62). Control of water pollution • Local Government Act 2002. Supply of water. • Resource Management Act 1991. Environmental protection 	<ul style="list-style-type: none"> • Ministry of Health • Ministry for the Environment • City or District Council • Regional Council



Te Kaunihera-ā-Rohe o Ngāmotu

New Plymouth District Council

PROPOSED NEW PLYMOUTH DISTRICT PLAN MINUTE 9 OF INDEPENDENT HEARINGS PANEL

Interim Guidance

Strategic Direction Objectives (Hearing No. 1) and Part 1 Introduction and General Provisions (Hearing No. 2)

Background and Context

1. Clause 44 of the Hearings Procedures dated 27 May 2021 sets out that:

“The Hearings Panel will not be issuing interim or staged decisions on each topic but may release interim guidance on the Strategic Directions topic.”
2. In Minute 5 dated 8 July 2021 we stated:

“As signalled at Clause 44 of the Hearing Procedures, and after hearing on this matter from the parties attending the hearing on 5th and 6th July 2021 the Hearing Panel has decided that we will issue Interim Guidance regarding the Strategic Direction Objectives topic.”
3. After the completion of Hearing No. 2 (Part 1 Introduction and General Provisions), the Panel signalled it would also issue interim guidance on matters of general significance to the overall structure of the New Plymouth Proposed District Plan.

Interim Guidance only and not Final Recommendation or Decision

4. It is critical that all submitters understand that the content of this Minute 9 is intended only as interim guidance. It is issued to assist submitters in preparing for hearings on the other District-wide Matters and Area Specific Matters, appreciating that the proposed provisions the subject of submissions and evidence in Hearings 1 and 2 are relevant to the implementation of the proposed plan as a whole.
5. This interim guidance does not constitute a recommendation from the Panel to the Council, or a Decision of the Council. It is not binding on submitters, the Council, or on the Panel.

6. The Panel does not invite any further evidence in relation to Hearing topics 1 and 2 at this time and we will not enter into correspondence on this interim guidance. However, and as identified in paragraph 11 below, the Panel welcomes reference to this interim guidance through legal submissions, expert evidence, and other submitter representations throughout the balance of the hearings on the other relevant District-wide and Area Specific chapters.
7. The Panel records that this interim guidance has been provided after canvassing the views of submitters involved in Hearings 1 and 2. For the record, most submitters considered that they would be assisted by interim guidance. Only Bluehaven Commercial Limited opposed the issuing of interim guidance. We have accommodated the concern raised by this submitter with this approach within the guidance that follows.

Interim Guidance on Strategic Direction Objectives

8. We would like to acknowledge the contributions of all submitters, expert witnesses, counsel and the Council's Section 42A reporting team to Hearing 1 and their careful and considered advice on the scope, general content, and detailed wording of the Strategic Direction Objectives.
9. To assist submitters, we have recorded our current thinking as to the content of the Strategic Direction Objectives in the attached Table. The Table is based on Appendix 1 of the 16 July Section 42A Right of Reply materials filed by the Council. We have retained the 'tracking' so that the evolution of the objectives through the hearing processes remains evident. In the Table we have identified by **turquoise highlighting** where we presently prefer slightly different wording within some of the proposed objectives. We have noted our current rationale for that by way of footnotes and the highlighted matters below.
10. We wish to highlight the following:
 - (a) **Strategic Direction / HC – Historic and Cultural:** We are generally comfortable with the three objectives in this section, but have suggested the word "kaitiakitanga" is probably an unnecessary addition to HC-3, with the active roles associated with kaitiakitanga already captured more specifically in three other strategic objectives.
 - (b) **Strategic Direction / NE – Natural Environment:** We suggest a more simplified wording for NE-5 as the final version we were presented was endeavouring to address too many concepts and had 'lost its way' as a

meaningful outcome statement. We record our expectation that the ways in which this simplified objective are referenced in a more nuanced manner should be in the topic chapters (i.e., where and how “*protected, restored, improved and or sustained*” is selected as the appropriate approach for a given resource). This would be outlined in the relevant topic chapter’s objectives, policies, rules and other methods (e.g., through the mapping of sites and areas, and in assessment criteria). These aspects can be addressed in detail in future hearings on those relevant chapters.

- (c) **Strategic Direction / NE – Natural Environment:** We record that we are satisfied that we have scope to include proposed NE-NEW1 and support its inclusion within the Strategic Direction Objectives chapters.
- (d) **Strategic Direction / TW - Tangata Whenua:** We generally support the direction and principles of these objectives as presented to us in revised form on 16 July 2021. We have suggested no further amendments at this stage. However, we consider that there is potential for further refinement to the wording to ensure the objectives are expressed as clear outcome statements as intended, as well as for clarification within and between the Strategic Objectives and how they relate to chapter-based objectives, policies, rules and other methods. We intend to explore these opportunities for refinement and clarification in future relevant hearings.
- (e) **Strategic Direction / UFD – Urban Form and Development:** We support inclusion of “social infrastructure” within UFD-13 (and UFD-19), as well as reference to the concept of anticipated change in urban environments referenced in the NPS-UD (Objective 4, Policy 6) in UFD-13. We have suggested tentative revisions to capture both matters.
- (f) **Strategic Direction / UFD – Urban Form and Development:** The Panel has decided not to provide interim guidance at this stage regarding the wording of UFD-16, 17, 18 and 22 pending further exploration of more detailed evidence in the relevant area specific chapter hearings to come concerning the Bluehaven site and the Fitzroy shopping areas.
- (g) **(New) Strategic Direction / RE – Rural Environment:** We support the creation of a new Strategic Direction chapter focussed on the Rural Environment, comprising former UFD23 and 24.
- (h) **(New) Strategic Direction / IE – Infrastructure and Energy:** We support the creation of a new Strategic Direction chapter focussed on infrastructure

and Energy. In this regard two objectives appear to be appropriate to us. Firstly, a revised version of the previous UFD23 New which incorporates avoidance of reverse sensitivity effects and secondly, a new strategic objective that recognises the wide range of energy resources, related investment and potential new energy sources within New Plymouth District.

11. By way of guidance for submitters, in all future hearings the Panel will be particularly interested in understanding how the objectives of the other District-wide and Area Specific chapters integrate with the proposed Strategic Direction objectives, and which policies and methods in those chapters specifically work to achieve the Strategic Direction objectives.

Interim Guidance on Status and Effect of Strategic Direction Objectives

12. At the initial hearing for Hearing 1 - Strategic Direction on 5 and 6 July 2021, several submitters presented legal submissions to us on the general role of the Strategic Direction Objectives within the proposed plan.¹
13. At the conclusion of the hearing, we issued Minute 5 on 8 July 2021 directing as follows:

“Request for Further Legal Submissions from the Parties

The Hearing Panel has determined that it would be assisted by further, focussed legal submissions on the role of the Strategic Direction chapters of the proposed District Plan (PDP) and the Strategic Objectives they propose. The need for further legal assistance is due to the fact that in this case the PDP has not stated “the significant resource management issues for the district”, as it is entitled to under s.75(2)(a) of the Act; rather, it has simply identified “objectives that address key strategic matters for the district” per the discretion to do so in in cl.7(1)(b) of the National Planning Standards (Standards). The following questions arise:

- a) What is the scope of this provision and the lawful reach of objectives that may be included in the Strategic Direction chapter of the PDP?*
- b) Is there an evidential burden on the Council as plan promoter to establish that its proposed strategic objectives come within this scope? Is it satisfied by the assessment required under s.32 of the Act?*

¹ Kāinga ora – Homes and Communities, Transpower New Zealand Limited, Greymouth Petroleum Limited, Todd Energy Limited and Todd Generation Limited, Bluehaven Commercial Limited

c) *Is there an evidential burden on a submitter advocating for additional strategic objectives? If so, what would need to be proven as a matter of fact?*

Clause 7(1)(b) of the Standards confirms that the purpose of any strategic objectives included in a Strategic Direction chapter of a District Plan is to “guide decision making at a strategic level”. What does this phrase mean? Is it achieved by ensuring that all other objectives and policies in the PDP are “read and achieved in a manner consistent with the strategic objectives”, as is proposed by the PDP? Does it need to be more directive (e.g., “give effect to”); or less so (e.g., “have regard to”?). Legal submissions on these questions would also assist the Hearing Panel.

14. We received further legal submissions on this request from Kāinga Ora – Homes and Communities, Transpower New Zealand Limited and Ara Poutama Aotearoa – The Department of Corrections. Counsel for the New Plymouth District Council also provided us with legal submissions on the questions we raised.²
15. After considering the legal submissions, our interim view is that the additional wording suggested by Counsel for the Council best reflects our understanding of the purpose and role of the Strategic Direction Objectives within the proposed District Plan, and describes how they will guide decision making in relation to the natural and physical resources of the district over the life of this plan. For example, and as set out above, we have indicated support for the inclusion of additional chapters within the Strategic Direction Objectives relating to Infrastructure and Energy and the Rural Environment, which reflects our interim view that these matters are worthy of recognition at this strategic level of the plan.
16. For ease of reference we set out the wording that we are likely to recommend be incorporated into the plan as follows:

“Strategic Objectives: The strategic objectives address key strategic and/or significant matters for the district and provide district-wide strategic considerations to guide decision making at a strategic level.

All other objectives and policies in the District Plan are to be read and achieved in a manner consistent with the strategic objectives. The strategic objectives are not repeated in the other chapters in the District Plan but are given effect to by policies within those relevant chapters

² All of the original and further written legal submissions, planning evidence, section 42A Reporters original evidence and rights of reply and other submitter written representations are available on the Council website and can be referred to there.

For the purpose of plan development, including plan changes, the Strategic Objectives provide guidance on the key strategic or significant matters for the district that are relevant when developing District Plan provisions.

For the purpose of plan implementation (including in the determination of resource consent applications and notices of requirement), the Strategic Objectives provide guidance on what the related objectives and policies in other chapters of the Plan are seeking to achieve in relation to key strategic or significant matters for the district.”³

17. We also support the inclusion at the outset of other chapters, under the heading “Cross references to other relevant District Plan provisions”, the following wording:

“Strategic Objectives – All objectives and policies in this chapter are to be read and achieved in a manner consistent with the strategic objectives.”

18. This statement will helpfully draw to the attention of plan users the existence and potential relevance of the Strategic Direction Objectives – such cross referencing becomes even more important given the compartmentalism that can inadvertently occur with e-Plans.

Form of Proposed District Plan

19. Part 1 - Introduction and General Provisions sets out general introductory matters relevant to the proposed district plan as a whole.
20. The Panel is generally supportive of the final Council officer right of reply amendments as set out in Appendix 1: Officer’s recommended amendments Part 1: Introduction and General Provisions, 2 August 2021.
21. This indication should not be seen as a determination on the final content and form of these specific aspects of the district plan. The Panel will reflect back on these provisions at the conclusion of hearings to ensure the matters expressed in this part are consistent with all other recommendations on the district plan.
22. The Panel provides guidance on the following aspects of General Approach – Classes of activities and Activities subject to multiple district-wide matters and/or multiple area specific matters chapters. The Panel supports the intention of these provisions to assist plan users to determine whether they may

³ From Legal Submissions on behalf of the New Plymouth District Council in Response to Minute 5, 30 July 2021, paragraph 2.20.

require a resource consent for a proposed activity or activities, how to determine the status of that activity and how to deal with situations where multiple provisions at different 'layers' of the plan apply.

23. In this respect, the Panel is supportive of drafting which clarifies:

- (a) That where an activity is not the subject of a rule in the plan, or is only subject to permitted activity rules, the activity will be permitted (provided any standards required to be met for the activity to be permitted are met).
- (b) That where an activity requires consent under both District-wide and Area Specific rules, then the status of the activity will be the most restrictive that applies to the activity, unless the specific effects of the activities do not overlap.
- (c) That where the effects of activities requiring multiple consents do not overlap, then each of the specific activities requiring consent will be considered according to its specific status, rather than to the whole activity with a 'bundled' status.

24. The Panel will reflect on the final wording to be incorporated to ensure these general provisions are clear once it has considered the submissions on all provisions on the plan.

DATED this 20th day of August 2021



Stephen Daysh
Hearings Panel Chairperson

For and on behalf of:
Commissioner Antoine Coffin (Deputy Chair)
Commissioner Kitt Littlejohn
Commissioner David McMahon

Base Document from Reporting Officer's Rights of Reply Appendix 1 – 16 July 2021

Strategic Direction / HC – Historic and Cultural (Interim Guidance Version)

For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.

Strategic Objectives	
HC-1	The district's <u>historic</u> heritage and cultural values and sites contributes to the district's a sense of place and identity <u>and social and cultural well-being</u> , and is are recognis ¹ ed and <u>provided for</u> protected.
HC-2	The cultural, spiritual and or historical values <u>and sites</u> associated with historic heritage, and <u>including</u> sites and areas of significance to Māori, are protected <u>from inappropriate activities</u> .
HC-3	Tangata whenua's relationships, interests, kaitiakitanga ² <u>practices</u> and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance, are recognised and provided for.

¹ Minor edit to reflect UK English spelling.

² Recognition of and participation in Kaitiakitanga as an outcome is provided in TW-8, TW-10 and NE-7 and better reflected there.

Strategic Direction / NE - Natural Environment (Interim Guidance Version)

For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.

Strategic Objectives	
NE-4	The district's natural environment contributes to a our district's ³ sense of place and identity and is recognised and provided for.
NE-5	A well-functioning and resilient natural environment is protected, restored, improved and or sustained that provides for the social, economic and cultural well-being of communities and for the needs of future generations enables all people to provide for their social, economic and cultural well-being, now and into the future, including being resilient to the effects of climate change
NE-6	An integrated management approach is taken where land-use activities impact on waterbodies and the coastal environment, in collaboration with government, councils and tangata whenua.
NE-7	Tangata whenua are able to exercise their customary responsibilities as mana whenua and kaitiaki in the protection and management of the natural environment.
NE-NEW1	Te mana o te wai, intrinsic values of ecosystems and the life supporting capacity of the district's natural resources are recognised and provided for.

³ Duplication of "District" in this objective considered unnecessary.

Strategic Direction / TW – Tangata Whenua (Interim Guidance Version)

For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.

Strategic Objectives	
TW-8	<p>Tangata whenua are able to exercise kaitiakitanga and engaged and actively participate in resource management processes and decision-making of the management of the District's natural and physical resources. in a way that provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori;</p> <p>a) — shares responsibility for making decisions;</p> <p>b) — provides for cultural well-being through nourishing connections to the natural and physical environment; and</p> <p>c) — builds unity and partnerships and reaches outcomes.</p>
TW-9	<p>Timely, effective and meaningful engagement with Tangata Whenua is encouraged and supported.</p>
TW-9 <u>10</u>	<p>Recognise that only tangata whenua:</p> <p>a) are kaitiaki;</p> <p>b) hold unique expertise in Matauranga Maori and tikanga;</p> <p>c) are the only people who can identify impacts on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.</p>
TW- 10 <u>11</u>	<p>Tangata whenua are able to protect, develop and use Māori land, and Treaty Settlement Land, in a way which is consistent with their culture and traditions and their social, cultural and economic aspirations.</p>
TW-11	<p>Provide for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.</p>
TW- 12	<p>Recognise the contribution that tangata whenua and their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance make to the district's identity and sense of belonging.</p>

Strategic Direction / UFD – Urban Form and Development (Interim Guidance Version)

For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in all other chapters of this District Plan are to be read and achieved in a manner consistent with these strategic objectives.

Strategic Objectives – Urban Form and Development	
UFD-13	<p>The district develops and changes over time⁴ in a cohesive, compact and structured way that:</p> <ol style="list-style-type: none"> 1. Maintains Recognises that existing urban environments may change over time to delivers a compact, well-functioning urban form that provides for connected, liveable communities; 2. Recognises that existing urban environments may change over time; 3. manages impacts on the natural and cultural environment; 4. recognises and provides for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance; 5. enables greater productivity and economic growth; 6. enables greater social and cultural vitality wellbeing; 7. takes into account the short, medium and long-term potential impacts of climate change and the associated uncertainty; 8. utilises existing infrastructure and social infrastructure and/or can be efficiently serviced with new infrastructure and social infrastructure⁵; and 9. meets the community's short, medium and long-term housing and industrial needs; and 10. may detract from amenity values appreciated by existing communities but improve such values for new communities by providing increased and varied housing densities and types.
UFD-14	<p>There is sufficient land available to meet the short, medium and long-term housing demands of the district, that provides feasible development capacity for 10,919 dwellings, as follows:</p> <ol style="list-style-type: none"> 1. 4,441 dwellings in In the short to medium-term (in no particular time priority order)⁶: <ul style="list-style-type: none"> • a) Infill; • b) undeveloped residential zones areas, particularly in Bell Block and the Structure Plan Development Areas residential southern growth areas; and • c) Residential intensification in and around the city centre, town centres, local centres and around transport nodes where there will be increased housing densities.

⁴ This insertion, the removal of previously proposed sub-objective 2 and the inclusion of new sub-objective 10 (to be renumbered) are intended to ensure the concept of anticipated change in urban environments referenced in the NPS-UD (Objective 4, Policy 6) is captured in UFD-13.

⁵ After considering the evidence our interim view is that Social Infrastructure should be specifically included in the Strategic Directions Objectives and note this addition would require the addition to the Plan of the Definition requested in the Southern Cross Healthcare submission

⁶ Insertion needed to leave no doubt from a Plan interpretation perspective that the outcome specified is to be achieved using all three methods in the list in the short to medium term.

	<p>2. 6,479 dwellings <u>In addition to the above</u>, in the long-term in:</p> <ul style="list-style-type: none"> e) the Cowling Road and Smart Road growth area; and Rezoned Future Urban Zones with approved Structure Plans the city centre, town centres, local centres and around transport nodes where there will be greater housing densities.
UFD-15	<p>A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:</p> <ol style="list-style-type: none"> suburban housing forms in established residential neighbourhoods; a mix of housing densities in and around the city centre, town centres and transport nodes, including multi-unit housing; opportunities for increased medium and high-density housing in the city centre, town centres and local centres that will assist to contribute to a vibrant, mixed-use environment; a range of densities and housing forms in new subdivisions and areas identified as appropriate for growth; and papakāinga housing that provides for the ongoing relationship of tangata whenua with <u>their culture and traditions and with their</u> ancestral land and for their cultural, environmental, social and economic well-being.
UFD-16	<p>The district has a hierarchy of vibrant and viable centres that are the location for shopping, leisure, cultural, entertainment, <u>residential</u> and social interaction experiences and provide for the community's employment and economic needs.</p>
UFD-17	<p>The hierarchy of centres in the district is maintained in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> The city centre is the principal centre that provides a wide range of retail and business service activities, living activities, community facilities, and visitor accommodation that serve the district and the Taranaki region; Waitara and Inglewood are town centres that provide a range of business, retail and entertainment activities that serve the needs of each town centre's community and surrounding rural areas and; Local centres are made up of rural service centres, village centres, suburban shopping centres and neighbourhood shops that provide convenience-based business and retail <u>and business service</u> activities which serve the needs of each local centres community and surrounding areas.
UFD-18	<p>Business <u>service activities, commercial service activities</u> and retail activities located outside of centres do not undermine the role and function of the district's centres and/or the hierarchy of centres.</p>
UFD-19	<p>Urban environments are <u>well-designed</u>, livable, connected, accessible, <u>safe and safe well-designed</u> spaces for the community to live, work and play, which:</p> <ol style="list-style-type: none"> integrate and enhance natural features and topography into the design of development to minimise environmental impacts; recognise the local context and <u>planned</u> character of an area; reduce opportunities for crime and perceptions of crime through design solutions; create ease of movement in communities through connected transport networks, a range of transport modes and reduced reliance on private motorised vehicles; incorporate matauranga <u>Māori</u> principles by involving tangata whenua in the design, construction and development of the built environment; use low impact design solutions and/or healthy, accessible, energy efficient buildings; and

	7. are adequately serviced by utilising and/or upgrading existing infrastructure and social infrastructure or with new infrastructure and social infrastructure. ⁷
UFD-20	The benefits of activities that reduce greenhouse gas emissions are recognised and supported.
UFD-21	Airport, port, major facilities, major healthcare activities and large scale industrial activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.
UFD-22	There is sufficient land for industrial activities in the short, medium and long term in appropriate locations, including: <ol style="list-style-type: none"> 1. along key transport routes to ensure efficient transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads; and/or 2. areas that are separated from sensitive activities through distance and/or topography to ensure risk and/or conflict between incompatible activities is minimised.
(New Chapter) Strategic Objectives- Urban Form and Development – District Wide-Infrastructure and Energy⁸	
UFD-23 (new) IE-1	The benefits of infrastructure across the district are recognised, while ensuring their adverse effects are well managed and reverse sensitivity effects are avoided
IE-2	The contribution that energy activities, including technologies that enable the transition to a low emissions economy, make to the economic and social well-being and prosperity of the District is recognised, while ensuring their adverse effects are well managed.
(New chapter) Strategic Objectives - Rural Environment	
UFD-23 RE-1	Primary production and rural industry activities are able to operate efficiently and effectively and the contribution they make to the economic and social well-being and prosperity of the district is recognised.
UFD-24 RE-2	Productive, versatile Highly productive land and natural, physical and cultural resources located within rural areas that are of significance to the district are protected and maintained from inappropriate activities.

⁷ ibid

⁸ After considering the range of evidence presented and recognising the fact that both Infrastructure and Energy matters have strategic values across the whole of New Plymouth District, and not just the urban areas our interim view is that a new and distinct section covering both Infrastructure and Energy is justified.

First name: Christine

Last name: Hill

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

I believe that Taupo is growing very fast, I believe that it is time for change to keep the lifestyle, the character of the town, the infrastructure that will need to take place as Taupo develops. Taupo is very beautiful and I would support most of the strategic directions as long as the community have a say and are involved in what is happening to the town, land, water and environment to keep what we have. We seem to have many visitors to our town and I envisage more in the future which will also need to be catered for.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

On a positive note as I have said before, Taupo needs to move forwards however we live on a lifestyle block and would like to add another dwelling for family. I think it is great that you would be able to sub divide on a smaller lifestyle and that there can only be one dwelling as I realise somebody with a larger plot say 20 acres could potentially subdivide and put four dwellings. So having restrictions to one dwelling is great to keep the rural lifestyle.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

I have only answered no as we have lived in the district only seven years this year, So had no idea about

Mapara Valley.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Taupo needs more industrial space for businesses, absolutely as it is growing so fast.

General

Is there anything else you would like to share with us related to the District Plan?

Thankyou for including me in the strategic district plan survey. I think overall Taupo needs to move forward with a lot of things now rather than later, when we have grown so much that it will be too late. Looking forward to hearing the outcomes.

Attached Documents

File
No records to display.

First name: Terry

Last name: Palmer

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

I agree we need a structured strategic direction going forward. Population growth is not going backwards anytime soon worldwide and if we can identify and plan for the growth and stick to the rules then it has to be great for the area.

- Freshwater - yes to protection of all our waterways and lakes going forward, with even stricter rules in the future.
- Urban form and development - it has to be structured and planned with no 'lemons'. The wider character has to remain intact and agree that fragmented development needs to be avoided.
- Yes to Papakainga direction.
- Yes, infrastructure development goes hand in hand with all development going forward. The arterial highway was a great example of great infrastructure planning. I think if there is hesitation on infrastructure development because of cost then think again. Look at Transmission Gully in Wellington - this idea was mooted many years ago and discounted as it was considered too expensive. Any project is cheap NOW. If you keep delaying then its only going to get more expensive. An example of this is if you are going to open up more subdivision in say Nukuhau down to Acacia Bay then a second bridge complete with cycle/walking would have to be a part of the development. It would seem expensive now but in 20 years it would have been cheap, or should I say, it will be much more expensive in 20 years time.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Yes it makes sense that with population growth there will be increased demand for lifestyle living.

I agree that it's better to keep good farm land producing something like food than just sporadic housing.

However with increased density there would need to be rules and standards that would be

similar to residential zoning so that land holders within the new rural lifestyle environment cannot go ahead with an activity that would be more suited in an alternative environment.

I see you have addressed some objectives and policies in relation to the new rural lifestyle environment and in particular -

- 3b.3.3 the avoidance of commercial and industrial activities that are incompatible with the residential activities within the new environment, and,
- 3b.3.8 managing the character of the new environment.

Overall it is good to see that you have recognised the unique character of rural lifestyle living and I agree this character can continue to be the same with more housing density.

However, the proposed rules and standards may not have gone far enough to protect this unique environment.

I would like to pick out some rules and standards and comment.

4b.1.3 temporary activities – There has been a change from allowing 3 operational days in any one calendar year to 4 operational days in any 6 month period, or to look at it another way, 8 operational days in a year – an increase of 5 days, or 167% increase.

If you are promoting clusters and increased density within those clusters then why are you proposing to allow more rule-breaking?

What is the purpose of rules if you are going to allow 15% of a calendar year a free period where one doesn't have to abide by the rules? [my calculation – say 8 Saturdays out of 52 – that's 15%].

I think the three days in the current District Plan is more than enough and should stay the status quo, if anything be reduced.

I believe that there would be very few properties in a new Rural Lifestyle Environment that would require an allowance for a temporary activity. The current rule is more designed for public areas, town centre, events, or industrial zones.

Would someone be able to reply to me setting out the reasons for the proposed increase in allowable temporary activity days for this new environment?

4b.4.10 Signage – this is proposed to change from 2 sqm to 1 sqm – agree.

4b.4.13 – Maximum Noise Limits – I note you propose to bring the noise limits down 5-10 dBA during the hours 7am to 10pm, but the night noise 10pm to 7am remains the same. Why has this not been addressed? Would somebody be able to reply as to why there is provision in the noise rules to go to 70dBA max? There have been instances in my rural neighbourhood where there has been noise throughout the night and because there is this 70dBA max rule in place there is no ability to report it. Noise travels very far at night in the country, especially bass sound, and I feel that because of this, and that noise is seldom made at night, that these dBA values from 10pm to 7am could almost be halved without any effect on anybody.

4b.4.9 - Home business, commercial, and retail activities – the 100 sq m indoor/outdoor space rule looks to be a new performance standard and I agree with this proposal.

4b.4.1 – Vehicle movements – This looks to be a new performance standard. There is no definition of a vehicle movement but I presume it to be any movement either to or from an allotment. 24 movements equates to 12 trips out and in to a property. I agree with this proposal.

4b.3.3 - Home business, commercial, and retail activities – I note that you propose to have the ability to exercise your discretion in whether or not to allow home business, commercial, and retail activities to go ahead if they do not comply with the Rural Lifestyle performance standards. I agree with this.

Gatherings – I note that rules or performance standards with regard to gatherings are not proposed in your draft District Plan. Large gatherings bring noise, vehicle movements,

parking problems, rubbish, sometimes crime and violence. These are all traits that go against the overriding principle of the new rural lifestyle zone. A suggestion could be that gatherings are limited to 50 people maximum.

Background

My submission is based on my own experiences with a neighbour in the rural cluster where I live. The neighbour has in the past [and is still proposing] to set up a wedding venue on his property in the middle of our cluster. The neighbour was also organising with a concert promotion company to have a concert on the same property.

This type of activity surely cannot have the ability to go ahead under the new Rural Lifestyle Environment. The Council are promoting the concept of clusters and greater density within these clusters. The type of activity above that this neighbour is proposing totally goes against the whole essence of your new proposed lifestyle environment

I feel that you have covered some performance standards and rules to mitigate or deter the type of activity described above, some have not gone far enough, and I propose that you look at a new performance standard that covers gatherings of people, as well as adjust some of the other performance standards, in particular the removal of temporary activity days.

In summary

- I am in favour of the new Rural Lifestyle Environment and I agree with the new **objectives & policies and performance standards, in particular –**
 - 4b.4.10 - Signage
 - **4b.4.9 - Home business, commercial, and retail activities – the 100 sq m indoor/outdoor space.**
 - **4b.4.1 – Vehicle movements**
 - **4b.3.3 – Ability for council to use its discretion when a home business, commercial, and retail activity does not comply with the performance standards.**
- I am in favour of the lowering of the noise standards as suggested in 4b.4.13, but feel **the night noise standard is still too high. Most citizens don't make noise at night, and if it does happen then a reduced maximum to say 30dBA max is probably more than enough.**
- I am very much against the increase in temporary activity days [4b.1.3] from 3 days to **8 days for this new environment – I feel it is unnecessary. You have invented some great rules to keep and enhance the great character of this environment and yet increase your permission for rules to be broken – it sort of doesn't make sense.**
- I would like to ask the District Plan review team to consider a performance standard for **gatherings – a starting point for discussion could be to set a gathering limit for this environment at 50 people maximum.**

As you can understand from this scenario, I am trying to cover off as many rules and performance standards that I can in order to stop the type of activity described above from having the ability to go ahead in the higher density cluster zone that you are promoting. The new objectives and policies and performance standards have gone some way to mitigate or deter the activity described, some I feel need to change and a new gathering rule needs to be formulated.

However at the end of the day, even though we have rules and performance standards in place, a landholder is able to break the rules 8 times in a year [by use of the temporary activity rule] and hence in my situation there is a chance that 8 prime summer weekends in our existing cluster of 17 homes will be ruined by 1 person for monetary gain only. This is why I feel the temporary activity rule remain at 3 days per year, if anything reduced to two or even none.

I am of course speaking for myself but my other neighbours are also against the proposed activity and would be in favour of my submission. We have all paid a premium price to enjoy this very unique environment. Why should our cluster investment or property value be reduced because of one landholder who wants to run an undesirable activity for monetary gain? There are other suitable venues in our great town for weddings and concerts, each with the appropriate infrastructure and licensing in place to carry out these activities away from the general population.

Thank you for reading and considering my submission. It is intended not only for the short term but for the long term...long after I have gone...so that this unique, quiet rural lifestyle environment is preserved forever.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Yes, as above, productive land needs to remain productive, so the less carving up the better.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Yes, it has probably served its purpose and hasn't really taken off after all these years. So long as the 'cluster' notion is retained under the new rules and undesirable activities are not permitted within these clusters then its probably time for it to be revoked.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

I haven't really delved into the draft in detail, but yes due to the inherent fact that land is finite, but population increase is only going to create development, then going upwards makes sense. In a town centre or residential environment it make sense to utilise a footprint to its maximum. Productive land needs to be preserved.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

As I discussed above, the increase in temporary activity days for the new Rural Lifestyle Environment is totally inappropriate. There really is no need to have the ability to have this many days because the

clusters or environments you are proposing are simply not big enough to have temporary activities, and, they are private properties. The new Rural Lifestyle Environment is more like a less dense town rather than a more dense rural area.

However, for the town centre environment I can see the benefits of having temporary activities. It is already a public area and there is really not a greater impact on private peoples lives by increasing the number of days of temporary activities.

For the Rural Lifestyle Environment above - there should not be the increase to 8 days...if anything the limit should be reduced or even none at all.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

It just makes sense if there are already lots of applications being processed to go over the current rule.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Yes, plan for it not to avoid reactive, sporadic planning. Makes sense to push out Centennial Drive way.

Not too sure about any industrial development along Poihipi Road...there is some beautiful land in here with nice views for residential in the future, why would you want to ruin this environment for future generations.

General

Is there anything else you would like to share with us related to the District Plan?

Thank you again for reading my submission. If you require any clarification please email me and I will respond straight away.

Attached Documents

File

No records to display.

First name: Angela

Last name: Bell

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

I do not support the changes to the District Plan in relation to Rural Chapter and the location and lot size of the Rural Lifestyle Environment.

The Rural Lifestyle Environment, due to the proposed lots size and locations, does not not adequately consider the environmental effects, such as;

- the impacts on infrastructure, including local roads and three waters, as well as the natural environment
- hazard locations such as fault lines, flooding, and wild fire
- loss of rural character
- existing uses and reverse sensitivity
- fragmentation of development
- climate change implications
- loss of productive land

The lot size proposed is too small and not in keeping with existing rural character. The proposed lot size and potential for two dwellings is more akin to urban development. Increasing the density to the level proposed in the proposed locations is contrary to the Taupo 2050, and existing, and proposed objectives and policy. The type of development proposed for rural lifestyle is better suited closer to town and on the

town side of the Waikato River where there is access to schools and facilities to support growth. Many of the areas proposed for higher density rural living are on very active fault lines also.

I am also concerned at the amount of rural subdivision below 10ha lots that is occurring which is discretionary, not being notified (including not notifying adjacent property owners), and being approved. My concern is that this is creating cumulative effects which are not being considered within the context of the objectives and policy of the Regional Plan and District Plan, or Taupo 2050. What will be put in place in the proposed changes to ensure that that further rural lifestyle subdivision doesn't chip away at productive land and rural character, similar to what is currently occurring?

The proposed changes to the NES-Drinking Water (NES-DW) will restrict activities on neighbouring productive land. This needs to be considered when allowing subdivision to occur. Existing land owners may unwittingly need to restrict their activities when new subdivision occurs to comply with the standards. This means that councils need to consider carefully where subdivision occurs and where primary production remains the intended main land use. Similarly consideration should be given the proposed NPS- Highly Productive Land, as many of the areas identified are valued for primary production and the proposed location and lot size will severely restrict the lands use.

I strongly oppose Tuhingamata Road being identified as part of the Rural Lifestyle Environment. Tuhingamata Road is very rural in character and many of the lots are used for primary production. There are several rural contracting businesses located along the road, with heavy machinery operating through out the day and night. Reverse sensitivity and existing use rights will cause tension if the proposal goes ahead as rural activities are likely to continue along this road given that it services a number of farms. The road is a narrow local road with several blind corners, which already has an issue with safety, particularly with school children and horse riders. Increasing the traffic load of 24 movements per 2ha lot will significantly increase the traffic safety risk along Tuhingamata Road.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: jim

Last name: rauch

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

I agree with and oppose aspects of the SCD

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Freeing up rural lifestyle land is a very welcome idea. I believe there is great benefit in utilising the aspects of rural lifestyle while being close to our town centre.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

More support should be available for our farmers to combat the globalist eradication of what happens to be our strongest export and back bone of the country.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

As long as the provision were cast in a light that doesn't give an unfair bias to Maori base on race.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Yes, as the expected influx was not meet, a rural lifestyle zoning is appropriate.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I believe this will negativatly affect the shape and feel of our town centre

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

While i disagree with packing out sections i do think being inline with other councils (35%) is useful.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Nicola

Last name: McClune

On behalf of:

John & Nicola McClune

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

What minimum hectare size must you need to be to subdivide down to 2 hectares ie. 4 hectares.

If you have a 4 hectare plus Lifestyle block, must it be subdivided into two equal 2-hectare blocks or i.e. a 3 hectare and a 1-hectare block or thereabouts?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: David James

Last name: Davies

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

it is heading in the right direction, most things are pretty well defined and planned well...just a little concerned with the lack of detail in papakainga planning.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

there needs to be more detail and greater scope...this is written as if it is trying to appease the natives....believe me us natives are not appeased that easily.

I have heaps of suggestions for a more inclusive papakainga development policy. I intend running for one of the maori ward councilors...watch this space.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

increasing the building foot print on any section from 30% to 35% is a given...it should happen, modern homes extend past the 3 bedrooms, one bathroom, pokey kitchen small dining room and lounge....modern family homes have outgrown the 30% footprint, let us catch up with the rest of NZ

Attached Documents

File

No records to display.

First name: David

Last name: Briscoe

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

I assume the council will have the best interest in the Taupo development not to make an error in the rural area.

Smaller blocks should not change Taupo's feel.

Don't develop the settlement above mine bay as which boaters want to see big houses painted white sitting above this iconic bay so close to Taupo

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

Some developments are on septic tanks and on tank water and don't have formed roads into the houses.

As long as the standard of these dwellings meets the current building codes. There should be one building code for all new structures.

The council needs to be careful that certain areas of Taupo are not developed into sub standard housing, right on the lake shore.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I would support the 18m height area (in green on your illustration) be reduced back to be 12mm.

I am happy for the new 12m area.

I am not supporting the 18m height area (green area) as I don't want another Queenstown on our lake, This is why Taupo was the most beautiful town in 2021, so why change the feel of Taupo with higher buildings.

I believe that any new buildings can apply for an exception to the height restriction, so make developers apply for the height restriction to allow consultation to take place before it is built

If we need to have taller building, build them in othere areas e.g.by the golf course, so they can not be seen from the lake front and lake

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes
Would you like to tell us why?

Attached Documents

File

No records to display.



First name: Christine

Last name: Poole

On behalf of:

Gunnadoo Holdings Ltd

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Debra

Last name: Grimwood

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Chad

Last name: Keir

On behalf of:

Plateau Consultants Ltd

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

I support the intent of the proposed lifestyle zone. However, I think the parking, loading and access section also needs considering along side this. There are many rural properties on right of ways that could get a new zoning, but could be hamstrung by neighbours, given the council's more recent stance on access right of ways.

There are a few emmendations to the zone map I would recommend, including:

Include Mokai village - north and south side of Forest road from Tirohanga road to 1,200m east of Tirohanga road

Include Southern end of Otake road, from intersection with Whangamata to 2,000m north of Whangamata road

Oruanui Road - Oruanui No 9 and 10 blocks (Oruanui lands trust). These have been excluded from the Lifestyle area, seemingly on the basis of their current lot size, however, they are nestled between significant lifestyle block zones, and should therefore be included. The trustees consider that this land could in the future be subdivided or papakainga areas set aside.

Include Otutira drive

Include 1324-1384 Poihipi Road (already consented for 4ha blocks and adjacent to a proposed lifestyle area)

Include northern end of TeToke road from Ohaaki road to 3000m south of Ohaaki road (on river side). This area already has significant existing lifestyle block development but is sometimes a forgotten backwater of 'more reasonably priced properties'

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

The 300m setback for farm buildings would appear onerous, and not practical in many situations.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

The current MV rules are unworkable. The King road, Ross rise area needs to be given low-density residential rules. Buffer areas adjacent to this need to also be given a higher density status. eg 86 Ross rise and 50 King road, to reflect development potential of the previous forest cluster.

Attached Documents

File
No records to display.

Russ Watts

From: TDC Info Email Queue
Sent: Monday, 20 June 2022 8:10 am
To: District Plan; Tech Support
Subject: Fwd: consultation - district plan rule changes - lifestyle zones

Kia Ora,

Please see the below for further information.

Nāku ngā mihi, nā

Eliana

From: chad@plateaunz.com
Sent: Saturday, June 18, 2022 1:20 PM
To: info@taupo.govt.nz
Subject: consultation - district plan rule changes - lifestyle zones

Hi there, I read somewhere that consultation on the proposed zoning and rule changes extended to 18th June. The online form now appears to be closed, but I would like my thoughts here included please.

There appears to be no identified lifestyle areas around Turangi. Areas such as Grace Road and Hirangi roads, would make ideal lifestyle zones (in my view).

Regards,

Chad Keir

Plateau Consultants Ltd

Unit 2, 20 Totara St, Taupo 3330

Ph 07 378-3506

Mb 021 190-5180

email chad@plateaunz.com

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This e-mail has been scanned and cleared by MailMarshal

<http://www.marshalsoftware.com>

First name: Chris

Last name: Tamarua

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

We hope that the District Plan and Resource Management Act will allow for properties to subdivide off less than 10 acres in Oruanui. Our farm is 4.782 hectares (12 acres) and we hope to be allowed to subdivide off the steep hill paddocks that are not suitable for grazing, along with the bottom paddock which currently has an old unused shearing shed. Nearly three years ago, we had 100's of gums and pines dropped, leaving a lot of mess and slash. We are currently replanting these paddocks into native trees and shrubs to attract more birds and bees to the area. We feel that by planting steep hills into natives contributes to making the area more attractive and appealing as it's land that is unusable for anything useful. We recently had the property valued and in the report it said that the shearing shed added no value to the property due to it's poor condition. We feel that by replacing this with a workshop and barn style home, this will also add to the overall appeal of the area along with our selected natives and landscaping.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We would support the proposal to create new rural lifestyle environments due to the large number of people wanting a small block to live on rather than being crowded in town and there is a large shortage of these smaller blocks

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

We understand the general rural environment is to protect the large farming properties which are used to farm livestock, etc... should be kept as functional farms and not to be chopped into smaller blocks. However, lifestyle blocks that are around 10 acres, are not considered to be productive farms.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

We have no idea what this is sorry

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Every property should be considered on its own, rather than grouped into standard boxes.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Again, it depends on what temporary activity and how appealing it is to the public

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

This should be considered on an individual basis for new developments

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Taupo is an expanding town and therefore will need to expand on the industrial areas as time progresses

Attached Documents

File

Council submission - first one

First Name: Chris

Last Name: Tamarua

Preferred method of contact

Email

Postal Address: 72 Ridgetop Way, RD 4

Suburb: Oruanui

City: Taupo

Country: New Zealand

PostCode: 3384

eMail: christamarua@gmail.com

Daytime Phone: 0211236863

Let us know if you have any changes you would like to see to the District Plan during the review:

I would like to see subdividing smaller than 4ha blocks allowed in Oruanui. There are already some smaller blocks that exist. If you go down Mapara Road there are multitudes of small 1 acre blocks. I would like to be able to subdivide off the bottom paddock along with some hill paddocks that are no use for grazing cattle or horses. This would be about 1/3 rd of my property. I would like to be able to build a big workshop and barn style home on the bottom after pulling down an old shearing shed. I will be beginning to replant the whole hill area in natives, after having 100's of pines and gums cut down late last year and removed. I want to be able to plant the area in native trees to encourage bird life and bees. My neighbour's property is 3 acres, down the road is less than 5 acres, in fact there are multiple properties subdivided less than 5 acre blocks before the Council changed the ruling, in yet I am unable to subdivide at the present time. I feel that by replacing pines and gums with native trees, this is good for the environment as well as aesthetically pleasing. I would like to replace a run down shearing shed with a smart barn style home and a workshop that will be blended into the surroundings with selective plantings and landscaping. There are multiple properties in our area that have multiple dwellings on the properties and they are either renting full time or Air BrB-ing so the traffic movement in this area is more than what the Council is aware of anyway. The roads are a lot better condition than the likes of Mapara Road.

Strategic direction

YES

Natural environmental values

YES

Environmental values

YES

Community values (heritage, sites of significance to Maori, trees)

YES

Infrastructure and energy

YES

Subdivision

YES

Residential zones

YES

Rural zones

YES

Commercial zones

YES

Special purpose zones

YES

Development areas

YES

Attached Documents

File
No records to display.

First name: Bruce

Last name: Campbell

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

All of the directions are valid. Water quality, infrastructure and SNA's are a must.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I have no issue with smaller blocks, BUT do have concerns about impacts on the roading system. Whangamat Road from Poihipi Road to Oakdale Drive has around 46 property/auxillary road entrances, some of which are multiple use. Many of these accesses are close to bends and many are obscured by vegetation making exiting vehicles difficult to spot. The councils solution is to lower the speed limit to 80kph, which I have opposed in my submission on speed management, proposing 90 kph as a sensible speed limit that motorists would choose to obey. Additional dwellings on properties should be made to use existing access, upgraded as appropriate.

Subdivided land should only be allowed new access that integrates safely onto the existing roading system.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Taupo is unique in that it does not have high rise in the town centre and views around the town and especially from the lake are unencumbered by visual pollution of the landscape.

Surely preservation of our unique landscape values far outweigh the commercial advantages for developers.

Do we really want to be as ugly as Queenstown?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Events are important to the Taupo economy.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

First name: Moira

Last name: Peters

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

This change would allow for more people to choose to live in a rural environment and engage in activities that are unavailable in the urban areas of Taupo.

The Bonshaw Park subdivision is already well established with mature trees, well fenced areas, good roading, power supply to all blocks, rubbish collection, school bus, water, and easy access to the ETA.

In addition, close by is the Mega Mitre 10 retail outlet, the Z petrol station, cafe, bakery and Subway outlet. There is easy access into the town centre and towards the airport there is development both present and future that will serve the Bonshaw Park community well.

At Bonshaw Park there are already established small blocks successfully engaged in various types of land use. Demand for a small block of land that can sustain a few animals and an area for private recreational use has risen notably in the last few years. Taupo township and its facilities has expanded to a degree that has provoked the need for more livable land and I believe that allowing for these small blocks will provide the perfect solution for a growing need

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

First name: Murray

Last name: Hird

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Given that most RMA applications are between 31 - 36% site coverage indicates that these applications are perceived by the applicant as being generally approved anyway. Therefore increasing the standard to 35% makes sense. However any applications to go above this should be strongly discouraged and the assessment criteria much more stringent. There has been no mention of the site ratio rule being reviewed at the same time as reviewing the site coverage. The Site Ratio requirement should be removed completely. Taupo is one of the very few Councils to still have this archaic rule.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

Earthworks rule could be overhauled subject to what changes the RMA review brings about.

Attached Documents

File

No records to display.

First name: Sarona

Last name: Rameka

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

We support **RURAL LIFESTYLE ENVIRONMENT**

- You may* be able to subdivide down to 2 hectares in the Rural Lifestyle environment, if you meet requirements outlined in our plan.
- You may* be able to build one minor (smaller) dwelling per primary household, if you meet the requirements outlined in the section below.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

We support the proposal to allow rural sections to be subdivided to minimum allotments of 2h and also to allow for minor dwellings. The house prices are too high in Taupo and this is the only way we see us being able to support our elderly parents / children in the future.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

We absolutely support Papkainga. Housing is unaffordable in Taupo.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

I am opposed to big buildings being built that change the look and feel of the town especially if they are to be owned by big hotel chains owned by overseas investors (OR could be later sold to such investors).

I would however support the proposal if the buildings were owned by Tuwharetoa or council entities (not likely to be sold on).

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

Not on those sites

Attached Documents

File

No records to display.

First name: Helen

Last name: Beaver

On behalf of:

Gunnadoo Holdings Ltd

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

As outlined in your proposal, there is already a presence of existing clusters of smaller/lifestyle lots in the area. We support the proposal to create a new rural lifestyle environment.

Attached Documents

File
No records to display.

Organisation:

The Tongariro Riverside Preservation Group (Inc)

First name: Jen

Last name: Shieff

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

The Group supports several of the Strategic Directions, noting two points that need clarification. Please refer to our full submission in the online form's additional comments section below.

General

Is there anything else you would like to share with us related to the District Plan?

Strategic Directions (full replacement of the Significant Resource Management Issues Chapter):
 Submission from the Tongariro Riverside Area Preservation Group (Inc) ('The Group')

The Group submits that Taupo District Council's Strategic Directions must

- protect Lake Taupo and the rivers in our District from contaminated and toxic run-off
- protect the amenity of residential neighbourhoods.

With those two over-arching points in mind, the Group supports the Strategic Directions draft as follows, except as noted below:

SD2 Freshwater quality

2.2.3 Policy

4. Recognise the benefits of subdivision, land-use and development activities which will directly contribute to the enhancement of freshwater quality.

SD3 Urban form and development

2.3.2. Objectives

5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment in which it is located.

2.3.3 Policy

5. Support subdivision, use and development of land that will lead to beneficial social and

cultural outcomes for the District's community.

7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.

Note: The Group assumes that "town centre" refers to all town centres in the District, not only Taupo Town Centre. This needs to be spelt out in the finalised document.

9. Manage subdivision use and development of land to ensure that it will not:
a. have an adverse effect on the functioning of the environment where it is located

Note: the concept of "functioning" needs specificity. The Group is concerned that notions of efficiency and convenience of functioning in any given environment could work against protection of the amenity of residential neighbourhoods. We submit that adding the word "nature" in 9 above would assist at this stage, as in "nature and functioning of the environment".

b. unduly conflict with existing activities on adjoining properties
c. compromise development consistent with the intent of the environment where it is located
d. give rise to reverse sensitivity effects from existing uses.

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

(Submission ends)

Attached Documents

File
No records to display.

First name: Sandy

Last name: Hay

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

With our White Road properties so close to town we believe the new draft plan is better suited to our lifestyle environment. It will give us a lot more flexibility around land use particularly the ability to subdivide. We also like the option of having a second dwelling per lot for family/staff accommodation.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: deborah

Last name: morrison

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

Whilst I am more interested in the the Draft Rural District Plan Change at this point in time, I am not happy with the strategic direction you are proposing to take with respect to Tangata Whenua, fresh water quality, urban form and development, climate change, Strategic infrastructure and Natural Values and landscapes.

Tangata Whenua: Is nothing more than an asset grab by a few. Our principles around the Treaty of Waitangi and the relationship that Māori have with land, water and significant sites was already being addressed effectively, in fact probably tipping over in favour of Maori - this is racist against New Zealanders who have been here for a long time too. This reeks of the Co-governance asset grab that will see a few holding the power over us and the assets - not conducive to a democratic or unified community. Where was our say on this? Where is the Kotahitanga and Manaakitanga for all tangata whenua.

Fresh water quality: As a farmer we are always recognising the importance of water quality in the Taupō District, and do not need to be told what to do and have responsibility for our water taken off us. I would say most farmers are more aware of water quality than any other Kiwis, and have the skills to maintain this high level.

Urban form and development: Many of the recent urban development has occurred with what seems like little fore planning, such as too small roundabouts, changing roading intersections with inadequate notice and expectation of problems, inadequate sewerage systems leading to flow into the lake.

Climate Change: I have made extensive research into the "idea" of climate change, and have found it is a natural process, indeed not affected by farming as the local and central government, and global leaders, would have us believe. Yet another opportunity to further blame the farmers, and attempt to land grab and restrict our progress. Farmers are the ultimate sustainable environmentalists.

Strategic Infrastructure: See Urban Form above.

Natural Values and Landscapes: Significant Natural Areas or SNAs - yet another invention to land grab. We are all capable of looking after our own pieces of natural area....indeed we have mostly enhanced them.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

I believe many owners of lifestyle blocks would like the opportunity to subdivide (potentially as part of a future estate split as well), however, as many of us with 4ha or more can actually be productive on this size block, it would not make sense, unless Taupo District Council (TDC) were prepared to make the costs reasonable and fair for subdivision, remove restrictive expectations and unnecessary costs, including putting a hold on rates until the section was being built on. It is not worth subdividing, and potentially still running the block as one, if the rates per title were to be activated immediately.

Whilst your plan to "allow" land owners of less than 30ha in Rural Lifestyle zoning to subdivide down to 2 ha lots, in theory this sounds wonderful for those owners, in practice there are many reasons why this is not a good idea. Here are some:

1. In our rural community our farmers are great at pasture management, making improvements and having sustainable systems to support the environment - urban areas are not.
2. The rates and other costs of subdividing our own assets, are prohibitive and tend to line the TDC pockets more than the owner - who has worked hard to own, pay off and maintain the property.
3. "Urbanisation" of farming areas tends to increase restrictive covenants and run the risk of pushing out productive farmers of any size - I would not want to see this happen in our area, where we are mostly productive farms, with a few pockets of communities on smaller sections.
4. I believe this reduction of productive farm land to much smaller lots would reduce the farming community and the lifestyle that we sought specifically to find in the rural areas when making our original purchase.
5. There would be an increase in traffic flow, making things less safe for our families and animals.
6. There would be a reduction in the peacefulness and health of our community, due to environmental effects of more dwellings and traffic.
7. The current infrastructure already does not provide current residents with the services and quality of utilities they need, so i am struggling to imagine that you would manage to support this for many more residents.
8. I understand the TDC is seeking to increase housing, but look elsewhere. You have funds enough to do this, and should be looking closer to town to find these expansion options.

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

I support people being able to subdivide their property, however, the areas should be closer to town than the current proposal.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

I would not like to see our community becoming a host of marae-type dwellings on each property, unless this was sure to be in keeping with the environment and cognitive of the type of neighbourhood.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Seems it is a rural community and should be able to act as such. I would want to if I lived there.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Taupo has always been a fantastic place to live with the contour allowing every property a fantastic view from their home. If more than 2 storeys from the highest point of the property was allowed, this would ruin the town. The approval of a commercial building of more than 2 storeys was a big mistake in my view.

Move town out, dont make huge shadows and block views, turning us into the problems like Mt Maunganui have now.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Yes, but limit the % such as 35 or 40% to allow for good space between properties.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

First name: Sam

Last name: Gray

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Please see full submission attached

I support the move to split the district's rural environment into General Rural And Rural Lifestyle Environments. However, according to the draft plan change, my property at 939 Tukairangi Rd, RD5, Taupō has been zoned in the General Rural Environment. I propose that it be rezoned to Rural Lifestyle Environment instead. I have used the Taupō District Council's criteria for selecting properties for the Rural Lifestyle Environment to highlight why 939 Tukairangi Rd should be rezoned.

Attached Documents

File

PDF - DP Submission Sam Gray

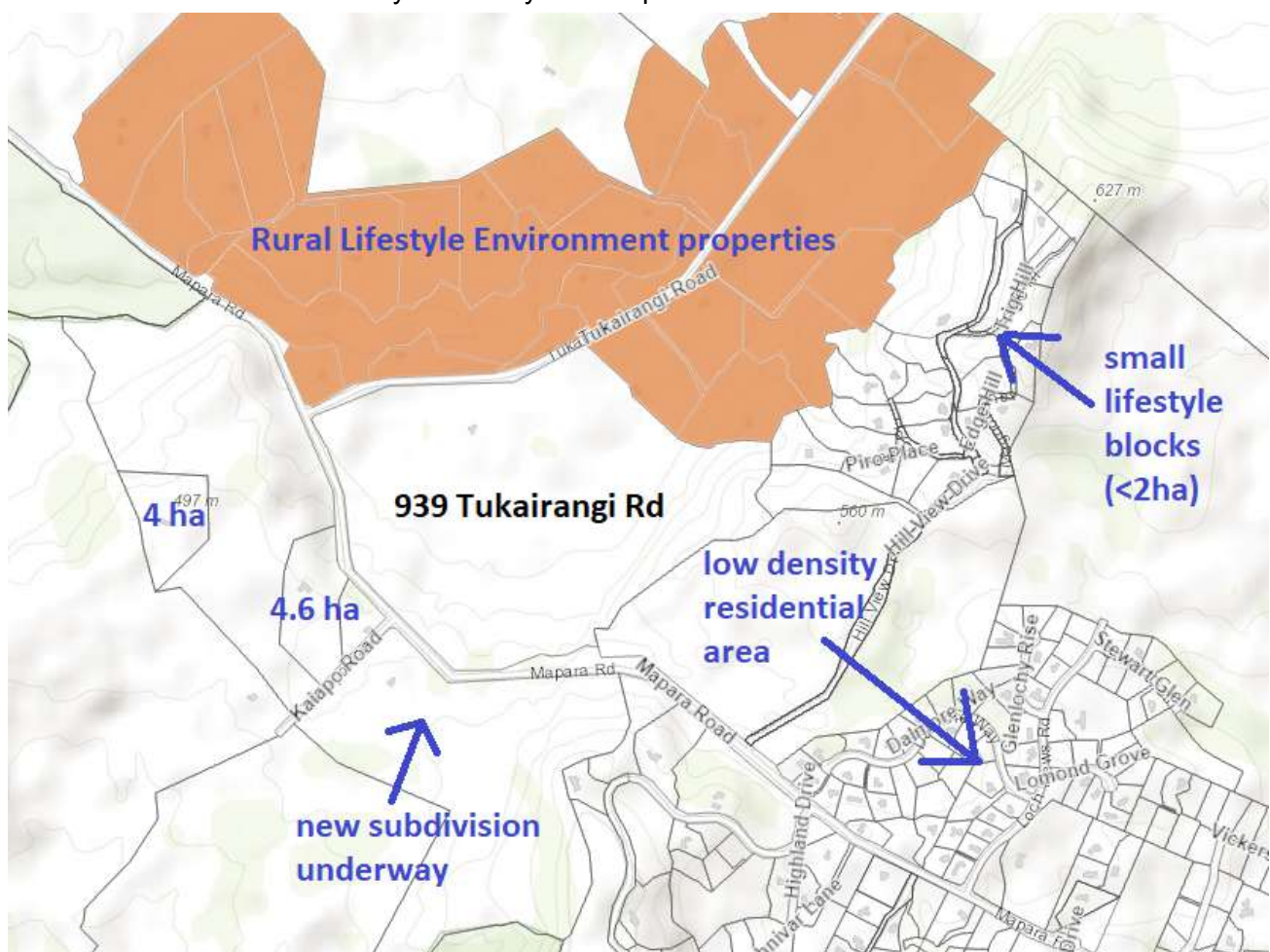
Submission regarding General Rural and Rural Lifestyle Environments under the Taupō District Plan Change 2022.

I support the move to split the district's rural environment into General Rural And Rural Lifestyle Environments. However, according to the draft plan change, my property at **939 Tukairangi Rd, RD5, Taupō** has been zoned in the General Rural Environment. I propose that it be rezoned to Rural Lifestyle Environment instead. I have used the Taupō District Council's criteria for selecting properties for the Rural Lifestyle Environment to highlight why 939 Tukairangi Rd should be rezoned.

Taupō District Council criteria for selecting properties for Rural Lifestyle Environment:

1. There is a presence or existing clusters of smaller/lifestyle lots.

As you can see from the map below, 939 Tukairangi Rd is surrounded by lifestyle blocks including blocks under 2ha. It is also in close proximity to low density residential areas off Mapara Rd, and a new subdivision that is currently underway off Kaiapo Rd.



Being situated in an area consisting predominantly of lifestyle blocks, the continuation or intensification of farming on this property could potentially lead to conflict with the neighbouring Rural Lifestyle Environment. This conflict is to be avoided as per section 3b.2.5 of the proposed District Plan (Avoidance of Reverse Sensitivity).

2. Areas have not been selected where there are physical constraints such as topography, geography or infrastructure.

No such physical constraints exist at 939 Tukairangi Rd.

3. Rural Lifestyle zoning will only be applied to lots smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).

Although this property (56ha) is larger than 30ha, it is surrounded by smaller rural lifestyle blocks as shown on the map above. It can be noted that despite being larger than 30ha, it is by no means a “productive” block that the plan change aims to preserve. Please see *a note on the productive potential of 939 Tukairangi Rd* below.

4. Overlays such as Outstanding Natural Landscapes will be taken into account.

Have been taken into account/not applicable.

5. Proximity to Taupō township.

939 Tukairangi Rd is situated 10km from Taupō township, and is in close proximity to the Acacia Bay residential area. It is significantly closer than most other properties in areas selected for Rural Lifestyle Environment zoning (for example Hollyoakes Rd near Kinloch is 20km from Taupō).

6. Rural lifestyle zoning will not be applied where properties are accessed from State Highways.

939 Tukairangi Road is not accessed from a State Highway, and is not close to a State Highway. It is accessed from Tukairangi Road with road frontage also along Mapara Road.

7. Properties subject to the D1 Geothermal Rule have been excluded.

The D1 Geothermal Rule does not apply to the property.

A note on the “productive potential” of 939 Tukairangi Rd

As I understand, the purpose of separating the General Rural Environment from the Rural Lifestyle Environment is predominantly to preserve the productive potential of land within this zone. However, 939 Tukairangi Rd cannot be rightly described as a “productive” block. It is a 56ha lifestyle block surrounded by other lifestyle blocks. It cannot be farmed productively owing primarily to its very low nitrogen discharge allowance (NDA), which is set by the Waikato Regional Council. This low NDA means that a low density, unprofitable stocking rate is currently run on the property. Activities such as winter cropping and regular cultivation are also not possible due to the NDA constraint. Furthermore the soils of this farm consist of low fertility coarse pumice with very little topsoil, which

also limits the productivity of the block. I need to supplement the marginal income generated by this block by working other jobs off-farm, and my partner is full time self-employed as a translator. In other words, this block is unable to financially support a couple (without children).

Conclusion

939 Tukairangi Rd is an unproductive block in a highly sought after area for lifestyle properties. It is surrounded by other smaller rural lifestyle blocks. The potential for this property to be farmed productively is very limited, therefore the most appropriate future for it is to be subdivided into a mixture of small (2ha) and larger (up to 10ha) blocks such as those surrounding the property. This would be possible if it was zoned in the Rural Lifestyle Environment, and as outlined above it meets the criteria for this zoning.

I propose that 939 Tukairangi Rd be rezoned as Rural Lifestyle Environment under the District Plan Change 2022.

Sincerely,

Samuel Gray
939 Tukairangi Rd
RD5
Taupō

Contact details:

Phone: 0212997043 (Sam) or 02108381861 (Karoline)

Email: samjgray@gmail.com, karolinespiessl@gmail.com

Taupō, 07 June 2022

First name: Adam

Last name: Tyler

On behalf of:

Myself adam

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

I think white rd lends itself to 10 acre blocks as it is so close to town and is already cut into smaller blocks

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

to help house workers and extended family on larger blocks in the rural areas around taupo

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

as above

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

I don't support division in NZ

One law for all we are all New Zealanders and should all be treated equally

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

not my district and don't know why council would change something that is already working?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?
more detail

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

**Organisation:**

Retirement Villages Association of New Zealand
Incorporated

First name: John

Last name: Collyns

On behalf of:

Retirement Villages Association of
New Zealand Incorporated

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please find **attached** the RVA's submission on the Council's Draft District Plan Changes.

Attached Documents

File
RVA-Taupo_District_Plan_Changes_2022



Taupō District Plan Changes 2022

**Submission by the Retirement Villages
Association of New Zealand**

13 June 2022

SUBMISSION ON TAUPŌ DISTRICT PLAN CHANGES 2022 BY THE RETIREMENT VILLAGES ASSOCIATION OF NEW ZEALAND

To: Taupō District Council

Name of submitter: Retirement Villages Association of New Zealand Incorporated (RVA)

INTRODUCTION

- 1 This is a submission on Taupō District Council's (*Council*) consultation material for the first bundle of plan changes (*Draft Plan*) on behalf of the RVA. This submission addresses the Strategic Directions and residential building coverage changes.
- 2 The RVA welcomes this opportunity to provide feedback on the Draft Plan. The RVA and its members have a significant interest in how the District Plan will impact on, and support, the provision of retirement villages and aged care in Taupō.
- 3 New Zealand, including Taupō, has a rapidly increasing ageing population and longer life expectancy and there is a growing trend of people wishing to live in retirement villages. This change in demographics is recognised in the Taupō District Council *Long-Term Plan 2021-31*,¹ and was reported on to the Council in 2017.²
- 4 The under-provision of retirement living and aged care in New Zealand is at crisis point, with the growing ageing population facing a significant shortage in appropriate accommodation and care options. This problem is immediate, and demographic changes mean that the demand for retirement accommodation and aged care will continue to grow. The Government Policy Statement on Housing and Urban Development 2021 ([GPS-HUD](#)) recognises the ageing population as one of the key housing and urban development challenges facing New Zealand.³ The GPS-HUD records that "[s]ecure, functional housing choices for older people will be increasingly fundamental to wellbeing."⁴ The Taupō District Growth Management Strategy 2050 (*TD2050*) also specifically recognises the need to provide for an aging population.⁵
- 5 The RVA considers the Draft Plan needs to adequately address the critical need for retirement accommodation and care in Taupō. It seeks that the Strategic Directions for the Plan recognise and address the ageing population as a significant resource management issue for the district. Given the Council's TD2050 already identifies the significance of this issue, it is appropriate that enabling appropriate accommodation and care for that ageing population should be reflected in District Plan objectives and policies at the strategic level.
- 6 It is important to RVA members that planning regimes for retirement villages are clear and consistent (noting that the RVA is also seeking national consistency

¹ Taupō Long-Term Plan 2021-31, page 19.

² The Ageing Population and the potential impact on Taupō Housing Research Report, 2017, Perception Planning.

³ <https://www.hud.govt.nz/assets/Urban-Development/Government-policy-statement-GPS/FINAL-GPS-HUD.pdf>

⁴ GPS-HUD, page 10.

⁵ TD2050, page 11.

through the current RMA reforms). It is also important that potential effects from retirement villages are managed proportionately and efficiently with the least regulation and prescription necessary. The significant benefits of retirement villages also need to be given appropriate weight.

- 7 The RVA has been working with several other councils in New Zealand and has developed, tested and refined a set of bespoke retirement village provisions. The RVA thinks these can be adapted for the Taupō context. The RVA is very keen to engage with Council officials on those provisions further, including as you develop the second bundle of plan changes which will include the Residential Chapter. We will be in touch to arrange a meeting.

THE RVA

- 8 The RVA is a voluntary industry organisation that represents the interests of the owners, developers and managers of registered retirement villages throughout New Zealand.
- 9 Today, the RVA has 407 member villages throughout New Zealand, with approximately 38,520 units that are home to around 50,000 older New Zealanders. This figure is 96% of the registered retirement village units in New Zealand. In addition, there are almost 6,000 care suites under an occupation right agreement which are part of the aged care system. The RVA's members include all five publicly-listed companies (Ryman Healthcare, Summerset Group, Arvida Group, Oceania Healthcare, and Radius Residential Care Ltd), other corporate groups (such as Metlifecare and Bupa Healthcare), independent operators, and not-for profit operators (such as community trusts, religious and welfare organisations).

BENEFITS OF RETIREMENT VILLAGES

- 10 Retirement villages provide appropriate accommodation and care for a vulnerable sector of our community with different housing and care needs compared to the rest of the population. They allow older people to continue living in their established community, while down-sizing to a more manageable property (ie smaller households, without stairs or large gardens). Retirement village living provides security, companionship and peace of mind for residents improving mental wellbeing.⁶ Residents will also, in most cases, have easy access to care and other support services and amenities that are designed to meet the specific needs of residents.
- 11 Retirement villages already play a significant part in housing and caring for older people in New Zealand. Currently, 14.3% of the 75+ age group population live in retirement villages, a rate that has risen from around 9.0% of the 75+ age population at the end of 2012.⁷ New build data from Statistics New Zealand shows that retirement village developments provided between 5% and 8% of all new residential developments between July 2016 and July 2021.
- 12 Retirement villages assist with reducing pressure on the public healthcare sector by reducing what is known as 'bed blocking'. Retirement villages also help to ease

⁶ PWC 'Retirement village contribution to housing, employment, and GDP in New Zealand' (March 2018). Brown, N.J., "Does Living Environment Affect Older Adults Physical Activity Levels?". Grant, Bevan C. (2007) 'Retirement Villages', *Activities, Adaptation and Aging*, 31:2, 37-55.

⁷ Jones Lang LaSalle, NZ Retirement Villages and Aged Care Whitepaper, June 2021, page 15.

demand on the residential housing market and assist with the housing supply shortage in New Zealand. The retirement village sector allows older New Zealanders to free up their often large and age-inappropriate family homes, and move to comfortable and secure homes in a retirement village. The RVA estimates that around 5,500 family homes are released back into the housing market annually through new retirement village builds. Retirement villages also contribute significantly to employment, both during construction and to support their day-to-day operation.

INCREASING DEMAND FOR RETIREMENT VILLAGES

- 13 The proportion of older people compared to the rest of the population in New Zealand is increasing greatly. The 65+ demographic in Taupō is predicted to almost double between 2018 and 2048, from about 7,300 in 2018 to 13,400 in 2048.⁸
- 14 Demand for retirement village accommodation is outstripping supply. The ageing population and longer life expectancy, coupled with a trend towards people wishing to live in retirement villages that provide purpose-built accommodation, means that demand is continuing to grow. The COVID-19 pandemic has also contributed to a strong demand to access retirement villages and limited stock availability.⁹
- 15 There are 4 retirement villages in Taupō, with 311 units, providing a home to approximately 400 residents. The RVA considers that additional retirement village developments in Taupō will be necessary to meet increasing demand.

CONSENTING CHALLENGES FOR RETIREMENT VILLAGES

- 16 There are a number of unique challenges in planning and constructing new retirement villages. Cumbersome, rigid and uncertain resource management processes and practices have contributed considerably to New Zealand's, housing and retirement village living crisis.
- 17 Retirement villages are a residential activity, generally located in residential and mixed use commercial areas. Older people generally want to stay in the communities where they currently live during their retirement (ie "age in place"). However, sites in existing residential areas that are appropriate for retirement village and aged care developments are extremely rare, due to size and location requirements. It is therefore important that retirement villages are encouraged and enabled across all appropriate zones.
- 18 There are key differences between retirement villages and typical dwellings that are generally not properly acknowledged in planning frameworks. Because of their functional and operational needs, retirement village and aged care facilities tend to be larger than surrounding residential housing, for example in height and bulk in order to properly cater for resident needs.
- 19 While retirement villages are residential in nature, they do not necessarily fit in with typical urban design rules for residential development with councils expecting the same amenity controls to be applied as used for traditional housing typologies (e.g. outlook, sunlight, privacy, outdoor living spaces, landscaping and the like). In

⁸ <https://nzdotstat.stats.govt.nz/WBOS/Index.aspx?DataSetCode=TABLECODE7988#>.

⁹ Ibid, pages 5 and 25.

addition, retirement villages often include a wide range of communal amenities and services for resident needs and convenience and RVA members have faced challenges in consent processes where retirement villages are viewed as a mixed residential and commercial use.

- 20 As a result, consenting of retirement villages has been unnecessarily complex and time consuming. These issues emphasise the need for clear and enabling policy guidance for retirement villages to be included in the Draft Plan.

SUBMISSION ON DRAFT PLAN

- 21 The RVA considers that some aspects of the Strategic Directions chapter do not adequately provide for Taupō's ageing population, in particular the failure to address the need for retirement and aged care accommodation. Further, some policies could have more restrictive effects than intended.
- 22 Firstly, the RVA notes that the District Plan must "give effect to" the National Policy Statement for Urban Development 2020 (NPSUD).¹⁰ The NPSUD recognises that well-functioning urban environments require a "variety of homes" to meet the needs of different households (Policy 1). It also requires that "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" (Objective 4). Further, the NPSUD recognises that amenity values can differ among people and communities and also recognises that changes can be made via increased and varied housing densities and types (Policy 6).
- 23 The RVA is concerned the high-level strategy direction in the Draft Plan may not adequately give effect to the NPSUD. In its current form, the policies do not clearly support the provision of a range of housing types, nor intensification to address housing needs.

Section 2.3 Urban form and development

- 24 Section 2.3 on Urban Form and Development acknowledges the district's "diverse and growing population", which has led to "increased demand for housing". However, the objectives and policies in this section do not adequately support increasing housing supply, and make no provision for the district's ageing population.

Objectives/policies need to explicitly provide for the ageing population

- 25 Objective 2.3.2(1) and Policy 2.3.3(2) refer to the need to be consistent with the TD2050. This strategy specifically recognises:¹¹
- 25.1 The need for, and benefits of, intensification and infill residential developments.
- 25.2 The need to provide for an ageing population.
- 25.3 The essential need for diversity in housing types.

¹⁰ RMA, s 75(3).

¹¹ Taupō District Growth Management Strategy 2050, page 11.

- 25.4 Enabling and encouraging higher density residential developments in appropriate locations in Taupō town.
- 26 While these matters are highlighted in the TD2050, they are not directly reflected in the Urban Form policy guidance in Section 2.3. The RVA considers that incorporation of these needs 'by reference' in Objective 2.3.2(1) and Policy 2.3.3(2) is not adequate. The objectives and policies in Section 2.3 need to be amended or supplemented to ensure the Draft Plan provides for these needs.
- 27 The references to "recognising/supporting subdivision, use and development of land that will lead to social benefits to the District's community" in Objective 2.3.2(2) and Policy 2.3.3(5) are helpful, but the RVA considers that specific reference should be made to the benefits of providing increased housing/accommodation.
- 28 The RVA seeks policy wording that supports provision of housing for the ageing population of Taupō. Ideally, this should make specific reference to retirement and aged care accommodation, but policy support should at least specifically recognise the benefits of a variety of accommodation types and developments including more intensive or higher density developments of the type supported by the NPSUD and TD2050.
- 29 The RVA requests the addition of a new objective as follows: "*Recognise and enable the housing and care needs of the ageing population*".
- 30 Given its strategic nature, the RVA does not request more specific objectives and policies within Section 2.3. However, the RVA seeks the following policies be included when the Council prepares its Residential Chapter:
- 30.1 *Changing communities:* To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the [add] zone will change over time to enable a variety of housing types with a mix of densities.
- 30.2 *Larger sites:* Recognise the intensification opportunities provided by larger sites within the [add] zone by providing for more efficient use of those sites.
- 30.3 *Provision of housing for an ageing population:*
- (a) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in [add] zone, such as retirement villages.
 - (b) Recognise the functional and operational needs of retirement villages, including that they:
 - (i) May require greater density than the planned urban built character to enable efficient provision of services.
 - (ii) Have unique layout and internal amenity needs to cater for the requirements of residents as they age.
- 30.4 *Role of density standards:* Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.

Objectives/policies should not constrain necessary residential development

- 31 The RVA is concerned that other objectives and policies in section 2.3 could unnecessarily constrain much needed residential development in Taupō. For example, proposed Objective 2.3.2(5) requires that subdivision, use and development will not detract from the wider character and effective functioning of the environment in which it is located. Proposed Policy 2.3.3(9) addresses similar matters and in particular seeks to “ensure that” development will not “conflict with existing activities on adjoining properties” and “compromise development consistent with the intent of the environment where it is located”.
- 32 It is RVA’s experience that ‘character’ concerns are often raised in opposition to new retirement village developments, on the basis that the village does not perfectly reflect or conform to standard residential typologies or existing building types in the neighbourhood. Any policy guidance that new activities must ‘conform to’ or ‘not conflict’ with existing character is likely to present a major problem for new and innovative developments, and provide a handbrake on needed changes to urban environments to provide for the ageing population. Such direction also fails to give effect to the NPSUD, which recognises the urban environments must develop and change over time to respond to the diverse and changing needs of communities (Objective 4).
- 33 The RVA seeks amendments to proposed Objective 3.3.2(5) and Policies 2.3.3(9) to ensure the planned character (not existing character) of a neighbourhood is the key consideration and to enable a range of building typologies to meet the varied needs of the community.

2.4 Climate change

- 34 The RVA recognises the importance of responding to climate change, including ensuring development is resilient to the effects of climate change. However, the RVA has some concerns about the directive nature of some of the draft objectives and policies in Section 2.4.
- 35 Proposed Objective 2.4.2(1) requires subdivision, use and development of land to result in positive climate change outcomes, while Policy 2.4.3(4) requires urban and built development to be designed in a manner which considers the need to reduce greenhouse gas emissions. It is not clear how this policy direction will be implemented and it has the potential to have significant implications for new development given it inevitably enables greenhouse gas emissions during construction and operation. The RVA is concerned that this policy guidance could be translated into onerous consent requirements (including potentially requiring ‘compensation’ to be achieved through carbon credits). The RVA notes that climate change is predominately regulated under the Climate Change Response Act 2002, and is important to ensure RMA plans do not result in a ‘double up’ of regulation.
- 36 The RVA seeks the following amendments:
- 36.1 **Objective 2.4.2(1):** Subdivision, use and development of land in the Taupō District ~~will result in~~ considers methods to achieve positive climate change outcomes.
- 36.2 **Policy 2.4.3(4):** Urban and built development must be designed in a manner which considers ~~the need to~~ methods to reduce greenhouse gas emissions associated with that development and resulting land use.

Residential building coverage

- 37 The RVA supports the proposed increase to the maximum building coverage for residential areas from 30% to 35%. While exceedances of this standard will be appropriate for some developments in residential areas, the RVA considers the proposed increase to 35% represents a sensible increase that reflects the NPSUD and need to provide for housing in the district.
- 38 The RVA expects to provide detailed feedback on the draft changes to the Residential Chapter when it is made available.

CONCLUSION

- 39 The RVA welcomes the opportunity to provide feedback on the Draft Plan, and looks forward to engaging with the Council further during its District Plan review.

John Collyns

Executive Director

Contact details:

Retirement Villages Association
P O Box 25-022
Featherston St, Wellington 6142
Telephone: 04 499 0449
Email: john@retirementvillages.org.nz

First name: Laurie

Last name: Burdett

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

A much better plan to identify small block zones rather than them being created willy nilly

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I think having the high buildings close to the lake would create a shadow effect and would be unsightly. They would also block the views of those behind.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

First name: Warrick and Penelope

Last name: Osborne

Feedback

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

We would prefer the allowance of 3 stories, as it is more than adequate, is kept.

Once one building is given consent for over 3 stories ie. 6-8, then what is to stop many more being built to that height.

Developer would then build higher to fight for the “best” views of the lake and mountains.

This would then take Taupo from the “lovely lake resort tourist town” to any town with tall buildings

The “quaintness” of Taupo is an attraction to tourists along with the lake, skiing and the outdoor activities that are promoted.

Attached Documents

File

No records to display.

**Organisation:**

Ryman Healthcare Limited

First name: Matthew**Last name:** Brown**On behalf of:**

Ryman Healthcare Limited

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please find **attached** Ryman's submission on the Council's Draft District Plan Changes.

Attached Documents

File

Ryman_-_submission_on_Taupo_Draft_District_Plan_Changes_-_June_2022



SUBMISSION ON TAUPŌ DRAFT DISTRICT PLAN CHANGES 2022

To: Taupō District Council (*Council*)

Introduction

- 1 This is a submission on the Council’s consultation material for the first bundle of plan changes (*Draft Plan*) on behalf of Ryman Healthcare Limited (*Ryman*).
- 2 Ryman supports in full the Retirement Villages Association of New Zealand Incorporated (*RVA*) submission on the Draft Plan. This submission provides additional context to Ryman’s villages and its interest in the proposal.
- 3 The submission covers:
 - 3.1 An introduction to Ryman, its villages and its residents; and
 - 3.2 Ryman’s position on the Draft Plan.

Ryman’s approach

- 4 Ryman is considered to be a pioneer in many aspects of the healthcare industry – including retirement village design, standards of care, and staff education. It believes that a quality site, living environment, amenities and the best care maximises the quality of life for its residents. Ryman is passionately committed to providing the best environment and care for our residents. Ryman is not a developer. It is a resident-focused operator of retirement villages. Ryman has a long term interest in its villages and its residents.

The ageing demographic

- 5 The growing ageing population in Taupō and the increasing demand for retirement villages is addressed in the RVA’s submission on the Draft Plan, and that is adopted by Ryman.
- 6 Ryman’s own research confirms that good quality housing and sophisticated care for the older population is significantly undersupplied in many parts of the country, including Taupō. The ageing population in Taupō is facing a significant shortage in appropriate accommodation and care options, which allow them to “age in place” as their health and lifestyle requirements change over time. This is because appropriate sites in good locations are incredibly scarce.

Ryman's interest in Taupō and the wider region

- 7 Ryman is the largest provider of retirement village accommodation in New Zealand. Ryman currently has 38 operational retirement villages throughout New Zealand providing homes for more than 12,000 elderly residents. In recent times, Ryman has built approximately half of all new retirement units and the majority of all new aged care beds in New Zealand. It has three retirement villages currently operating in the Waikato region – located in Hamilton and Cambridge. Ryman's villages currently accommodate approximately 1205 residents in the region. It expects to continue developing new villages into the future, including in Taupō, to meet increasing demand.

Ryman's residents and layout needs

- 8 Due to the frailty and mobility limitations of some residents, Ryman provides extensive on-site community amenities, including entertainment activities, recreational facilities, small shops, bar and restaurant facilities, communal sitting areas, and large, attractively landscaped areas. Ryman provides these on-site indoor and outdoor purpose built amenities, as well as its activities programmes, to meet the very specific needs of its residents.
- 9 Because of the comprehensive care nature of Ryman's villages, all of the communal amenities and care rooms need to be located in the Village Centre to allow for safe and convenient access between these areas. This operational requirement results in a density and layout that differs from a typical residential development. However, Ryman's retirement villages are integrated developments, which often creates opportunities to achieve higher quality residential outcomes compared to typical residential developments.

Ryman's position on the Draft Plan

- 10 Ryman adopts the RVA's submission on the Draft Plan.

Conclusion

- 11 Thank you for the opportunity to submit on the Draft Plan. Ryman looks forward to engaging with the Council further throughout its review of the District Plan.

Kind regards,

Matthew Brown

NZ Development Manager

Ryman Healthcare Limited

matthew.brown@rymanhealthcare.com

First name: Anna

Last name: Pol

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

I would like to make a submission in support of the new Rural Lifestyle environment.

The Centennial Drive area has already been subdivided down to one hectare apart from 2 or 3 properties. One hectare is ample for a lifestyle and will allow enough space for privacy planting on boundaries. Any larger than one hectare becomes a liability. Therefore a provision should be made in the new lifestyle environment to be able to subdivide down to one hectare as of right, rather than having to go to a notified consent application.

We have seen the results of Covid, that people are drawing to a larger area, where they are able to have a more sustainable lifestyle.

One hectare would really suit that demand.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

In regard to new industrial sites, the area indicated on the map North and adjacent to Titan Way development, We oppose. That particular site because of the elevation and close proximity to our rural lifestyle, we will be adversely affected.

Attached Documents

File

Anna Pol District Plan Submission

Russ Watts

From: anna pol <annampol334@gmail.com>
Sent: Wednesday, 8 June 2022 5:10 pm
To: District Plan
Subject: Re: D1 Geothermal rule

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Dear Sir/Madam,

I would like to make a submission in **support** of the new Rural Lifestyle environment.

The Centennial Drive area has already been subdivided down to one hectare apart from 2 or 3 properties.

One hectare is ample for a lifestyle and will allow enough space for privacy planting on boundaries.

Any larger than one hectare becomes a liability. Therefore a provision should be made in the new lifestyle environment to be able to subdivide down to one hectare as of right, rather than having to go to a notified consent application.

We have seen the results of Covid, that people are drawing to a larger area, where they are able to have a more sustainable lifestyle.

One hectare would really suit that demand.

In regard to new industrial sites, the area indicated on the map North and adjacent to Titan Way development, We **oppose**. That particular site because of the elevation and close proximity to our rural lifestyle, we will be adversely affected .

Anna M Pol
334 Centennial Drive
Taupo
Phone 0273341232



Virus-free. www.avast.com

On Fri, Jun 3, 2022 at 10:07 AM District Plan <districtplan@taupo.govt.nz> wrote:

Hi Anna

Once we get to the First Schedule process you have to fill in the correct RMA form etc but this is still informal consultation so its pretty relaxed. So you can absolutely write out your points and we can pop them into the system. Preferably an email – you can just reply to this and then we can copy and paste into the system.

Hope that helps.

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330

Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

D +64 7 376 1591 **T** +64 7 376 0899 **M** 021 208 2573

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www.taupo.govt.nz

From: anna pol <annampol334@gmail.com>
Sent: Thursday, 2 June 2022 4:43 PM
To: District Plan <districtplan@taupo.govt.nz>
Subject: Re: D1 Geothermal rule

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There is a small area indicated north of and adjacent to Titan way development, this area will be encroaching on the new rural lifestyle environment and therefore we would object to this parcel being considered for industrial use .

I find the== consult 24 questions: district plan changes,== somewhat confusing.

Is it acceptable to just write a letter to support the new environment zone ==Rural Lifestyle Environment.

However in regard to the Centennial Drive zoning, I think 2 ha minimum is too restrictive, as there are only 2 properties left that would be affected. We all have gone to one Ha. which is more than enough to create a lifestyle so close to town. The 2 remaining properties should be able to do what all the neighbours have done already

If I wrote a letter will that be acceptable as a submission, or are there criteria which I will have to meet , for my submission to be acceptable

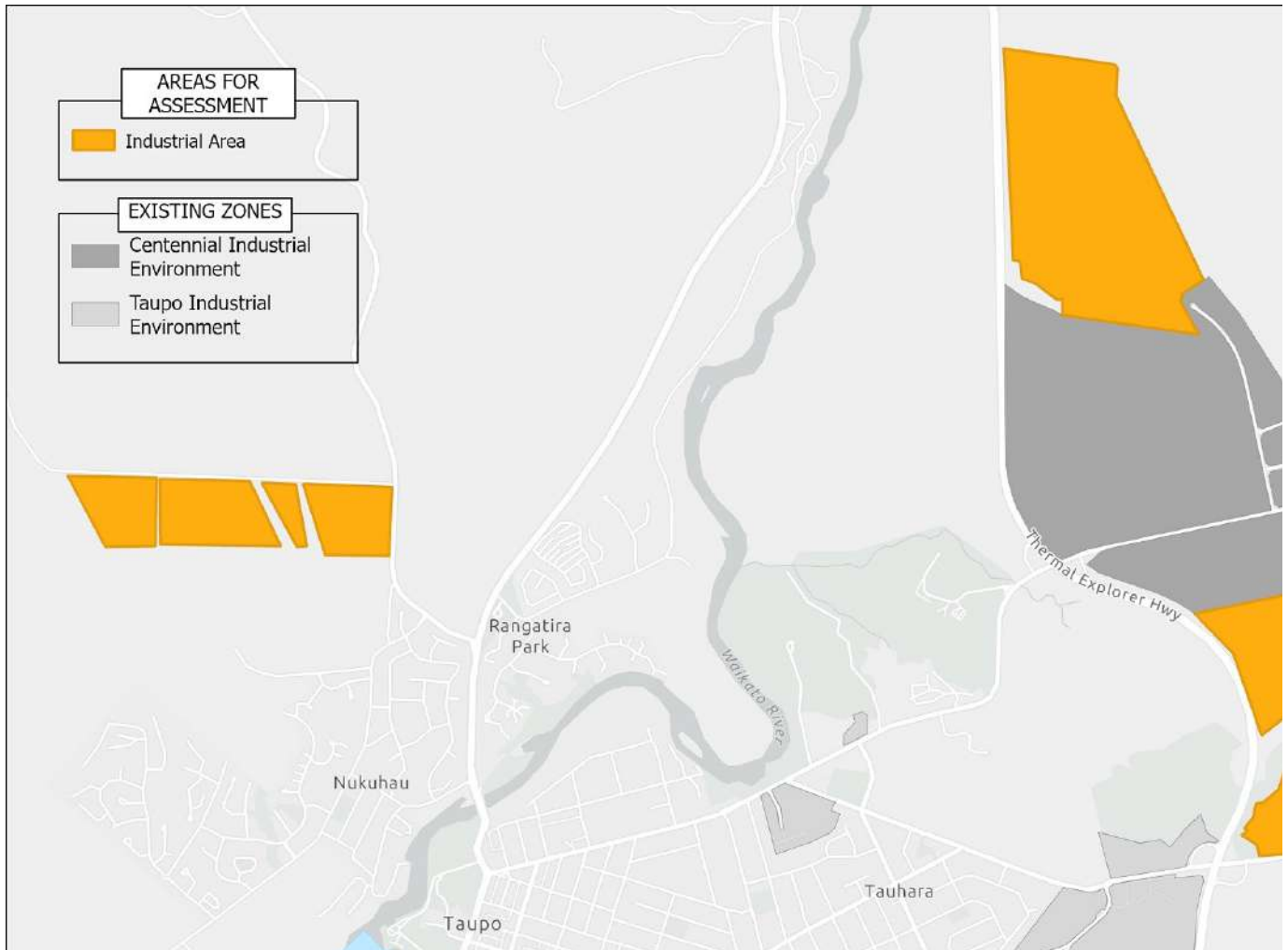
Thanks for your help

Anna Pol

On Thu, May 26, 2022 at 10:50 AM District Plan <districtplan@taupo.govt.nz> wrote:

Hi Anna

Have attached the map. However just a note, these are just areas we are assessing. Not proposed areas. So we would be unlikely to zone all of it, but pick the best suited site or sites.



Trust this helps, regards

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330

Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

D +64 7 376 1591 **T** +64 7 376 0899 **M** 021 208 2573

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www.taupo.govt.nz

From: anna pol <annampol334@gmail.com>

Sent: Wednesday, 25 May 2022 4:41 PM

To: District Plan <districtplan@taupo.govt.nz>

Subject: Re: D1 Geothermal rule

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Thank you for the information.

Is there a map of the proposed area for industrial environment expansion

Anna

On Thu, 19 May 2022 at 10:06 AM, District Plan <districtplan@taupo.govt.nz> wrote:

Hi Anna

The D1 rule currently sits within the plan and means that properties in this area are subject to additional assessment for subdivision or additional dwellings. I have included the rule below from the District Plan and attached the map. I have also attached a word submission form. Trust this helps.

4e.15

Geothermal

4e.15.1

Notwithstanding any other rule in this Plan, any residential activities (apart from one dwelling house per lot) or accommodation activities which are located on land being part of the Wairakei-Tauhara or Ohaaki Geothermal Systems (as shown on Planning Map D1) or any subdivision of such land, is a **discretionary activity**.

Let me know if you have any further questions.

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330

Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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www.taupo.govt.nz

From: anna pol <annampol334@gmail.com>
Sent: Tuesday, 17 May 2022 4:58 PM
To: District Plan <districtplan@taupo.govt.nz>
Subject: D1 Geothermal rule

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Kia Ora,

I have been reading the District Plan changes 2022, in regard to the Rural Lifestyle Environments.

Can You pls explain what the D1 Geothermal rule is and how would this be applied to a consent?

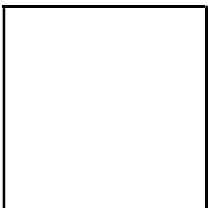
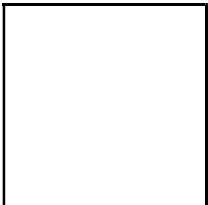
Can you please send me a feedback form, so I can make a submission

Thank you

Anna Pol

[334 Centennial Drive RD 2](#)

Taupo 3378



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This e-mail has been scanned and cleared by MailMarshal <http://www.marshalsoftware.com>



First name: Burke

Last name: Carlton

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission.

Attached Documents

File

BurkeCarlton Submission

Russ Watts

From: Burke Carlton <burkeandsally@gmail.com>
Sent: Monday, 13 June 2022 1:52 am
To: District Plan
Subject: Submission to the proposed district plan changes , Burke Carlton
Attachments: Taupo District Council stratigic changes.docx

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Please find attached my submission to voice my concerns relating to the proposed district plan changes looking to come into effect late next year.

It is a small word document highlighting a few basic concerns that we feel could do with further discussion and thought.

This district plan was start over the last ten years and we have all been made rudely aware that the world we had pre covid has changed in many ways, and the new plan needs be be reassessed to reflect these changes.

Regards Burke Carlton

Taupo District Council,

Proposed District Plan Changes Concerns Submission

I Burke Carlton would like to make a submission regarding my concerns within the proposed District Plan Changes being put forward.

Introduction

Myself and my immediate family have a vested interest in two small blocks of land that border the proposed new plan. Both these properties have been investigated through the Taupo District council for a small forest cluster to best utilize these parcels of land and help develop community in the area.

The initial concept was started two years ago to assist with the purchase of the family farm from the Estate. There have been various issues along the way that have resulted in this possibility being down sized to these two small blocks.

However even these small parcels of land help us with our affinity to this area and in particular these blocks offer a way forward to hold a future.

My parents first arrived on this land fifty seven years ago and through many years of hardship and work built a farm and home for themselves and their family. During this time they also managed to expand their farm to keep it economical and productive while using sustainable farming methods. My parents with a continued affinity to this land, purchased 1182 in the early/mid 80's, they also purchased 1160 bare land from the neighbour when they subdivided the house from it.

In 1990 my father passed away at the home farm (1177 Mapara road).

My mother continued farming for many years into her 80's until ill health took its toll and she passed away early 2021.

From very early times they both wished this land that they had dedicated their lives to and had given them so many rewards to be retained within the family

for farming or utilized further, this is what we are trying to ensure while maintaining our bond to this land and area.

Please Note that my focus of this objection is focused on the Mapara Road to Acacia bay area and all discussions below are referencing this area. The reasoning for this is this is where I grew up and I know this land well, other areas within the Taupo district have their own people with an affinity to that area over many decades or more and they will have their opinions of how it should be managed and their own merits which may differ from mine.

Our Interest in this area

1160 Mapara Road

The two blocks we are looking at are quite different in nature, the first one 1160 Mapara Road, comprising of 40.78 ha, it has no water supply allocated to it (as was subdivided from the main house 1162, which retained the water rights) but this was sourced from one of the main block my parents had initially purchased. It has limited views of the Lake, but does offer a sheltered environment for a group of houses to be developed utilizing the present forest cluster plan. This would allow the remainder of the land to be utilized for tree plantings, light grazing or fattening cattle in conjunction with the other block we have an interest in.

The forest cluster arrangement would also allow us to hold the remainder of the land on these blocks along with my adult children whom have spent countless days on this land as well as enjoying Whakaipo bay fishing, Kinloch beach boating and the ski fields was easy to reach also.

1182 Mapara Road

The second block we also have an interest in is 1182 Mapara road, comprising of 45.92 ha this was also purchased from the lands and survey farm that was in this area which was split up 35 odd years ago to encourage lifestyle living in the area. This block has a very tired ex lands and survey house on it, it has had basic

maintenance done to keep in line with renting requirements. My wife, myself and our three boys lived here for a period in this property in the mid 90's.

This property has a small water allocation from the Mapara Scheme, which allowed for the farming operation to be expanded here.

This also has a great forest cluster group in the easy contour front area of the block, again a beautiful sheltered sunny disposition and an absolute pleasurable place to live. This allows the remaining land of this block along with 1160 remaining area, to allow a simple forest/bush grazing or fattening area.

In our parent's expectation of a long association with this land, they negotiated an easement between 1160 and 1182 at time of purchase. This corridor will allow the close to economic use of the remainder of land of both these blocks at the same time maintaining the infrastructure and land surrounding the forest clusters.

The Rural Taupo District Plan Change concept relativity points.

There are many merits in the new plan being put forward, mostly relating to the concept of a rural lifestyle, which as stated can mean different things to different people.

It follows on from the Forest cluster concept that had been in place for the last ten years. The first five to six years of this were hard times for Taupo property with shops and industry tending to base in the larger centre of Rotorua, this kept a lid on any development's happening utilizing this model. As the land cycle turned there were several small successful developments done along these lines, and the Covid period further enhanced this effect with people preferring to be out of the towns and cities.

This trend has continued with the work from home culture, personal safety concerns, disease risk, and light pollution at night among the list.

A lot of these people were of a demographic group who did not want large areas of land to maintain but still wanted the rural outlook but the security of houses nearby and being only 10 minutes from town.

The land along Mapara road is very stable with minimal major limited fault lines or geothermal subsidence giving good land to build on with minimal future liabilities.

The Land development along Mapara road is self-limiting as geothermal interaction inhibits any subdivision by nature (who wants big pipes on their land or view), the road is quite short and opens onto Poihipi road in the thermal zoned area, which occurs after the Lake Catchment zone.

The steeper contours in many parts limit the possibility of change of use, as well as reserve land along the lake front is restricted

The Mapara road has been an allowed development which has helped take homes to the north of Taupo away from the subsidence issues in the east.

This has created an area well-loved and known for Taupo residents past Acacia Bay, some parts offer outstanding outlooks out to the lake and mountains while others give seclusion and shelter from the elements. It has become a well-worn bicycle path, and sightseeing driven route for seeing the greater Taupo area including getting to Kinloch.

When growing up in this area the rural school bus was a concern as there were not enough local kids to warrant the service some years causing angst among the farming community. The mail run was next service threatened, these small pockets of housing help give security to these services.

Strategic Direction Variance Questioned.

Questioning the main part of the new Strategic Direction Variance relating to the boundary limitations.

The reason being is as being alluded to earlier the boundaries are self-defining through the geothermal reinjection and steam recovery areas, Lake reserve followed by the structure of the land itself limiting simple development.

The discussed infrastructure such as milk processing and geothermal can never exist within the pre generated boundary of the lake catchment so unsure why limiting to within 1.5km prior to this line?

From the original NDA requirements we worked with, the lake catchment area was well suited to low density housing with soft land use for the remainder. This helped protect the lake waters while allowing for maximum benefit.

Questioning the complete departure from Forest Clusters.

These have a place and a certain application and client base, those who want a feeling of community, friends nearby, other children nearby, security of eyes close by.

A well laid out forest cluster keeps the majority of the land for productive purposes ie light farming actives, a glass house for local produce, Tree plantations of native or faster growing for carbon collection and long term harvesting.

The combination of a rural business alongside a light footprint of smaller sites 4-5000m2 allows the occupiers the benefit of easy maintenance while still maintaining the rural element in a well maintained and productive manner.

All the while avoiding the fragmentation of the land into 10-20 ha lots suitable to the standard of a couple of horses, chickens, a fattening pig or two and a dogs. While the remainder is mowed to keep tidy.

The forest cluster format also allows a farming operation to reduce financial stress while retaining the greater part of the land for primary production and investment in infrastructure to improve the production operation. Which means stability with jobs and incomes in the area.

Questioning non relevant association with existing cluster communities.

The two properties we have an interest in, already have cluster communities right next to them, which is understandable as it has been a very sheltered and desired place to live for many years.

Restricting or rapidly impeding new land access in this area may cause undesirable land value changes restricting to the wealthy rather than a broad demographic spread of a mature community.

Environmental future proofing benefits of small rural blocks.

Some of the best place to build environmentally friendly properties are north facing, sheltered from the destructive Southerly winds and with open land around. This gives longer daylight hours which will suit the future requirement's which are being introduced into New Zealand and globally, for solar power, hot water heating, battery storage and the electric vehicle future. This future is just over ten years away and needs to be included in the proposed district plan.

Sheltered areas reduce winter heating requirements, open country allows gentle summer breezes for cooling, combined with space for roof top heating and solar panels.

With a bit more open space around each house and careful design the incorporation of solar and battery technologies will be much easier to accomplish.

Presently the issues that are being experienced in higher density small sections (500m² or less) normally found in cities and towns include visual, reflective, shading or noise impacts which have to be considered. Charging considerations of vehicles in present homes is restrictive as often insufficient protected parking available for charging equipment, while still maintaining separation from house and the neighbour's primary dwelling for the possibility of fire risk.

With Mapara Road communities close proximity to the lake, Taupo and Kinloch this will suit the new electric future and the expected travel range of the entry level electric vehicles, while still having easy shopping, work and local travel.

Conclusion

My considered thought is that while this new plan has many merits to build a stronger more compact town centre with infill homes to contain infrastructure costs for sewage, water, power and basic services as rubbish collection.

-There does need to be a considered approach to include the new electric/emission's expectations.

The world is not the same place and has different expectations than a couple of years ago, and this plan should be further challenged for fulfilling these new realities.

The Waikato region is blessed with hydro power as well as Geothermal steam generation, while every effort maybe made they are still a finite resource. Even during my life time the Craters of the Moon area has had a marked reduction of display.

High density small land packages could be very limiting in the short term future.

-Efficient utilization of smaller rural land.

The pumice country in close proximity to Taupo offers good stable land for light density dwellings (4000 to 5000m²) with partial coverage over still functioning productive land.

This can be a benefit for all groups as gives a labour source for people on the land especially the younger ones looking for odd jobs such as tractor driving, baby sitting, shearing rouseabout or fencing. It gives comfort and security without crowding each other or knowing each other's private matters.

The remaining economical pockets of land will still give the comforting rural and nature based outlook that people like in New Zealand. Be it animal or carbon capture plantings.

- Utilize naturally defined boundaries for the new plan to fit within.

Utilize the naturally defined boundaries for the new plan to fit within, such as the lake catchment boundary area as no heavy industries such as milk plants or steam reinjection in these areas.

There are already restrictions on many areas around the greater Taupo area for land use from Reserve lake edging, Maori freehold and multi owner blocks which also come under a different set of protection guidelines.

The other hard borders include water ways, main roads, natural geothermal activity plus earth fault lines. All these naturally contain future community's placement without any disadvantaging any land owners in the area, or encouraging influencing for rule changes or land banking under the same assumption.

- Growth of the Greater Taupo area.

Taupo needs more people within its boundaries to strengthen it business wise and structurally. Towns with a reducing population and little employment opportunity slowly lose vitality due to lack of investment, diversity or limited demographic groups, no young people no future. More people spend more and self-generate an economy utilizing services, builders, plumbers, nurses, child care etc.

Part of attracting people can be directly related to cost of living, amenities, employment and security. Restricting land utilization may cause a higher cost of initial capital impeding the desirability of the area, resulting in an unbalanced demographic subset as a community.

Reducing impediments to Taupo's growth may cause a negative population growth, this would be very difficult to turn around in future, Taupo needs to be built on more than tourist dollars and weekend Airbnb bookings.

Thankyou

Burke Carlton.

First name: Wayne and Denise

Last name: Russell

Feedback

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Our address is 1069 Poihipi Road and since we have moved here, we love the spot and have downsized in numbers of our animals so would be a perfect opportunity.

Would love someone from council to follow though with this as soon as plans are in place

Attached Documents

File

No records to display.

**Organisation:**

Wairarapa Moana Incorporation

First name: Michael**Last name:** Allen

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please see full submission attached

Attached Documents

File

PDF - DP Submission Wairarapa Moana Inc



WAIRARAPA MOANA
nurturing our taonga

PO Box 1347, TAUPO 3351
Level 1, 14 Ruapehu Street, TAUPO 3330
Phone: 07 213 2275
Email: gm@wairarapamoana.org.nz

The Taupo District Council
Private Bag 2005
Taupo

6 June 2022

By email to: districtplan@taupo.govt.nz

DISTRICT PLAN – PROPOSED CHANGES 2022

Introduction

This submission to the draft Plan Changes is made by Wairarapa Moana ki Pouakani Incorporation.

Wairarapa Moana ki Pouakani Incorporation (Wairarapa Moana) is the owner of large land holdings of some 10,705 hectares both in, and surrounding Mangakino. (Refer to Figure 1 attached). Wairarapa Moana operates large dairy and forestry enterprises on the land.

Submission

Under the draft Plan Change to the Rural Environment all Wairarapa Moana landholdings in Mangakino are shown as part of the General Rural Zone. The historical rural zoning is a result of the philosophy of the plan when established in early 2000s. The zoning for this site was subsequently not revised in the rural and residential plan changes of 2008/09 which strategically zoned land around the Taupō Township.

Consequently, in the last 20 years there has been no consideration of future strategic zoning for Mangakino. Whilst it is acknowledged that in the last 20 years, growth (both in housing demand and permanent population) has been low or static in Mangakino, over the last 5 to 7 years this has not been the case. As with many other urban areas, the demand for permanent and holiday housing has increased significantly. That being the case it is considered appropriate by Wairarapa Moana that Council now turns its mind to strategic zoning of land for future residential and industrial purposes in Mangakino. Wairarapa Moana has previously submitted on the Growth Management Strategy in this regard.

Wairarapa Moana submits that the General Rural is not appropriate on all the land adjoining the Residential zone within Mangakino. Some land adjoining the Residential zone should be considered as an appropriate part of the residential Zone and some land as suitable for light industrial use such as tradesman's depots and workshops.

Wairarapa Moana consider it necessary that Council revise the zoning on the land adjoining Mangakino Residential zone as soon as possible and includes this in the current plan change. Wairarapa Moana Inc welcomes discussion on this matter. We note that much of this land has previously been housing between 1950s to 1980s. Much of it is serviced with water and wastewater and existing roads are in good repair. Providing for housing in this area will also provide a range of price options for housing and rentals, noting the high demand for rental housing for rural contracting workers. The dispersal of housing into communities like Mangakino should be further researched as a key methodology in addressing the housing pressures within the Taupō District.

Wairarapa Moana notes Council's invitation to consider Rural Lifestyle or Rural residential (low density) zoning around Mangakino. We welcome this discussion. Wairarapa Moana does consider the land around Mangakino's existing residential zone to be best utilised for residential standard density housing rather than rural residential due to the efficiency of servicing and a consideration of the impact of onsite wastewater disposal on the Waikato River.

Furthermore, we note that the scope of the Industrial and Town Centre Plan Changes again do not include Mangakino. Whilst Wairarapa Moana have no specific comments on the Town Centre zone as it is applied in Mangakino, the lack of any industrial zone in Mangakino significantly limits the possibilities for any industrial operator/activity to operate in Mangakino. To operate in the Residential zone requires a resource consent, and there are very limited small rural zoned holdings available for activities regardless they are limited by building coverage restrictions. This community does have aspiring business operators who wish to operate from Mangakino or currently operate on their residential property however are limited therefore in their expansion. So, the provision of an industrial zone would minimise effects of small-scale industrial activities occurring within the Residential area, and simultaneously it would provide extra capacity for the demand on Industrial land within the Taupō District. Industrial uses in such a zone are likely to service Mangakino and the surrounding rural community, reducing vehicle miles (helping to achieve Government's Climate Change Target) and providing local employment.

The growth of the permanent and holiday population in Mangakino, and the associated growth in services within Mangakino and the surrounding rural community does need attention from Council regarding the future District Plan changes for the coming 10-20 years.

We welcome further discussion on this matter as soon as Council is able.

Nga Mihi
Wairarapa Moana Incorporation

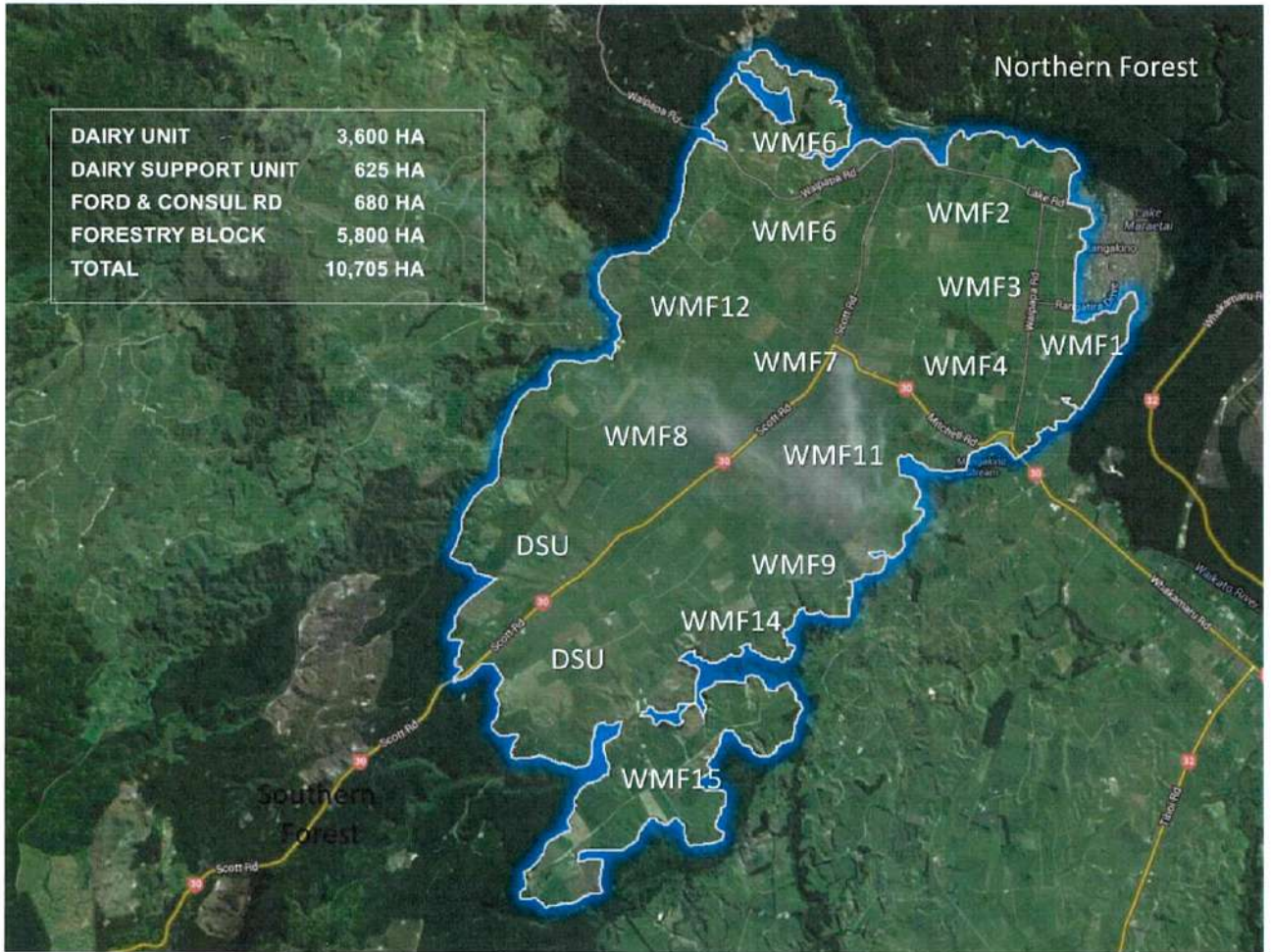


Michael Allan

Tel: 029 2755 685

Email: gm@wairarapamoana.org.nz

Figure 1



Wairarapa Moana ki Pouakani Incorporation Lands with Mangakino Township top right

First name: Anna

Last name: Elwarth

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Yes we support and welcome the rural lifestyle environment with open arms. We are on Whangamata Rd. Our wish and aim is to build another rental property on our property for income, but previous to this proposal we were 2 ha short of 30ha (as you were only allowed 1 dwelling per 10ha, and we already had two dwellings). Our property was purchased with a cottage as well as the main house, where we already rent out the cottage. We are hoping and proposing that this will not affect our opportunity to subdivide the offered extra 2ha.

For future proofing - would you be able to build a tiny dwelling AND subdivide 2ha? Or is it an either / or option, currently this isn't clear. For future planning and potential inter-generational living on the one property, I'd like the option of having our main dwelling, cottage that is currently here, 2ha subdivision AND the opportunity to build a tiny dwelling 20m from the main house.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

I think with housing shortages that for future proofing maybe consider leaving this opportunity open.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I think for visual impact and natural environment to not allow the town centre to be built upwards

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Economically this makes sense

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Maybe even go as far as 40%. With housing shortages, the cost of living increasing, post peak fuel and climate change, I feel that inter-generational living is going to become more common.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

I support that many of these changes are realistic to a post-peak fuel / climate change / growing population future where inter-generational living on the same property will be more common.

First name: Lisa

Last name: Wade

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

with the influx of people wanting to come and live in taupo, subdivisions of these blocks will allow housing development, taking pressure of the already struggling rental situation in town, and supporting growth for our region. Mapara road just seems like a natural extension of the acacia bay area and allows familys to maintain a property with space for animals and kids to run around whilst being close to town.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

as above stated

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Brian

Last name: Elwarth

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

I dont agree with consulting maori on decisions making that affect private land

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Yes we support and welcome the rural lifestyle environment with open arms. We are on Whangamata Rd. Our wish and aim is to build another rental property on our property for income, but previous to this proposal we were 2 ha short of 30ha (as you were only allowed 1 dwelling per 10ha, and we already had two dwellings). Our property was purchased with a cottage as well as the main house, where we already rent out the cottage. We are hoping and proposing that this will not affect our opportunity to subdivide the offered extra 2ha.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town needs more space and the only way is up

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Brian

Last name: Robinson

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

Extra traffic flowing into one bridge to town - is too soon for more development

Speed limits on affected roads need to be assessed

Judging by deviations from previous rules how can we know that factors such as visibility and reverse sensitivity will be strictly taken into account

There is a major flaw is assuming that a selfservice water supply is sustainsble with increasing use. What work has been cone to predict if aquifers can continue to support extra use. Existing residents could be faced with prohibitive costs and old and new residents may be compromised unless new dwellings have to collect rain water for their supply. As an example: the water level in our bore on Palmer Mill Rd has dropped by a few metres due to the increased demand over the last ten years The RC monitor bore is at the lowest end of the road so will be the last to be depleted.

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

No

Would you like to tell us why?

Attached Documents

File
No records to display.

**Organisation:**

McKenzie and Co

First name: Kirsteen**Last name:** McDonald**On behalf of:**

Setek Limited

Feedback

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Please see attached letter

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Please see attached letter

Attached Documents

File
Draft plan change submission Setek Limited

Taupo District Council
Private Bag 2005
Taupo 3352
Attn: Hilary Samuels, District Plan Review

13 June 2022

Dear Hilary

Draft Plan Change & Industrial Land Supply – Setek Limited

Thank you for providing the opportunity to submit feedback on the draft changes to the District Plan.

We are acting in support of our client Setek Limited, owner of 822 Rakaunui Road, legally described as Lot 1 DP 530955 and held in Record of Title 865203.



The site has a history of being used for or associated with industrial activities.

In response to your request for feedback on industrial land supply, given this land's proximity to the existing Centennial Industrial Environment, its industrial history, and the known demand for industrial land in this area, it is requested the site be considered for rezoning.

In the alternative, the opportunity to use this land under the general rural zoning has been considered.

Setek is directly affected by the provisions of the draft plan changes.

Specific provisions

Setek is affected by the General Rural environment provisions in general and the proposed Plan Change to relating to industrial land supply. In particular:

- Objective 3b.2.1 Enable Primary Production and related policies and rules.
- Objective 3b.2.2 Maintaining the established General Rural character and related policies and rules.
- Objective 3b.2.3 Rural industry and related policies and rules.

Submission

The subject site directly adjoins existing Centennial Industrial zoned land along Rakaunui Road and Aratiatia Road. Setek purchased the land due to its proximity to existing Centennial Industrial zoning and the permissive nature of the current operative Rural Environment provisions in enabling the land to be used for commercial and industrial activities.

With regards to the draft rural provisions, the draft policy direction to treat all general rural land the same fails to recognise and provide for development opportunities that are synergistic or compatible with existing activities on adjoining land.

Outcome sought

Setek request this land be considered for rezoning to Centennial Industrial Environment. Alternatively, Setek seek changes to the objectives, policies and rules of the draft Chapter 3b Rural Environment Chapter to enable industrial activities to establish where the land directly adjoins the Taupo or Centennial Industrial Environment.

Setek Limited wishes to engage further with the policy team with a view to amending the provisions above.

Thank you for considering this feedback. We look forward to meeting with you to discuss further.

Kind regards



Kirsteen McDonald

Planner

021 563 066

kirsteen.mcdonald@mckenzieandco.co.nz

**Organisation:**

McKenzie and Co

First name: Kirsteen**Last name:** McDonald**On behalf of:**

Unicorn Pacific Trust

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please see attached letter

Attached Documents

File

Draft plan change submission Unicorn Pacific Trust

Taupo District Council
 Private Bag 2005
 Taupo 3352
 Attn: Hilary Samuels, District Plan Review

13 June 2022

Dear Hilary

Draft Plan Change – Unicorn Pacific Trust

Thank you for providing the opportunity to submit feedback on the draft changes to the District Plan. We are acting in support of our client Unicorn Pacific Trust, owner of 1450 Mapara Road and 691 Poihipi Road.

Our client is directly affected by the provisions of the draft plan changes.

Specific provisions

Our client is affected by the General Rural and Rural Lifestyle Environment provisions generally, and in particular:

- The application of the two zones as the principal method.
- Objective 3b.2.1 Enable Primary Production and related policies and rules
- Objective 3b.2.2 Maintaining the established General Rural character and related policies and rules.

Submission

Our client appreciates and supports enabling continued use of productive land for rural production. To this end, provisions enabling pastoral farming and reasonable controls to manage reverse sensitivity are supported.

However, the policy direction to maintain the established character and treat all general rural land as if it were suitable or desirable for primary production fails to recognise the inherent characteristics of land, provide for changing land uses, and for community aspirations. As identified in Taupō 2050 and elsewhere, pastoral farming is under pressure and land use change is inevitable – the character will change, and this change is necessary to give effect to higher level policies of regional and central government (in particular, water quality and climate change).

There is also sustained demand for rural living for both rural workers and families, and for those seeking an alternative to urban environments.

It is acknowledged that land use zoning is a reasonable method, but that method fails to respond to the land itself. Some high productive land (soil classes 1 & 2) is proposed to be zoned for low production lifestyle living, and low productive land (soil classes 6, 7 & 8), on the face of it suitable for rural-residential use, is encouraged to be used for production.

Outcome sought

Unicorn Pacific Trust are seeking changes to the objectives, policies and rules to enable productive use of productive land, and opportunity to meet the sustained demand for rural-living on land not suitable or desirable for productive land use.

As an alternative given the acknowledged pressure to change land use, its proximity to Taupo Township, and existing land use patterns, it is requested that the subject site be considered for re-zoning.

Unicorn Pacific Trust wishes to engage further with the policy team with a view to amending the provisions above.

Thank you for considering this feedback. We look forward to meeting with you to discuss further.

Kind regards



Kirsteen McDonald
Planner

021 563 066

kirsteen.mcdonald@mckenzieandco.co.nz

**Organisation:**

McKenzie and Co

First name: Kirsteen**Last name:** McDonald**On behalf of:**

Sikka & Aggarwal Investment Limited

Feedback

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Please see attached letter

Attached Documents

File
Draft plan change submission Sikka and Aggarwal Investment Ltd

Taupo District Council
 Private Bag 2005
 Taupo 3352
 Attn: Hilary Samuels, District Plan Review

13 June 2022

Dear Hilary

Draft Plan Change- Sikka & Aggarwal Investment Limited

Thank you for providing the opportunity to submit feedback on the draft changes to the District Plan. We are acting in support of our client Sikka & Aggarwal Investment Limited, owner of 271 and 281 Spa Road, Taupo.

Sikka & Aggarwal Investment Limited is directly affected by the provisions of the draft plan changes.

Specific provisions

Our client is affected by the General Rural provisions in general and in particular:

- Objective 3b.2.1 Enable Primary Production and related policies and rules
- Objective 3b.2.2 Maintaining the established General Rural character and related policies and rules.
- Objective 3b.2.4 Other activities and related policies and rules

Submission

Tourism plays a major part in the economy of the district. Given the unique characteristics of tourism activities it is important that it be specifically provided for rather than being controlled by performance standards that anticipate the effects from the typical land uses found in each environment.

The land at 271 and 281 Spa Road has a history of being used for tourism, visitor accommodation and commercial/industrial activities. It is not suitable for and is very unlikely to be used for rural production purposes in the future and given its location it is unlikely to be desirable that it be used for such purposes.

This land is surrounded by non-production land including sports facilities, a holiday park, industrial/commercial businesses and Spa Thermal Park.

Whilst draft Objective 3b.2.4 states tourism and visitor accommodation activities are enabled in the General Rural Environment, the draft performance standards do not support the establishment of successful tourism businesses, specifically:

- 4b.2.1 Vehicle movements
- 4b.2.2 Maximum building coverage
- 4b.2.6 Minimum building setbacks
- 4b.2.15 Signage

A successful tourism operation usually includes one or more of the following activities and, given the innovative products often something unique. All must be provided for in some manner:

- Outdoor recreation
- Indoor recreation
- Accommodation
- Cafes and restaurants
- Retail
- Offices

While some of these do have definitions, it may be useful to provide a specific definition for tourism activity.

We recognise the need to ensure the establishment of tourism and accommodation activities are managed so as to avoid the loss of primary production land. One way of achieving this may be by spot zoning or precincts, another method maybe to specifically provide for tourism activities as a consented activity.

Outcome sought

We are seeking changes to the draft General Rural provisions to enable the establishment of tourism and visitor accommodation activities on this land through changes to the rules and performance standards. Alternatively apply a zone to this land that enables the continuation and establishment of tourism activities. In addition, a definition for tourism activities may be useful.

Sikka & Aggarwal Investment Limited wishes to engage further with the policy team with a view to amending the provisions above.

Thank you for considering this feedback. We look forward to meeting with you to discuss further.

Kind regards



Kirsteen McDonald

Planner

021 563 066

kirsteen.mcdonald@mckenzieandco.co.nz

**Organisation:**

4Sight Consulting Ltd

First name: Duncan**Last name:** Whyte**On behalf of:**

Tauhara Quarries Ltd

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Refer attached. Changes requested.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Refer attached. Changes requested.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Refer attached. Changes requested.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Refer attached.

General

Is there anything else you would like to share with us related to the District Plan?

Refer attached. Changes requested.

Attached Documents

File
Tauhara Quarries Ltd Submission on Draft Taupo District Plan Changes
Proposed SPMEZ_June22

Tauhara Quarries Ltd Submission on Draft Taupō District Plan Changes 2022

Submitter Contact Details

Are you submitting as an individual or as an organisation?

Organisation

Tauhara Quarries Ltd

Dudley Clemens

dudley.clemens@jswap.co.nz

Strategic Directions Chapter

Would you support the current draft strategic directions?

Yes

No

Maybe

Rural Chapter

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

No

Maybe

Would you support the current draft proposal for changes to the general rural environment?

Yes

No

Maybe

Industrial environment chapter

Would you support the current draft proposal to create more industrial environment land?

Yes

No

Maybe

General

Is there anything else you would like to share with us related to the District Plan?

Tauhara Quarries Ltd, a subsidiary of J Swap Constructors Ltd, own Tauhara Quarry which is located at 674 Hipaua Road, Tauhara Forest. The site comprises approximately 41.2021 hectares of land which accommodates an operating quarry. Tauhara Quarries Ltd have owned the property at 674 Hipaua Road since April 2012. The quarry itself is on the eastern side of the now dormant volcano Mt Tauhara. In addition to aggregate for local roading, the quarry also produces gabion rock and supplied some of the large decorative boulders found in and around Taupo. The property is currently within the Rural Environment Zone under the operative Taupō District Plan.

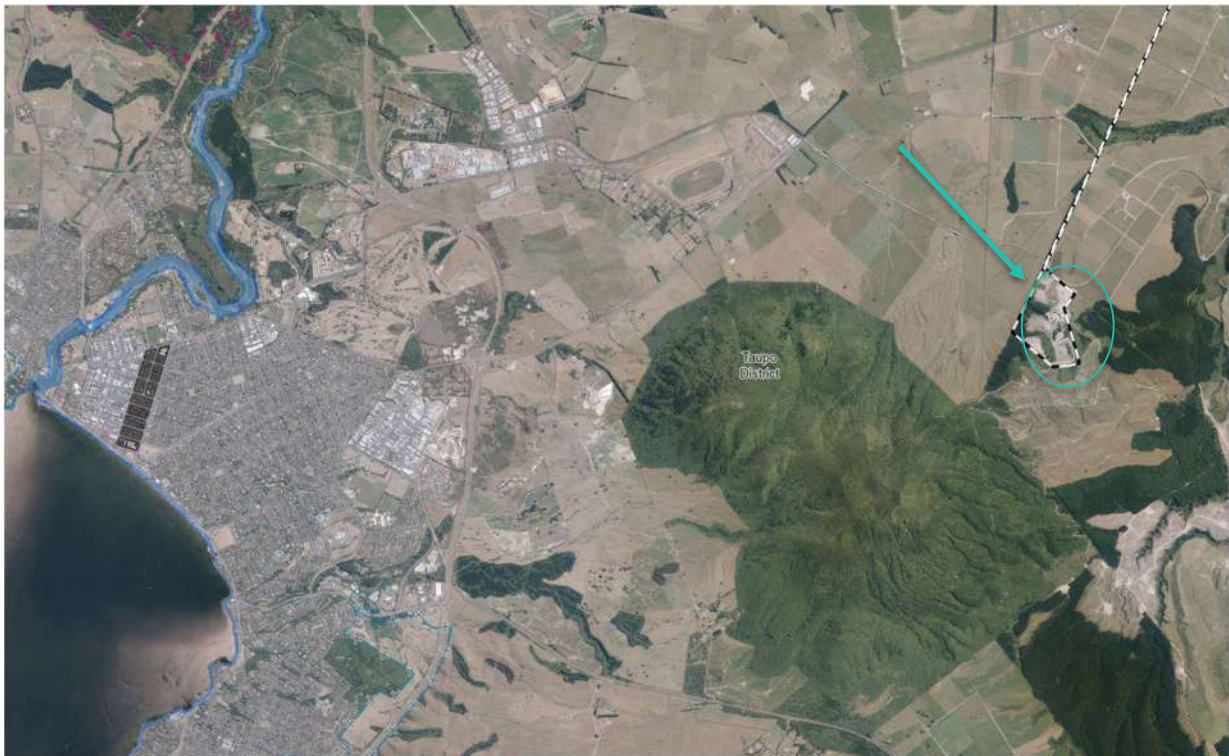


Figure1. Location of Tauhara Quarry, 674 Hipaua Road, in relation to Taupō.

There are two points of access from the Tauhara Quarry to Broadlands Road and State highways:

- Off Road Highway
- Hipaua Road/McKenzie Road

It is critically important that the focus is not solely on enabling activities in the quarry itself, but also the access routes to main transport corridors.

Tauhara Quarries Ltd is generally supportive of the draft District Plan changes 2022, however would like to make comments on three of the draft changes:

- Strategic Directions
- Industrial Environment
- General Rural Environment and Rural Lifestyle Environment

Strategic Directions

Strategic Direction 5 (Significant and Local Infrastructure) does not include reference to activities which support the provision of significant or local infrastructure (i.e., quarrying). It is important to recognise the role of activities such as quarrying in supporting significant and local infrastructure and policy support within the District Plan is necessary to ensure they may continue their operations, expand them, or seek new locations within the District. For this reason it is requested that the wording of proposed policy 2.5.3(3) be amended to the following (or similar):

‘Recognise the functional and operational needs associated with the use and development of significant infrastructure, including those activities which support them such as quarrying.’

Industrial Environment

We considered whether the expansion of the Industrial Environment to include Tauhara Quarry would better support the quarrying activities at Tauhara Quarry, but it is unlikely to provide for the full range of activities in operating a quarry, particularly in relation to earthworks performance standards. For this reason it has been discounted as a practical option to be pursued.

General Rural Environment and Rural Lifestyle Environment

The proposal is to split the Rural Environment into these two rural zones. In doing so, separate objectives, policies, and rules are proposed for each zone, and there are changes to performance standards such as removing the Rural Effects Radius.

Objectives and policy for reverse sensitivity in the General Rural Environment are:

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on permitted activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Policy 3b.2.12 Avoiding reverse sensitivity

Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.

Policy 3b.2.12 is useful in clarifying that the focus is on avoiding reverse sensitivity on lawfully established neighbouring activities, when the objective could be narrowly interpreted to only refer to permitted activities in the zone and not those established by resource consent. The objective could be amended for clarity as follows:

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on permitted activities, including lawfully established activities, within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Rural industry is to be enabled (Objective 3b.2.3), but it is not defined other than in the description for the General Rural Environment. It is unclear whether this would include quarrying, and if quarrying were otherwise considered

to be an industrial activity it is to be avoided in the same objective. A definition should be added to the definitions of the District Plan and clarify whether Rural Industry is to include quarrying.

The extent of the Rural Lifestyle Environment as currently proposed is unlikely to create any reverse sensitivity issues for Tauhara Quarry since the nearest of these proposed zones is 3km west of the quarry. Mt Tauhara also provides a topographical buffer to areas to the south-west. Removing the Rural Effects Radius does create a reverse sensitivity risk based on other activities in the General Rural Environment, since a 50m separation distance for new dwellings would be unlikely to be sufficient for this purpose in relation to the quarry.



Figure 2. Distance between Tauhara Quarry and proposed Rural Lifestyle area on Centennial Drive.

In Tauhara Quarries Ltd view Council should ensure that the Rural Lifestyle Environment cannot be extended any further than currently proposed without a policy regime and associated rules that provide guidance to managing the potential conflict if there was to be further encroachment into the General Rural Environment. This will ensure both that the characteristics of the General Rural Environment are protected and that reverse sensitivity issues do not arise from residential development being located within proximity to Tauhara Quarry or other lawfully established uses.

When consider the draft plan changes in relation to the Tauhara Quarry:

- Mineral extraction activities, as considered in the Waikato Regional Policy Statement, aren't supported with objectives, policies, and rules in the draft changes for the General Rural Environment.
- Other district plans in the Waikato Region apply a special purpose zone to enable quarrying/mineral extraction such as a "Significant Mineral Extraction Zone" (SMEZ) in the Waipa District Plan ([Section 04A – Significant Mineral Extraction Zone \(waipadc.govt.nz\)](https://www.waipadcc.govt.nz/section-04a-significant-mineral-extraction-zone)) as is the case for the Taotaoroa and Whitehall Quarries, or a buffer area of 300m for new dwellings ([South Waikato District Council - Operative District Plan April 2021](https://www.southwaikato.govt.nz/assets/Uploads/South-Waikato-District-Council-Operative-District-Plan-April-2021.pdf)) from identified quarries such as the Wautu Quarries (Performance Standard 28.4.2(m) in the Rural Zone).
- Outside the Waikato Region, the Auckland Unitary Plan provides for a Special Purpose - Quarry Zone ([H28 Special Purpose - Quarry Zone.pdf \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/assets/Uploads/H28-Special-Purpose-Quarry-Zone.pdf)) and a Quarry Buffer Area with varying activity status for listed activities within the buffer area ([D27 Quarry Buffer Area Overlay.pdf \(aucklandcouncil.govt.nz\)](https://www.aucklandcouncil.govt.nz/assets/Uploads/D27-Quarry-Buffer-Area-Overlay.pdf)).
- A 50m setback is not a meaningful setback distance for dwellings from industrial activities, some rural activities, or other lawfully established activities in the General Rural Environment where there is a potential for conflict.
- Removal of the Rural Effects Radius is a step backwards from ensuring suitable buffer distances between incompatible activities. While it currently only applies a 100m setback from an Industrial Environment boundary and 50m from all other allotment boundaries, it should be retained and expanded to being no less

than 300m specifically for quarrying activities, and 100m either side of their nominated access routes along local roads.

- A minimum 300m setback for new dwellings in the General Rural Environment as measured from the boundaries of a new Special Purpose Mineral Extraction Zone is sought and 100m either side of nominated access routes (refer to attached map). The boundaries of the zone is based not just on existing areas of extraction but allows for their expansion over time.
- The subdivision of allotments in the Rural Lifestyle Environment is not just an issue for proximity to the General Rural Environment but the Industrial Environment as well.
- Rural industry is to be enabled (Objective 3b.2.3), but is not defined other than in the description for the General Rural Environment. It is unclear whether this would include quarrying, and if quarrying is an industrial activity it is to be avoided in the same objective.

Summary

It is Tauhara Quarries Ltd's view that:

- The need to provide support for quarries starts in the Strategic Directions and changes are required to Policy 2.5.3(3) (refer above).
- Further changes are required to avoid potential reverse sensitivity effects on Tauhara Quarry that would constrain its operations and possible future expansion.
- The Industrial Environment is not a suitable zone for Tauhara Quarry.
- It is unclear whether Rural Industry includes quarrying.
- A new Special Purpose Mineral Extraction Zone is required for the quarry area with suitable buffers (300m) applied to new dwellings from the boundaries of the zone and (100m) along nominated access routes (Off Road Highway and Hipaua Road/McKenzie Road).
- If a new Special Purpose Mineral Extraction Zone is not established then changes to objectives, policies, and rules of the General Rural Environment and Rural Lifestyle Environment, and other associated changes such as a definition of Rural Industry that includes quarrying will be required.

Tauhara Quarries Ltd is happy to provide any clarification necessary in relation to this submission and further assistance to Taupō District Council in drafting provisions to address the relief sought above. If other alternatives (Industrial Environment or changes to the General Rural Environment and Rural Lifestyle Environment) are preferred by Taupō District Council Tauhara Quarries Ltd would also welcome the opportunity to participate in that process in developing the policy and rule framework.

13 June 2022



Duncan Whyte

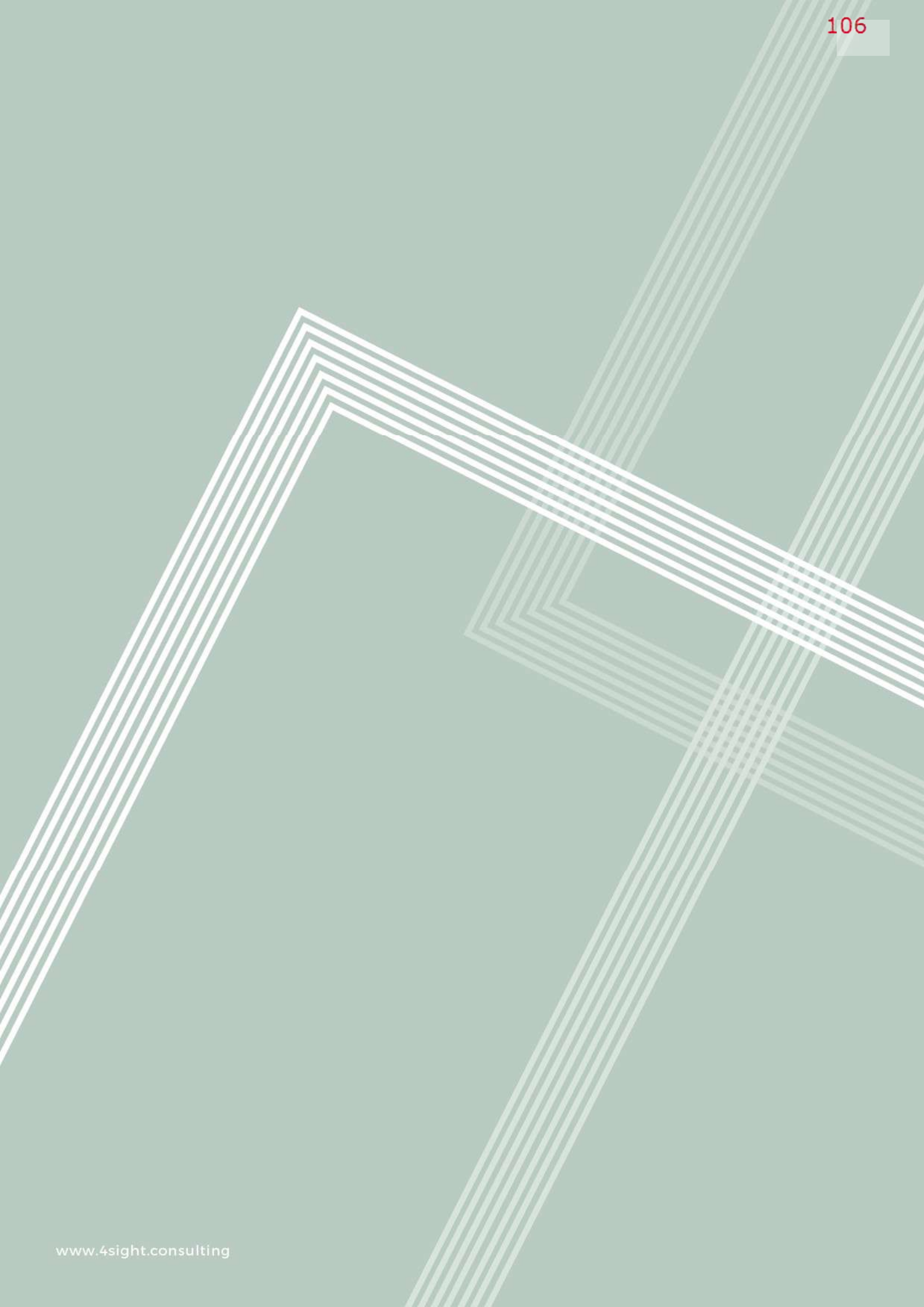
Principal Planning Consultant, 4Sight Consulting Ltd

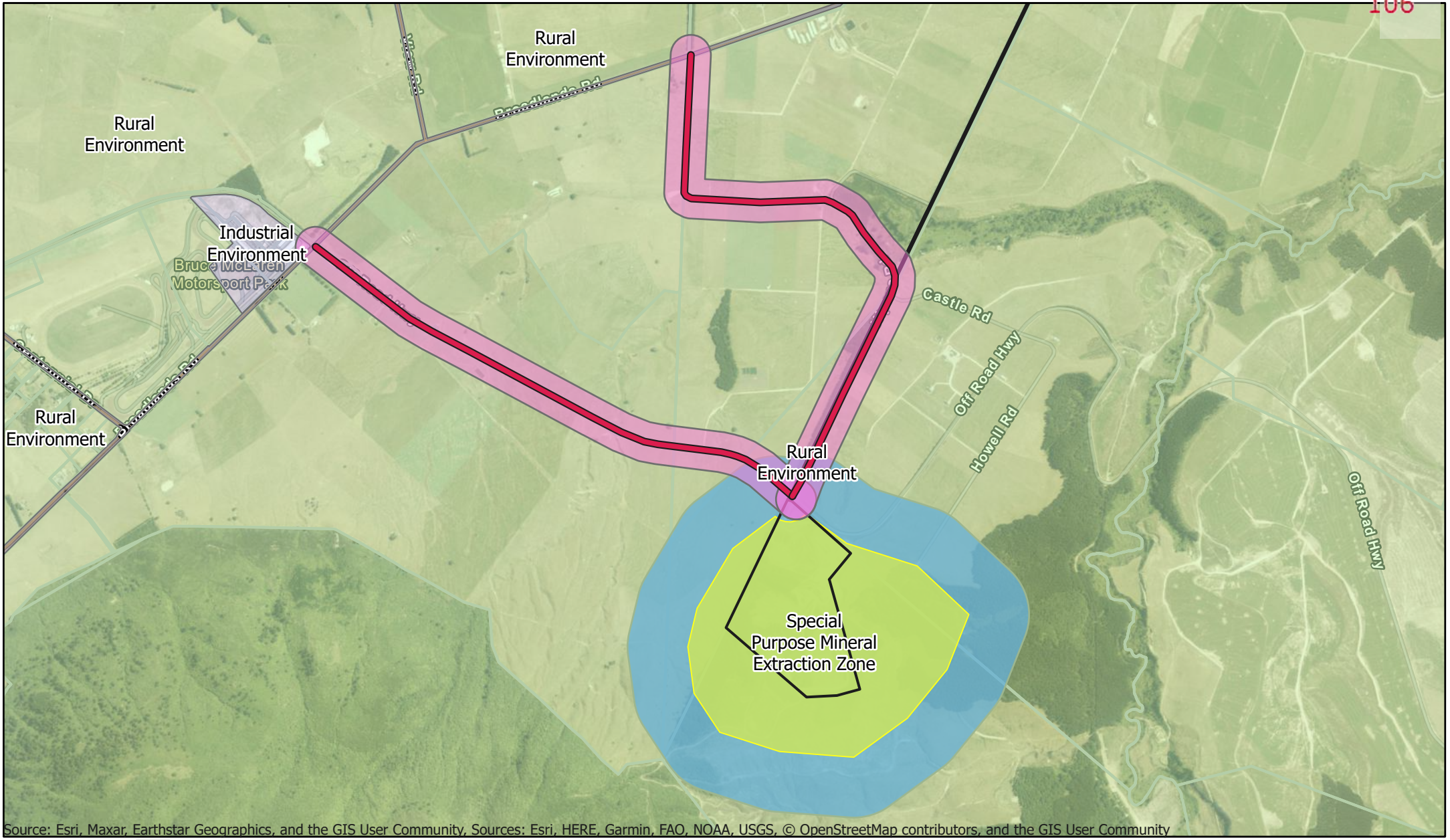
On behalf of

Dudley Clemens

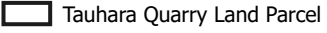

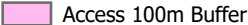
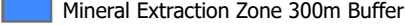



Environmental Manager, Tauhara Quarries Ltd

Enc. Map showing proposed Special Purpose Mineral Extraction Zone boundaries and buffer distances





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

-  Tauhara Quarry Land Parcel
 -  Access Tauhara Quarry
 -  Access 100m Buffer
 -  Mineral Extraction Zone 300m Buffer
- Zone**
-  Industrial Environment
 -  Rural Environment
 -  Special Purpose Mineral Extraction Zone

Proposed Special Purpose Mineral Extraction Zone



Client: TDC
 Project Code: 12293
 Date: 13/06/2022
 Version: 2.0
 Author: James N
 Approved: Duncan Whyte



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 without the prior consent of 4Sight Consulting

First name: Brett

Last name: Shepherd

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

In regard the Draft Rural District Plan Change notification dated 13th May 2022

Having read your proposal, I wish to strongly oppose your proposal to create a new environment zone and open the White Road area for further development.

Allowing the creation of smaller lot sizes will have significant impact to the aesthetics of the area and significant negative impacts on the existing residents and their way of life.

I do not see then need to exploit this area when other areas adjoining the Taupo central area may be more suitable for development.

Attached Documents

File

No records to display.

First name: Renee

Last name: des Barres

On behalf of:

Te Kapa o Te Rangiita Marae and Oruanui
 Lands Trust comprising Oruanui 9 and 10

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

Tena tatou katoa

Ko Oatia te maunga

Ko Te Rau o Te Huia to wai puna

Ko Te Kapa o Te Rangiita te hapu me te marae hoki

No reira tena koutou, tena koutou, tena tatou katoa

It is noted that Oruanui 9 and 10 have been precluded from the identified 'rural lifestyle areas' at Oruanui despite the properties directly north and south of us being included.

Te Kapa o Te Rangiita Marae has reservation status and sits within Oruanui 10. As a landowner in Oruanui 9 and 10 and Chairman of Te Kapa o Te Rangiita Marae Trust, I submit this submission as I consider the exclusion of our lands as extremely detrimental to the future use of our lands for the well being our hapu. I view this exclusion as a limitation on our tino rangatiratanga and our ability to provide for our hapu. It should be noted that Oruanui Lands Trust is the owner of approx 15 hectares of land adjoining the Oruanui 9 block which is in general title.

As a Treaty partner, we would expect the same opportunities as afforded our neighbours. Therefore, we

seek inclusion in the rural lifestyle areas of Oruanui.

Naku noa, na Renee des Barres

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.

**Organisation:**

Tonkin + Taylor

First name: Alex**Last name:** Gifford**On behalf of:**

New Zealand Defense Force

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please refer to the full submission attached

Attached Documents

File

No records to display.



New Zealand Defence Force
 Defence Estate and Infrastructure
 NZDF Headquarters
 Private Bag 39997
 Wellington 6045

Taupō District Plan Review: Draft Plan Changes

To: Taupō District Council
Attention: District Plan Review – Team Leader

Feedback provided by: New Zealand Defence Force
Contact Person: Lucy Edwards, Senior Environmental Officer

Address for Service: New Zealand Defence Force
 C/- Tonkin & Taylor Ltd
 PO Box 2083
 Wellington 6140

Mobile: +64 21 934 270
Email: Lucy.Edwards@nzdf.mil.nz / AGifford@tonkintaylor.co.nz

1. Introduction

The Taupō District Council (TDC) is undertaking a partial review of the Taupō District Plan. NZDF understands that a partial review is being undertaken due to the uncertainty of the upcoming reform to New Zealand's resource management system and replacement of the Resource Management Act 1991.

In 2019 TDC prepared an "issues identification" document for feedback from key stakeholders. In September 2019 NZDF provided feedback on the document and in September 2020 NZDF provided further details on Temporary Military Training Activities (TMTA) and requested that they be provided for as a permitted activity within the District Plan on a district-wide basis. A copy of this previous feedback is included as Attachment A.

TDC has recently released, in draft, the details of the partial plan review. The draft includes a new Strategic Directions chapter, a new Rural Environment chapter, changes to the residential building coverage rule, additional industrial land zoning and a review of the building height limits and the temporary activities rule within the Town Centre Environment chapter.

This letter provides NZDF's feedback on the draft District Plan provisions.

2. Background to NZDF and Temporary Military Training Activities

NZDF's previous feedback (Attachment A) details the importance of TMTA. TMTA are a critical component of ensuring that NZDF meets its responsibilities under the Defence Act 1990. Therefore, it is important that they are provided for within District Plans.

NZDF has successfully worked with a large number of other local authorities to include specific TMTA provisions in their District Plans (including the Horowhenua District Plan,

South Waikato District Plan, Southland District Plan, Whangarei District Plan, Auckland Unitary Plan and Rotorua Lakes District Plan).

3. Feedback on draft Taupō District Plan provisions

Due to the broad nature of TMTA and the need for NZDF to train in unfamiliar real-world situations, TMTA may need to be undertaken in any zone within a district. NZDF's interest in the current suite of draft plan changes therefore relates to the Rural Environment and Town Centres chapters.

Within the Rural Environment and Town Centres chapters, the draft rule for temporary activities (reference 4b.1.3 and 4g.2.2, respectively) does not distinguish between TMTA and other temporary activities such as concerts and sports events. TMTA are uniquely military in nature and therefore it is appropriate for District Plans to include specific TMTA provisions to address their effects. This is supported by the National Planning Standards which includes a specific definition of "temporary military training activity" as distinct from temporary activities.

NZDF requests that TMTA are provided for as a permitted activity within the Rural Environment and Town Centres Chapters via a TMTA specific rule. The requested rule wording is provided in Appendix C of Attachment A to this letter. Objectives and policies that support the temporary activity rules, including TMTA, should also be included within the Rural Environment and Town Centres chapters.

4. Conclusions and next steps

NZDF looks forward to further discussion with TDC on these matters, with a view to ensuring appropriate provisions for TMTA and other matters of importance to NZDF are included in the review of the Taupō District Plan.



Person authorised to sign
on behalf of New Zealand Defence Force

Date 9 June 2022

Attachment A: TMTA information



New Zealand Defence Force
 Defence Estate and Infrastructure
 Level 6 Reserve Bank
 NZDF Headquarters
 Private Bag 39997
 Wellington 6045

Taupo District Plan Review: Further Information on Temporary Military Training Activities

To: Taupo District Council
Attention: Temi Allinson

Feedback provided by: New Zealand Defence Force
Contact Person: Rebecca Davies, Senior Planner, Environmental Services

Address for Service: New Zealand Defence Force
 C/- Tonkin & Taylor Ltd
 PO Box 2083
 Wellington 6140

Mobile: +64 21 445 482
Email: rebecca.davies@nzdf.mil.nz / AGifford@tonkintaylor.co.nz

1. Introduction

New Zealand Defence Force (NZDF) understands that the Taupo District Council (TDC) is in the early stages of reviewing its District Plan. Although no formal Plan Change documentation is currently available, in 2019 TDC prepared an “issues identification” document for feedback. In September 2019 NZDF provided feedback on the document and requested further engagement with TDC during the plan review process.

As discussed with you on 15 September 2020, we understand that TDC would like further information on Temporary Military Training Activities (TMTA) and how they may be included within the proposed District Plan. This letter provides information on TMTA, requests TMTA are provided for within the proposed District Plan and sets out the provisions that NZDF seeks for inclusion in the District Plan.

2. Background to NZDF and TMTA

NZDF has military interests throughout New Zealand. While there are no NZDF facilities within the Taupo District, NZDF undertakes TMTA throughout New Zealand and from time to time it may need to undertake TMTA in the District.

TMTA are a critical component of ensuring that NZDF meets its responsibilities under the Defence Act 1990. They are undertaken as part of NZDF’s function of maintaining the nation’s security, maintaining NZDF operational capacity and providing for the well-being, health and safety of communities. TMTA can include a range of activities, from office/ classroom based activities to large scale military exercises, and might involve search and rescue, infrastructure support (such as deployment of water purification and supply facilities as used in the aftermath of the Canterbury earthquakes), bomb deactivation training,

weapons firing, personnel etc. They may be undertaken over a period of days or weeks, on an intermittent or continuous basis, and during both day and night.

It is important to note that the use of weapons and explosives training is only one component of TMTA and that there is a broad range of activities undertaken by NZDF on a day-to-day or regular basis, or only intermittently. While TMTA can occasionally have some unique characteristics, most notably the noise effects of weapons firing and the use of explosives, the actual effects of most TMTA are similar to the effects of other, non-military, day-to-day activities.

Further information on TMTA is provided in Appendix A.

3. Requested plan provisions

As some of the activities undertaken as TMTA are uniquely military in nature, they often are not clearly addressed by other rules in district plans. Therefore, NZDF's preference is for district plans to include specific TMTA provisions to address their effects. NZDF has successfully worked with a large number of other local authorities to include specific TMTA provisions in their District Plans (including the Horowhenua District Plan, South Waikato District Plan, Southland District Plan, Whangarei District Plan, Auckland Unitary Plan and Rotorua Lakes District Plan). Accordingly, NZDF provides the following comments on proposed provisions for the Taupo District Plan.

3.1. Definition of TMTA

The first set of National Planning Standards included a definition for TMTA. This definition should therefore be included within the proposed District Plan (refer to Appendix B for the definition).

3.2. Location within the District Plan

Due to the broad nature of TMTA and the need for NZDF to train in unfamiliar real-world situations, they may need to be undertaken in any zone within a district. Therefore, it is important to NZDF that TMTA are provided for in all zones in a district plan. As such, NZDF request that the provisions for TMTA are included in the 'General Activities' chapter that applies to every zone in the district.

3.3. Activity status

NZDF requests that TMTA be provided for as a permitted activity under the proposed District Plan, subject to appropriate standards. Due to the temporary and sometimes specialised nature of TMTA, NZDF considers that a permitted activity standard for noise is all that is required to address the effects of TMTA.

NZDF requests that TMTA that do not meet the permitted activity standards are provided for as a controlled activity, as NZDF must undertake training in order to fulfil its statutory obligations under the Defence Act. Therefore, controlled activity status provides certainty to NZDF that TMTA can proceed and allows Council a suitable level of control to ensure effects are appropriately managed. In determining what conditions to impose, Council should limit its control to effects relating to the permitted activity standards only (i.e. noise).

3.4. TMTA provision wording

The requested wording of the permitted activity rule and standards is outlined in Appendix C and an explanation for the provisions is provided in Appendix D. These provisions include noise limits relating to:

- Weapons firing and/or the use of explosives;
- Mobile noise sources;
- Fixed (stationary) noise sources; and
- Helicopter landing areas.

Note: NZDF is promoting national consistency in TMTA provisions in District Plans throughout New Zealand. To assist Councils, NZDF has engaged an acoustic consultant to develop bespoke noise standards for TMTA. These noise standards are currently being updated. We will provide the updated provisions to Council in due course, however, the provisions outlined within Appendix C provide an example of how TMTA have been included in other District Plans.

3.5. Relationship with other rules in the proposed District Plan

Due to the temporary and specialised nature of TMTA, NZDF requests that TMTA are exempt from the rules in other chapters of the proposed District Plan (e.g. transportation). If TMTA are to be subject to specific chapters or rules, such as for earthworks or permanent structures, NZDF requests that this is clearly noted in the relevant parts of the proposed District Plan.

4. Conclusions and next steps

NZDF looks forward to further discussion with TDC on these matters, with a view to ensuring appropriate provisions for TMTA and other matters of importance to NZDF are included in the review of the Taupo District Plan.

PP.



Person authorised to sign
on behalf of New Zealand Defence Force

Date 10 November 2020

Appendix A: Temporary Military Training Activities Information Sheet

The New Zealand Defence Force (NZDF) is required to undertake training activities in accordance with the Defence Act 1990.

These training activities include a wide range of activities, including: physical training, dog training, signals (radio communications) exercises, medical and dental exercises, medivac simulation, Improvised Explosive Device Disposal (IEDD) exercises, IEDD search exercises (in commercial or industrial buildings as well as outdoors), small construction tasks, camp setup, including field kitchens and ablutions, search and rescue, Civil Defence support, driver training and infrastructure support (e.g. water purification and supply facilities). NZDF also undertakes activities that are more recognisable as military exercises, including the use and firing of weapons (both live and blank ammunition) and the detonation of explosives.

A practical example of training relates to the unit that provides dental services to deployed troops. A key part of training is setting up and operating their deployable facilities in locations remote from their home base. They exercise that skill by setting up in location for a period and providing free dental care to patients who might otherwise miss out. School children in areas remote from dental services are often the beneficiaries of that training activity.

Troops also train within NZDF owned properties, military camps and bases. However, it is important that troops are trained outside of these locations to ensure the skills learned are able to be applied in new and different situations, not just in familiar areas.

Many activities are carried out “off-base” by NZDF personnel are essentially similar to training activities conducted by other public service or commercial organisations. Included in that comparison are (for example) NZ Police, NZ Fire Service, the various ambulance services, search and rescue, and specialist cliff rescue teams.

Training activities may include the use of powered machinery, vehicles or aircraft and may involve weapons firing and the use of explosives, in addition to the deployment of personnel. In some exercises weapons may be carried or set up for realism but not fired. Temporary military training activities may be undertaken over a period of days or weeks on an intermittent or continuous basis, during both day and night.

Training activities are carried out “off-base” for a variety of reasons and two of the important reasons are diversity and realism. Skills that are learned and practiced “on-base” must be tested or extended in unfamiliar contexts “off base”.

Extended “off-base” activities are costly in terms of funding and time and are not used for routine, repetitive training. An extended duration is not required to achieve the objective of testing skills in a different context. So, while an exercise might be undertaken over a period of days or weeks, typically an exercise would only take place in one locality for a period of a few days.

Appendix B: TMTA definition

The following definition for TMTA is included in the first set of National Planning Standards, and NZDF seeks that it be included in the Taupo District Plan:

Temporary military training activity: means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:

- a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act;
- b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere;
- c. the contribution of forces under collective security treaties, agreements, or arrangements;
- d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the
- e. Charter of the United Nations;
- f. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; and
- g. the provision of any public service.

Appendix C: Permitted Activity Noise Standards for Temporary Military Training Activities

Rule X: Temporary Military Training Activities are permitted activities provided they comply with the following noise standards:

1. Weapons firing and/or the use of explosives

- a. Notice is provided to the Council at least 5 working days prior to the commencement of the activity.
- b. The activity complies with the following minimum separation distances to the notional boundary of any building housing a noise sensitive activity:
 - 0700 to 1900 hours: 500m
 - 1900 to 0700 hours: 1,250m
- c. Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level when measured at the notional boundary of any building housing a noise sensitive activity:
 - 0700 to 1900 hours: 95 dBC
 - 1900 to 0700 hours: 85 dBC

2. Mobile noise sources

Shall comply with the noise limits set out in Tables 2 and 3 of *NZS6803:1999 Acoustics – Construction Noise*, with reference to ‘construction noise’ taken to refer to mobile noise sources*.

Note: Mobile noise sources (other than firing of weapons and explosives) include personnel, light and heavy vehicles, self-propelled equipment, earthmoving equipment.

3. Fixed (stationary) noise sources

Shall comply with the noise limits set out in the table below when measured at the notional boundary of any building housing a noise sensitive activity*.

Time (Monday to Sunday)	L _{Aeq} (15 min)	L _{AFmax}
0700 to 1900 hours	55 dB	n.a.
1900 to 2200 hours	50 dB	
2200 to 0700 hours the next day	45 dB	75 dB

Note: Fixed (stationary) noise sources (other than firing of weapons and explosives) include power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.

4. Helicopter landing areas

Shall comply with *NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas**.

* Noise levels shall be measured in accordance with *NZS6801:2008 Acoustics – Measurement of Sound*.

Appendix D: Explanation for replacement noise standards for Temporary Military Training Activities

NZDF wishes to make sure that the noise standards included in Plans are up-to-date, appropriate for the type of noise generated and relatively simple to understand and assess compliance with. To this end, in 2018 NZDF commissioned professional acoustic advice on appropriate permitted activity standards to control noise effects from Temporary Military Training Activities (TMTA). This report can be provided on request. Based on this advice, NZDF has developed revised noise control standards that it will seek to have included in proposed plans nation-wide.

The replacement noise standards proposed by NZDF focus on compliance at dwellings, residentially zoned sites, and buildings used for residential, educational or healthcare purposes.

In summary, the NZDF's proposed standards divide noise sources from TMTA into four categories: weapons firing and explosions; other mobile sources such as vehicles and earthmoving equipment; fixed noise sources such as power generators and water pumping; and helicopter landing areas. Each of these noise sources has different noise characteristics, and therefore, a different set of standards for controlling noise. NZDF considers that this division allows a more comprehensive and appropriate method for controlling noise from TMTA.

1. Weapons firing and/or the use of explosives

The noise control standard uses a tiered approach for weapons firing and explosives, where the first tier is separation distances between the activity and any sensitive receiver (dwelling, residentially zoned site, or building used for residential, educational or healthcare purposes). Two separation distances are specified – a night-time distance and a daytime distance. The distances are conservative and have been arrived at after review and analysis of data measured from real military activities, to ensure that the sound levels received at the specified distances will be reasonable (generally less than 55 dBA for daytime and less than 45 dBA for night-time). Using separation distance as a standard has the advantage of being an easy to comply with and easy to monitor standard.

For weapons firing/explosives activities that are not able to meet the separation distance standard, or if the site location conditions meant that the setback could be reduced (e.g. where a hill separates a sensitive receiver from the TMTA), then the second tier - the peak sound pressure levels (dBC) - would apply. Where these peak sound pressure levels can be met, then the TMTA would be a permitted activity.

2. Mobile noise sources

For mobile noise sources (other than weapons firing and explosives), compliance with the construction noise standards is recommended, as this standard most appropriately addresses this type of noise.

3. Fixed (stationary) noise sources

For fixed noise sources, which can be located to ensure compliance with standards, dB LAeq levels are specified, in line with NZS6802:2008 Acoustics – Environmental Noise. This is considered the most appropriate way to control noise levels from these sources.

4. Helicopter landing areas

NZDF has also considered noise from helicopters associated with temporary military training activities. NZDF proposes the use of NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas to control this type of noise.

Organisation:

Amplify

First name: Rick**Last name:** Keehan**On behalf of:**

Amplify - Enterprise Great Lake Taupo

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

On behalf of the Board of Amplify, we are writing to submit in support of the District Plan Changes and to provide feedback on a number of changes.

Amplify is the economic development agency for the Taupo district, and we are charged with growing the local economy. Our strategic objectives are closely aligned to those of Taupo District Council, in that we wish Taupo district to be the home of competitive, innovative and sustainable business.

We believe there are many significant areas of positive impact that will be realised from the implementation of the proposed District Plan Changes. We believe the changes to the District Plan will enable and support growth for the Taupo District and help to reduce barriers for development within the district.

We believe there is an opportunity to renew the TD2025 documents and base future planning on a growth rate of 2% per annum and a population of 75,000 people within the district by the year 2050. Our full submission has been attached within the supporting document.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

The Rural Lifestyle Environment provision delivers on the increased demand for rural lifestyle blocks around the district while provisioning for the effective use of infrastructure.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

We support the proposal to split the Taupo District Rural Environment into two sections. We believe the General

Rural Environment allowing for additional development for another large property and minor dwelling provides provision for development needs but also maintains large spaces for productive land.

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

For simplicity it would be beneficial to have two zones General Rural and Rural Lifestyle Environment.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

We support the proposal to increase the maximum height permitted in the Taupo district to 12-18 meters in some parts of the town centre. We would also encourage the possibility to extend the proposed height restriction zones further onto the other side of Te Heuheu street. To allow for further development and growth within Taupo Town Centre including commercial, office and residential opportunities.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

We support the draft proposal to increase the amount of time temporary activities can operate in the Taupo district. Events bring significant positive economic growth for the regions and benefit many downstream sectors. This provision will enable better events within the district and reduce barriers and restrictions for established and potential events that are important to the economic and social dynamics of the district.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

We support the proposed change to increase the maximum building coverage in residential areas from 30% to 35%. This is in line with comparable districts and will improve compliance efficiency of both cost and time for all parties. It also meets the demand for access to additional building space while mitigating the negative impacts of building size.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

We agree that there is a demand and need for additional industrial land within the Taupo District. It is important for the economic growth and development of the region that a suitable supply of appropriate land is available and support the plan to rezone land to either Taupo or Centennial Industrial Environment. We would encourage more industrial land be made available than just the proposed areas for assessment. This would assist to provide simplicity for development in the future.

General

Is there anything else you would like to share with us related to the District Plan?

We would like to share a submission to the District Plan in relation to the Taupo districts long term projected population growth rates. Please find our submission attached in the supporting document.

Attached Documents

File
Amplify Growth Submission To TDC

Taupō District Council

Submission on Taupō district long-term population projections out to 2050

Amplify (Taupō Economic Development Unit) would like to thank the Taupō District Council for the opportunity to comment on the long-term populations growth model for the Taupō District. We have received the draft Growth Model Methodology and have prepared the following submission.

We recommend: Our ambition that Taupō district is a vibrant and thriving area for our 75,000 population in 2050.

Long term growth planning for Taupo - Why it matters

1. It is important to have high quality statistics on population and projections of population, for policy development and for planning and providing public services include¹:
 - central and local finance allocation;
 - informing local and national policy;
 - childcare and schools planning;
 - housing and land use planning;
 - health care planning;
 - modelling and projecting health care indicators;
 - weighting surveys;
 - benchmarking other projections and as a control for smaller area projections;
 - looking at the implications of an ageing population;
 - making national and international comparisons.
2. As the population projections are trend-based and are not policy-based forecasts of what the government expects to happen, it is important to understand the likely impacts of using the current Stats NZ long-term national population forecast that might lead to undesirable outcomes.
3. The current no-growth assumption of the district in 2050 means that the missed opportunities of introducing new policies to promote economic/social/environmental improvements are not realised.
4. If the Taupō District Council makes statements that there will be no growth by 2050, population still at 40,000, that will flow through the decision process. *The current TD2050 document says*

¹ <https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/uses-and-limitations-of-population-projections>

there will be no growth in the Taupō District, and the population will decline after 2030. Schools and hospitals will defer upgrading plans and focus on other geographic areas. Retail stores will decide to bypass a stagnant Taupō and open new stores in other regions.

The role of modelling the population to improve economics, social and environmental outcomes

5. The population estimates adopted by the District Council will provide invaluable to businesses, and government agencies investing in the transformation of water, wastewater, energy , housing and transport infrastructure.
6. The largest driver of population growth in the Taupō District is relocation from other parts of Aotearoa New Zealand. Post COVID-pandemic, Taupo will become more attractive for those who are willing to make a decision to move and reside in Taupō.
7. The largest influencers will include
 - More people with more choice
 - More people seeking nicer lifestyles away from the cities
 - More people able to work from home
 - More retiring boomers
 - Improving infrastructure in Taupō
8. Unfortunately, the population change is only weakly affected by local births and local deaths, and by overall immigration/emigration in and out of New Zealand modelled by the Stats NZ projections. We believe the above mentioned factors were not considered in the earlier projection.

Historical data supports future growth in the Taupō District

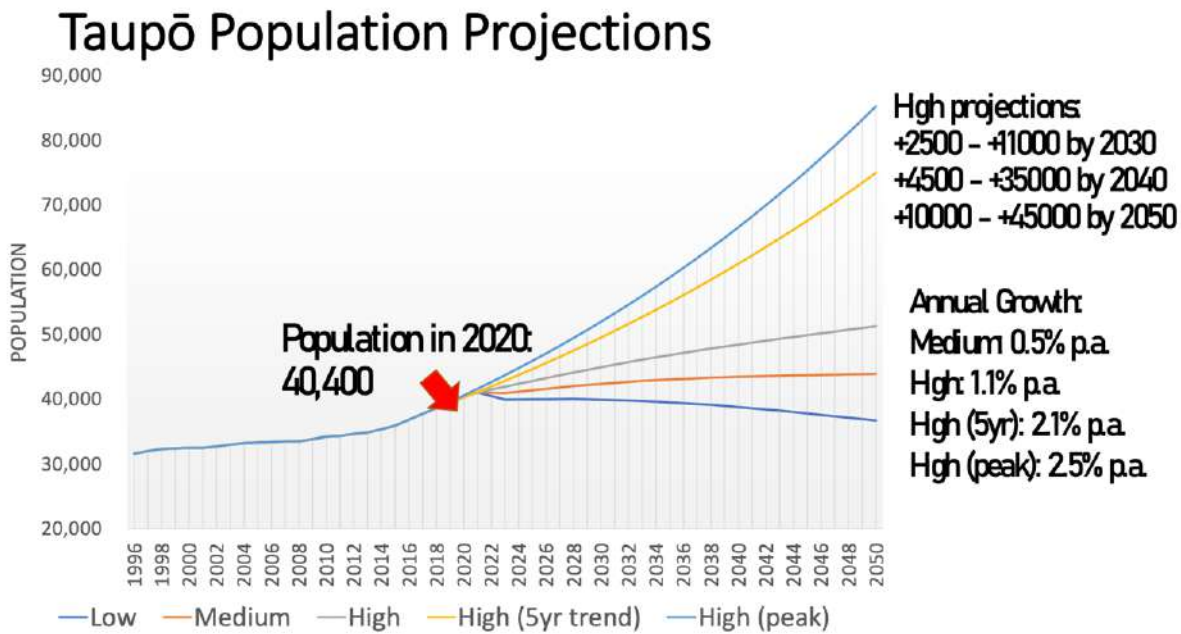
9. Historical population growth adopted by one local company indicates the following historic growth rates:

1991 -2006	15 yrs	2.0%
2007 - 2012	5yrs	0.0%
2013 - 2018	5 yrs	3.5%
2019 - 2022	3 yrs	2.5%

10. While the annual growth rate has varied widely year by year, there is a long term trend of about 2% over the last 30 years (1991 – 2022).

The Draft Taupo District Council Report

11. The draft report that has been shared with Amplify includes the following chart.



12. By 2050, the population range has a high of 85,000 and a low of about 37,000. This is really too broad a range to offer any useful guidance to decision makers.
13. Keeping that 2% annual growth rate going forwards, that will deliver a district-wide population of about 75,000 by 2050, 30 years hence.
- This corresponds to the yellow line on the draft chart above.
14. Given recent documented demographic trends including working from home, retiring boomers, more people with more choice, more people seeking nicer lifestyles, and improving infrastructure in Taupo, there is a possibility that this 2% number will be conservative.

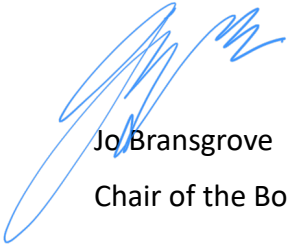
Leadership and working with local experts

15. It would benefit the growth of the district if the council was to formalise its position on growth and align the Council's vision.
16. The recommendation from Amplify is that the Taupō District Council renew the TD2050 documents, and base future planning on a growth rate of 2% per annum, and 75,000 people by the year 2050.
17. This will show leadership to the community, better align the vision with what will actually happen, and enable correct long term planning decisions to be made by all parties.

18. We would respectfully suggest that if the political will is to build a vibrant, prosperous, and progressive district, then the Council could be active in helping this to happen. It is the Council's leadership to define the future of Taupō District.

We would be happy to answer any further queries.

Nāku noa, nā



Jo Bransgrove

Chair of the Board, Amplify

First name: George

Last name: Muir

On behalf of:

Muir's Reef Limited

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

I recommend placing Rural lifestyle zones on rural land that lays beside and contiguous to current lifestyle clusters, as 2 ha blocks will not make profitable use of the rural lifestyle land which is currently mostly 4ha in the district (eg, Mapara, Kinloch and oruanua areas). Rural lifestyle zones are better placed in the lake catchment as nitrogen has been capped and made transferable here and generally speaking the conversion of NDA from farming to extremely low density housing will further reduce the overall Nitrogen discharged, especially if modern dual chamber advanced wastewater sewerage systems are enforced under controlled subdivision conditions. 2 ha blocks will be unable to have horse, deer or calf rearing sheds on them so horse lifestyle farmers wont want them (rule 4b.2.6). Council are proposing rural lifestyle blocks down to 4ha as controlled when contiguous to rural general and down to 2ha when contiguous with the rural lifestyle or residential zones and I agree with this in principal. The access provisions 4b.5.9 have not been amended and this is going to be a stumbling block, this rule should be removed in favour of minimum engineering standards based on the number of allotments served by a single access way. Increases in allotments served should satisfy planners that maintenance provisions are consistent with existing maintenance provisions currently on the accessway and that these are not going to unreasonably burden any ROW users in that cluster/community. Vesting of private accessways should be a controlled activity provided the engineering standards are brought up to the applicable austroads design spec for the intended movements per day (4b.4.1). I question that 24 movements per day per allotment is normal and request this is modelled on actual tests. My recommendation is that council analyse some isolated rural roads for vehicle movements over 3 months such as Holyoakes rd, Hipena Heights and Hitiri rd and base this rule on real data. I think that since TDC is considering removing the

effects 50 radius rule, they should make a new rule for buildings which are to be erected on properties which bound afforested land. Seven Oaks Forest is 632ha afforested land on the town boundary of Kinloch village and previous district council plans allowed houses and sheds to be built dangerously close to the forest after it was already planted. Some houses were placed as close as 15m from afforested areas and sheds as close as 5m. These houses have had internal wood fires fitted and in some cases windows and solar panels close to afforested plantations. They pose an very high FIRE risk to the afforested areas which in turn poses an unacceptable risk to the Kinloch community as it has an afforested reserve dissecting it which is contiguous with both Seven Oaks Forest and the forest beside the transfer station. I propose the effects 50 radius rule should stay on any rural gen and rural lifestyle land contiguous with afforested land and this effect 50 rule should include all buildings and dwellings as well as any mobile dwellings or buildings. Any new overhead Powerlines should also be kept a minimum of two tree lengths (at full maturity) from any afforested areas. I agree with Hilary that all planting and replanting setbacks should be controlled by the NES-PF and I would like to see this agreed to in the proposed draft district plan.

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

I refer to the seven principals listed in the rural section with my questions or comments after each one.

1. **There is a presence or existing clusters of smaller/lifestyle lots.** "135 and 215 Holyoakes rd were omitted by the planning dept erroneously in my opinion. These areas formed parts of a 5 lot subdivision (effected in 1999 RM980518 by Tasman Forest Industries Ltd) and are contiguous with each other, all being lifestyle blocks on the same water supply, ROW and most on the same powerline.
2. **Areas have not been selected where there are physical constraints such as topography, geography or infrastructure.** "There is infrastructure constraints in almost every current lifestyle zone regarding power, water, road engineering standards and fibre internet as those subdivisions were generally completed prior to 2008 and not set up for future expansion." Who will pay for the infrastructure upgrades?
3. **Rural Lifestyle zoning will only be applied to lots smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).** "I have not seen any portion of lots larger than 30ha captured for rural lifestyle even when contiguous to dense lifestyle clusters" Legal description CT493970 - lot 2 DP412722, lot 1 DP387414 and lot 1 DP74084 have not had any areas earmarked as rural lifestyle where they lay contiguous to rural lifestyle clusters, in my view this would be beneficial as all infrastructure could be paid for by the single developer, enabling synergies and economies of scale making developments more possible. the TDC decision on Mapara valley in 2008 was a poor planning example which didn't appeal to a buyer or developer because too much capital was required to build the road infrastructure and not enough synergies possible. Nor was it close to a nice beach, walks or suitable collector road.
4. **Overlays such as Outstanding Natural Landscapes will be taken into account.**
5. **Proximity to Taupō township.** "What is considered close to Taupo 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.**

I would want council to ensure that any intensification of currently subdivided rural lifestyle land would not be able to use existing drinking water infrastructure unless the water easements were re-addressed with the grantor or the council provided a public drinking water supply as this would place unforeseen burdens on the grantor/transferor of the original easement and in many cases there will not be any resource consent in place or it would be insufficient. Water infrastructure on private land has also placed onerous obligations on "water suppliers" under the water services act 2021 and Taumata Arawai.

On 2nd Sep 2020 I met with TDC planning Tanya Wood, Kara Scot, Hilary Samuel and Nick Carrol to discuss desktop SNA193 and 017 which were mistakenly placed on ct493970 by wildlands ecologists, then I discussed the proposed rural lifestyle zoning with Kara and Hilary. Tanya compiled and emailed me the meeting minutes on the 2nd Sep 2020 and I have recently emailed them to Hilary and the district plan email address. We talked about NDA, locality to communities, infrastructure, geography and loss of farmland. I provided a map to Tanya showing areas on CT493970 which could be developed and Tanya passed it onto Hilary for discussion by the residential section. Tanya said the residential team would

decided where rural lifestyle zones would be placed, but nobody seems to have listened that in depth, nor did anybody get back to me about it since the meeting

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

I don't support disparity and racism being placed between Maori and pakeha. I don't disagree with papakainga developments, but feel this rule should effect all whenua, not just that whenua where maori are kaitiaki, but why should our pakeha hapu not have the same ability to house our tamariki on the whenua we te kaitiaki?

This is racist legislation and needs immediate attention by the mayor and pakeha councillors. We are already being forced down a racist divide by Nanaia Mahuta and LDNZ and this is not in line with democracy. If this papakainga rule goes ahead only on maori whenua, this will cause a breakdown of trust in TDC and LGNZ by the pakeha community. Also, if maori are treated different over te wai, this will further the racial divide and pakeha will be forced to dislike maori because of illegal LGNZ rulings.

I advise TDC to **remove themselves** from being members of LGZ and to put up a stand for democracy. Stand up for our community and put forth a papakainga and wai toru plan for our rohe with equal rights to maori, pakeha and any other human born in Aotearoa. This type of stupid legislation will lead our tamariki into another civil war, so be wise with your rules

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

This should be driven by the affected land owners. If it is revoked by council and if they have paid more rates over the years as a result of this council led decision, my belief is that the affected properties must be awarded rates relief

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Because intensification is logical. Much of the infrastructure is already there. I would caution that the fault lines should be redefined and building standards made such as to cope with the town being near the epicentre of mass pressure and the fact its on the geothermal field (or right on the edge of the two fields). So when it blows, there should be shelters available and incorporated into the underground of strategic buildings with breathing apparatus a standard feature in basements.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File

No records to display.

Russ Watts

From: George Muir <George@muirreef.co.nz>
Sent: Tuesday, 31 May 2022 1:02 pm
To: District Plan
Subject: FW: Taupo District Plan Review - Meeting 2 September 2020

Categories: Blue Category

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From: George Muir
Sent: Tuesday, 31 May 2022 11:43 am
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Cc: dtrewavas@taupo.govt.nz; Gareth Green <ggreen@taupo.govt.nz>; tallinson@taupo.govt.nz; Nick Carroll <NCarroll@taupo.govt.nz>; Denis Lewis <dlewis@taupo.govt.nz>; Susan Muir <muirreef@gmail.com>
Subject: FW: Taupo District Plan Review - Meeting 2 September 2020

Hello Hilary, I was recently corresponding with you via email (separate thread) about the draft changes to the DP review.

I wanted to remind you of the email below which I sent you on 4th Sep 2020 with attached photo plan, in which I outlined areas of Seven Oaks CT493970 which would be suitable for development into residential allotments on "rural lifestyle" zoned land. At the time, Tanya outlined in my meeting with her and you that only Oruanui and Mapara (near Acacia Bay) would be considered for rural lifestyle as the infrastructure was not great at Kinloch. I pointed out that unless the public wanted to buy land where you wanted them too, that your plan would be flawed.

I also pointed out in more recent emails that Holyoakes road, Hepina heights and Hitiri Rd would be highly desirable locations as they often had lake views, were near the Kinloch golf courses, walking/mtn bike tracks and beach. I also pointed out that Seven Oaks is 632ha, is restricted from farming activity and that it has physical legal access right through to Mokai village for offering the public more recreational area in return for further urban development.

You said in your latest email to me (in a roundabout way) that Seven Oaks was basically not flat enough for development and that its lots were over 30ha. I want to point out that you missed the lot 1 on DP387414 as being only about 4ha (135 Holyoake's Rd) and you also missed 215 Holyoake's Rd (Grubs and Co or Kinloch Honey).

I would also like to ask why you didn't explain the criteria to the public to assist with their submissions?

Finally, I would like to ask if any changes are proposed to the bonus lot rule, access provisions (4b.3.12) or min rural allotment size? And also, what you mean about max allotment movements and how this would be policed/applied? Sorry if some communication has been disjointed, but council lost key staff members during this review such as Tanya, Scott and Kara whom I was in discussions with. That makes it extremely hard for me to be consistent and get my points across, so I apologise for double ups.

Since we originally spoke, Whangamata rd speed limit is set to reduce to 80km or less at the end of Holyoakes rd and I am also in the process of having a Covenant lodged over the neighbours at 760 whangamata rd in favour of Muirs Reef Ltd (or the Holyoake's Rd owner) for sight distance necessities (in regards to communication with Dennis Lewis).

Kind regards, George Muir 0275735674

From: George Muir
Sent: Friday, 23 October 2020 1:10 pm

To: Tanya Wood <twood@taupo.govt.nz>

Subject: RE: Taupo District Plan Review - Meeting 2 September 2020

Oh ok, that's sad. Kara is a nice lady... Hey Kara visited seven oaks forest sna193 with two girls from wildlands Rotorua. I asked Kara is some modifications could be made to SNA 193 as it was placed on exotic forestry land previously. Can you please resume that discussion with me since Kara has left?

Thanks Tanya

From: Tanya Wood <twood@taupo.govt.nz>

Sent: Tuesday, 20 October 2020 4:09 pm

To: George Muir <George@muirsreef.co.nz>

Subject: RE: Taupo District Plan Review - Meeting 2 September 2020

Hi George,

My sincere apologies. I said that I would get back to you by the end of September. It's now almost the end of Octobers. I really do apologise.

Just an update to let you know that Kara has finished her fixed-term contract with Council. I'll now be your point of call for both SNA discussions and rural/rural lifestyle.

In terms of rural/rural lifestyle, we are still working on the zoning maps. I'll be in touch once we have something a bit more finalised and ready for distribution.

Please don't hesitate to get in touch if you have any questions.

Kind regards,

Tanya

From: George Muir <George@muirsreef.co.nz>

Sent: Friday, 4 September 2020 3:02 PM

To: Tanya Wood <twood@taupo.govt.nz>

Cc: Temi Allinson <tallinson@taupo.govt.nz>; Nick Carroll <NCarroll@taupo.govt.nz>; Hilary Samuel <hsamuel@taupo.govt.nz>; Kara Scott <kscott@taupo.govt.nz>; Gareth Green <ggreen@taupo.govt.nz>; Mayor - David Trewavas <dtrewavas@taupo.govt.nz>

Subject: Re: Taupo District Plan Review - Meeting 2 September 2020

Kiaora team. Thank you for recording the minutes of our recent meeting Tanya, good work.

It was a pleasure to meet you.

I will attach another version of your map as an iphone photo. My black crosses are areas registered with WRC as LIA and were all fenced off for conservation plantings in 1976 by Rodger Holyoake. I put my own red lines everywhere which can most likely have views of the mountains/lake and I put blue lines where mountain views may be obscured (not Fully sure on these areas). I will also attach two pdf documents that show the pre 1990 ETS areas which have Exotic plantation forestry recorded within the ETS. As you stated, no other areas are registered as pre 1990 and all those other areas are able to be either cleared of forest, or registered as post 1989 afforested areas in the ETS.

There is currently 5kg NDA per ha on the RC nitrogen discharge consent regarding the 520ha of post 1989 land that can be deforested (Area excluding LIA's). NDA can however be traded as the main property is all within the lake catchment. Only a small area of road near Poihipi road if north of the lake catchment.

Gareth has organised for Denis Lewis to meet me onsite to look at Holyoakes road on 10th Sep.

The property has a legal paper road which connects to Forest road, many kilometres to the northwest which could be utilised as a walking/mountain bike route and the property boasts beautiful view from the top of the whangamata fault line in the centre (Whangamata scarp).

The whangamata stream follows up and under the bridge on Holyoakes road and the property connects with the kinloch stream reserve at the south west corner, therefore the track from the lake edge could potentially be

connected contiguously to forest road in a mutually agreeable deal or relationship between council and muirs reef or the community and muirs reef of some sort, yet to be determined.

There is enough power capacity for more development on holyoakes road by upgrading the 11kv lines which feed off the end of Hitiri road/Hepina heights to three phase as I confirmed this with Vinnie from unison today.

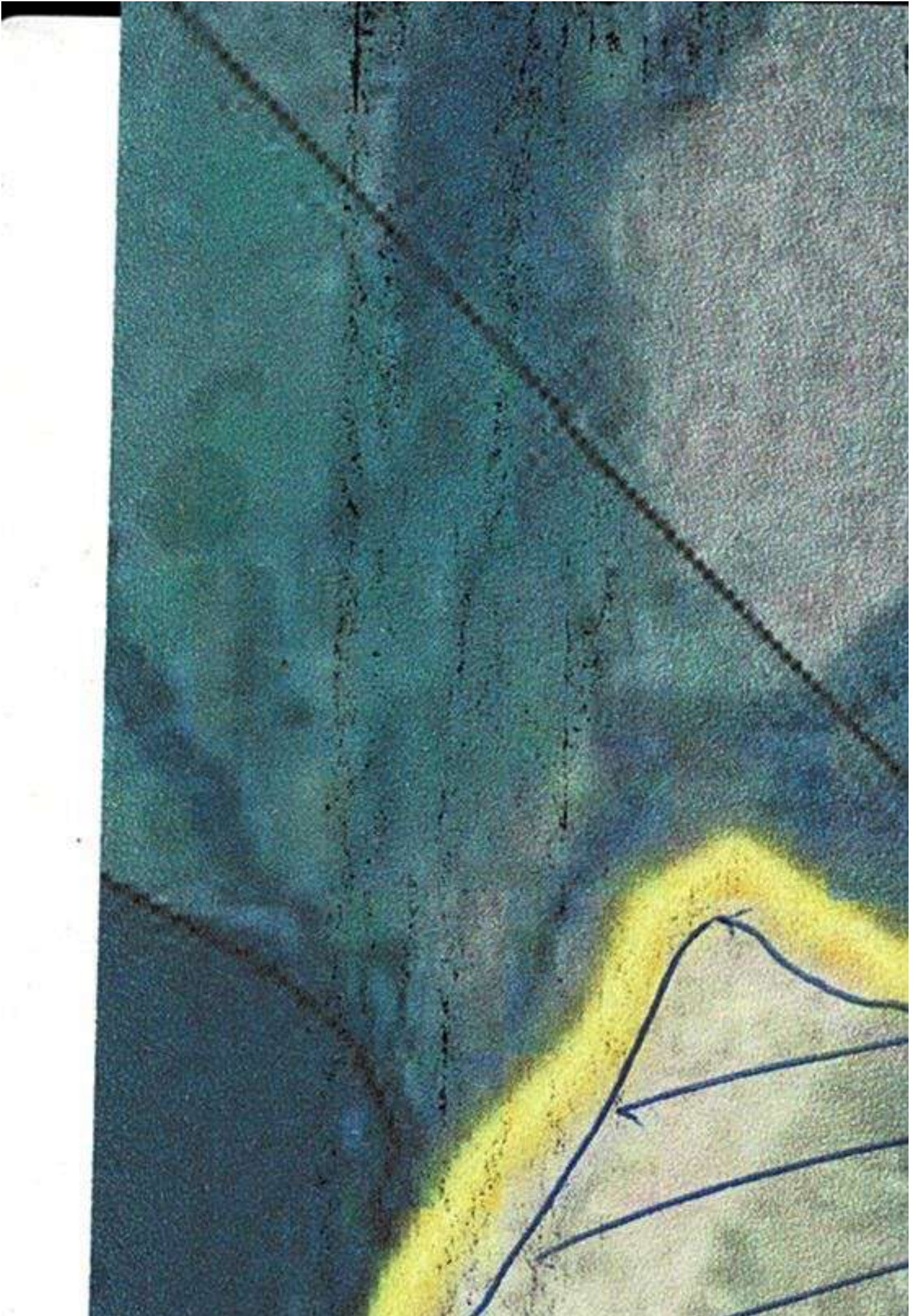
The property already has a 150mm water bore in place at the end of Holyoakes road which did previously have a large enough RC for 150 dwellings however that lapsed in 2012 as Waipapa 9B Ltd never developed the property because of the GFC among other factors. That bore was test pumped in 2007. To renew that consent may require more test pumping, however that would depend what other consents were issued in the immediate vicinity or that aquifer since Oct 2007.

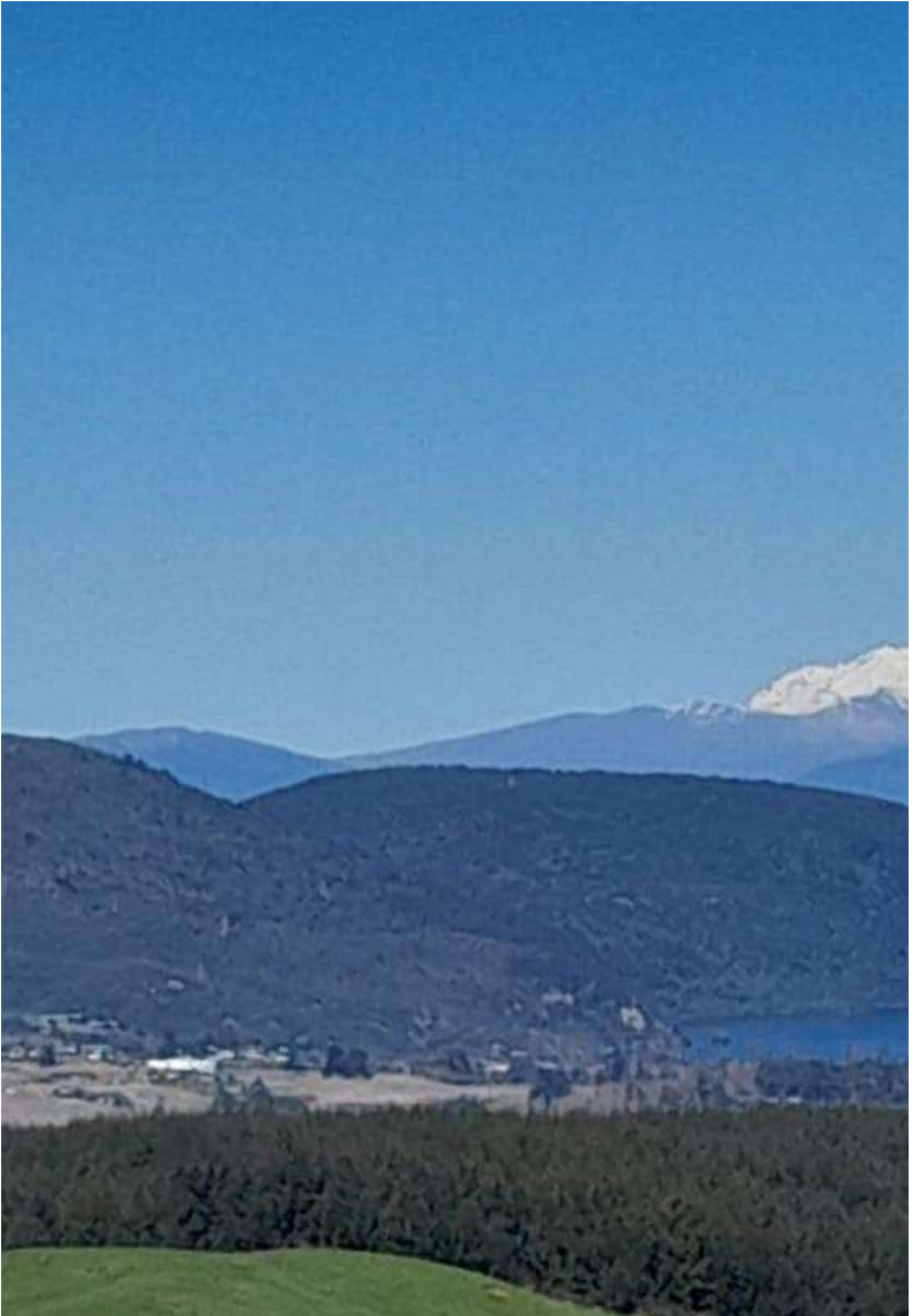
As far as managing the land going forward, the timing of your DP review is good as it times in well with the forestry right.

Once 2025 rolls around, I need to make critical management decisions on land use for the next 30 years.

The eucalyptus in the bottom pic are seven oaks forest on the red circled area.

Holyoakes road boundaries were adjusted by land swaps in 2007 to allow for a wider width and re-alignment consistent with council collector spec.





Nga mihi

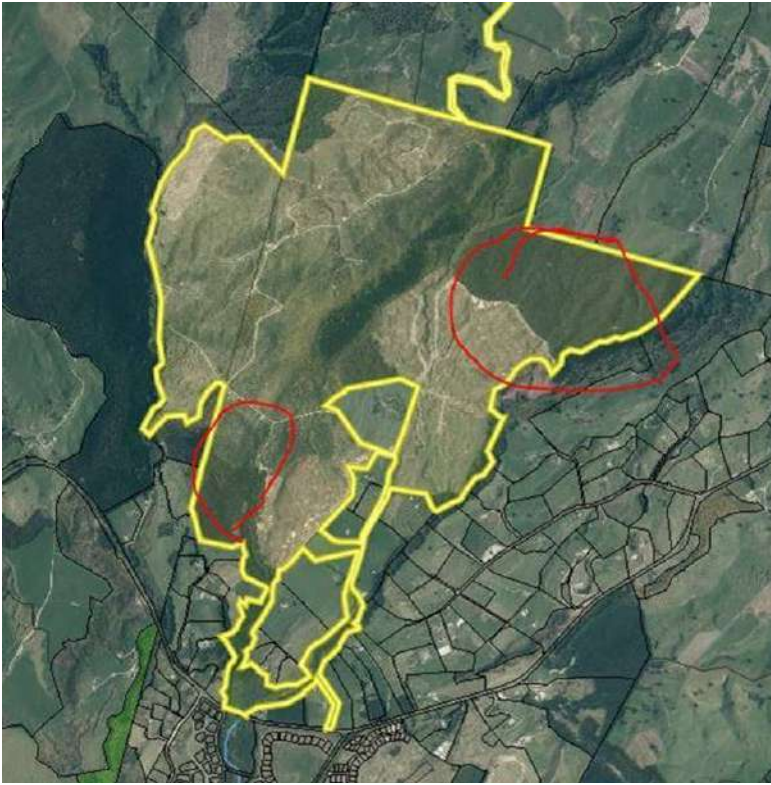
Regards George Muir 0275735674

From: Tanya Wood <twood@taupo.govt.nz>
Sent: Wednesday, September 2, 2020 10:15
To: George Muir
Cc: Temi Allinson; Nick Carroll; Hilary Samuel; Kara Scott
Subject: Taupo District Plan Review - Meeting 2 September 2020

Hi George,

Thank you for taking the time to meet with me yesterday afternoon, it was really useful. I have taken some notes from our meeting, please see below. I have also cc'd in some of colleagues who are also working on the review, so that they are aware of our discussion. If you would like any changes to the notes that I have taken of our discussion, please don't hesitate to let me know.

1. Taupo District Council are currently reviewing the District Plan. Because the District Plan is so complex, we have broken the review up into different 'work streams'. Hilary Samuel is the project manager for the entire review. Kara Scott is leading the review of the Natural Values workstream (which includes Significant Natural Areas) and Tanya Wood is leading the review of the Rural Section.
2. The Government introduced the National Planning Standards in 2019. The National Planning Standards set a template for how the District Plan must look in the future. The Standards require Council to introduce a Rural lifestyle zone for areas which have a 'rural lifestyle character'. This is a different approach from our existing District Plan, which zones all the land outside of our urban centres as Rural Environment.
3. We engaged Property Economics to do a report to determine what demand there is for rural lifestyle properties over the next 15 years. They determined that there would demand for 200 additional lifestyle lots over this period, which includes a current shortfall in demand of 60 lots. The 200 lots needed would be made up of lots would be less than 2ha in size and 100 lots between 2 and 10ha in size.
4. We are aware that this work was done prior to the Covid-19 pandemic, and we do not yet know how the predictions may be affected by the pandemic.
5. At this stage, we are looking at allowing some properties which will be zoned Rural lifestyle to be allowed to subdivide down to 2ha as a controlled activity.
6. We are currently drawing lines on the map to determine where we think that the Rural lifestyle zoning should go.
7. At this stage we are planning on notifying a draft District Plan in the middle of next year. People will be able to send back their feedback at this stage. In addition, we are planning on notifying our Proposed District Plan late next year, which will have formal submission and hearing processes.
1. You own the property at 764 Whangamata Road, Kinloch.
2. The property is 632ha. There is large SNA on the property, however most of the property is covered in eucalyptus. Most of the trees are not included in the Emissions Trading Scheme and therefore do not need to be replanted after harvest.
3. It is planned that the eucalyptus will be harvested over the period 2024 to 2031.
4. Some portions of the site have views of the mountains. The site is adjacent to existing rural lifestyle development. You would like some or all of the site zoned Rural lifestyle in the future.
5. You identified the portions of the site which have good mountain views and would be suitable for Rural lifestyle zoning. They are indicated in red on the photo below.
6. Access to your site is via Holyoakes Road, a private road. It is likely that this road will require upgrading before more lots will be able to gain access off it. Gareth Green has arranged for Denis Lewis to meet with you onsite, to discuss.
7. We talked about the nitrogen allocation that your property has.
8. I said that I would check that you are registered to receive updates on the District Plan Review. I also said that I would discuss the potential for your site to have Rural lifestyle zoning placed on you, and would get back to you by the end of September 2020.



Once again, thank you for your time and I will be in touch.

Kind regards,

Tanya Wood Policy Advisor

Taupō District Council • 46 Horomatangi Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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Russ Watts

From: George Muir <George@muirreef.co.nz>
Sent: Tuesday, 31 May 2022 3:05 pm
To: Mayor - David Trewavas
Cc: Gareth Green; Councillor - Kathy Guy; Councillor - Christine Rankin; Councillor - Anna Park; Councillor - Kylie Leonard; TDC Info Email Queue; District Plan; Councillor - John Boddy; Councillor - Kevin Taylor; Councillor - Yvonne Westerman; Councillor - John Williamson; Councillor - Tangonui Kingi; Councillor - John Mack; Councillor - Kirsty Trueman
Subject: Holyoakes road upgrades and vesting
Categories: Blue Category

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Kia Ora Mayor Trewavas and Gareth.

Recently Hilary has indicated (through the DP email advisory) that Holyoakes road is destined to have its rural zoning changed to rural lifestyle on some properties which involve most allotments created through subdivisions between 1991 - 2010.

Given the detailed communications between Muirs Reef Limited and TDC regarding vesting Holyoakes road and the willingness of Gareth in principle to have this road vested in the public, it would be an opportune time for us to thrash this out now.

As I previously stated, I am happy to put a quarter of a million (thereabouts) into the bridge upgrade and if council agreed to settle the rest of this bill (through the annual plan review process), in return for vesting of a public walkway/cycleway from the Whangamata stream to Mokai village from the Whangamata stream track the public will benefit.

I am in two minds as to whether I should oppose your proposed plan change or not (regards rural lifestyle zoning on Holyoakes rd), because I have not heard or read about any proposed changes to the access rules (4b.3.12 which limits the allotments served to 12 in the rural environment). If you go ahead with the draft changes to rural lifestyle, there will be two rural zones created on Holyoakes road, both of which may have different access rules. This will cause lots of arguments with the different residents around the maintenance and upgrade "reasonable" contributions as per schedule 9 of the property law act 1952.

If that is the case, I may have no choice but to oppose this draft change as Muirs Reef Ltd owns Holyoakes road currently. If I were to allow this change and a controlled subdivision then proceeded, Muirs Reef Ltd would be liable for the safety of more road users, for no benefit to Muirs Reef Ltd.

Can we please meet in person to discuss this matter further and how the council could help to have the private easements satisfied (during the cancelling process) during the vesting of Holyoakes road. To be afforded walking and mtb access to Mokai village via the beautiful skyline, where they will get great views, will be of great benefit to the public and to connect up to the Waikato river trails beside Ongaroto bridge.

The natural progression of Kinloch is where views of the Lake and mountains are key and where it has close access to the lake. Seven Oaks (632ha on Holyoakes road) has walking access to the lake through the stream track (both on Seven Oaks and in the Whangamata stream reserve itself) and this is how I walk/mtn bike to the lake when I am on holiday in Kinloch with my whanau.

Ps, you will remember that Denis did inspect Holyoakes road in 2020 and found it to be of suitable topography for vesting with some minor caveats. Those being, he wanted the second half widened to 6m from memory and possibly the slope slightly eased between 119 and 135 Holyoakes, as well as the bridge replaced with a new concrete one and a sight distance restriction area negotiated out next to Holyoakes rd.

Since then, TDC has proposed to reduce the speed limit on Whangamata road to 80km/hr which would vastly negate the need for sight restriction improvements (I am negotiating an outcome with a neighbour now as per Denis's map provided by Cheal for TDC).

As mentioned in my meeting with you and Mayor Trewavas in 2019, the controlled subdivision which was approved by TDC by mistake RM180277 has placed unnecessary stress on myself and the logical solution myself and Mayor Trewavas landed on was for Holyoakes road to be vested, although this has not occurred yet.

I don't agree that Hilary has excluded all of Seven Oaks (632ha, CT493970 or 764 Whangamata rd, known as Holyoakes rd or Muirs Reef Ltd) by sticking to all her key principals which she has emailed me, such as:

- has to have good topography and geography, which Seven Oaks has mildly rolling country near these lifestyle areas such as Hitiri rd, Hepina Heights and Holyoakes rd
- Seven Oaks has magnificent views of lake Taupo and of the Maunga toru behind the wai
- Has to be beside lifestyle blocks, which much of Seven Oaks is on the eastern and southern/Southwest flanks
- Has to be near Tāupo, this is arbitrary as most Rural lifestyle is proposed near Kinloch. I remember Tanya and Hilary stating that only Oruanui and Mapara were being considered for rural lifestyle in our meeting 2nd Sep 2020.
- Infrastructure, well Whangamata rd is being upgraded anyhow, the horse has bolted so to speak. Holyoakes rd needs upgrading but Muirs Reef Ltd is willing to contribute in two ways as above
- Keeping rural land productive, well in this case, Seven Oaks is no longer "productive" because TDC and WRC restricted it from farming by making a fictitious low NDA by mistake compared to when it was farming sheep at the time of the Benchmark and prior to that. Therefore this whenua can basically only do forestry or residential as per the NDA consent which was issued from the pākehā pool.
- There is already a decent water supply bore on the property (infrastructure) which can safely supply 342,000 Litres per day as it was issued consent by WRC in 2008 and test pumped to prove it had no effect on the whangamata stream flows. This is enough wai to service about 500 houses provided they supplement it with rain water and a storage tank with restricted flow regulators similar to the Whakaroa water scheme.
- There is sufficient NDA to account for up to 350 houses if advanced Nitrogen discharge dual chamber septic tanks are adopted or if Muirs Reef Ltd installs a centralised sewerage discharge system with discharge under tree canopy similar to Whakarewarewa.
- Already several members of the public use Seven Oaks for their recreational activities with motorbikes, mountain bikes, horse riding and walking activities. There is no denying that the public love the property and if real estate was to be made available for sale in areas which afforded lake views and mountain views, these would be highly desirable. The biggest stumbling block is rule 4b.3.12. This rule serves no purpose but to arbitrarily obstruct economic development in the rural environment as roading costs are prohibitive. This is in a time of a housing and cost of living crisis whereby non productive whenua should be made available for housing.
- If some of Seven Oaks zoning was changed to rural lifestyle it would add a great deal of recreational area to the Kinloch township and it would fit with the lifestyle areas adjacent to Seven Oaks at present and with what is proposed under the draft of the draft plan change recently emailed out

Kindest regards, George Muir. 0275735674
 Muirs Reef Limited
 Seven Oaks, formerly
 Seven Oakes Station, Holyoakes Rd, Kinloch

Russ Watts

From: muirsreef@yahoo.co.nz
Sent: Sunday, 12 June 2022 5:37 pm
To: District Plan
Cc: 'George Muir'
Subject: Submission on General and Rural Lifestyle Environments proposed Plan Change ; Attention The Chief Executive Officer, Taupō District Council,
Attachments: Sue Muir Submission Taupo District Council District Plan Changes 2022 submission dated 13th June 2022.docx; George Muir Property 764 Whangamata Road Taupo.JPG

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Please accept my attached submissions on behalf of George Muir 746 Whangamata Kinloch Taupo regarding the proposed Changes to Taupo District Plan for General Rural and Rural Lifestyle zones.

I wish to be heard on my submissions

Regards Sue Muir

Submissions: Taupo District Council District Plan Changes 2022

General Rural and Rural Lifestyle Environments

The following 6 submissions are made by Sue Muir on behalf of George Muir, 764 Whangamata Road, Kinloch, Taupo and are dated June 13th, 2022

Sue's contact details:

No 526, No. 4 Road.

R.D.3. Te Puke 3183.

Ph 0274476673. Email; muirsreef@gmail.com

Submission 1

3b RURAL ENVIRONMENT CHAPTER

3b.1 Introduction

General Rural Environment

Quote; 2nd paragraph 1st two sentences

“The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment by retaining large property sizes and limiting the extent of housing provided for. Yet allowing appropriate development to occur while preserving the ‘openness’ of the General Rural Environment”.

Change sought:

Allow additional lots down to 4 hectares to be created as a controlled activity in the proposed General Rural zone where clusters of smaller lifestyle lots are adjacent to portions of one or more boundaries with George Muirs property

Reason: The preservation of productive potential isn't essentially supported by the retention of large property sizes and openness.

Note the “Have Your Say” document where it states, “Rural lifestyle zoning will only be applied to lots smaller than 30 hectares (unless surrounded by smaller rural lifestyle blocks).”

Limiting the proposed Rural Lifestyle zoning to existing boundaries of lot sizes less than 30 hectares unless surrounded by smaller rural lifestyle lots, arbitrarily prevents landowners of large monocultural systems within the proposed General Rural zone from diversifying any of their property into alternative stand-alone high earning primary industries on areas less than 10 hectares. Some of these large blocks have clusters of smaller lifestyle lots concentrated contiguously on portions of boundaries although not completely surrounding all of it. Boundaries of large lots aren't always straight lines on flat ground but tend to

meander through differing land contours hence smaller lifestyle lots have tended to be clustered rather than dispersed along the full length of very long boundaries or all boundaries. George's large lot of more than 600 hectares on Holyoakes Road is an example where portions of more than one of his boundaries abut to large clusters of smaller lifestyle lots. (see attached map with George's property highlighted in blue, all neighbours are highlighted in green)

We agree with Council's proposal to create a buffer between the Rural Lifestyle and General Rural zone by restricting subdivision lot sizes down to 4 hectares in the Rural Lifestyle zone. However there has been no provision made in the General Rural zone to allow large lots with adjoining clusters of smaller lifestyle blocks to create lots less than 10 hectares unless surrounded by smaller lifestyle lots. Allowing these areas on large lots to subdivide down to 4 hectares where they adjoin the smaller lots rather than the 10 hectare restriction allows for biodiversity and caters to the alternative productive potential of monocultural rural industries while retaining rural amenity values and the economic wellbeing of the surrounding community. Such provision is in line with the reasoning that adjoining small lots in the proposed Rural Lifestyle zone will only be able to subdivide down to 4 hectares instead of 2.

Every property proposed for Rural Lifestyle zoning on Holyoakes Road adjoin George's property and consequently none of them will qualify for subdivision down to less than 4 hectares. This also applies to all properties on the eastern boundary of the Whangamata stream where they adjoin George's property. (See map attached map with George's property highlighted in blue, all neighbours are highlighted in green)

Given there is no possibility of rampant subdivision down to 2 hectare lots on Holyoakes Road it is logical in George's case, where clusters of smaller lifestyle lots adjoin him, to either shift the proposed Rural Lifestyle boundaries further into George's lot or alternately identify buffer zones where George's lot would have opportunities for subdivision down to 4 hectare lots.

Submission 2:**4 Rules and Standards****4b General Rural Environment****4b.2.6 Minimum building setbacks i, ii, iii**

- i) *15 metres from all boundaries*

Change sought:

Change to 20 metres from all boundaries including front boundaries.

Reason: General Rural zones need to protect the associated rural amenity values, one of those being open space.

- iii) *300 meters for buildings for the management of farmed animals from all boundaries.*

Change sought:

Change to 100 metres.

Reason: This proposal is impractical and contrary to providing for the practical needs of rural industries related to farming on the larger lots in the General Rural zones.

Submission 3**4b.2.7 Minor residential units**

- ii.** All minor residential units shall:
- a. Be no larger than 100m²
in size (inclusive of garaging).

Change sought:

Change to 150m² including garage

Reason: In order to support and enhance the productive potential of rural industries, minor dwellings in the proposed General Rural Area are needed to house staff which may well exceed 1 or 2 people and a house of 100m² including a garage is totally inadequate for housing more than 2 people especially a married couple with a child or 2. The alternative of having to build a larger house and garage is prohibitively expensive and unnecessary

Submission 4**4b.2.7 Minor residential units**

ii. All minor residential units shall:

b) Be located no greater than 20 metres from the primary residential unit.

Change sought:

Change to 100 metres

Reason:

This is contrary to preserving openness and privacy for owners, managers and staff of large lots in the proposed General Rural zone. Having staff with associated vehicle and people noise living within 20 metres of a homestead or main dwelling becomes unbearable and intrusive for both parties, any farm owner/manager will vouch for that. It is economically prohibitive to expect the landowner to build another main residence to accommodate 2 to 4 staff members and their vehicles in order to have a comfortable distance between them. These arbitrary rules of having staff accommodation very close to the main house are due to Councils mindset that minor dwellings are built in order to pursue subdivision without considering the bad effects of forcing staff and employers/managers into socially unhealthy close confines.

Submission 5**4b.2.7 Minor residential units**

- ii. All minor residential units shall:
- c. Share an accessway/driveway with the primary residential unit.

Change sought:

Allow separate driveways

Reason:

This isn't practical where the driveway is winding and narrow with visibility issues, especially if council insists on using the 20 metre rule. Some rural driveways are in places where its costly and impractical to attempt widening and or straightening bends. If it can't be included as a permitted activity, then at least make it an activity that doesn't require neighbours consent on unreasonable grounds.

Submission 6

4b.2.7 Minor residential units

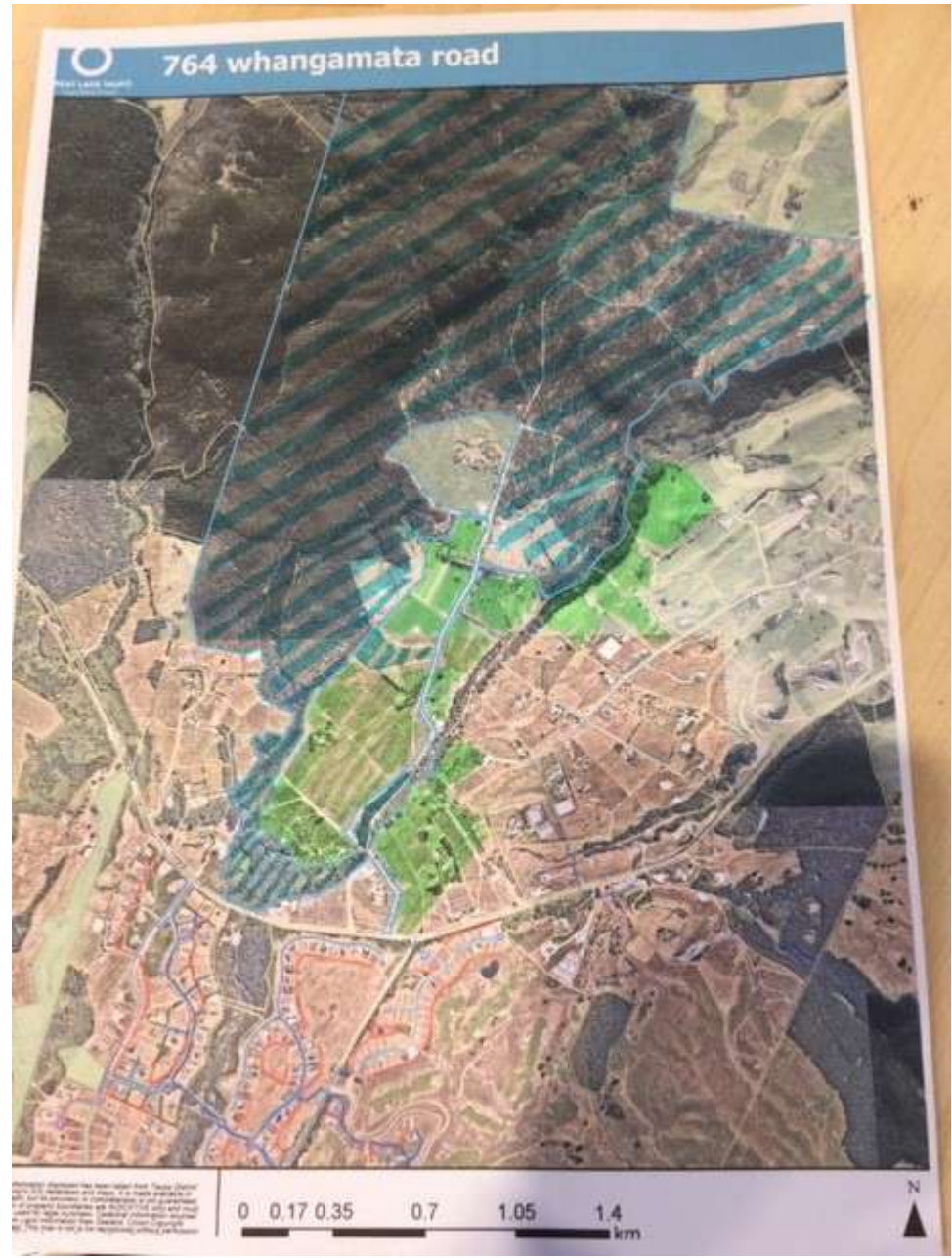
“NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.”

Change sought to this “Note” above

Caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment to be exempted from this note or any similar plan changes.

Reason:

It’s too restrictive for when farmers and foresters may need to accommodate extra temporary staff including RSE workers in a caravan or another accommodation structure used for more than two months esp. when planting, harvesting or pruning large forestry lots or fencing during the drier seasons, milking cows and calving during milking season, harvesting and husbandry in orchards and nurseries and many other types of temporary work.



Russ Watts

From: Susan Muir <muirsreef@gmail.com>
Sent: Monday, 13 June 2022 9:39 am
To: District Plan
Cc: George@agsmart.co.nz
Subject: Fwd: Submission on General and Rural Lifestyle Environments proposed Plan Change ; Attention The Chief Executive Officer, Taupō District Council,
Attachments: Sue Muir Submission Taupo District Council District Plan Changes 2022 submission dated 13th June 2022.docx

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

In my previous email I mistakenly described george's Kinloch address as 746 instead of 764.

Regards Sue Muir

Begin forwarded message:

From: <muirsreef@yahoo.co.nz>
Date: 12 June 2022 at 5:37:35 PM NZST
To: <muirsreef@gmail.com>
Subject: **FW: Submission on General and Rural Lifestyle Environments proposed Plan Change ; Attention The Chief Executive Officer, Taupō District Council,**

From: muirsreef@yahoo.co.nz <muirsreef@yahoo.co.nz>
Sent: Sunday, 12 June 2022 5:37 pm
To: 'districtplan@taupo.govt.nz' <districtplan@taupo.govt.nz>
Cc: 'George Muir' <George@agsmart.co.nz>
Subject: Submission on General and Rural Lifestyle Environments proposed Plan Change ; Attention The Chief Executive Officer, Taupō District Council,

Please accept my attached submissions on behalf of George Muir 746 Whangamata Kinloch Taupo regarding the proposed Changes to Taupo District Plan for General Rural and Rural Lifestyle zones. I wish to be heard on my submissions
Regards Sue Muir



Organisation:

Taupo Industrial Estate Limited

First name: Gareth**Last name:** Moran**On behalf of:**

Taupo Industrial Estate Limited

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

We encourage additional industrial zoned land

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

As per attachment.

We support additional industrial zoned land, however would also like the site located at 189 Napier Road legally described as Lot 2 DP 499406 and comprised in Record of Title 741151, also be rezoned from Rural Environment to Taupo Industrial.

General

Is there anything else you would like to share with us related to the District Plan?

refer to attached document.

Attached Documents

File

Feedback on proposed plan changes re: additional Industrial land Supply

Taupo District Council
Private Bag 2005
Taupo 3352

Email: info@taupo.govt.nz

Submission

1. Taupo Industrial Estate Limited ("TIEL") owns land within the Taupo District. It makes this submission regarding the release of additional industrial land as part of Taupo District Council's forthcoming plan changes.
2. Taupo Industrial Estate supports Taupo District Council's ("TDC") proposal to create additional industrial zoned land.
3. The land owned by TIEL is located at 189 Napier Road containing 3.4514 ha, legally described as Lot 2 DP 499406 and comprised in Record of Title 741151 ("Site"). TIEL considers it appropriate that this Site be **re-zoned** from Rural Environment to Taupo Industrial as part of the forthcoming Council-led plan changes, on the basis that the existing zoning is anomalous and does not reflect a zoning which is the most appropriate to give effect to the RMA.
4. TIEL seeks that the Site be re-zoned as industrial as part of TDC's plan change programme to include additional industrial zoned land in its district plan. TIEL is happy to discuss its feedback on the plan change programme, should TDC wish to engage with TIEL following receipt.

Overview of Site

5. The site (Figure 1) is zoned Rural Environment under the Taupo District Plan and has frontage to State Highway 1 to the east and Napier Taupo Road to the north. The area to the north on the opposite side of the road is Zoned Taupo Industrial, the land to the south west is zoned Residential Environment. The remaining land to the west, south west and north west is zoned Rural Environment (Figure 2).
6. The site contains the existing Westervelt building which is used for commercial offices. The remainder of the site is vacant of any buildings and structures and is currently grassed and unused.
7. A paper road that traverses the southern boundary of the site and the adjoining property to the west is held under Council ownership.
8. The site has one existing vehicle crossing connecting with Napier Taupo Road.



Figure 1: Site and surrounding area

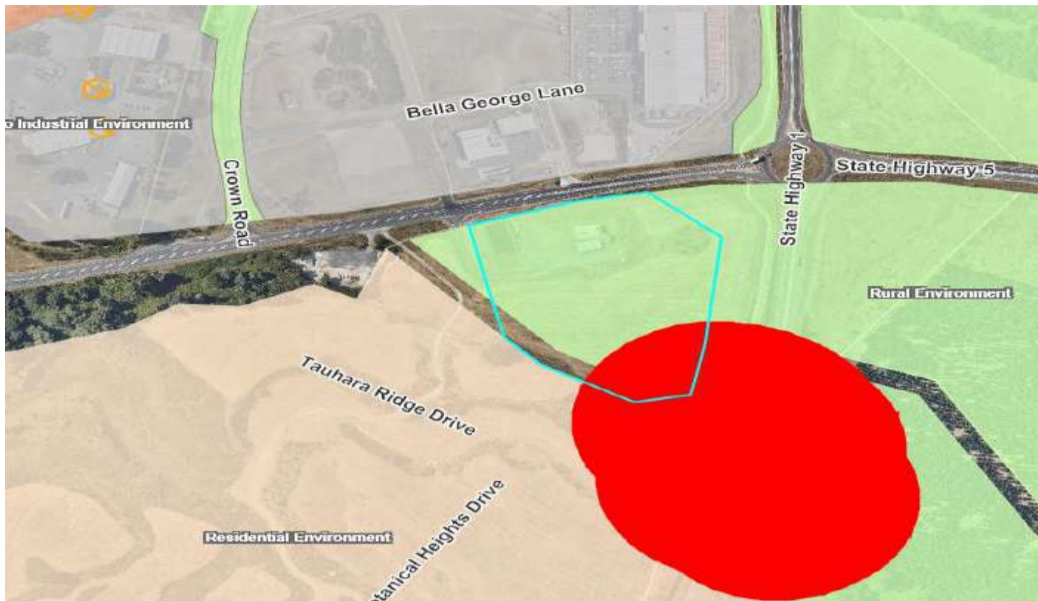


Figure 2: Rural Zoning with Hot Ground

Consented Environment

9. The site is subject to a subdivision and landuse consent approved in 2008, to develop the subject site and surrounding land to the south and south west for a mixture of residential, educational and commercial activities.
10. As part of the consenting process, Council adopted a Master Plan which signified the type of development anticipated for the site and surrounding area.
11. Despite the consented development identified in the Master Plan, the zoning of the site remained 'Rural Environment'.
12. The development outcomes identified in the Master Plan were implemented via consent notices registered on all underlying titles associated with the subdivision. The following consent notice applies to the Site:

Development including further subdivision, building and any change of use is required to demonstrate compliance with the approved East Urban Lands landuse consent Masterplan reference 080142 granted on 9 June 2009 for the area described as "The Campus".
13. The Master Plan identifies the subject site as suitable for 'employment/education' (Campus Commercial Area) which could include the following types of activities; offices, education facilities, recreation, Industrial, Research and Visitor Accommodation.
14. Based on correspondence from TDC, TIEL understands the Masterplan was developed for TDC land with the intention that TDC would also be the land developer. Overtime, TDC has stepped away from the development of the Master Plan and is now providing development blocks to the market to be developed in accordance with the Masterplan OR in agreement with the consent holder to undertake changes (via section 127 or 221(3) depending on timing of the super lot staged subdivision).
15. Accordingly, the development for the Site, intended by the Masterplan of 2008 (14+ years ago), is no longer being progressed. Indeed, while the residential development anticipated by the Masterplan has progressed following the "master plan" land use consent being granted, the Site has remained undeveloped (except for the existing Westervelt commercial building). There are no plans by TDC to develop the Site for "campus" use. The feasibility of a tertiary institute/University or similar, for the Site is questionable. Relevantly, TDC has no plans to facilitate a similar development.

Purpose of the submission

16. While the Site is zoned Rural Environment, it is unlikely that the site will be used for productive rural related purposes.
17. Given the development expectations for the site are driven by the Master Plan which identifies the site for commercial/educational activities, the current zoning (Rural Environment) does not reflect the intended use of the site.
18. A proposed plan changes to rezone the site from Rural Environment to Taupo Industrial, aligns the zoning of site with the anticipated development and environmental outcomes for site and wider area. This represents an appropriate use of the site, given that both rural and "campus" activities will not be realised.
19. A proposed Plan Change from Rural Environment to Taupo Industrial aligns with Taupo District Council's strategic direction to create additional Industrial Zoned land.

20. From a transportation perspective, the proposed rezoning of land at 189 Napier Road provides opportunities to maximise the investment value in the existing and planned transport networks. It allows for the relocation of industrial and 'big box' car-based retail outlets to locate adjacent to the arterial road network, potentially removing these activities and their associated high car use and commercial vehicle needs from the town centre. The subject land also has the potential to connect to the existing walking and cycling network along the Eastern Taupo Arterial and is well located in relation to other similar activities, existing and planned residential areas to provide employment opportunities as well as some everyday supporting services which reduces people's overall need to travel.
21. The Site is owned by one individual landowner which will create efficiencies during a potential plan change process on the basis that any subsequent development of the Site will be controlled by a single landowner.
22. Re-zoning the site will enable the area to be developed in a planned and integrated manner, which would not be possible if 'ad-hoc' landuse resource consents are approved by Council in the immediate vicinity.



Address for Service:

Barker & Associates Ltd
Attn: Gareth Moran
PO Box 9342
Waikato Mail Centre
Hamilton 3240

Contact Number: 021 745 979
Email: garethm@barker.co.nz

**Organisation:**

Lakes & Waterways Action Group Trust (LWAG)

First name: Jane

Last name: Penton

On behalf of:

LWAG

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached

Attached Documents

File
Lakes and Waterways AG comments draft District changes June 2022

Lakes & Waterways Action Group Trust comments draft District changes June 2022.

Lakes and Waterways Action Group Trust would like to thank the Council for the opportunity to comment on the draft District Plan changes.

RE: STRATEGIC DIRECTIONS – new chapter to replace the current Significant Resource Management Issues chapter

LWAG intend to comment in more detail on this chapter in the next round of consultation. We note that the inclusion of Climate Change directions is essential.

- LWAG support Strategic Direction to ‘Support positive climate change outcomes and ensure that land we are developing is resilient to the effects of climate change.’

Re: GENERAL RURAL ENVIRONMENT & RURAL LIFESTYLE ENVIRONMENT

Comment: LWAG support TDC’s intention to: *‘keep large spaces of land available for productive use. aiming to keep property sizes large and limit the number and location of houses.’*

However, we would only support a minor unit per 10 ha. This will ensure future subdivision of the 10 ha will not be permitted, which we support. DP Landscape Provisions should prevent house sites on SNLA’s and OLA’s including ridgelines. We note that the provisions for the minor unit, such as the 20m, distance appear to prevent ad-hoc subdivision of rural land, and we agree that this should be prevented.

The concern re; allowing additional units in the general rural zone is also in the context of landscape issues identified through the development of the Mapara Valley Structure Plan. Historically the community agreed to the Plan as it prevented cumulative effects of development in this highly-valued landscape area. We note that the valley floor itself was also considered an amenity which is why development was restricted to identified areas. (N.B. infrastructure provisions also applied, namely roading and sewage.)

Draft provisions relating to Amenity Values are not sufficiently strong as, even when discretion is applied, adverse cumulative effects are likely – as in ‘death by a thousand cuts’.

- We ask that subdivision remain at ‘restricted discretionary’ status and that landscape protection rules be triggered by all applications in the general rural and rural residential areas and.
- We do not want to see ‘permitted activity’ dwellings in the rural areas for the above reasons. If ‘controlled’ status was the outcome of the consultation process then, as with our preferred ‘restricted discretionary’ status, clearly stated assessment criteria for landscape/amenity effects should apply.
- Regarding the removal of Mapara Valley Structure Plan : We seek an overlay of landscape areas that are clearly mapped as per the MVSP, so as to provide clarity for applying the above provisions.

Comment Re: Chapter 10 of the Regional Plan nitrogen discharge rules. LWAG have historically asked that all subdivision/land use change provide a N budget. We are concerned that providing for 2 ha subdivision in the rural areas gives a green light for increased intensification (e.g., more grazing animals and larger human population) without regard to the potential effects on Lake Taupo water quality.

- LWAG ask that the provisions clearly state the N restrictions apply to land use in the rural residential zone.

Comment Re; General infrastructure concerns. LWAG understand that any development in the rural areas will add to demand for water and have increased traffic effects. For this and all of the above reasons we note that we supported the latest TDC Growth Management Strategy that proposed to consolidate urban and rural residential growth closer to town. This would allow for infrastructure provision to also be consolidated for strategic management and for better wastewater treatment.

- LWAG ask that TDC reconsider their original GMS objective to consolidate rural residential and urban growth closer to the Taupo township so as to better manage the provision of infrastructure and avoid adverse amenity affects.

RE: RESIDENTIAL COVERAGE – CHANGE OF COVERAGE RULE - to increase the maximum building coverage in residential areas to 35%. ’

Comment: LWAG see that there are advantages to consolidating subdivision in the residential zone. However, we are concerned by the lack of provisions to prevent **the restriction of hard surfaces** in the residential zone. Hard surfaces such as paved and concrete areas mean reduced opportunities for capturing rainwater. There is increased potential for pollutant and nutrient pathways to Lake Taupo via stormwater systems.

Of specific concern is that the total coverage rule doesn't restrict permeable surfaces.

- LWAG therefore seek amending wording of the total coverage rule to have a limit on impermeable surfaces.

Re: INDUSTRIAL – ADDITIONAL INDUSTRIAL LAND ZONINGS

Comment: Low-impact design principles require monitoring and enforcing.

- LWAG ask that the District Plan has provisions that aim to manage stormwater and chemical containment in the industrial zone. We also ask that these are enforceable.

Re: TOWN CENTRE - review of the building height limits in the town centre

Comment: Taupo has traditionally been a low-rise urban landscape which is appreciated, we believe by both residents and visitors. We are concerned with the adverse amenity effects of 6-story buildings in the urban zone and their visual impact in the newly upgraded lakefront area (Robert St/Lake Tce). Also the visual amenity from the Lake itself will be adversely affected by unlimited high-rise development.

- LWAG ask that any multi-story buildings be limited to a zone at least two blocks back from the road/lakefront in the Taupo Town Centre .

**Organisation:**

Beca Limited

First name: Sophie**Last name:** Andrews**On behalf of:**

Ministry of Education

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please find the attached document with feedback/submission on the proposed plan changes.

Attached Documents

File
Draft Taupo District Plan Changes Review for the Ministry of Education



Feedback on the Draft Taupō District Plan Changes

To: Taupō District Council

Name of submitter: Ministry of Education Te Tāhuhu o Te Mātauranga ('the Ministry')

Address for service: C/- Beca Ltd
PO Box 448
Waikato Mail Centre
Hamilton 3240

Attention: Sophie Andrews

Phone: (07) 578 0896

Email: Sophie.andrews@beca.com

This is feedback on the Draft Taupō District Plan (the Plan Changes).

Introduction/Background

Thank you for the opportunity to provide feedback on the Plan Changes. The Ministry is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has a responsibility not only for all State schools owned by the Crown, but also those State schools that are not owned by the Crown, such as designated character schools and State Integrated schools. For the Crown owned State school this involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Taupō District.

The Ministry's feedback is:

The Ministry has a particular interest in the parts of the Plan Changes that, either directly or indirectly, have the potential to impact on the Ministry's interests such as the management and operation of existing educational facilities or the establishment of new educational facilities.

The Ministry acknowledges that Taupō District Council will be consulting on the District Plan review in different bundles.

The provisions that most directly impact on the Ministry within the first bundle are:

- Strategic Direction

- The Rural Environment chapters.

The specific amendments, additions or retentions to the Plan sought by the Ministry are listed in Appendix 1 to this feedback with ~~strike~~ and underline. In addition to the details in Appendix 1, the following general comments have been made on the Plan Changes.

Strategic Directions

The Urban Form and Development strategic direction section states that the Taupō District's growing population has led to increased demand on infrastructure. Social infrastructure, such as education facilities, also experience pressure and demand with residential growth. The Urban Form and Development and the Significant and Local Infrastructure sections in the Strategic Directions Chapter does not recognise the need to enable educational facilities.

Council is required under the National Policy Statement for Urban Development 2020 (NPS-UD) to ensure sufficient additional infrastructure (which includes educational facilities) is provided in urban growth and development areas (see Policy 10 and 3.5 of Subpart 1 of Part 3: Implementation, in particular). The Ministry seeks that additional infrastructure is provided for within the policy framework to better ensure subdivision and development is serviced by educational facilities to meet the community needs of the future.

Rural Environment

The Ministry has an obligation to provide educational facilities to support the needs and demands of existing rural communities. The Rural Environments Chapter currently does not specifically provide for educational facilities. The Ministry requests amendments to the chapter to adopt an activity status for education facilities in all rural zones and to amend the objectives and policy to recognise the potential need for additional infrastructure to serve the educational needs of the rural community.

Taupō Town Centre

The Ministry acknowledges the proposed increase in building heights which can increase residential densities within the Town Centre. The Ministry seeks clarity in relation to the expected increase in residential population as a result of this change to enable a better understanding of the potential impacts on its existing school network. The Ministry would expect this level of detail to be included within a future section 32 evaluation.

Rural Residential Zoning

The Ministry acknowledges the draft rezoning of rural lifestyle land. The Ministry seeks clarity in relation to the expected increase in residential populations as a result of this change to enable a better understanding of the potential impacts on its existing school network and potential new school networks in the future. The Ministry would expect this level of detail to be included within a future section 32 evaluation.

Sophie Andrews
(Signature of person authorised to sign on behalf of the Ministry of Education)

Date: 13 June 2022

Appendix 1: Ministry of Education feedback on the draft Taupō District Plan Changes					
ID	Section of Plan	Current Draft Provision	Support/ Oppose/ Neutral/ New Provision	Feedback	Relief Sought
Strategic Directions					
1.	Urban form and Development	<p>The Taupō Districts diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas. Urban development also generates further demand for infrastructure services, particularly three waters and transportation services. The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure.</p> <p>The strategic directions for urban development establish the approach for urban development within the Plan as identified through the 2018 District wide growth management strategy, Taupō District 2050. This approach reflects an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District.</p>	Support in part	The NPS-UD (3.13 (2) subpart 4: Future Development Strategy (FDS)) requires the development of additional infrastructure to support or service development capacity. It is important to recognise this requirement which includes the consideration of school network capacity.	<p>The Taupō District's diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas. Urban development also generates further demand for infrastructure services, particularly three waters and transportation services. <u>The demand for additional infrastructure, including education facilities, is also increased as a result of growth.</u> The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure.</p> <p>The strategic directions for urban development establish the approach for urban development within the Plan as identified through the 2018 District wide growth management strategy, Taupō District 2050. This approach reflects an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District.</p>
2.	2.3.2 Objectives	N/A	New Provision	The NPS-UD (Section 3.5, Part 3: Implementation) requires local authorities to be satisfied that additional infrastructure to service development capacity is likely to be available. It is important to recognise this requirement which includes the consideration of school network capacity.	<u>Subdivision, use and development is supported by sufficient additional infrastructure.</u>
3.	2.3.3 Policy 4	Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.	Support in part	The NPS-UD (Section 3.5, Part 3: Implementation) requires local authorities to be satisfied that additional infrastructure to service development capacity is likely to be available. It is important to recognise this requirement which includes the consideration of school network capacity.	Require urban subdivision and land development to connect with the existing infrastructure (<u>including additional infrastructure</u>) and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
Rural Environment					
4.	Objective 3b.2.6	<p>Impacts on infrastructure</p> <p>The impacts on infrastructure arising from subdivision and development are managed.</p>	Support in part	The Ministry agree that impacts arising from subdivision and development should be managed. Under the NPS-UD, educational facilities are included in the definition of 'additional infrastructure'. Therefore, the Ministry request the inclusion of 'additional infrastructure' to recognise the impacts subdivision and development has on its school network.	The impacts on infrastructure (<u>including additional infrastructure</u>) arising from subdivision and development are managed.

5.	Objective 3b.3.6	<p>Impacts on community infrastructure</p> <p>The impacts on community infrastructure arising from subdivision and development are managed.</p>	Support in part	The Ministry agree that impacts arising from subdivision and development should be managed. Under the NPS-UD, educational facilities are included in the definition of 'additional infrastructure'. Therefore, the Ministry request the inclusion of 'additional infrastructure' to recognise the impacts subdivision and development has on its school network.	<p>Impacts on community and additional infrastructure</p> <p>The impacts on community <u>and additional infrastructure</u> arising from subdivision and development are managed.</p>
6.	Policy 3b.2.8	<p>Maintaining the established character</p> <p>Maintain the established General Rural Environment character, as defined by:</p> <ol style="list-style-type: none"> Large open spaces between built structures A mix of residential and rural production buildings Noises related to production activities during the day but low levels of noise at night Low levels of light spill Infrequent vehicle movements to and from a site Limited signage that directly relates to the activity operating on the site. 	Support in part	The Ministry recognises the importance of maintaining rural character and amenity. Educational facilities are required to support rural communities and as such are part of the rural character. Therefore, the Ministry requests the inclusion of 'additional infrastructure' (as defined by the NPS-UD) to Policy 3b.2.8.	<p>Maintaining the established character</p> <p>Maintain the established General Rural Environment character, as defined by:</p> <ol style="list-style-type: none"> Large open spaces between built structures A mix of residential and rural production buildings <u>and buildings containing education facilities.</u> Noises related to production activities during the day but low levels of noise at night Low levels of light spill. Infrequent vehicle movements to and from a site Limited signage that directly relates to the activity operating on the site.
7.	Policy 3b.3.8	<p>Character of the Rural Lifestyle Environment</p> <p>Manage the anticipated character of the Rural Lifestyle Environment as defined by:</p> <ol style="list-style-type: none"> Buildings on different sites are separated from each other in a way that creates a sense of privacy. Accessory buildings that do not dominate the landscape. Houses may be large but are surrounded by open space and do not dominate the landscape. A general absence of urban infrastructure including community stormwater and wastewater services. An environment which includes residential activities, rural productive activities and home business activities. Noise related to production activities during the day but low levels of noise at night. Low levels of light spill. Limited signage that directly relates to the activity operating on the site. 	Support in part	The Ministry recognises the importance of maintaining rural character and amenity. Educational facilities are required to support rural communities and as such are part of the rural character. Therefore, the Ministry requests the inclusion of 'additional infrastructure' (as defined by the NPS-UD) to Policy 3b.3.8.	<p>Character of the Rural Lifestyle Environment</p> <p>Manage the anticipated character of the Rural Lifestyle Environment as defined by:</p> <ol style="list-style-type: none"> Buildings on different sites are separated from each other in a way that creates a sense of privacy. Accessory buildings that do not dominate the landscape. Houses may be large but are surrounded by open space and do not dominate the landscape. A general absence of urban infrastructure including community stormwater and wastewater services. An environment which includes residential activities, <u>education facilities</u>, rural productive activities and home business activities. Noise related to production activities during the day but low levels of noise at night. Low levels of light spill. Limited signage that directly relates to the activity operating on the site.
8.	New provision	NA	New provision	<p>The Ministry requests that educational facilities are enabled in the Rural environments to serve the educational needs of the rural community and suggests a restricted discretionary activity status and the following matters of discretion.</p> <p>This provision should apply to both</p> <ul style="list-style-type: none"> Rural Lifestyle Environment; and General Rural Environment 	<p><u>Educational facilities in all rural zones</u></p> <p><u>Activity status: Restricted Discretionary</u></p> <p><u>The Council restricts the exercise of its discretion to the following matters:</u></p> <ol style="list-style-type: none"> <u>The effect on surrounding properties, rural character and amenity; and</u> <u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u> <u>The effects associated with layout, design and location of the activity, including operating hours; and</u> <u>Parking, maneuvering and access; safety and efficiency, including the provision of sufficient off-street parking and the effects of traffic generation; and</u> <u>Provision of on-site infrastructure; and</u> <u>Potential reverse sensitivity effects on any adjoining rural activities.</u>

9.	4b.2.9	<p>Maximum Noise – Limits - General Rural Environment</p> <p>i. The noise level arising from any activity measured within the notional boundary of any General Rural Environment or Rural Lifestyle Environment site or within the boundary of any residential environment site, other than the site where the noise is generated, shall not exceed the following limits:</p> <ul style="list-style-type: none"> a) 7.00am – 10.00pm 55dBA Leq b) 10.00pm – 7.00am 40dBA Leq and 70dBA Lmax <p>NOTE: For specific noise refer to following Performance Standards.</p> <p>NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.</p>	Support	The Ministry supports the use of the proposed noise performance standards for the management of noise levels in the rural environment zones.	Retain as proposed
----	--------	--	---------	--	--------------------

Organisation:

Summerset Group Holdings Limited

First name: Stephanie**Last name:** Muller**On behalf of:**

Summerset Group Holdings Limited

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
Taupo District Council Summerset submission 13062022



Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320 | **Fax:** 04 894 7319
Website: www.summerset.co.nz

13 June 2022

To: Taupo District Council
By email: info@taupo.govt.nz

Dear Sir/Madam

Submission on Taupo District Plan Changes 2022 Bundle 1 (Strategic Directions; Rural; Residential coverage; Industrial; Town Centre) on behalf of Summerset Group Holdings Limited

Background

Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 6,600 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 35 villages which are either completed or in development, spanning from Whangārei to Dunedin. We employ over 1,800 staff members across our various sites.

District Plan Changes 2022 Bundle 1

Summerset welcomes the opportunity to provide feedback to the Council on its draft District Plan Changes 2022 Bundle 1.

Summerset wishes to express its support for the submission of the Retirement Villages Association of New Zealand in its entirety. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's draft District Plan Changes 2022 Bundle 1.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "O. Boyd".

Oliver Boyd
National Development Manager

First name: James

Last name: Cooper

On behalf of:

Laurieston Enterprises, Lakeman brewing

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

General

Is there anything else you would like to share with us related to the District Plan?

I agree with preserving the rural character of our land and rather than splitting our land into smaller lots is a great idea especially being allowed to cut 10 ha lots off which will allow other activities to take place within the rural environment this will add character and employment to our rural community if other activities can take place on these lots. However, restricting what activities to just agricultural-related industry could be a negative for the area and new things should be considered that could be based on the farms within buildings that take a smaller area (e.g., data centers, vet clinics, etc) but still maintain the rural character that we are trying to preserve. As we move forward farming is being restricted and so we are needing other sources of income to maintain a living from the land. We are being forced into restricting our productivity from the land by nitrogen discharge and now carbon emissions and so we need the ability to look at other forms of income and diversity.

Also building a new shed on the farm for the housing of animals is too restrictive with the setbacks and once again very impractical in terms of where it would sit geographically on the farm as well as the expense of getting services to that shed because of the distance. How would we get on building a purpose-built vet clinic for horses where they are stabled?

The car movements per day per property are also too lite they should be at 150 per day plus especially with a commercial industry based on the farm with truck movements.

Also, signage of 2meters squared is also too small. Most farm names that are displayed at the gate around the district are more likely 4 square meters in size. These signs also give character to the area and are part of the heritage in our area and people can see it when driving and nowhere to turn in.

Thank you for your time. I would also like the opportunity to be heard in person.

James Cooper

Attached Documents

File

No records to display.

First name: John

Last name: Hunter

On behalf of:

John & Carol Hunter

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

As usual there are some aspects of strategic direction one can support and others that create some unease. e.g the national debate with regard to water ownership would be one of unease as to the future intent, direction - and outcome. We regard water as a given right and not ownable. However the quality and environmental management is certainly a collective responsibility both nationally and locally.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

1. The current District Plan allows for a 3 story maximum which serves the town centre very well with regard to the natural environment of the wider town area and the greater natural features we enjoy here. Any increase above this will have a major negative impact on the visual and physical environment that has currently evolved within the CBD and further into the wider environment. The current low rise philosophy must be retained to retain the character and amenity that this town is renowned for. We must not allow for any steps down the road to a 'Queenstown' type environment.

2. The 'Elephant in the room' with regard to this intended change is the recent wrong decision to consent a 6 storey building in the CBD. At the Commission hearing for this application (which was for 8 storeys) the likelihood of a precedent being created if consent was obtained was a significant feature of opposition argument. The Commission decision was against the application but the subsequent appeal process resulted in the 6 storey consent being obtained, with TDC support apparent in this process. As was noted the precedent has now been set.

We are strongly against this proposal.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

We would generally agree with the reasons as described in the Chapter

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

We would agree with this being a more efficient use of urban land

Attached Documents

File
No records to display.

First name: George

Last name: Chang

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Attached Documents

File
No records to display.

First name: Bernadette

Last name: Gallagher

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

The proposed rural lifestyle environment should not apply to Bonshaw Park. This subdivision was designed to ensure a mixture of size lots to allow various rural activities to take place. There was to be no further infill subdivision.

The proposed subdivision and second dwellings could erode all of the larger blocks. Services such as water are all ready over stretched. Cluster houses will emerge on larger lots and change the natural outlooks and topography of the land. The area of Bonshaw Park. Adjoins a Forestry Block which falls under the general rural environment

The proposed change to the zoning of Bonshaw Park could result in a conflict of interest between the two zones. Bonshaw Park should remain as part of the general rural zone.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Increase in building height detracts from the beautiful natural resource of the Lake and takes away from Taupos unique landscape.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

a number of social issues arises from lack of green space in residential areas.

Attached Documents

File
No records to display.

First name: Desmond

Last name: Hinton

On behalf of:

Desmond & Kathleen Hinton

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

No

Would you like to tell us why?

We bought this property because we lived in town for a while and were totally not impressed. 4 hectares is a good size and is small enough. We have good neighbours but they are not too close.

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

No

Would you like to tell us why?

We like the space we have.

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

No

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.



First name: Carolyn

Last name: McAlley

On behalf of:

Heritage New Zealand (HNZPT)

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission.

Attached Documents

File
Heritage NZ Submission

Russ Watts

From: Carolyn McAlley <CMcAlley@heritage.org.nz>
Sent: Friday, 10 June 2022 3:04 pm
To: District Plan
Subject: Heritage New Zealand comments on the partial draft Taupo District Plan
Attachments: HNZPT feedback to partial draft Taupo DC PDP.pdf

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Kia ora

Please find attached comments from HNZPT regarding the partial draft District Plan, currently open for comment. Please do not hesitate to make contact with myself should you have any queries.

Ngā Mihi

Carolyn

Carolyn McAlley | Tuakana Kaiwhakamāhere-Senior Planner | Heritage New Zealand Pouhere Taonga | P O Box 13339 Tauranga 3141 | Ph: (64 07) 577 4530 | DDI: 577 4535 | Visit www.heritage.org.nz and learn more about New Zealand's heritage places

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.



HERITAGE NEW ZEALAND
POUHERE TAONGA

10 June 2022

File Ref: LAO54

Taupo District Council,
30 Tongariro Street,
Taupo, 3330.

Tēnā koe

RE: SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON THE PARTIAL DRAFT PROPOSED TAUPO DISTRICT COUNCIL DISTRICT PLAN.

Heritage New Zealand Pouhere Taonga (HNZPT) appreciates the opportunity to review the partial Draft version of the Proposed Taupo District Council District Plan (the draft Plan) currently available for feedback. HNZPT is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead historic heritage agency.

HNZPT considers that additional work is required for the draft Plan to recognise and provide for the requirements of s6 Matters of National Importance of the Resource Management Act (RMA), with a particular focus on sections (e) & (f).

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development”:

HNZPT has reviewed the issues, objectives, policies, rules, and methods in the draft Plan. This letter presents an overview of the matters that are supported by HNZPT and those key concerns that HNZPT has with the draft Plan. HNZPT comments are primarily in relation to the Strategic Directions and the Rural Environment chapters.

HNZPT response

HNZPT acknowledges the challenges of only providing a partial Plan for review and from a submitter perspective a partial plan, that at this stage, only contains some of the elements to which HNZPT typically provide comments. Therefore, some of these comments from HNZPT anticipate other sections of the Plan, as referenced through the content of the policies contained within this draft Plan.



Tangata Whenua and sites of significance

HNZPT is supportive that the draft Plan includes within the strategic direction section, “Strategic direction 1-Tangata Whenua.”. This provides district plan objectives and policies to support Māori returning to and developing ancestral land, exercising kaitiakitanga and protecting sites of cultural significance. The draft plan acknowledges that the district plan will only provide some of the solutions to these aspirations.

The discussion text and some of the objectives and policies have indicated “*Objective 3-Mana Whenua are a partner in District Plan planning and decision making.*” HNZPT considers that there would be benefit in the provision of the s32 documents and other documents, to provide a greater understanding of how this will be achieved.

With regard sites of cultural significance in the district, while some of these sites may be located on Māori owned land, many of these sites are located elsewhere, which creates some concerns with regard to providing for their protection. There is reference within the subdivision rules 4b.5 of the Rural section, that a matter of discretion, should this be applicable, is “*e) any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the Plan.*”

While this matter of discretion is supportable, the schedule historic heritage in the current plan is meagre and HNZPT considers that for the Plan to be utilised effectively for the protection of cultural sites of significance that the schedule of cultural sites of significance, particularly those sites not located on land in Māori ownership, needs to be expanded. Otherwise HNZPT cannot see how the related policies can be given effect to.

HNZPT would also support the inclusion of incentive or bonus provisions in the Plan, related to the protection of these sites or other scheduled historic heritage, or for the provision of access to Māori land. Such measures encourage the protection of cultural values and historic heritage.

Historic heritage and Strategic direction

HNZPT is concerned that the chapter 2, entitled “*Strategic Directions*” does not give regard to the consideration of historic heritage, particularly as at the beginning of the chapter, it states that the strategic objectives: “*reflect the intended outcomes to be achieved through the implementation of the District Plan.*”

The protection of historic heritage, which includes the consideration of cultural, archaeological, and built heritage values, will not be provided for in a consenting process without a suitable policy framework within the draft plan, to guide the consideration and protection of historic heritage at the time of the subdivision use and development of land. HNZPT considers that amendments or additional objectives and policies related to historic heritage should be provided within the “Urban form and development”, and the Significant and local infrastructure” sections. The content of any new policy or amended objective and policies should be reflected in the discussion in the introduction sections. The proposed changes are as follows (additions underlined):

Urban form and development

New objective

“7. The contribution of Historic Heritage to the Taupo district is identified and significant resources recognised and protected in landuse planning and decision making.”

New policy



HERITAGE NEW ZEALAND
POUHERE TAONGA

“12. Support subdivision, use and development of land that protects the values and integrity of scheduled historic heritage”

Significant and local infrastructure

Amended policy

“5. Planning and development of infrastructure will consider the needs and wellbeing of current and future communities, including protecting recognised historic heritage.”

Historic heritage and the Rural Environment

Subdivision within the rural locations has the potential to adversely impact on historic heritage, therefore the policy framework should provide for the protection of historic heritage at the time of the subdivision use and development of land in both the General Rural and Rural Lifestyle environments. Certainly, the larger lots should easily provide for the avoidance of historic heritage through appropriate subdivision design. HNZPT considers that amendments or additional objectives and policies related to historic heritage should be provided within the General Rural and Rural Lifestyle sections. The content of the new objectives and policy should be reflected in the discussion in the introduction section.

New objective and Policy in the General Rural and Rural Lifestyle sections

Objective

“The impacts on historic heritage from the subdivision, use and development are managed.”

Policy

“Ensure subdivisions, use and development are designed to avoid historic heritage and that any historic heritage is retained within a lot.”

Conclusion

In summary we thank you for the opportunity to comment on and contribute to these draft Plan documents. HNZPT welcomes any queries regarding the comments that we have made and looks forward to collaborating with you on future sections of the draft Plan. Please do not hesitate to contact our Lower Northern Area Manager Ben Pick or Carolyn McAlley, Senior Planner.

Nāku noa, nā

Ben Pick
Area Manager-Lower Northern

Address for service:

Carolyn McAlley
Senior Planner
Lower Northern Office
PO Box 13339
Tauranga, 3141
cmcalley@heritage.org.nz



First name: Adair

Last name: Jefferies

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Adair Jeffries Submission Received

Russ Watts

From: TDC Info Email Queue
Sent: Friday, 10 June 2022 2:25 pm
To: adair.jeffries
Cc: District Plan
Subject: Re: Attention: Jarrod

Categories: Submission

Kia Ora,

Thank you for your email.

We have logged your request in our system and notified the appropriate department for you. Your SR (service request) number is: 2210493

Please do not hesitate to reply to this email or give us a call on 07 376 0899 or 0800 ASK TDC (0800 275 832) if you would like further information. We are more than happy to help.

Never miss important information with our email reminders!

Would you like to receive reminders from council straight to your email inbox? Signing up to receive council correspondence via email not only saves time, but also saves paper. It's a free service and it's easy to sign up. All you need is your customer number. If you do not have this handy either reply back to this email requesting it or simply call 0800 ASK TDC. Click on the link below to begin.

<https://www.taupodc.govt.nz/rules-regulations-and-licenses/do-it-online/opt-in>

Nāku ngā mihi, nā

Marissa

Marissa Davidson Customer Support
Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand
T +64 7 376 0899 • E info@taupo.govt.nz
Follow us on [Facebook](#) and [Twitter](#)
www.taupo.govt.nz

From: adair.jeffries@yahoo.com
Sent: Friday, June 10, 2022 1:45 PM
To: info@taupo.govt.nz
Subject: Attention: Jarrod

Dear Jarrod,

Thankyou for listening to my query just now and accepting, to put forward my submission to the appropriate parties.

Re: 363 White road,
Broadlands Forest.
Lot 1 DPS 77468

I would like to submit that I subdivide my 10 acres into 2 x 5 acre lots as per plan attached, showing (already marked) boundries.

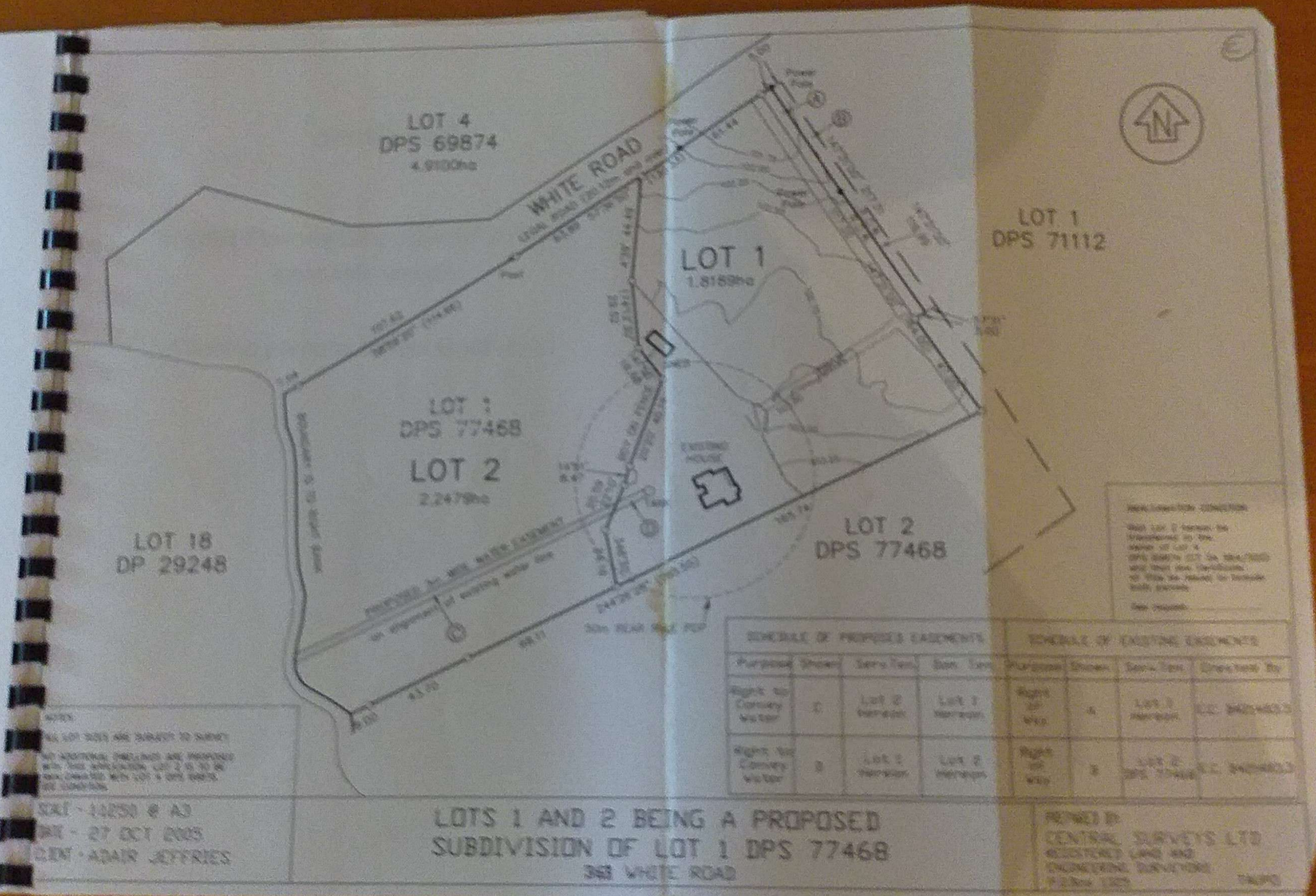
Lot 1 will be sold which will free up a 4 brm home.

I wish to build a warm, insulated smaller home, on Lot 2.

I am now retired and this would suit me immensley.

Could you please send me a reference number for future discussions.

Many thanks,
Yours sincerely,
Adair Jeffries



NOTES
 ALL LOT BOUNDS ARE SUBJECT TO SURVEY
 NO ADDITIONAL ENCUMBRANCES ARE SHOWN
 WITH THIS SUBDIVISION. LOT 2 IS TO BE
 BOUNDARIED WITH LOT 4 AND BOUND
 TO THE SOUTH.

SCALE - 1:1000 @ A3
 DATE - 27 OCT 2005
 CLIENT - ADAM JEFFRIES

LOTS 1 AND 2 BEING A PROPOSED
 SUBDIVISION OF LOT 1 DPS 77468
 368 WHITE ROAD

REPLACEMENT EASEMENT
 With Lot 2 herein be
 transferred to the
 owner of Lot 1
 DPS 77468 (1) in 2004/2005
 and that the conditions
 of this easement be deemed
 void.

SCHEDULE OF PROPOSED EASEMENTS				SCHEDULE OF EXISTING EASEMENTS			
Purpose	Shown	Serv Ten	Ben. Ten	Purpose	Shown	Serv Ten	Ben. Ten
Right to Convey water	C	Lot 2 hereon	Lot 1 hereon	Right to Way	A	Lot 1 hereon	E.C. BROADBENT
Right to Convey water	B	Lot 1 hereon	Lot 2 hereon	Right to Way	B	Lot 2 hereon	E.C. BROADBENT

DRAWN BY
 CENTRAL SURVEYS LTD
 ENGINEERS LAND AND
 ENGINEERING DIVISION
 FORM 105

First name: David

Last name: King

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

For us personally it may give us options to build an extra dwelling where we are currently not allowed because of past zoning issues. It would be good have a little flexibility in the new rules because of the varied and different challenges some sites might present. For example access of main roads or the total squares allowed. Perhaps some discretion allow for all or some cases.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

They seem logical

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

I fear this may lead to a 2 tier system where slowly over time different sets of rules evolve for different groups. Maybe there is another way to achieve the same or similar outcome for all land owners.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Makes sense

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

Makes sense, go up not out. but beware of damaging the beautiful views that could be blocked.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

If they add value by staying longer.

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Maybe

Would you like to tell us why?

Maybe but space is important for human growth. Dont put less space over the driver to make more profit for someone.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Maybe

Would you like to tell us why?

Attached Documents

File
No records to display.



First name: Ian

Last name: Britten

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Ian Britten Submission

Russ Watts

From: Ian Britten <ian@brittendraper.co.nz>
Sent: Monday, 13 June 2022 10:21 am
To: District Plan
Subject: Submission on Rural lifestyle Environment Proposal
Attachments: 40 and 41 Hepina Heights.pdf

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Please accept the following as submission on the proposed change to the District Plan.

RURAL LIFESTYLE PROPOSAL FOIR ADDITIONAL DEVELOPMENT/SUBDIVISION

1. I totally agree with the concept to increase number of blocks available to cope with increased demand caused by population growth and the desirability of living in a more rural environment.
2. In reference to the proposed size limitation, to exclude lots larger than 30 h.a., I submit that this size limitation should be based on usable or productive land, ie exclude conservation areas, for the following reasons:
 - a) One rational for a size limitation is to protect a level of productivity that can be achieved on a larger block. Therefore the limitation should relate to the size of the productive area, instead of the total area.
 - b) Another rational is protecting the flexibility of the larger blocks into the future. This is based on the thought that once they have been cut up into rural lifestyle it is very difficult to use them for anything but rural lifestyle. This does not apply to conservation land, as it cannot be grazed, cropped or built on.
 - c) Another rational is that by maintaining larger blocks it preserves the ability for future productive uses that we may not even know about yet. I submit that this is not relevant for land covenanted for conservation. BUT the remaining areas may be suitable for division, and if that area is less than 30 h.a. it should not be distinguished from other adjoining properties.
 - d) The concern that increasing the block size trigger we would incorporate much more land and therefore potential for rural lifestyle, is not applicable for this exclusion, because conservation area cannot be used in that way.
 - e) There would be no extra resulting impacts on infrastructure, reverse sensitivity, carbon emissions as the conservation area would not be reduced.
 - f) In my case, I own: 40 Hepina Heights which is 58.9 h.a. but 35.8 h.a. is conservation, leaving 23.1 h.a. usable, ie, and 41 Hepina Heights which is 37.0 h.a. but 26.8 h.a. is conservation, leaving 10.2 h.a usable.

All other properties in our street and subdivision are under 30 h.a. and would qualify for the 2 h.a. subdivision and think it makes sense to included our properties within the new rules. Having

properties on a small road zoned differently doesn't seem appropriate eg commercial development or agricultural intense vehicle movements are not suitable.

There are no physical boundary features separating us from the adjoining land to be zoned Rural Lifestyle, but there are significant physical boundary features (conservation area, gully etc) on remaining boundary to large rural property.

Our usable land is part of the Hitiri Rd area and excluding conservation, the usable areas are less than 30 h.a.

I attach maps showing the property and area calculations.

3. If there is an opportunity to be heard, I would like to attend.

Thank you

IAN BRITTEN

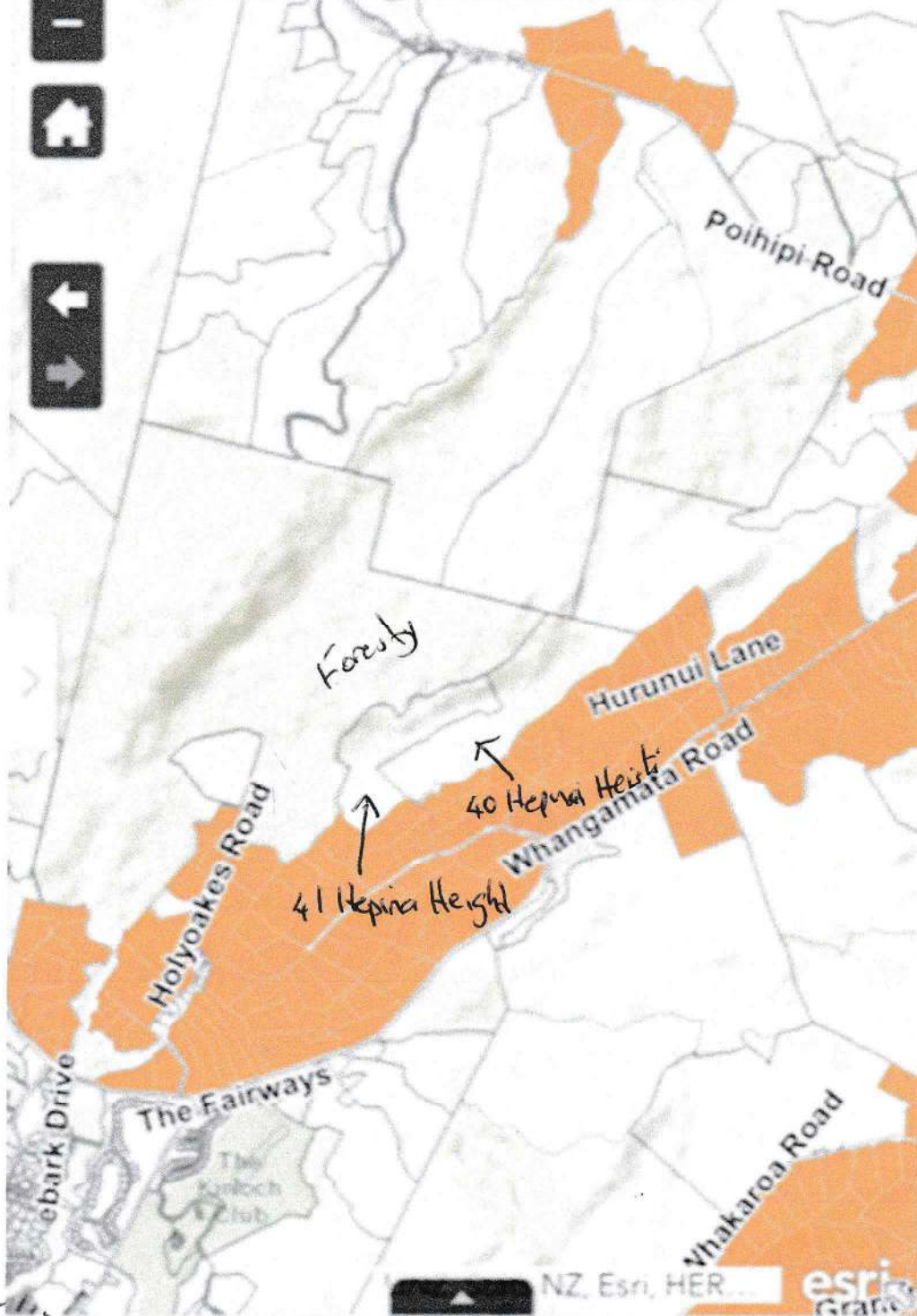
8:31

Area Map
Whangamata Rd

Antenno



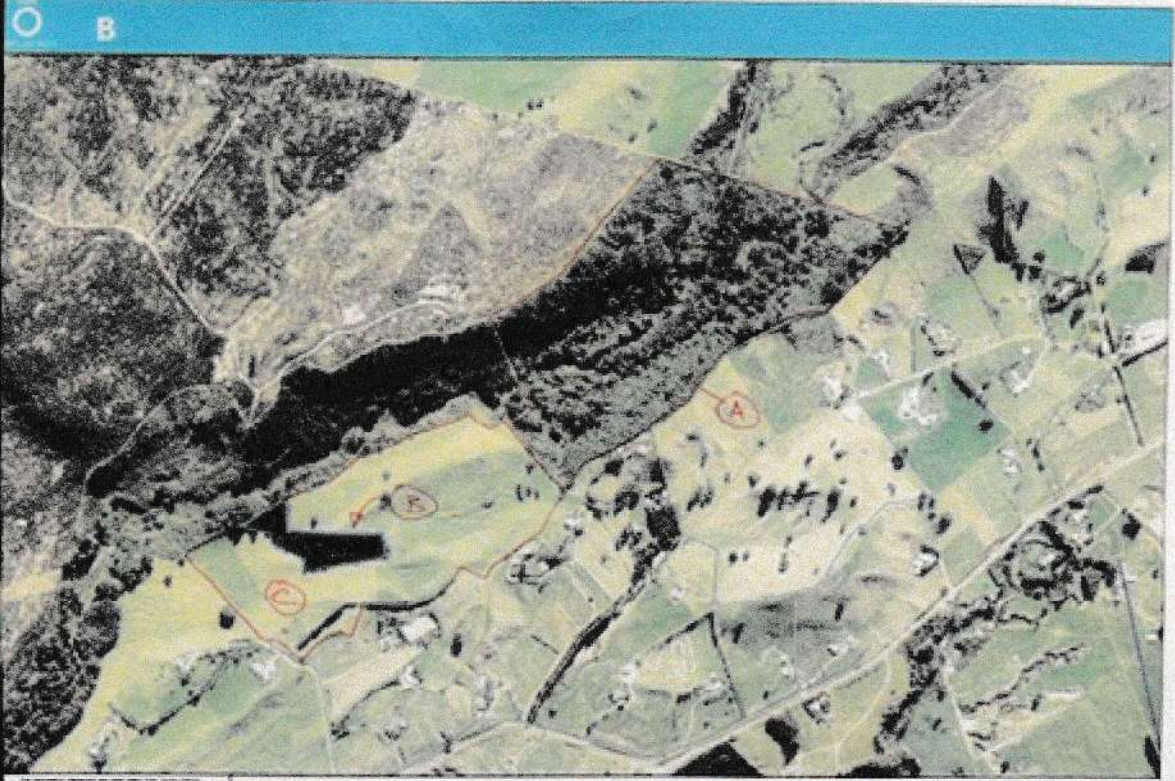
Find address or place



→ Pohipi Rd.

← Knloch

40 Hepina Heights

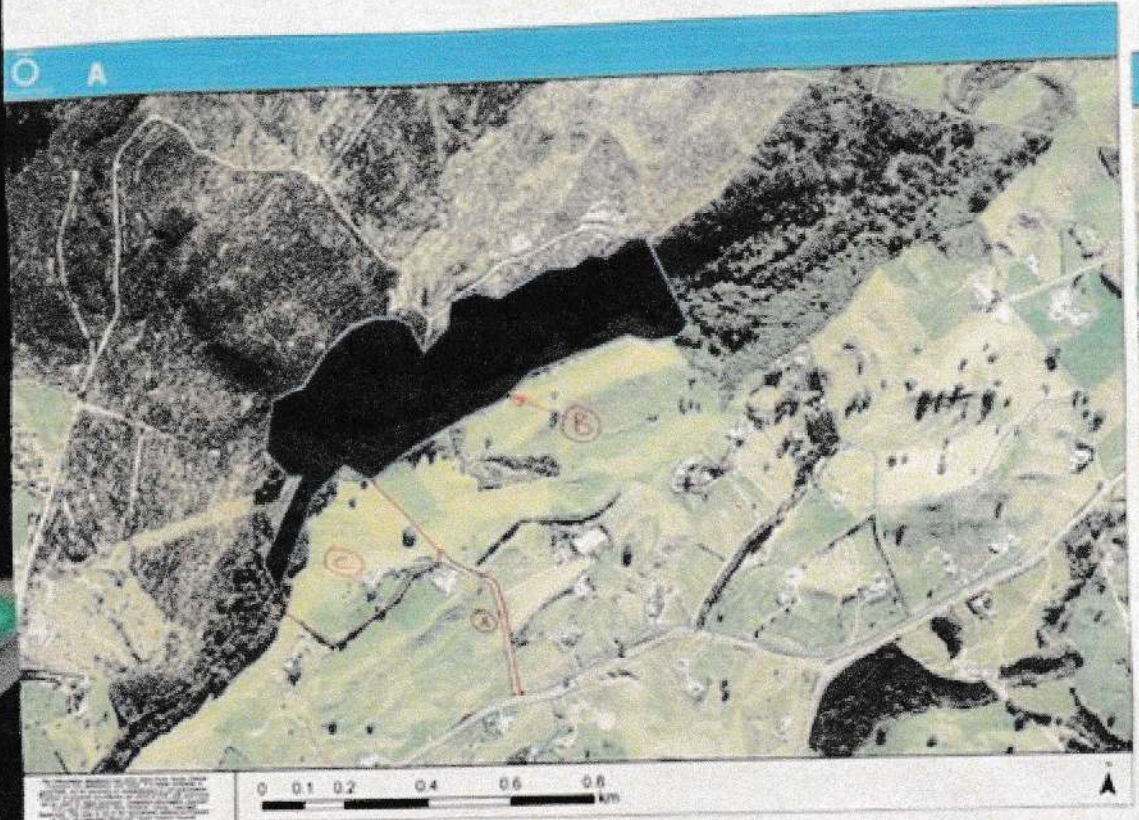


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0 0.1 0.2 0.4 0.6 0.8 km

AREA	TITLE	Area
A	CONSERVATION	58.9189
B	"	- 33.8 ha.
C	"	- 2.0
		<hr/>
		23.12 ha.
		<u>39.24%</u>

41 Hepina Heights



Valuation N^o 0738444002
 6+1 DP 421722
 TOTAL AREA 37.036 ha.

AREA 26.8 ha.
 (CONSERVATION)

PASTURE AREA

37.036	
- 26.800	(B)
10.236	ha
0.62	DRIVE (D)
9.616	ha. (C) → 25.96%

First name: Ian

Last name: Britten

On behalf of:

Kinloch Water Limited

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

1. We wish to submit on the issue of WATER SUPPLY.

a) If additional properties are to rely on new groundwater supply, there is concern that increased use of bores drawing from subterranean sources will have a detrimental effect on existing resource consents. This resource issue needs to be considered, and although it may be primarily a Regional Council responsibility, the significance on existing properties/consents should not be ignored in the District Plan. Water is such an important resource issue.

b) We submit that council should be cautious to ensure that there is suitable water supply for any subdivision, without having detrimental effect on other users.

Full submission attached

Attached Documents

File
Kinloch Water Ltd Submission

Russ Watts

From: Ian Britten <ian@brittendraper.co.nz>
Sent: Monday, 13 June 2022 10:45 am
To: District Plan
Subject: Submission from KINLOCH WATER LTD on Rural lifestyle Environment Proposal

Categories: Submission

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Please accept the following as submission on behalf of KINLOCH WATER LTD on the proposed change to the District Plan.

RURAL LIFESTYLE PROPOSAL FOIR ADDITIONAL DEVELOPMENT/SUBDIVISION

1. We wish to submit on the issue of WATER SUPPLY.
 - a) If additional properties are to rely on new groundwater supply, there is concern that increased use of bores drawing from subterranean sources will have a detrimental effect on existing resource consents. This resource issue needs to be considered, and although it may be primarily a Regional Council responsibility, the significance on existing properties/consents should not be ignored in the District Plan. Water is such an important resource issue.
 - b) We submit that council should be cautious to ensure that there is suitable water supply for any subdivision, without having detrimental effect on other users.

Thank you

IAN BRITTEN
Director
Kinloch Water Ltd



First name: Daniela
Last name: Shepherd

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Full submission attached.

Attached Documents

File

No records to display.

Russ Watts

From: Daniela Shepherd <daniela.shepherd22@gmail.com>
Sent: Thursday, 9 June 2022 4:23 pm
To: District Plan
Subject: Subject: Draft Rural District Plan Change – White Road

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Submission

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Dear Madam / Sir

Referring to your letter from 13 May 2022 to Draft Rural District Plan Change, we would like to comment on those changes as follows.

‘Benefits of properties of rural living without necessarily undertaking a productive rural activity.’

In your letter you state ‘those smaller life blocks are NOT established in productive rural areas’. We believe that your statement is the opposite to what actually happens in this area. Can you provide information on how you come to this conclusion?

Most of the properties on and around White Road are used ‘exclusively or principally’ as farmland and / or commercial land, therefore classified as non-urban land of 5 hectares and more, based on the definition in Toitu Te Whenua – Land Information New Zealand. Rezoning and reducing the size of properties and all the issues coming with those smaller property units in this area, could potentially lead to loss of income and therefore financial hardship for a lot of the current residents in this area.

‘Selection based on existing clusters of smaller lifestyle lots.’

Out of the 61 properties along White Road, Kilkenny Way and Riverlea Downs only 8 of them are smaller than 4 hectares, 45 properties are between 4 and 10 hectares, 5 are around 12 hectares and only 3 are bigger than 20 hectares. To keep the current character, to avoid noise, odour, dust, etc. the minimum property size should be kept to at least 4 hectares rather than the suggested two.

You also mentioned in your letter that ‘buildings are separated from one another and do not dominate the landscape’. A subdivision on the scale proposed by you, could potentially increase the number of properties from 61 to 174 and nearly 3x as many houses (including minor dwellings). The scale of additional housing would certainly contradict your statement above.

The housing density in this area would destroy rural lifestyle living and would have a significant impact on the environment resource wise and certainly aesthetically.

‘Areas have not been selected where there are physical constraints, topography, geography or infrastructure.’

What are the councils plans to provision for wastewater, stormwater and sewerage and water supply to all the new potential subdivisions? All properties are currently self-served. Please provide feedback.

How can council be certain that this potential quantity of new houses being build will not affect the ground in the surrounding area? Tomos open up in different locations all the time. Please provide feedback.

Would additional infrastructure, if provided by council, come as an additional cost to the current residents, even if current residents would not need the infrastructure?

What impact would, putting this infrastructure in place have, on current residents?

'Proximity to Taupo township. '

20 kilometers to Taupo is not really a great proximity, given that there is no public transport available. Also, the general understanding of a lifestyle property is, it is a buffer zone between rural and urban areas which is not the case. Why does council not consider land boarding onto town for rezoning? Please provide feedback.

Roading

The roading is currently adequate for all residents. What will the stipulations be for access ways to the new developments? Do access ways to new developments have to be sealed? Is any consideration given to the impact those access ways will have to neighbouring properties, for example dust, noise, privacy?

'Community feedback'

Can you please provide data on how many members of our community would like to have second dwellings on their properties? If having a minor dwelling will not be problem in the future (on 2 hectares), how can it be an issue now?

General

How do you propose to develop this area without impacting on the current resident's lifestyle and businesses? What impact will the new zoning have on the rate values of these properties? Please provide feedback.

At what point will the residents of this area actually be able to vote for members of the Taupo District Council?

In summary, we fail to see how White Road and surrounding areas fit your criteria, so therefore we firmly object to your proposal.

Awaiting your feedback.

Kind regards,

Brett and Daniela **Shepherd**

**Organisation:**

EnviroNZ

First name: Kaaren**Last name:** Rosser

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

EnviroNZ Submission

Russ Watts

From: Kaaren Rosser - EnviroNZ Corporate <Kaaren.Rosser@environz.co.nz>
Sent: Thursday, 9 June 2022 4:00 pm
To: District Plan
Cc: Laurence Dolan - EnviroNZ Corporate
Subject: Feedback on District Plan Changes
Attachments: Envirowaste Submission to Taupo District Plan Changes.pdf

Categories: Submission

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Hi team,

Please find the **attached** feedback to the proposed District Plan changes. We ask that further discussions between your team and ourselves regarding the suggested changes take place at your convenience before the formal plan updates occur.

We look forward to hearing from you.

Nga mihi

Kaaren Rosser | Environmental Planner | EnviroNZ

Please note working days are Monday, Tuesday and Thursday but don't hesitate to call if urgent on Wednesday or Friday.
mobile: 027 554 1065 | ddi: 096228251 ext 5251 | email: kaaren.rosser@environz.co.nz
Enviro (NZ) Limited | Private Bag 92810, Penrose | Auckland 1642
Level 2, Building A, Millennium Centre, 602 Great South Road, Ellerslie | Auckland 1051
Visit us at www.environz.co.nz
Connect with us on [LinkedIn](#)

**ENVIROWASTE SERVICES LTD SUBMISSION ON THE TAUPO DISTRICT PLAN
CHANGES 2022**

Submitter Details:

1. Name: Enviro Waste Services Ltd
2. Address for Service:
Postal: C/- EnviroWaste Services Ltd
PO Box 92810
Penrose
AUCKLAND 1642

Email: kaaren.rosser@environz.co.nz
3. Contact Person: Kaaren Rosser
Environmental Planner

Laurence Dolan
Environmental Manager
4. Date of Submission: 9 June 2021

Introduction:

5. Enviro Waste Services Limited (EnviroWaste) is the second-largest solid and liquid waste management company in New Zealand.
6. EnviroWaste owns and operates significant portions of the Country's waste management infrastructure including landfills, waste treatment facilities, recycling facilities and waste transfer facilities. EnviroWaste also provides waste and recycling collection services for Councils, businesses and households throughout New Zealand.
7. EnviroWaste operates waste and recycling collection services (including a materials recovery facility) within the Taupo District. It also manages the landfill at 132 Broadlands Road, Taupo, with all these services under contract to Taupo District Council.



Figure 1: Broadlands Road Recycling Facility

8. The Broadlands Rd Landfill and transfer station is strategically located close to the Taupo town to minimise the cost of refuse haulage from the main urban development in the district. The location also allows for convenient disposal of refuse for the public and businesses of Taupo. There is a nearly 3-hour drive to the nearest consented Class 1 landfills with capacity for Taupo’s refuse at Hampton Downs in the Waikato or Marton in the Manawatu. Therefore, the landfill is of regional significance.
9. As a materials management and resource recovery company, EnviroWaste is committed to managing, recovering and processing waste streams to deliver sustainable outcomes.

Scope of Submission

10. EnviroWaste makes this submission on the following sections of the District Plan changes:
 - a) Strategic Directions
 - b) Rural Environment
 - c) Further industrial land zonings
11. Specific comments have been detailed in the table at **Appendix 1**.

General Comments on the Draft District plan Changes

Rural Lifestyle Zoning locations

12. EnviroWaste acknowledges that the proposed location of the new Rural Lifestyle zone is not in close proximity to the Taupo Landfill. EnviroWaste opposes any re-zoning of property to Rural Lifestyle within a 1.5km radius of the landfill. This is in consideration of the unique characteristics of landfills where reverse sensitivity effects arise from the potential discharge of odour, dust and noise from these facilities. There is an existing large number of vehicle movements with respect to the landfill.

Rural Environment Chapter

13. A landfill has no applicable definition in the Taupo District Plan. It therefore falls into a catch-all category as a discretionary activity under the proposed Rural Environment chapter. As discussed at Appendix 1, the infrastructure definition should be amended to include waste management facilities. This will then remove the need to amend many of the provisions listed within Appendix 1.
14. It is noted that the Electricity Generation sites and geothermal steamfields have permitted activity status to any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal steamfields and associated structures. EnviroWaste considers that the regional landfill is also a significant land use in the region that requires the same status and recognition. Accordingly, EnviroWaste proposes some changes to the Rural Environment Chapter to ensure its continued operation.

Industrial Land Supply

15. EnviroWaste notes that there are three parcels of land, to the north at 63 Broadlands Road Section 14 SO438782), part of 263 Broadlands Road, and to the north-east at 254 Broadlands Road, Taupo (Lot 1-6 DP 445148) that are proposed to be re-zoned to either Taupō or Centennial Industrial Environment.
16. The submitter is concerned that certain light industrial activities, commercial/commercial services or tourism activities that could be established on these lots will be sufficiently close to the landfill so that there is more chance that they may be exposed to adverse environmental and amenity effects. It is therefore suggested that these lots are not the first choice for re-zoning due to potential reverse sensitivity effects.
17. EnviroWaste is not satisfied that these effects could be mitigated through the current wording of the Taupō and Centennial Industrial Environment chapter. Any re-zoning would require additional objectives, policies, rules and setbacks to be added to the chapter to minimise effects on the landfill site. EnviroWaste requests early engagement of any re-zoning proposal to provide for the continued operation of the landfill and transfer station.
18. The submitter wishes to discuss the contents of this submission as part of the feedback, prior to the formal notified plan changes.

Signed for and on behalf of EnviroWaste Ltd:



Laurence Dolan
Environmental Manager
MSc(Hons) Dip Nat Res

Kaaren Rosser
Environmental Planner
BSc, DipNatRes, CPlan, Assoc. NZPI

Section of Proposed Plan	Support/ Oppose	Specific Text Identified	Relief Sought	Reasons
Strategic Directions Chapter				
Objective 2.3.2.1	Support with amendments	<i>Development is serviced by an appropriate level of infrastructure that effectively meets the demands of that development.</i>	Addition of '.....an appropriate level of infrastructure <u>and waste treatment and disposal facilities</u> that effectively meets...'	As the definition for infrastructure under the RMA excludes waste treatment and disposal facilities, the continuance and expansion of these facilities (where necessary, but particularly recycling) needs to be included in the Strategic Directions chapter and be part of this relevant objective.
New Objective 2.3.2			New Objective: <i>Regionally significant land uses are protected from reverse sensitivity effects caused by incompatible subdivision, use and development.</i>	The Taupo landfill and power stations are examples of regionally significant land uses that are difficult or impossible to be established in alternative locations. They therefore must be protected from reverse sensitivity to ensure their ongoing operation.
Policy 2.3.3.4	Support with amendments	<i>Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.</i>	Addition of '...the existing infrastructure, <u>waste facilities</u> and transportation network, according to the capacity limitations of that network/ <u>infrastructure/waste facilities</u> where available...	As the definition for infrastructure under the RMA excludes waste treatment and disposal facilities, the continuance and expansion of these facilities needs to be included in the Strategic Directions chapter. Policy 2.3.3.4 should include waste facilities. It is also unclear why only the transportation network may be constrained in providing for new development. Landfills can be subject to operational constraints when reverse sensitivity occurs. It should also be noted that consenting a new landfill takes up to five years and other waste treatment facilities also need long lead-in times.
Policy 2.3.3.8	Support with amendments	<i>Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.</i>	<i>...and commercial centres <u>and to avoid reverse sensitivity effects on existing uses</u></i>	This policy needs to encompass that many industrial activities need to be separated from more sensitive activities due to their potential for odour, noise, or safety effects.
New Policy under 2.3.3		2.3.3x	<i>New policy: <u>Enable the efficient use of industrial land for industrial activities and avoid incompatible activities.</u></i>	Alternative relief to amendment of Policy 2.3.3.8 above for reasons stated above.
Policy 2.3.3.9	Support	<i>d. give rise to reverse sensitivity effects from existing uses</i>		The existing wording of the policy is broad, but it acknowledges that some activities, like the Taupo Landfill, need to be protected from reverse sensitivity and to ensure they can continue to operate and provide an essential service to the community.
Section 2.4	Neutral	<i>Land use activities which will unduly accelerate the effects of climate change will be discouraged.</i>		While it is acknowledged that waste minimisation is necessary to meet particular climate change outcomes, refuse transfer stations and waste treatment and disposal facilities will still be required by the community. Interpreting Policy 2.4.3.2 will therefore be key in whether new facilities or the re-consenting of existing facilities will be acceptable when an activity such as a landfill has a complex climatic footprint. How will activities be discouraged? The policy should identify the mechanisms by which this could be achieved.

Section 2.5	Support with amendments	Paragraph 1, 2 and 4	<p>...and any other network utilities undertaken by network utility operators. <u>Waste management facilities are also critical services.</u></p> <p>...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure, <u>and waste management facilities.</u></p> <p>...In addition to nationally important infrastructure, local roads, and other infrastructure <u>and waste facilities are</u> is vital...</p>	As the definition for infrastructure under the RMA and the current District Plan excludes waste treatment and disposal facilities, the continuance and possible expansion of these facilities needs to be included in this section, or the definition of infrastructure expanded to include waste transfer stations and Class 1 landfills. Altering the definition may be a neater solution rather than the required amendments to Section 2.5.
Objective 2.5.2.3	Support with amendments	Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.	Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure, <u>and waste management facilities.</u>	As above.
Policy 2.5.3.4	Support with amendments	Subdivision, landuse and development will not adversely affect the effective and safe functioning of infrastructure.	Subdivision, landuse and development will not adversely affect the effective and safe functioning of infrastructure <u>and waste management facilities.</u>	As above
Rural Environment Chapter				
Section 3b.1	Support	Paragraph 2 under General Rural Environment	'The purpose of separating the General Rural Environment...	Enviro NZ agrees in providing distinct locations for Rural lifestyle however it considers the subdivision rules for Rural Environment need the subdivision lot size to be lifted to achieve this aim.
Objective 3b.2.3	Oppose	Rural industry is enabled whilst commercial and industrial activities, other than homebusiness, are avoided	<u>The character, intensity and scale of rural industries are in keeping with the character of the rural area</u> Rural industry is enabled whilst commercial and industrial activities, <u>unless related to rural production activities, and/or</u> other than homebusiness, are avoided	This objective will not allow necessary industrial activities, such as a composting plant, to establish in the most appropriate location being the rural zone. As the compost provides nutrients, etc to primary production activities, the objective should be amended to allow for food waste from urban areas to be appropriately treated.

Objective 3b.2.4	Oppose	<i>Māori cultural activities, tourism activities, visitor accommodation and electricity generation activities are enabled in the General Rural Environment.</i>		This objective is too generalised and may lead to an erosion of rural character by being too enabling. It also does not consider existing significant regional land uses, such as the existing landfill, which need protection from reverse sensitivity effects.
Objective 3b.2.5	Support with amendments	<i>Reverse sensitivity effects on permitted activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.</i>	<i>Reverse sensitivity effects on permitted activities and <u>existing regional infrastructure and waste management facilities</u> within the General Rural Environment...</i>	This objective only provides for permitted activities to be protected from reverse sensitivity effects. Most waste facilities go through extensive consenting hurdles to become established and are never a permitted activity therefore their inclusion is required. We also include infrastructure for completeness.
Objective 3b.2.6	Oppose	<i>The impacts on infrastructure arising from subdivision and development are managed.</i>	<i><u>Infrastructure and waste management facilities are protected from reverse sensitivity effects caused by incompatible subdivision, use and development.</u></i>	If the above proposed amendments are not accepted then infrastructure and waste management facilities need protection not management from effects of encroaching subdivision and development.
New Objective			<i><u>Restrict quarries, cleanfills and managed fills so that they should not adversely affect or inhibit the use of surrounding land for productive purposes or for carrying out any permitted, restricted discretionary or discretionary activity; and their completed state should be in keeping with the appearance, form and location of existing rural character and amenity values.</u></i>	The chapter neglects to include aggregate quarries, cleanfills and managed fills which are an important rural use and necessary for development. Therefore, by appropriately restricting their establishment, their effects can be assessed within a clear set of parameters.
Policy 3b.2.9 Residential units	Oppose	<i>Avoid the cumulative effects of rural lifestyle development by limiting residential units that: a) Increase the demand for community infrastructure and services b) Result in the inefficient use of land or loss of future flexibility for productive uses c) Erode the general rural character through its density, scale and location.</i>	<i>Avoid the cumulative effects of rural lifestyle development by limiting <u>avoiding</u> residential units that:</i>	This policy needs to be strengthened to avoid the cumulative effects of eroding of rural character and to maintain a low intensity of residential buildings. At the very least, replacing the word limiting for avoiding will aid in achieving this aim. Otherwise EnviroNZ is concerned that as additional dwellings are only a discretionary activity, reverse sensitivity issues will occur for regional infrastructure and the regional landfill.

Policy 3b.2.12 Avoiding reverse sensitivity	Support with amendments	<i>Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.</i>	<i>Any adverse effects generated by an activity must be managed within the <u>landholding</u> allotment...</i>	The change is required to address where multiple lots are owned together.
Objective 3b.3.2 Avoid reverse sensitivity	Oppose	<i>Adverse reverse sensitivity effects, including conflict with activities in neighbouring Environments, are avoided</i>	<i>Development in the zone avoids reverse sensitivity effects and does not compromise the ability of adjacent zones to be effectively and efficiently used for appropriate activities.</i>	The objective needs strengthening to appropriately address the issue.
New Objective			<i>Subdivision, use and development is compatible with existing infrastructure and waste management facilities and any existing infrastructure and waste management facilities are protected from reverse sensitivity effects.</i>	A specific objective is required so that regionally significant infrastructure and landfills can continue to operate effectively.
New Policy			<i>Prevent subdivision, use and development from compromising the safe and efficient operation of existing mineral extraction activities, rural production activities, existing infrastructure, waste management facilities or industry in adjacent zones.</i>	A specific objective is required so that regionally significant infrastructure and landfills can continue to operate effectively.
4b.1.1 (ii) Activities in the General Rural Environment	Oppose	<i>Any activity that is not a permitted, controlled, restricted discretionary or a noncomplying activity is a discretionary activity.</i>		A dwelling that does not comply with the standards of the zone should be a non-complying activity to avoid erosion of rural character and increasing reverse sensitivity to existing infrastructure and waste management facilities.
New clause 4b.1.4(ii)			<i>ii. Any activity involving continued operation, maintenance, and minor upgrading of the existing landfill is a permitted activity</i>	Similar to 4b.1.4(i), the regional landfill at Broadlands Road requires its continued operation secured. The definition of maintenance and minor upgrading for the landfill can be determined on discussion.
4b.5.1 Subdivision – General Rural Environment	Oppose	<i>Subdivision resulting in lots that are 10 hectares or larger is a controlled activity.</i>		Enviro NZ is concerned that the minimum subdivision size for General Rural Environment will not achieve avoidance of reverse sensitivity effects. The minimum lot size should be increased to at least a minimum of 40 hectares.



First name: Catriona

Last name: Eagles

On behalf of:

Natalie Healet

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

see attached full submission.

Attached Documents

File
Natalie Healey Submission

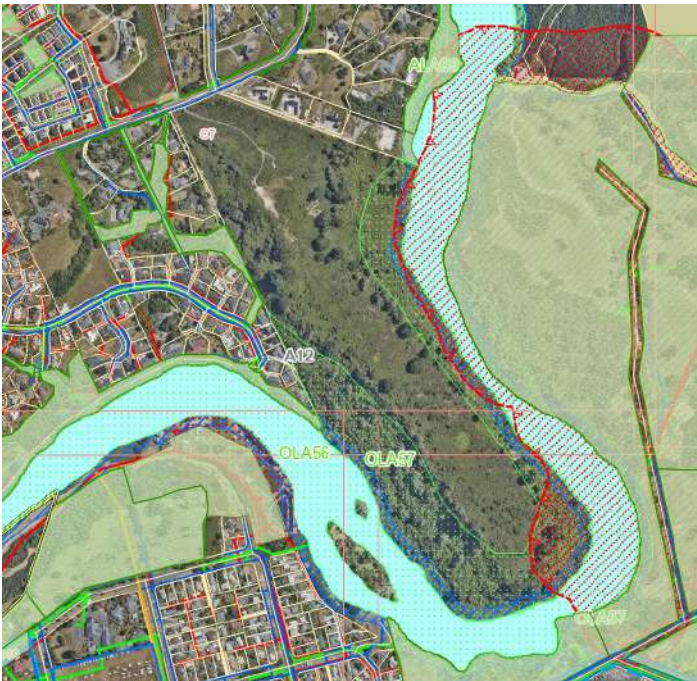
Russ Watts

From: Catriona Eagles <CatrionaE@cheal.co.nz>
Sent: Friday, 3 June 2022 1:06 pm
To: District Plan
Subject: Draft Plan Changes - 61 Huka Falls Rd, Taupo - Submission

Categories: Blue Category, Submission

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This submission to the draft Plan Changes is made on behalf Natalie Healey in regard to the 34.2ha property located at 61 Huka Falls Road, Taupō.



Under the draft Plan Change to the Rural Environment, 61 Huka Falls Road is shown remaining as part of the General Rural Zone. As previously discussed with Taupō District Council, this zoning does not reflect the surrounding characteristics, its proximity to town nor previous inclusion of this site in TD2050 (noting that it is not currently included).

The submitter submits in several regards:

1. The Rural Lifestyle zone
2. Residential zone

Rural Lifestyle Zone

Council's website notes that

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

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.*

We note that Rangatira 8A16 has not been included in the rural lifestyle zone and believe it could be. It is adjoining both residential and low density residential areas. Although the criteria state that the rural lifestyle zones will only apply to lots smaller than 30 (ha), due to the geographical constraints of the site the developable area of the property is less than its title area, yet the majority of it is developable with reticulated infrastructure near by. The areas of the site that are subject to an outstanding landscape are also those limited by geographical constraint thus unlikely to have housing on them. No area on the site is identified as a Significant Natural Area. The site is in close proximity to town. It is not accessed from State Highway and not subject to Map D1. Due to its topography the developable area is not able to be viewed from the river however would be viewed from the southern side of the river as an extension of the Rangatira/Huka Falls Road area. Therefore generally Rangatira 8A16 does fit these criteria and could be considered for zoning as Rural Lifestyle. Furthermore although 34ha, this block should not be considered a productive area for either farming or forestry given its topographical constraint ie cattle may fall off the cliffs into the river and forestry have a high risk of trees falling on the houses on the northwest side of the block. Rural is not an appropriate zoning for this property in light of these challenges for rural activities on this property.

Residential zone

However the General Rural or Rural Lifestyle zoning could in itself create conflicts in uses with adjoining residential properties. Therefore, consideration should also be given to a residential zoning for this property consistent with that of the adjoining properties ie either Residential or Residential Low Density. TD2050 (2006) did include this site as a future growth node. Its exclusion from TDC2050 (2018) was not due to its lack of viability as residential land. This property is able to be serviced with water, has sound visibility for vehicle access, and has adequate ability for wastewater disposal (either onsite or reticulation). The zoning of the property to that of either of the adjoining areas residential zoning would remove any conflict between landuses that would occur with either the General Rural or Rural Lifestyle zone. It would provide a continuation of the existing surrounding character in a location which does not impact on the visual amenity or natural values or landscape values of the area. Due to the scale of the property, infrastructure would require extension into it, this matter would be addressed by the subdivision application at the time of development. The zoning of this property as residential would assist with the future provision of housing specifically for these landowners in a serviceable location.

The submitter considers that it is necessary that Council revise the zoning for this site as soon as possible, and if not in this current plan change, in the next being the residential zone. We welcome further discussion on this matter as soon as Council is able.

Ngā mihi

Catriona Eagles
Planning Manager

Cheal Consultants Ltd



First name: Jesse

Last name: Brennan

On behalf of:

Rotorua/Taupo Federated
Farmers of New Zealand.

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

FFNZ Submission

Russ Watts

From: Jesse Brennan <jbrennan@fedfarm.org.nz>
Sent: Monday, 13 June 2022 2:34 pm
To: District Plan
Cc: Colin Guyton (External)
Subject: FFNZ Submission - changes to district plan
Attachments: FFNZ Submission TDC - Bunde 1 DP changes 2022.pdf

Categories: Submission

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Good afternoon,

Please find attached our submission on the proposed changes to the district plan, on behalf of Rotorua/Taupō Federated Farmers of New Zealand.

Please do not hesitate to contact myself, or Mr Guyton should you require any further information at this stage.

If you could please confirm receipt of this email and associated submission, that would be greatly appreciated.

Cheers,



Jesse Brennan
Senior Policy Advisor (Regional)
Federated Farmers of New Zealand

M: 027 226 5585

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A: Level 1, 204A / 45 Grey Street, Tauranga, 3110



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THINK BEFORE YOU PRINT

SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: Taupō District Council
Private Bag 2005
30 Tongariro Street, Taupō
Via email: districtplan@taupo.govt.nz

Date: 13th of June 2022

Submission on: **Proposed District Plan Changes 2022 – Bundle 1**

Submission by: Rotorua/Taupō Federated Farmers of New Zealand

COLIN GUYTON
ROTORUA/TAUPŌ PROVINCIAL PRESIDENT
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E guytonfarms@xtra.co.nz

Address for service: **JESSE BRENNAN**
SENIOR POLICY ADVISOR (REGIONAL)
Federated Farmers of New Zealand
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1. INTRODUCTION

- 1.1 Federated Farmers appreciates this opportunity to submit on the Taupō District Council (**TDC** or **Council**) proposed District Plan (**DP or Plan**) changes 2022 – Bundle 1 (Strategic Directions, General Rural and Rural Lifestyle Environments, Industrial Land Supply, Residential Building Coverage and Town Centres).
- 1.2 We acknowledge any submissions from individual members of Federated Farmers.
- 1.3 Farming has a strong presence in the Taupō district and contributes significantly to the wider Waikato and Bay of Plenty regions. Federated Farmers represent a variety of dairy, dry stock and horticulture land users and seeks to uphold and enhance the value of farming to the region. We have over 200 members located within the Taupō district.
- 1.4 We look forward to continuing an on-going partnership with the Council during the district plan review process. We are involved in these planning processes around the country and are happy to share our institutional knowledge on behalf of our members - your ratepayers and community members.
- 1.5 Federated Farmers is conscious that there may be significant 'consultation fatigue' out in the community, following the LTP consultation process and 18 months' worth of significant central government proposals.
- 1.6 Our members do not want their busy silence to be misconstrued as disinterest in the proposed changes. Given the challenging regulatory and economic environment we are currently in, we acknowledge this may result in a low response rate to the consultation process.

- 1.7 We understand that council is consulting ‘informally’ at this stage on the proposed DP changes. Once feedback is received, further changes will be made, and development of the full evaluation reports will be undertaken before notification in late 2022.
- 1.8 Our submission is a higher-level review of the proposed district plan chapter changes for bundle 1, and we provide general comments in this respect. We have also taken time to focus on some key areas of relevance within our submission, including strategic direction, the general rural environment (**GRE**) and introduction of the rural lifestyle environment (**RLE**), and comments on industrial land supply.

2. GENERAL COMMENTS

- 2.1 In general, Farmers want a DP that:
- Balances environmental, cultural, social and economic values.
 - Ensures rules are equitable, cost-effective, pragmatic and effects based.
 - Is written in plain English and follows a clear, user-friendly format.
 - Acknowledges and rewards the positive impacts farming has on conservation, and
 - Recognises the importance of collaborating with communities to achieve desired environmental outcomes.
- 2.2 When preparing a plan or associated changes, we ask for a no-frills approach only targeting what is truly necessary to manage and resolve any issues occurring in the district.
- 2.3 Federated Farmers can appreciate that given the uncertainty in future planning frameworks that will likely be required by the Natural and Built Environments Act, a focus on the parts of the plan that have the most issues at present is a practical and pragmatic approach.
- 2.4 Our members who work and live rurally play a critical role for the community contributing in economic, social and cultural aspects of the district. We wish to make this point clear to Council for consideration when undertaking decisions impacting rural people.
- 2.5 Rural Taupō ratepayers are in reliance of the resources of the district. Because of the nature of farming, our members are constantly interacting with both natural and built resources, and are highly aware of the importance of managing these effectively, responsibly, and sustainably in order to continue the viability of their business for future generations.
- 2.6 We urge Council to use every means available to keep the costs imposed on farmers as low as possible. Farmers and growers are price takers and cannot pass on rising costs to consumers. Rising farming costs (including Council costs) are the key driver behind farmers needing to continually raise farm productivity in order to remain viable businesses. Typically, this results in intensification and may in turn add to the pressure on the district’s resources.
- 2.7 The importance of the economic use of land needs to be recognised throughout the District Plan. A significant proportion of the district is dedicated to earning a living off the land, which provides not only for those families, but contributes to district and regional wealth.
- 2.8 A DP should not be restrictive and should focus on non-regulatory methods such as education and partnerships rather than have a priority focus on regulation. Non-regulatory methods are effective in engaging resource users to work with the Council towards achieving mutual goals and is a more efficient way of achieving ‘buy-in’ from resource users.
- 2.9 Resource users are more likely to engage and work proactively in partnership with Council when they have a sense of ownership of and responsibility for the targets and activities being carried out and feel that they have been an active participant in the decision-making process. Education is an important tool, particularly for issues that are not well-known or where perceptions need adjusting. As people gain more accurate knowledge about issues important in the region, misconceptions will reduce. As a result, people will be more willing to proactively engage in non-regulatory solutions.

- 2.10 We also believe that a reduction in misconceptions will also result in more realistic and achievable community expectations. The need for some regulation is accepted, however TDC needs to be sure that it is the most appropriate method before introducing a rule, or a requirement for landowners to adhere to.

3. STRATEGIC DIRECTIONS

- 3.1 We note that Council is proposing a new strategic directions chapter to replace the current significant resource management matters chapter. The strategic directions proposed are indicative of the matters which the community has identified as being important, and reflect the intended outcomes to be achieved through the implementation of the DP.
- 3.2 Federated Farmers supports the proposed strategic directions, including tangata whenua, freshwater quality, urban form and development, climate change, strategic infrastructure and natural values and landscapes.
- 3.3 Given the district has a significant rural presence, we seek further consideration and protection of the values, character and resources of the GRE. As such, we propose that an additional strategic direction is implemented, which could be termed 'strong rural base', or similar.
- 3.4 We believe that the implementation of a strong rural base strategic direction would support and enable the continued use of rural land for rural production, and provide recognition that farming and other activities located within the GRE significantly contribute to the district.

4. GENERAL RURAL ENVIRONMENT AND RURAL LIFESTYLE ENVIRONMENT

4.1 GENERAL COMMENTS

- 4.1.1 Federated Farmers is accepting that there needs to be a rural issues and objectives section that helps to identify and improve protection of productive rural land. We also support the proposed introduction of the RLE to allow for the development of rural lifestyle blocks in the district. It recognises the unique needs and differences of amenity and character in these areas, and that the rules need to be tailored specifically for each environment.
- 4.1.2 We recognise that the rural environment is an ever-changing landscape that has developed significantly in the last 100 years. It is important to remember that the rural character should not be seen as a restriction of rural landowners' ability to continually adapt with consumer trends, and environmental demands changing land use and farming practice as required.

4.2 SUBDIVISION

- 4.2.1 Federated Farmers believes that Council subdivision and development policies and planning should provide for managed growth in rural communities. While acknowledging that the loss of productive land can impact on the district's economy, there is also a need to recognise that farmers undertake small lot subdivision to provide for farm succession, dispose of surplus dwellings and for providing on-farm accommodation for employees. There is also benefit that can be seen for subdivision and development in the rural environment, which will bring people back to the rural communities, increasing the number of ratepayers and increase the number of people that can support existing facilities in rural townships.
- 4.2.2 In terms of the proposed subdivision policies and associated rules for the RLE, Federated Farmers is neutral on the proposed allowance to subdivide down to 2 hectares (**ha**). We note that 2ha is too small for most productive farm uses and would compromise the size of an average lifestyle block. We believe subdivisions of this size would not compromise rural character or amenity, as a general assumption. We note that in most situations Council and the landowner would benefit more from smaller lot subdivision, as it provides additional

accommodation and rates whilst not being a substantial loss of productive land which would occur with a 10 hectare or greater allowance.

- 4.2.3 In terms of the proposed subdivision policies and associated rules for the GRE, Federated Farmers is neutral on the allowance to subdivide down to 10ha. We note that 10ha is not considered to be large enough for a productive farm, and there is little difference between a 2ha and a 10ha allotment in this respect. We also note that depending on the location and use of the land, there may be a requirement for landowners to acquire land use consents for farming related activities, even at such a small scale.
- 4.2.4 Federated Farmers submits that an alternative approach to subdivision within the GRE could be to allow for a smaller allotment size (for example, 4ha), which still provides distinction between the RLE and GRE, but better reflects the lower productivity anticipated with smaller allotments.
- 4.2.5 A key theme in rural environment chapter is the protection of highly productive land. At present, the Plan does not define 'highly productive land'.
- 4.2.6 While not yet adopted, the National Policy Statement for Highly Productive Land (**NPS-HPL**) will require local authorities to identify highly productive land through the Land Use Capability system, which considers factors such as soil, erosion, and climate. Land would be categorised from Class 1 (high production) to Class 8 (low production) based on its versatility and ability to sustain productive uses.
- 4.2.7 While it is accepted that the Land Use Classes I to III are considered the most versatile it does not mean that the lower classes are unproductive land but are limited in some way. In fact, the land identified in the lower classes may be more suitable for growing some crops due to the limitations. We also note that LUC classes IV – VII land types tend to be less suitable for residential dwellings due to being more prone to erosion, land instability and inundation.
- 4.2.8 Further, such land is generally of a lower value and as a result there will be lower demand not only for pastoral farming but also residential and lifestyle lots.
- 4.2.9 We urge Council to consider defining highly productive land for the purposes of the DP. Further, Federated Farmers would appreciate a response as to how the NPS-HPL may be implemented in the future in terms of any potential impacts on rural subdivision.

4.3 REVERSE SENSITIVITY

- 4.3.1 A major concern with subdivision and the relocation of people in rural areas is the issue of reverse sensitivity. Rural residential activities are often incompatible with rural production activities, and Federated Farmers advocates for reverse sensitivity protection for rural land use, so that the introduction of residential activities in rural areas will not negatively impact on the current use of rural land for production purposes. Federated Farmers aims to ensure that any objectives, policies, and relevant rules consider and mitigate the potential for reverse sensitivity issues to arise, where practical.
- 4.3.2 We congratulate TDC on its approach to considering reverse sensitivity effects within the RLE and GRE. The inclusion of objective 3b.3.2 (RLE), which detail that adverse reverse sensitivity effects, including conflict with activities in neighbouring environments, are avoided. Further, policy 3b.3.9 (RLE) requiring larger lot sizes and greater building setbacks for allotments joining the GRE to manage reverse sensitivity is another excellent example of an appropriate framework to consider and mitigate reverse sensitivity effects.
- 4.3.3 For the GRE, we also consider the inclusion of objective 3b.2.2. focussing on maintaining the established general rural character and objective 3b.2.5 which specifically addresses the avoidance of reverse sensitivity as appropriate provisions for protecting the rural environment (with correct interpretation and consideration in processes).

4.3.4 Federated Farmers supports the provisions in place which enables tourism, home business, visitor accommodation and commercial or industrial activity within the GRE. We note that many of our members operate successful businesses in conjunction with their farming operations, such as Air BnB accommodation, hunting ventures, and businesses run remotely on farm.

4.4 MINOR RESIDENTIAL UNITS

4.4.1 In terms of the proposed changes to minor residential unit rules, Federated Farmers appreciates Council listening to communities who live in rural environments, and providing a framework to make it easier for people to build a minor residential unit on their property. The proposed permitted activity conditions for a minor residential unit are practical, and as such are supported.

4.4.2 We recommend that the term 'minor residential unit' is defined in the definitions chapter of the plan when notification of the plan changes occurs later in the year.

4.5 PERFORMANCE STANDARDS – SETBACKS

4.5.1 We note that section 4b.2.6 (minimum setbacks – GRE) will require a minimum setback of 300 metres (**m**) from all boundaries for buildings for the management of farmed animals from all boundaries (conditions 4b.2.6.iii). For the purposes of this performance standard, farmed animals means (but is not limited to) buildings used for accommodating livestock of farmed animals either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming activities, feed pads, animal boarding facilities and stables.

4.5.2 At present, the current setback from boundaries for the rural environment is 15-25m (depending on the situation and application). We note that the proposed change is significant, and will prove extremely impractical for many of our farming members. As such, Federated Farmers does not support the minimum setback detailed in 4b.2.6.iii.

4.5.3 We question Council on the issue that is trying to be addressed by the increase in the setback. We note that farmed animals and associated buildings are anticipated in the rural environment, and consequently so are any reasonable and permitted noises, odours and effects on rural amenity.

4.5.4 Federated Farmers proposes that instead, a 100m setback is required from any residential units or community facilities (such as churches, schools, halls etc.), is proposed, whether these fall within or outside of a boundary. We believe this strikes a balance between addressing potential effects on people and aesthetics of rural living, while being more practical for farming operations as the dominant land use in the GRE.

4.5.5 We note that plan proposes intensive indoor primary production within the RLE as a permitted activity, if it complies with the performance standards. Intensive indoor primary production means activities that principally occur within buildings and involve growing produce, or keeping or rearing livestock (excluding calf-rearing for a specified period of time) or poultry. The performance standards (4b.4.7) require buildings to be located at least 15m or greater from all boundaries, with no separate setback requirement for intensive indoor primary production. While there are limits on the size of the activity (gross floor area or within a building), we note there is some inequity here in the approach between the GRE and RLE.

4.5.6 Section 4b.4.7 (minimum setbacks – RLE) will require all buildings to be located at least 15m from all boundaries, and residential units to be setback a minimum of 50m from the GRE.

4.5.7 Federated Farmers supports the 50m setback from the GRE, and seeks clarification that this setback is taken from the boundary of the site to the GRE. The setback should reduce conflict with general rural activities.

4.5.8 We further propose that a 50m setback be imposed for buildings (and residential units) in both the GRE and RLE from commercial afforested land, i.e., planted in indigenous or exotic forestry. We believe this will reduce the likelihood of rare fire events, which spread rapidly in afforested areas.

4.6 BONUS LOTS

4.6.1 Federated Farmers is generally supportive of bonus lots where farmers are incentivised via subdivision and creation of new titles for environmental gain.

4.6.2 We note that Rule 4b.5.8 for the subdivision of bonus lots states that 'any subdivision that results in the creation of bonus lots over 2ha is a discretionary activity', however then lists requirements that need to be met to be considered a discretionary activity. Section 4b.5.8 in its current format contradicts itself, with requirements such as point 4b.5.8.i.a. stating that each bonus lot must correspond to no less than 4ha of a nominated significant natural area (SNA), and point 4b.5.8.c stating that bonus lot(s) will not be located within a SNA.

4.6.3 The errors in the rule relating to bonus lots is incorrect, confusing and nonsensical in numerous respects. Usually, a discretionary activity is used as a 'default' for an activity that cannot meet any or all of the standards for a permitted, controlled or restricted discretionary activity. We note that there is no other rule of relevance for bonus lots. Council should be guided by the relevant objectives and policies of the Plan in considering a discretionary activity.

4.6.4 Federated Farmers requests that point 4b.5.8.c is revised and clarified, given the definition of a bonus lot is associated with the formal protection of part, or all of a nominated SNA.

4.6.5 Federated Farmers seeks confirmation from Council that the activity status stated is incorrect. We would appreciate confirmation of the correct activity status and any associated conditions depending on that classification.

4.6.6 We further seek clarity on the size allowance of the allotment for this rule. However, we also recommend that Council considers the allowance of bonus lots of any size to recognise the environment gains that can be achieved by any part of a SNA being able to be utilised as a bonus lot.

4.6.7 Pending our interpretation is correct in bonus lots providing protection for SNAs, we note that the current limitation to significant natural areas does not provide incentive or encouragement for the long-term protection of other features. Federated Farmers encourages Council to consider the environment gains that can be achieved by other areas (such as Outstanding or Amenity Landscape Areas, Foreshore Protection Area, etc), being able to be utilised as bonus lots.

4.7 ELECTRICITY GENERATION AND TRANSMISSION

4.7.1 Under the National Policy Statement for Renewable Electricity Generation (2011), it states decision makers must have regard to the need to locate the renewable electricity generation activity where the renewable energy resource is available.

4.7.2 While electricity generation is anticipated in the rural environment, it is important that this activity does not affect the ability of the rural environment to function effectively. Objective 3b.2.4 seeks to ensure that electricity generation activities (along with tourism, visitor accommodation and Māori cultural activities) are enabled in the GRE.

4.7.3 Federated Farmers is supportive of renewable electricity generation and transmission in general, and its need to be located within the rural environment. We note that the Government has requested the climate commission aim to achieve 100 percent renewable energy by 2035. We note that for the Taupō area, geothermal energy in particular provides

for a wide range of uses and supports rural production in some instances, such as Miraka using geothermal energy for their milk drying facility.

- 4.7.4 We note that the draft rural environment chapter is enabling for electricity generation activities, for example no front boundary setbacks for certain areas, and allowance of continued operation, maintenance and minor upgrades of electricity generation core sites, geothermal steam fields and associated structures as a permitted activity.
- 4.7.5 While electricity generation and transmission are anticipated in the rural environment, we note in particular that some transmission pipelines are an eye sore in the rural environment across the district. An example of an area that has conflict with the rural environment is Poihipi Road, which is also commonly traversed by tourists as well. There are numerous conflicting environments including rural farmland, natural areas, and stainless-steel industrial pipes as evidenced in Figure 1 below:



Figure 1 Section of Poihipi Road with a geothermal pipeline running alongside the road (right hand side)

- 4.7.6 Federated Farmers would like to see improved mitigations for extensive electricity operations where practical to better blend with the aesthetics of the rural environment. A variety of mitigations can be implemented to make the appearance of such activities more sympathetic to rural environments, such as plantings, consistency in building size, style and scale, and colour consistency. Federated Farmers can appreciate however that given the nature of electricity generation and transmission that some of these mitigations may not be practical.

5. INDUSTRIAL LAND SUPPLY

- 5.1 Evidence suggests that the current supply of industrial land in Taupō is reaching capacity and additional land is required to support industrial growth.
- 5.2 We note that the proposed areas for assessment as industrial zoning are currently zoned as GRE. Given the proximity of these areas to existing industrial land and the wider Taupō township, Federated Farmers supports the proposed areas for assessment.

- 5.3 We further acknowledge that location of industrial activities on the fringes of urban environments provides greater accessibility to rural environments and therefore rural producers.

END OF SUBMISSION

Federated Farmers thanks Taupō District Council for considering our submission.

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.

The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

This submission is representative of member views and reflect the fact that local government plans and policies impact on our member's daily lives as farmers and members of local communities.





Organisation:

Cheal Consultants Ltd

First name: Helen

Last name: Brosnan

On behalf of:

PermaPine Limited

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
PermaPine Submission

Russ Watts

From: Margaret Howard <MargaretH@cheal.co.nz>
Sent: Monday, 13 June 2022 3:19 pm
To: District Plan; TDC Info Email Queue
Cc: Helen Brosnan
Subject: [#19025] PermaPine Limited : Submission to TDC General Rural and Rural Lifestyle Environments - District Plan Changes 2022
Attachments: Submission to TDC Rural and Rural Lifestyle Land.pdf
Categories: Submission

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Good afternoon

On behalf of Helen Brosnan please find attached a submission on behalf of PermaPine Limited for the proposed District Plan Changes 2022.

Please contact Helen if you have any queries regarding the attached document.

Kind regards

Margaret Howard
Administrator
Cheal Consultants Ltd

P: +64 7 378 6405
E: MargaretH@cheal.co.nz
Level 1, 4 Horomatangi Street, TAUPŌ 3330



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**Submission to General Rural and Rural Lifestyle Environments
(District Plan Changes 2022)
By PermaPine Limited**

To: The Chief Executive Officer

Taupo District Council

Private Bag 2005

Freepost No. 112497

Taupo 3352

Email to: by Monday 13 June 2022 ; districtplan@taupo.govt.nz

1.0 EXECUTIVE SUMMARY

- 1.1 We submit that council should amend as per submissions in section 4 of this submission.
- 1.2 Included in section 4 is a request to include "wood processing" as an activity in the general rural zone. "Rural Industry" should also be defined to include industrial uses that support primary production such as "wood processing". We support the continuation of the Operative District Plan definition of industrial activity.
- 1.3 We have outlined a number of objectives and policies whereby existing lawfully established businesses should be excluded from the district plan changes in both the general and lifestyle rural zone.
- 1.4 We submit that lifestyle properties located over the road from General Rural properties should also be limited in terms of subdivision standard and setback as if "adjoining".
- 1.5 We submit that Heavy Vehicle movements and vehicle movement standards be removed from the set of proposed performance standards.
- 1.6 We submit that maximum noise limits should be measured in a consistent manner for both General Rural and rural lifestyle environments using the notional boundary as per the Operative District Plan.
- 1.7 We submit that Maximum Noise should not exclude mobile sawmilling equipment which will still be subject to the notional boundary measurement rule.
- 1.8 We submit that industrial activity falls under the "rural industry" definition and therefore isn't restricted like home business, commercial and retail activities are restricted in the lifestyle zone.
- 1.9 We submit that the assessment criteria for rural lifestyle subdivision needs much more work as there are a number of issues eg Natural Hazards, water supply etc which could still prevent subdivision. Assessment criteria should also include the impact of additional lots/dwellings joining lawfully established Rural Industrial activities and potential for increased reverse sensitivity effects.
- 1.10 PermaPine would like to hire equipment to wood chip waste material from their operations. We submit that "temporary operations" should be included in the General Rural Zone allowing for temporary operations within the hours of 7am to 7 pm for up to 4 days, twice per year to be excluded from noise limits of the district plan.
- 1.11 PermaPine would like to include 1640 Broadlands Road (18.3328ha) in the general rural zone. We note that the land area of this parcel is under 30 ha however it is part of the main operation on White Road.

2.0 INTRODUCTION

- 2.1 My name is Helen Brosnan. I am a Planning Consultant employed by Cheal Consultants Ltd and hold the qualifications of a Masters in Planning Practice, Bachelor of Science, Post Graduate Diploma in Science and Professional Certificate in Management. I am a full member of the New Zealand Planning Institute. I have over 15 years' experience working with and for local authorities as well as private consultancy experience in consenting, strategic and policy roles.
- 2.2 I have been engaged by PermaPine Limited to prepare submissions on the Taupō District Council's District Plan 2022, in particular land surrounding their site which is in the General Rural and Rural Lifestyle Environments.
- 2.3 Timber processing has occurred on site since consent was first obtained on 28 August 1979 by Whales who operated on site until 2004. Since 2004, PermaPine has operated on site on the rurally zoned land that they are located on. The site is located on the corner of White Road and Broadlands Road. Various land use and subdivision consents have been granted, with a master consent now in place under RM190090 & RM190090A.



Image 1: Source Grip: site location 33 White Road, Broadlands)

These consents allow for coverage of up to 11% on Area A (33 White Road) conditions also include the following matters:

Height of smokestack and new Drip Pad building, reflectivity of buildings, minimum setback, bund and planting, surfacing / parking, soil disturbance and earthworks.

Regional consents are also in place on site for Air Discharge consent and stormwater discharge to land.

The operation on site involves 24/7 shift work. A total 90 FTE staff are employed by PermaPine. Most staff come to site from Turangi, Taupō, Reporoa, Broadlands & Rotorua by minivan and are taken home at the end of their shift. PermaPine own 6 minivans for this purpose. The operation of the

peelers is however limited to Monday to Friday, 7am to 5pm. Occasionally work extends to 9pm on Friday, and Saturday mornings which would finish at 1 or 2pm. Indirectly PermaPine's operations also supports a further estimated 100 jobs, with local suppliers in Engineering, Transport and Logging crews.

PermaPine is involved with a number of community projects including: wet land areas with Land Corp, various local school funding, Riding for the Disabled, Taupō Netball, MTB Rotorua, International BMX track Rotorua, and the Whaka 100 Mountain Bike event.

PermaPine staff benefits include: budget support, mental health counselling, and driver licence acquisition, dentistry plan and contributions. PermaPine also have a charitable trust providing benefits to the community and to staff in times of need.

During the Covid lockdowns, MPI allowed PermaPine to continue to operate as an Essential supplier to rural businesses in New Zealand as these industries continued to operate.

Approximately 70% of logs harvested in this region (Tokoroa, Taupō, Rotorua, Kawerau) are processed domestically. This is consistent with the Government's "Wood First" strategy and policies encourage manufacturing and added value processing of logs. 99% of the output of PermaPine is sold into the domestic market supporting agriculture, horticulture, viticulture, construction and infrastructure projects. PermaPine supply an estimated 33% of NZ's Roundwood and piles / poles and is twice as large as any other Roundwood manufacturer in New Zealand.

PermaPine uses its "waste products" in their on-site wood boiler. Wood chip and saw dust is also used for bedding for calf rearing and is made into wood pallets by Natures Flame.

3. SUBMISSION

3.1) PermaPine is an existing wood processing plant which is located in the rural environment on the corner of White Road and Broadlands Road. The following submission looks at both the proposed General Rural and Rural Lifestyle zones.

3.2) General Rural Zone

Council's zone review proposal involves 33 White Road, owned by PermaPine remaining as a Rurally zoned site. The site would be surrounded by Rural Lifestyle zoning as shown on the map below:

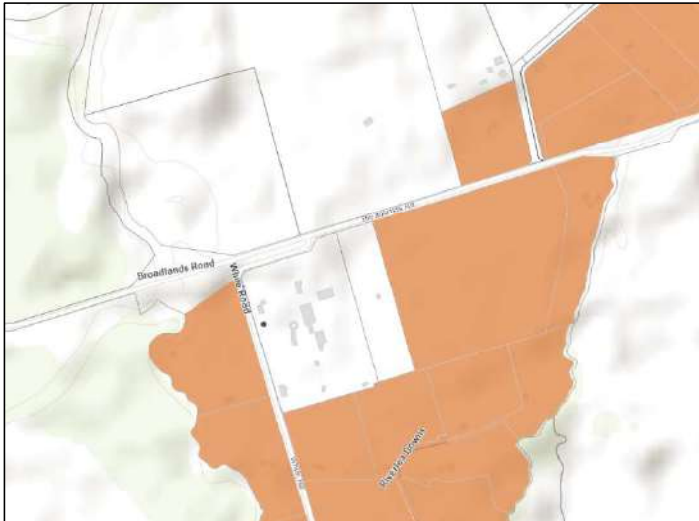


Image 2: Source: TDC District Plan Change 2022 Maps

3.3) Zoning of Neighbouring Properties

We support the retention of the land opposite (1609 Broadlands Road) being retained in the General Rural zone, and not the rural lifestyle zone. This land is well over 30ha and therefore doesn't meet the specified land size criteria. We note that the land to the west of PermaPine, 34 White Road (6.45ha) meets the under 30ha criteria (being 6.23ha). However, we would like this land to be considered "adjoining" general rural land so that subdivision and setback rules apply relating to properties adjoining general rural land.

We note that land to the south of PermaPine; 67 White Road (4ha) and 49 Riverlea Downs (4.0646ha) are located in the Rural lifestyle zone. We note that these are the closest adjoining properties to PermaPine.

PermaPine would like to include 1640 Broadlands Road (18.3328ha) in the general rural zone. This land is to the east of the operation at 33 White Road and is shown in Image 2 above Rural Lifestyle zone. We note that the land area of this parcel is under 30 ha however it is part of the main operation on White Road.

3.4) General Performance Standards - neutral

(subdivide down to 10ha, one house per 10ha, minor dwelling provisions, 10% coverage (already exceeded by consent), max height (constrained by consent)).

3.5) We note that the description of "general rural environment" (3b.1) includes "horticulture and plantation forestry activities", however you do not note that there are activities such as wood processing that supports this activity. We submit that "wood processing" should also be included in the description of activities in the general rural environment.

3.6) We agree that "the creation of the General Rural environment aims to support primary productive uses and rural industry, meaning that 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 urban environment). However, this is at odds with "Yet allowing appropriate development to

occur which preserving the openness of the general Rural Environment". We therefore suggest removing reference to openness, unless suitable mitigation (eg bunds) are provided.

Alternatively, if reference to openness is related, we submit that additional wording is included "with the exception of existing lawfully established activities".

3.7) General Rural Environment Objectives and Policies:

Objective 3b.2.3 Rural Industry "rural industry is enabled whilst commercial and industrial activities, other than home businesses are avoided.

"Rural Industry" is not defined and is assumed to not include wood processing. Industrial Activity is defined in the Operative District Plan is defined as

"activities including associated land and buildings used for the manufacturing, fabricating, processing, packing or storage of goods, servicing and repair of goods whether by machinery or hand, research and training facilities, electricity generation activities and includes offices associated with the above."

Therefore, we recommend that the following is included "unless the commercial or industrial activity is already established on site".

However, we need to note that this lawfully established business may also want to expand in the future and therefore the use of the word "avoid" is going to hinder their future expansion. Future expansion of this lawfully established business should not be hindered by the wording of these objectives and policy.

3.8) Objective 3b.2.5 Avoidance of reverse sensitivity

"avoidance of Reverse Sensitivity effects on permitted activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided"

Insert "and lawfully established activities" after permitted activities.

3.9) Policy 3b.2.8 Maintaining the established character

d) low levels of light spill

e) infrequent vehicle movements to and from the site

f) limited signage that directly relates to the activity operating on the site

Particularly d) lighting and e) vehicle movements are new matters of control in the rural environment. PermaPine is a 24/7 operation and therefore lighting is continually required on site to operate safely. PermaPine mitigates light spill through having high planted bunds surrounding the site and ensuring lights on poles have light spill directed internally within the site where possible.

The established character in this area includes the existing lighting and vehicle movements to and from this site. Again, adding the words "except where a lawfully established activity exists" would enable the continued operation and expansion of PermaPine in this location.

3.10) Policy 3b.2.10 Heavy Vehicle movements

Manage heavy vehicle movements to avoid damage to the transport network and adverse impact on road safety.

Some rural businesses rely on heavy vehicles to operate. PermaPine supplies the wholesale market, and their product is taken to the market by trucks. It cannot be assumed that trucks damage the

road and cause accidents. We submit that this policy should be removed. Trucks pay road user charges and properties like PermaPine pay rates to pay for the "maintenance" of roads. I am not convinced that heavy vehicles are causing the majority of road accidents to warrant this policy.

This policy needs to be removed as it is already managed in the commercial and industrial activity policy by limiting the size of building and outdoor space that can be used. I would like to see the crash data supporting a notion that heavy vehicles are causing crashes, and any other reports that council has commissioned to come to the conclusion heavy vehicles are causing crashes.

Vehicle movements as a performance standard is not commonly used throughout the country. Where they are used it is often in association with congestion in built up areas of to minimise vehicle movements from busy roads where there may not be suitable turning lanes etc. I think there are other better district plan standards that can be used to improve road safety eg restricting direct access to arterial routes.

Vehicle movements as a performance standard is inherently difficult to monitor and therefore it is unlikely that this kind of performance standard is suitable for processing of PIMs and other consents.

If roading is substandard for the proposed use, vehicle usage and scale may be a useful standard or assessment criteria, but I haven't noted on the Long Term Plan council communicating that the roads didn't meet adequate levels of service. Therefore, why do we need to restrict or monitor usage of those roads by the District Plan?

Taupo District Council upgraded the intersection of White Road and Broadlands Road. All heavy vehicle movements from PermaPine's site are via White Road, and then to the Broadlands Road intersection which is designed specifically for trucks.

Therefore, we submit that vehicle movements should be removed as a proposed performance standard.

3.11) Policy 3b.2.12 Avoiding reverse sensitivity

"any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities"

We submit that the effects of subdivision on lawfully established activities should be provided for within this policy.

3.12) Policy 3b.2.13 Commercial and Industrial Activity

"Limit the scale of commercial and industrial activity to avoid the update of general rural land by activities that are provided for in other Environments"

We submit that lawfully established commercial and industrial activities should be provided with the exception to this policy, not just as an existing use, but for future growth.

3.13) Section 4.3 Rural Lifestyle Zone

We note the *"separation of activities serves to minimise reverse sensitivity issues"* in 3b.1 introduction. We submit that Lifestyle sites adjoining existing lawfully established businesses need to be mindful of existing activities and that sites even over the road should be restricted to the 'adjoining' rules.

3.14) Objective 3b.3.2 avoid reverse sensitivity in Rural Lifestyle Environment

"adverse reverse sensitivity effects, including conflict with activities in neighbouring environments are avoided"

We submit that clarity should be provided in this objective for lawfully established activities ie the following words added "lawfully established activities in this environment and in neighbouring environments".

3.15) Policy 3b.3.9 Setbacks for allotments adjoining General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage reverse sensitivity

We support this policy and submit that properties located over the road should also be considered to be 'adjoining' the rural site to ensure that reverse sensitivity effects to accommodation and residential uses are minimised.

3.16) Policy 3b.3.11 Larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage Reverse sensitivity.

We submit that properties located over the road from a rural lifestyle site should also be considered to be 'adjoining' the rural site.

Rural Environment Rules and Standards**3.17) Rule 4b.1.5 Industrial Activities** which does not comply with performance standards is a restricted discretionary activity – As Rural Industry we dispute that restriction is required at all given the locational need for rural industry to be in the rural area. If there is to be a restriction on rural industry then we consider that the Restricted Discretionary activity status is appropriate, with the exception of the assessment criteria relating to daily vehicle movements and hours of operation which we submit should be removed.**3.18) Rule 4b.2.1 Vehicle Movements**

100 Vehicle movements per day for the allotment is permitted

Determined on an average day as measured over a year and a truck movement shall be considered the equivalent of 10 vehicle movements

We recommend the removal of this standard. If the standard is retained, we recommend the exemption for lawfully established uses (including the expansion of their operations). We submit that vehicle movements (and any subsequent damage to the road) is already provided for the levels of service in the Long Term Plan. Development Contributions are collected to pay for expansion or improvements where there is increasing traffic. Road user charges are also charged to pay for heavy vehicles on the road and therefore businesses that rely on delivery of product shouldn't be regulated further by the district plan.

3.19) Rule 4b.2.6 Exception standard water tanks are not required to comply with the setback requirements of this standard

Removal of the word 'standard' so that larger water tanks can also be located in building setbacks.

3.20) Rule 4b.2.8 Home business, commercial and industrial activities

We note the restriction to 100m² for indoor or outdoor space used for home business, commercial or industrial purposes. For Rural Industry we consider this rule too restrictive. However, if this standard is retained, lawfully established buildings and uses should be excluded from this restriction. We also submit that if you do restrict the floor area of the business use, there is no need to also restrict vehicle movements.

3.21) Rule 4b.2.9 Maximum Noise - Limits & 4b.2.11 Max Noise - Construction Notice

We note that the measurement of this standard (from within the notional boundary) remains the same as measured in the Operative District Plan, we would also want the definition of notional boundary to remain the same as the operation at PermaPine can adhere to this standard. We support this standard remaining the same as the wording in the Operative District Plan. We note that the measurement in the lifestyle zone differs and should be made consistent with the measurement of these rules.

3.22) Rule 4b.2.13 Maximum Noise - Other

We note no change from the ODP for this including rather than excluding sawmilling equipment. We do not agree with this exclusion as wood processing is a rural activity. Therefore, we submit that the wording should be amended to include sawmilling equipment.

Alternatively, we submit that there should be allowance for "Temporary Activities" in the General Rural environment that allows for up to four days, twice per year for noise limits to be exceeded (7am – 7pm). This would allow properties in the general rural environment to hire wood chipping equipment and carry out such operations that may not meet the district plan noise standards (depending on the distance to the nearest dwelling). This would allow for chipping of wood offcuts twice per year which replaces a previous operation where wood offcuts were chipped on a weekly basis through a PermaPine chipper. Weekly chipping of this material has been discontinued in favour of accumulating offcuts and chipping twice a year.

3.23) Rule 4b.2.15 Signage

PermaPine have consent to exceed the signage standards but do not request any changes to the proposed standards.

Rural Lifestyle Rules and Standards

3.24) Rule 4b.3.2 Minor Residential Units we note that minor dwellings can be constructed in association with a primary residence.

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

We note that industrial activities are not restricted here, and we support that this wording is retained. However, it is unclear why industrial activities are not restricted in the Rural Lifestyle zone and are restricted in the General Rural zone.

We submit that in both zones industrial activity falls under the "rural industry" definition and therefore should not be restricted like home business, commercial and retail activities are restricted.

Performance Standards – Rural Lifestyle Environment

3.26) Rule 4b.4.1 Vehicle Movements

- 24 vehicle movements per day for the allotment

This standard is insufficient for larger holdings that might want to run a business from their site. We submit that this standard should be removed.

3.27) Rule 4b.4.4 Subdivision Standard

one house per 2ha, we submit that properties located adjoining (over the road) should also be restricted to one house per 4ha.

3.28) Rule 4b.4.5 Minor residential units,

We submit that properties located adjoining (including over the road from general rural zone) should be restricted to one house and minor unit per 4ha.

3.29) Rule 4b.4.7 Building Setbacks

ii) residential units shall be setback a minimum of 50m from the General Rural Environment.

We submit that this should include accommodation and properties located over the road from the General Rural Environment ie amend to "residential and accommodation units shall be setback a minimum of 50m from the General Rural Environment:"

Measurement should be taken from the closest general rural environment boundary and may include the road and road reserve between sites that are located over the road or river etc from the General Rural environment.

3.30) Rule 4b.4.13 Noise – Limits *The noise levels shall be measured in accordance with the requirements of NZS6801:2008 Acoustics – Measurement of Environmental sound and assessed in accordance with the requirements of NZS 6802:2008 assessment.*

We submit that the method for measuring noise should stay as it is in the Operative District Plan ie from within the notional boundary, furthermore we submit that the definition of the notional boundary as defined in the Operative District Plan should be carried forward to the Proposed District Plan and included in the district plan definitions. Therefore, this rule should be consistent with noise measurement used for the General Rural environment.

4b.5 Subdivision Rules

3.31) Rule 4b.5.1 Subdivision - General Rural Environment

10ha or larger controlled activity and under 10 ha is a non-complying activity
Our submission is supportive of this standard.

3.32) Rule 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment

We submit that properties located opposite (over the road) from the General Rural Environment should also be defined as adjoining the general rural environment and therefore properties over the road should also be restricted to 4ha or larger as a controlled activity, and properties smaller as a discretionary activity.

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

We would prefer that properties surrounding our operation are not further subdivided. However, with the larger standard (10ha & 4ha) required adjoining general rural we are generally supportive of this. We have also submitted that "adjoining" should include properties over the road from a general rural property.

3.34) Rule 4b.5.6 Correction to a)

Should this refer to 4b.5.3 and 4b.5.5 assessment criteria rather than "4b.3.1 and 4b.3.2"?

4.0 CONCLUSION

- 4.1) In summary, PermaPine is wanting to continue to operate and expand its operation at 33 White Road, Broadlands.
- 4.2) Generally speaking, the proposed lifestyle zoning is not an ideal zone to be located near to this existing activity which has operated since the 1970s and is an employer of 90 FTEs.
- 4.3) We note that many landowners who are located within the lifestyle zone will be in favour of this zone so we submit only in regard to our adjoining neighbours, including those over the road from our operation. We seek to maximise the setback of future residential and accommodation uses and the restriction of subdivision surrounding our operation.
- 4.4) We urge council to consider excluding existing lawfully established business from changes as outlined in our submission above.
- 4.5) We are particularly concerned about wording relating to "rural openness", "low levels of light spill", "infrequent vehicle movements to and from the site" and support the removal of negative language relating to legitimate rural activities.
- 4.6) We specifically would like to see the removal of "Heavy vehicle movements", "Vehicle Movements" performance standards and related objectives and policies as detailed in our submission.

We thank you for the opportunity to make this submission.

DATED 13 June 2022



 Helen Brosnan

Senior Planner

Cheal Consultants Limited on Behalf of PermaPine Limited



First name: Patrick

Last name: Hart

On behalf of:

Taupo East Rural
Representative Group (TERG)

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Taupo East Rural Rep Group Submission

Russ Watts

From: Tracey May
Sent: Monday, 13 June 2022 1:22 pm
To: Hilary Samuel
Cc: Councillor - Kylie Leonard
Subject: FW: District Plan submission
Attachments: 2022 TERG District Plan Submission.docx

Hi Hilary

As discussed attached is the submission to the District Plan 2022 consultation from the Taupo East Rural Rep Group. The TERG will do the formalities at their next meeting on Thursday, hence this is an unsigned copy.

Regards

Tracey May

Digital Transformation Manager - Kaiwhakahaere Whakaumu Hangarau

Responsibility | Restorative | Analytical | Adaptability | Relator

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Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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From: Councillor - Kylie Leonard <councillorleonard@taupo.govt.nz>
Sent: Monday, 13 June 2022 10:12 am
To: Tracey May <tmay@taupo.govt.nz>
Cc: Patrick Hart <paddyhart@gmail.com>
Subject: Re: District Plan submission

Hi Tracey

Thank you and happy for this to move forward

Best regards

Kylie

Sent from my iPad

On 13/06/2022, at 6:31 AM, Tracey May <tmay@taupo.govt.nz> wrote:

Morning

Thanks Patrick for your notes, don't worry I could read the highlighting and you did a good job conveying your points !

I managed to wrap a few words around the key themes as discussed Kylie, refer attached.

Let me know if there are any change / additions, then we can get it signed and submitted.

regards

Tracey May

Digital Transformation Manager - Kaiwhakahaere Whakaumu Hangarau

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From: Patrick Hart <paddyhart@gmail.com>

Sent: Thursday, 9 June 2022 4:53 pm

To: Tracey May <tmay@taupo.govt.nz>

Subject: Patrick Hart rural east

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Hi Tracey

Sorry for the delay. I have been doing our submission today and then seen Kylie's message.

I have highlighted the points that I think that needs to be addressed and you may be able to incorporate this into something.

If you need me to pad it out let me know. I am not the best at wording and most of the time the message gets lost in translation!!!

Sorry just noticed that some of the highlighting has made it harder to read. I can resend if needed

Thanks Patrick

Submission to the District Plan 2022
By Taupō East Rural Representative Group

To: Taupo District Council
Private Bag 2005
Taupo 3352
info@taupo.govt.nz

SUMMARY

Taupo District Council is seeking feedback on the first bundle of District Plan changes. The Taupo East Rural Representative Group (TERG) exist to represent the Taupo East Ward on the following areas of activity:

Scope of activity

1. Providing local input into the development of Council policy that will impact on the Taupō East Rural ward.
2. Maintaining an overview of service delivery, operational and capital expenditure, within the TER ward. Providing local input into the development and review of Council's key planning documents such as the Long-term Plan, Asset Management Plans, Structure Plans, Reserve Management Plans and the annual plan
3. Preparing an annual submission to Council's budgetary process for expenditure within the community
4. Considering and reporting on all matters referred to it by Council or any matter of interest or concern to the ward.
5. Communicating with the rural community, community organisations and special interest groups within the TER ward.

Whilst the TERG support the concept of making development easier and more sustainable for our community, the following points have been noted in the proposed changes, particularly around the Rural Chapter, that resonate with the TERG and its community.

1.0 Rural Lifestyle Environment

The Taupō East Representative Group acknowledge that this plan is about looking forward and provisioning what our District requires over the 10 year tenure of the District Plan. The TERG support the removal of the Mapara Valley Structure plan and support the creation of the new Lifestyle rural environment, we would like to see that there is greater consistency in the application of the general and rural lifestyle environments. Given the land between Mapara through to Kinloch is largely unproductive (not suitable for economic farming), subject to Lake Taupo Catchment restrictions it is more suited to smaller lifestyle blocks, we would like to see all this area zoned in the new rural lifestyle environment.

Increased growth in the northern areas of the Taupo town – Nukuhau, Acacia Bay, Mapara and Kinloch, coupled with the recent private plan change and the addition of the new rural lifestyle environment encouraging growth will continue to put more pressure on the critical infrastructure– roading and three waters. The primary roads used to access retail and schools will only continue to grow in use and the need for a second bridge into town needs greater consideration. This plan should be ensuring that this enabling works can be prioritized and progressed easily to ensure that our community can continue to grow and access services effectively.

3.0 Papakaianga

The TERG support the addition of Papakaianga developments which enable affordable housing and the strengthening of our maori communities, whilst ensuring any developments are also sustainable and give due consideration to environmental aspects that are also throughout the rural area.

Thank you for the opportunity to make this submission.

DATED 13 June 2022

Taupō East Representative Group

**Organisation:**

McKenzie and Co

First name: Kirsteen

Last name: McDonald

On behalf of:

The Proprietors of Hiruharama -
Ponui Block

Feedback

Would you support the current draft proposal for changes to the general rural environment?

No

Would you like to tell us why?

Please see attached letter

Attached Documents

File

Draft plan change submission Parawera Drive

Taupo District Council
Private Bag 2005
Taupo 3352
Attn: Hilary Samuels, District Plan Review

13 June 2022

Dear Hilary

Submission on Draft Rural Environment Chapter for Parawera Drive

Thank you for providing the opportunity to submit feedback on the draft changes to the District Plan. We are acting in support of our client The Proprietors of Hiruharama – Ponui Block, owner of the land at Parawera Drive, as shown below.



The Proprietors of Hiruharama – Ponui Block, are directly affected by the provisions of the draft plan changes.

Specific provisions

The specific provisions our client is affected by are the rural provisions and in particular:

- Objective 3b.2.1 Enable Primary Production and related policies and rules.

- Objective 3b.2.2 Maintaining the established General Rural character and related policies and rules.

Submission

This land is already consented for residential type use and is fully serviced for water and wastewater. It is never going to be used for rural production purposes.

The existing and ongoing use of the subject land does not align with the current or draft Rural Environment provisions. As such we do not support the zoning of this land as Rural.

Further, the rezoning of this land to Residential will support the implementation of Council's community outcomes relating to Strategic Direction 1 – Tangata Whenua, in particular Objectives 2.1.2.4, 2.1.2.5 and Policies 2.1.3.2, 2.1.3.6.

Outcome sought

The Proprietors of Hiruharama – Ponui Block wishes to engage further with the policy team with a view to reviewing the zoning for this land.

Thank you for considering this feedback. We look forward to meeting with you to discuss further.

Kind regards



Kirsteen McDonald

Planner

021 563 066

kirsteen.mcdonald@mckenzieandco.co.nz

**Organisation:**

New Zealand Planning Institute

First name: Sean

Last name: Grace

On behalf of:

Ara Poutama Aotearoa the
Department of Corrections

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

APA Submission

Russ Watts

From: Sean Grace <sean.grace@boffamiskell.co.nz>
Sent: Monday, 13 June 2022 2:41 pm
To: District Plan
Cc: MILLAR, Andrea (WELLHO); PAIX, Krystal (WELLHO)
Subject: Ara Poutama Aotearoa - Feedback on the Draft Taupō District Plan Changes 2022
Attachments: Ara Poutama - Feedback on Taupo Draft Plan Changes 2022.pdf

Categories: Submission

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Kia ora,

Ara Poutama Aotearoa the Department of Corrections (**Ara Poutama**) appreciates the opportunity to provide feedback on the Draft Taupō District Plan Changes 2022, which is set out in the **attached** document.

Ara Poutama welcomes the opportunity to discuss the matters raised further with Council planning officers and/or elected members, prior to the notification of the Proposed Plan Changes.

It would be appreciated if acknowledgement of receipt of this feedback document could be confirmed, by way of return email.

Ngā mihi



Sean Grace | Planner | Principal | Full Member, New Zealand Planning Institute

E: sean.grace@boffamiskell.co.nz | D: +64 7 571 5636 | M: +64 27 836 1946 | LEVEL 5 | 35 GREY STREET | TAURANGA 3110 | NEW ZEALAND

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ARA POUTAMA AOTEAROA THE DEPARTMENT OF CORRECTIONS: FEEDBACK ON THE DRAFT TAUPŌ DISTRICT PLAN CHANGES 2022

To: Taupō District Council
Private Bag 2005
Taupō 3352

Email: districtplan@taupo.govt.nz

From: Ara Poutama Aotearoa the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Andrea Millar – Manager, Resource Management and Land Management
Phone: 027 216 7741
Email: andrea.millar@corrections.govt.nz

Ara Poutama Aotearoa the Department of Corrections (**Ara Poutama**) appreciates the opportunity to provide feedback on the Draft Taupō District Plan Changes 2022.

Ara Poutama's feedback is provided in the **attached** document.

Ara Poutama welcomes the opportunity to discuss the matters raised further with Council planning officers and/or elected members.

A handwritten signature in blue ink, appearing to read 'Andrea Millar', is positioned above a horizontal line.

Andrea Millar – Manager, Resource Management and Land Management

For and on behalf of Ara Poutama Aotearoa the Department of Corrections

Dated this 13th day of June 2022

Introduction: Ara Poutama's Role

Ara Poutama is responsible under the Corrections Act 2004 for enforcing sentences and orders of the criminal court and the New Zealand parole board. In meeting this responsibility, Ara Poutama establishes and operates custodial and non-custodial corrections facilities, monitors people in the care of the Ara Poutama serving their sentences in the community, and provides residential accommodation (with support) to assist the rehabilitation and/or reintegration of people back into the community.

Background

Custodial Corrections Facilities

Custodial corrections facilities include prisons and detention facilities and may also include non-custodial transitional accommodation (i.e. on a custodial facility site) for people with high and complex needs, who have completed a prison sentence and are being supported and prepared for reintegration and transition back into the community. Non-custodial rehabilitation activities and programmes may also occur on-site.

Ara Poutama operates one custodial facility within Taupō District, known as Tongariro Prison. The site is located in the Rural Environment and designated under the Operative District Plan by the Department of Corrections for the purpose of a "Prison", designation reference 'D29'.

The prison is located within a large landholding of approximately 4,858 hectares, with the secure facility (see **Figure 1**) located towards the northern end of the site. The majority of the site comprises production forest and farm land, with the remainder including roads, river reserves, wetlands and native forest (see **Figure 2**).

The wider site is owned by the Hautu-Rangipo Limited Partnership. The custodial facility and surrounds are subject to a perpetually renewable leasehold in favour of the Crown, which includes an area of approximately 773 hectares (located within the wider 4,858 hectare site). Negotiations are currently underway between the landowner and Ara Poutama to potentially increase the leasehold area, but have not been concluded. The extent of the designation currently reflects the wider landholding.

Ara Poutama will formally seek to rollover the designation of the site at such time as the designations chapter is reviewed or a Proposed District Plan is to be notified. It is likely that the extent of the designation will be reduced at that time, to reflect the extent of the leasehold.



Figure 1: Aerial photograph of the Tongariro Prison custodial facility
Source: Google Maps

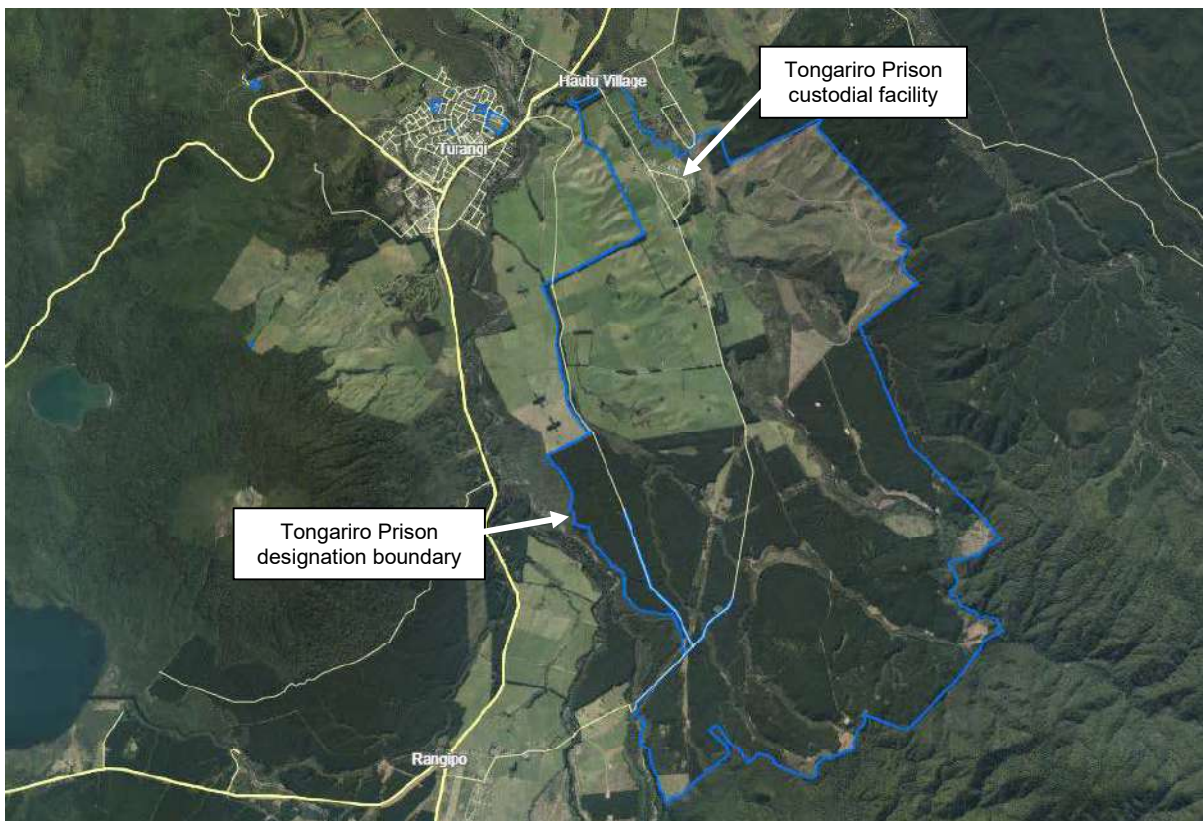


Figure 2: Aerial photograph of the Tongariro Prison designation
Source: Taupō District Council GIS

Tongariro Prison is an important part of the corrections facility network which provides for the safety and security of all New Zealand communities and is of national significance. It is one of three prison facilities in the Central North Island, and therefore likewise has significance in a regional and district context. The facility plays a vital role in the region in allowing Ara Poutama to meet its responsibilities under the Corrections Act 2004.

Non-Custodial Community Corrections Sites

Non-custodial community corrections sites include service centres and community work facilities and are essential social infrastructure. Non-custodial services and their associated infrastructure play a valuable role in reducing reoffending. Community work helps offenders learn vital skills and to give back to their community, and in return the community benefits from improved amenities. Ara Poutama considers that its services enable people and communities to provide for their social and cultural well-being and for their health and safety, and therefore those activities and services contribute to the sustainable management purpose of the Resource Management Act 1991 (**RMA**).

The service centres provide for probation, rehabilitation and reintegration services. Offenders report to probation officers as required by the courts or as conditions of parole. Ara Poutama's staff use service centres to undertake assessments and compile reports for the courts, police and probation officers. Service centres may also be used as administrative bases for staff involved in community-based activities, or used as a place for therapeutic services (e.g. psychological assessments). The overall activity is effectively one of an office where the generic activities involved are meetings and workshop type sessions, activities which are common in other office environments.

In addition to these service centres, Ara Poutama operates community work facilities. Community work is a sentence where offenders are required to undertake unpaid work for non-profit organisations and community projects. Offenders will report to a community work facility where they subsequently travel to their community work project under the supervision of a Community Work Supervisor. The community work facilities can be large sites with yard-based activities and large equipment and/or vehicle storage.

Service centres and community work facilities may also be co-located on the same site.

Community corrections sites support offenders living in that community. Ara Poutama therefore looks to locate its sites in areas accessible to offenders, and near other supporting government agencies. Commonly, sites are therefore located in commercial or business areas, but may also be located in industrial areas, where large lots and accessibility suit the yard-based nature of some operations. As community corrections facilities are not sensitive to the effects of an industrial environment (e.g. noise, high traffic movements, etc), they are not prone to reverse sensitivity.

Ara Poutama currently operates two non-custodial community corrections sites in the Taupō District:

- Taupō Community Corrections, located at 9 Taniwha Street, Taupō. This site is located in the Taupō Town Centre Retail Expansion Precinct and is designated under the Operative District Plan by the Department of Corrections for the purpose of a "Periodic Detention Centre", designation reference 'D23'. This is shown in **Figure 3**.
- Tūrangi Community Probation Service, located at 112 Atirau Road, Tūrangi. This site is located in the Industrial Environment and is designated under the Operative District Plan by the Department of Corrections for the purpose of a "Probation Reporting and Periodic Detention Centre", designation reference 'D32'. This is shown in **Figure 4**.

Ara Poutama will formally seek to rollover the designations of these sites at such time as the designation chapter is reviewed or a Proposed District Plan is to be notified.



Figure 3: Aerial photograph of the Taupō Community Corrections site ('D23')
Source: Taupō District Council GIS



Figure 4: Aerial photograph of the Tūrangi Community Probation Service site ('D32')
Source: Taupō District Council GIS

Residential Activities

Ara Poutama operates residential units in the community throughout New Zealand. There is a range of housing, rehabilitation, reintegration and support provided in these facilities, depending on the needs of the residents. Ara Poutama provides housing and other support for some people in its care to assist with their transition and integration back into the community. This may be for people following their release from prison, and can also be used to accommodate those on bail or community-based sentences (such as home detention).

Residential accommodation (with support) provides necessary facilities, such as sleeping, cooking, bathing and toilet facilities, which encompass a typical household living scenario; and a typical residential dwelling is utilised for such purposes. People living in this residential environment are not detained on-site, the same as anyone else living in the community, except that some people may be electronically monitored and/or supervised. In some instances, supervisory staff are present on-site to provide a level of care (being a range of rehabilitation, reintegration and support services) appropriate to meet the needs of the individual(s) residing at the site. It is noted that these support staff do not reside on-site and have an alternative residential address. In other instances, supervisory staff will provide support on a part-time basis.

In summary, Ara Poutama operates a range of residential accommodation activities with associated reintegration or rehabilitation support, which vary in nature and scale, all of which fall within the ambit of a residential activity.

Feedback on the Draft Taupō District Plan Changes 2022

Chapter 2 Strategic Directions

The Draft Strategic Directions Chapter sets out six significant resource management matters for the Taupō District. Of particular relevance for Ara Poutama is Strategic Direction 3 “*Urban Form and Development*” (Section 2.3). This section states that the “*Taupō Districts diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas*”.

However, there are no specific objectives and policies relating to housing and this is therefore inconsistent with the Taupō District 2050 Growth Management Strategy (**TD2050**), which states that a diversity in housing types will be essential over the coming years. Nor are there any references to essential social services or community facilities, which are critical for effectively-functioning urban areas.

In this context, Ara Poutama proposes the following amendments to the objective and policy framework under Strategic Direction 3.

2.3.2 Objectives ...

2. *Subdivision, use and development of land which will have demonstrable social and cultural benefits to the District's community will be recognised/supported. ...*

2.3.3 Policy ...

5. ~~*Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.*~~ *Provide for activities that will lead to beneficial social and cultural outcomes for the district's community, including essential social services and community facilities.*

12. *Enable a variety of residential housing types for a diverse range of households across the district, to meet the community's diverse social housing needs.*

Policy 5 as currently drafted is very similar to Objective 2, therefore Ara Poutama recommends new wording to replace this policy, as well as a minor addition to Objective 2 to refer to “cultural benefits” (to ensure consistency with Policy 5).

Proposed Policy 12 would give effect to Objective 1, which requires that development of land shall be consistent with TD2050.

With regard to the reference to “households” in proposed Policy 12, Ara Poutama seeks that a new definition be added to the District Plan, to clarify that a household is not necessarily limited to a family unit or a flatting arrangement (which are more commonly-perceived household situations).¹ The following definition is proposed:

Household – means a person or group of people who live together as a unit whether or not:

a. any or all of them are members of the same family; or

b. one or more members of the group (whether or not they are paid) provides day-to-day care, support and supervision to any other member(s) of the group.

Chapters 3b and 4b Rural Environment

As set out above, the Tongariro Prison site is located in the Rural Environment under the Operative District Plan. However, the application of the Rural Environment zoning for the Tongariro Prison site is inconsistent with modern planning practice for management of custodial corrections sites. To ensure that the ongoing use and upgrading of the Tongariro Prison is provided for appropriately within the District Plan, Ara Poutama seeks that a customised special purpose zone applies to the site, in tandem with the designation.

The National Planning Standards anticipate such a planning mechanism being implemented, with the Zone Framework Standard providing for a special purpose “Corrections Zone”.

While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are able to be enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial reintegration activities, community corrections activities and residential activities.²

Implementing the special purpose Corrections Zone over custodial corrections sites is an approach consistent with that being applied by local authorities under other recent District Plan review processes around the country, including:

- **The Proposed Waikato District Plan – Decisions Version** (decisions notified 17 January 2022), whereby the Spring Hill Corrections Facility is subject to an operative Corrections Zone³ and a designation;⁴ and
- **The Draft Wellington District Plan** (released 2 November 2021), whereby the Arohata Prison is subject to a proposed Corrections Zone⁵ and a designation.⁶

Appendix A provides a draft chapter for a new special purpose “Corrections Environment” for application to the Tongariro Prison facility, including appropriate objectives, policies, rules, standards and definitions. The proposed provisions follow the format of the Operative District Plan and are informed largely by the draft

¹ The Operative District Plan does not currently have a definition of a “household”, although “household” is referenced under the definition of “dwelling” (refer to Chapter 10).

² Ara Poutama considers that non-custodial residential accommodation (with support) that it provides is entirely consistent with the definition of a “residential activity” as per the Operative District Plan, as opposed to any other definition in the Plan, such as “community care activity”. Feedback and discussion with Council planning staff is welcomed on this particular matter.

³ [https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-\(decisions-version\)/part-3-area-specific-matters/special-purpose-zones/part-3_16-corz-corrections-zone.pdf?sfvrsn=5be59ac9_2](https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-(decisions-version)/part-3-area-specific-matters/special-purpose-zones/part-3_16-corz-corrections-zone.pdf?sfvrsn=5be59ac9_2)

⁴ [https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-\(decisions-version\)/part-3-area-specific-matters/designations/part-3_38-mcor-minister-of-corrections.pdf?sfvrsn=b7e39ac9_2](https://www.waikatodistrict.govt.nz/docs/default-source/your-council/plans-policies-and-bylaws/plans/district-plan-review/decisions/proposed-waikato-district-plan-(decisions-version)/part-3-area-specific-matters/designations/part-3_38-mcor-minister-of-corrections.pdf?sfvrsn=b7e39ac9_2)

⁵ <https://eplan.wellington.govt.nz/proposed/#Rules/0/300/1/0/0>

⁶ <https://eplan.wellington.govt.nz/proposed/#Rules/0/268/1/0/0>

General Rural Environment chapters (3b and 4b), but are nuanced to provide for the above-mentioned non-custodial justice sector activities; i.e. non-custodial reintegration activities, community corrections activities and residential activities (noting that residential activities are already anticipated in the General Rural Environment).

Appendix A also includes a map showing the indicative extent of the Corrections Environment. As outlined above, negotiations are currently underway between the landowner and Ara Poutama to potentially increase the leasehold area for the prison, but have not been concluded. As such, the exact extent of the proposed Corrections Environment will be confirmed once extent of the leasehold has been settled (which Ara Poutama will advise Council of prior to notification of the proposed Plan Changes).

Appendix A: Proposed Corrections Environment Provisions

3v CORRECTIONS ENVIRONMENT CHAPTER

3v.1 Introduction

Ara Poutama Aotearoa the Department of Corrections operates a custodial prison facility located approximately 2 kilometres to the east of Turangi, accessed from Waiotaka Valley Road, known as Tongariro Prison. Ara Poutama Aotearoa the Department of Corrections is responsible for the operational management of the prison. The site is designated by the Department of Corrections for the purpose of a "Prison".

Tongariro Prison is an important part of the corrections facility network which provides for the safety and security of all New Zealand communities and is of national significance. It is one of just 15 men's prison facilities in the country, is one of just three men's prisons in the Greater Waikato region, and is the only men's prison in the Taupō district. It therefore has significance in a regional and district context. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa the Department of Corrections to meet its responsibilities under the Corrections Act 2004 for enforcing sentences and orders of the criminal courts and the New Zealand parole board.

In accordance with Section 176 of the RMA, the provisions of the District Plan shall apply in relation to the land that is subject to the designation only to the extent that the land is used for a purpose other than the designated purpose.

While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are enabled under the Corrections Environment provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial reintegration activities and community corrections activities. The Corrections Environment also adopts some of the provisions of the adjacent General Rural Environment.

3v.2 Objectives and Policies

Objective 3v.2.1 National Importance

Tongariro Prison is recognised as a nationally important facility which contributes to the economic and social well-being, and health and safety of the region and district.

Objective 3v.2.2 Corrections Environment

The Corrections Environment provides for:

- a) The continued operation and development of Tongariro Prison.
- b) The ongoing maintenance, upgrading, and expansion of Tongariro Prison.
- c) Activities with operational needs and functional needs to be located within the Corrections Environment without being constrained or compromised by incompatible activities.

Objective 3v.2.3 Managing Effects

Adverse effects of activities and development in the Corrections Environment are managed effectively within the Environment and at interfaces with adjoining Environments, scheduled sites and public spaces.

Policy 3v.2.4 Operation and Development

Enable the ongoing operation and development of custodial corrections facilities and associated activities.

Policy 3v.2.5 Compatible Activities

Provide for activities that are compatible with the purpose and function of the Corrections Environment, including:

- a) Activities provided for as permitted activities in the General Rural Environment;
- b) Non-custodial reintegration activities; and
- c) Community corrections activities.

Policy 3v.2.6 Other Activities

Manage the effects of other activities which are otherwise compatible with the function and predominant character of the General Rural Environment.

Policy 3v.2.7 Amenity Values

Manage activities within the Corrections Environment so that they do not unduly detract from the rural amenity values of properties beyond the Corrections Environment.

4j CORRECTIONS ENVIRONMENT

4j.1 General Rules

4j.1.1 Activities in the Corrections Environment

- i. Any activity that:
 - a) Complies with all the Performance Standards for the Corrections Environment; and
 - b) Complies with all the District Wide Performance Standards; and
 - c) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the Corrections Environment or General Rural Environment; and
 - d) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules

is a **permitted activity**.

- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4j.1.2 Non-custodial rehabilitation activities

- i. Non-custodial rehabilitation activities that:
 - a. Comply with performance standards for the Corrections Environment are a **permitted activity**, provided that:
 - i. Unloading and loading of vehicles or the receiving of deliveries only occur after 7:00am and before 7:00pm on any day; and

- ii. Machinery can be operated after 7:30am and up to 7:00pm on any day.
- ii. Non-custodial rehabilitation activities that do not comply with the performance standards are a **restricted discretionary activity**.
- iii. Applications under Rule 4j.1.2 ii will not be notified.

When considering activities under Rule 4j.1.2 ii Council restricts the exercise of its discretion to the following matter:

- a. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties and the surrounding area.

4j.1.3 Community corrections activities

- i. Community corrections activities that:
 - a. Comply with performance standards for the Corrections Environment are a **permitted activity**, provided that:
 - i. The hours of operation are between 7:00am and 7:00pm on any day.
- ii. Community corrections activities that do not comply with the performance standards are a **restricted discretionary activity**.
- iii. Applications under Rule 4j.1.3 ii will not be notified.

When considering activities under Rule 4j.1.3 ii Council restricts the exercise of its discretion to the following matter:

- a. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties and the surrounding area.

4j.1.4 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4j.1.4 ii Council restricts the exercise of its discretion to the following matters:

- a. The proximity between the primary residential unit and the minor residential unit.
- b. The effect of the minor residential unit on the character of the surrounding area.
- c. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.

4j.1.5 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and

- b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to activity commencing; and
- c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4j.1.6 Home businesses, commercial and industrial activities

- i. A home business, commercial or industrial activity which complies with the performance standards is a **permitted activity**.
- ii. A home business, commercial or industrial activity which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4j.1.6 ii Council restricts the exercise of its discretion to the following matters:

- a. The daily vehicle movements expected to and from the allotment.
- b. The effect of the activity on the character of the area.
- c. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
- d. The hours of operation for the activity.
- e. The proposed signage associated with the activity.

4j.1.7 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4j.2 is a **permitted activity**.
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4j.2 is a **restricted discretionary activity**.
- iii. Papakāinga on general land owned by Māori is a **restricted discretionary activity**.
- iv. Applications under Rules 4j.1.7 ii or iii will not be notified.

When considering activities under Rule 4j.1.7 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4j.2 which the proposal does not comply with.
- b. Any effects on the functioning of the surrounding environment including effects on infrastructure.
- c. For 4j.1.7 iii, in addition to a and b:
 - a. Historical associations of the land to mana whenua and reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4j.1.8 High voltage transmission lines

- i. Any building (except network utilities) located within 0 – 12 meters of a high-voltage transmission line is a **restricted discretionary activity**.

When considering activities under Rule 4j.1.8 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4j.2 Performance Standards - Corrections Environment

4j.2.1 Vehicle movements

- i. 100 vehicle movements per day for the allotment.
- ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements.

EXCEPTION: This performance standard shall not apply to traffic movements involved in custodial operations, forest harvesting operations, non-custodial rehabilitation activities and community corrections activities.

4j.2.2 Maximum building coverage

- i. 10% of the net allotment area.

EXCEPTION: Custodial facilities and papakāinga.

4j.2.3 Maximum building size

- i. 5,000m² gross floor area for a single building.

EXCEPTION: Custodial facilities and non-custodial rehabilitation activities.

4j.2.4 Maximum density of primary residential units

- i. One primary residential unit per 10 hectares.

EXCEPTION: Custodial facilities and papakāinga.

4j.2.5 Maximum building height

- i. 12 metres.

EXCEPTIONS:

- Cranes being used as part of any construction or maintenance works for the duration of the works - no height limit.
- Drilling Rigs for up to 60 days per well allotment - no height limit.
- Custodial facilities.

4j.2.6 Minimum building setbacks

- i. 15 metres from all boundaries.
- ii. 300 meters for buildings for the management of farmed animals from all boundaries.

NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs.

EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and 6m² in gross floor area. Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.

EXCEPTION: For the purpose of this performance standard custodial facility buildings and water tanks are not required to comply with the setback requirements in this standard.

4j.2.7 Minor residential units

- i. A maximum of one minor residential unit per primary residential unit per allotment.
- ii. All minor residential units shall:
 - a. Be no larger than 100m² in size (inclusive of garaging).
 - b. Be located no greater than 20 metres from the primary residential unit.
 - c. Share an accessway/driveway with the primary residential unit.

EXCEPTION: Custodial facilities and papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4j.2.8 Home businesses, commercial and industrial activities

- i. Any indoor or outdoor space used for home business, commercial or industrial purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Home business or commercial activities within a Papakāinga.

4j.2.9 Maximum Noise - Limits

- i. The noise level arising from any activity measured within the notional boundary of any General Rural Environment or Rural Lifestyle Environment site or within the boundary of any residential environment site, other than the site where the noise is generated, shall not exceed the following limits:
 - a. 7.00am - 10.00pm 55dBA Leq
 - b. 10.00pm - 7.00am 40dBA Leq and 70dBA Lmax

NOTE: For specific noise refer to following Performance Standards.

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.

4j.2.10 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803: 1999 Acoustics Construction Noise.

4j.2.11 Maximum Noise - Other

- i. Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, agricultural and forestry machinery or equipment (including mobile plant at produce packing facilities but excluding sawmilling equipment), operated and maintained in accordance with the manufacturer's specifications in accordance with accepted management practices (e.g. for milking, spraying, harvesting, packing, forest harvesting and the like). Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

4j.2.12 Parking, Loading and Access

- i. In accordance with Section 6: Parking Loading and Access

4j.2.13 Signage

- i. Maximum of one sign per allotment.
- ii. Maximum total face area of sign - 2m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signage.
- v. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area.

EXCEPTIONS: Signs associated with management and operation of custodial facilities, official signs required by statute and warning signs related to aspects of public safety are not required to comply with the standards.

Indicative extent of the proposed Corrections Environment (to be confirmed):



Addition required to Chapter 10, Definitions:¹

Community corrections activity - means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.

¹ N.B. this definition is consistent with that provided for within the Definitions Standard of the National Planning Standards.



First name: Joe

Last name: Jordan

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Joe Jordan Submission

Russ Watts

From: Joe Jordan <joe.nadro@gmail.com>
Sent: Monday, 13 June 2022 3:30 pm
To: District Plan
Subject: District Plan Changes To Subdivision

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hi, Guys

Many years ago my wife and I bought our lifestyle block with the intention, in due course, of subdividing it into three additional blocks to be freely gifted to our daughter and two sons for them to build their houses on. The payoff for my wife and I being that with close family members living nearby, they would be available to help us as we get older and become less able to do things for ourselves. And by virtue of such help, we could avoid or at least delay the need for either of us becoming a burden on the taxpayer and the health system, by having to go into residential care. But we didn't achieve such objectives, because in 2002 Council failed to ensure that King Road was built where it was first proposed and approved to be built, which robbed us of what would've been our access to/from King Road. Plus, in December 2006, Council raised the subdivision criteria for areas North West of Taupo, so as to stifle subdivision as a means of limiting further traffic pressure on the Norman Smith Street / SH 1 -5 junction, which further stuffed our plans.

You are proposing to allow lifestyle block owners to subdivide their land down to 2 hectare blocks, but as most lifestyle blocks are of only 4 hectares size, it means cutting them in half, which, in many cases, won't be feasible in a logical, common sense manner, due to land topography or other constraints. It would be far more practical to allow subdivision down to 1 hectare sizes, or even to 1 acre sizes.

And why is it that currently, large landowners such as my neighbour, John Olsen, of 898 Mapara road, are permitted to subdivide their land into numerous 1 acre blocks, whereas small landowners, like lifestyle block owners, are not accorded the same option. What logical rationale does Council apply to justify such unfair discrimination.

Joe Jordan

**Organisation:**

Cheal

First name: Catriona

Last name: Eagles

On behalf of:

Baillie Lodges being the operator of Huka Lodge

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

Huka Lodge Submission

Russ Watts

From: Catriona Eagles <CatrionaE@cheal.co.nz>
Sent: Monday, 13 June 2022 4:10 pm
To: District Plan
Subject: Submission to draft District Plan Change - 233 & 271 Huka Falls Road, Taupo

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

This submission to the draft Plan Changes is made on behalf of Baillie Lodges being the operator of Huka Lodge being located at 233 & 271 Huka Falls Road, Taupō.



Under the draft Plan Change to the Rural Environment, Huka Lodge is shown as part of the General Rural Zone. As long discussed with Taupō District Council, this zoning is not fit for purpose for this site, nor would Rural Lifestyle. The historical rural zoning is a result of the philosophy of the plan when established in early 2000s. The zoning for this site was subsequently not revised in the rural plan changes of 2008/09. For the nearly 100 years, this site has operated as a luxury fishing and accommodation lodge. In the 1980s and 1990s it was included as part of

the Wairakei Tourist Park and currently holds a number of consents which overall allow a building coverage of approximately 5%. These consent decisions have assessed and acknowledged that the immediate area does not hold the characteristics of a productive rural area/rural zone but rather a character represented by open space and tourism activities including accommodation. The draft provisions of the General Rural zone provides no acknowledgement of the characteristics or uses of this area currently.

Whilst in the preamble of the draft rural plan change objectives and policies the place of tourist activities and tourist accommodation within the rural zone is discussed, there are no provisions enabling tourism accommodation rather the rules regarding commercial activities further constrain them. The increase in coverage to 10% is welcomed however the constraint provided in the vehicle movement rule and commercial activity maximum area are a unnecessary constraint for luxury accommodation facilities, particularly in this location where there are few if any rural production activities. It is also unclear as to whether there will continue to be a 5m setback from the Foreshore Protection Area as currently within the District Plan.

Therefore the submitter considers it is necessary that Council revise the zoning for this site to not be General Rural or Rural Lifestyle as soon as possible, and if not in this current plan change, in the next being the residential environment. It is considered that at the current level of consents, a residential zone or a tourist accommodation zone is the most appropriate for this site. We welcome further discussion on this matter as soon as Council is able.

Ngā mihi o Matariki te tau ho Māori

Catriona Eagles
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**Organisation:**

Cheal

First name: Catriona

Last name: Eagles

On behalf of:

Cheal Consultants Ltd

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission.

Attached Documents

File
Cheal Submission

Russ Watts

From: Catriona Eagles <CatrionaE@cheal.co.nz>
Sent: Monday, 13 June 2022 4:32 pm
To: District Plan
Cc: Sarah Hunt; Helen Brosnan
Subject: Cheal Consultants - Technical submission on Draft Plan Changes

Categories: Submission

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Hi Kendall and Hilary

Town Centre

We have no comment on this.

Residential Environment

We have no comments on this other than to say that this brings this coverage rule in line with other Councils and reflects, as noted, the scale of residential dwellings the community expects to build within Taupō.

Industrial Zone Expansion

We note that several of blocks now proposed were not included in CISP when it was undertaken and that further assessment of these blocks is now proposed. We look forward to reading this further assessment, and the demand assessment relating to industrial land as background (noting that it is not currently publicly available on the website).

Strategic Direction

Obj 2.1 – We look forward to understanding how this strategic direction develops future consultation, mitigation and decision making across all levels and types of consents. Also how this relates to Te Kaupapa Kaitiaki. Additionally the linkage between Objective 2.1 and 2.6 appears to require further discussion where these aspirations overlap.

Obj 2.2 – We note that currently Taupō District Plan does not clearly identify water bodies to which this policy framework relates and there is a lack of clarity (and inconsistency between Councils) regarding the role of Ephemeral water courses in water quality. We also note that the focus on water quality also does not address any values associated with the water body itself, perhaps leaving this to natural values.

Obj 2.3 – We note that lack of discussion in these obj and polices regarding roading/reserves connectivity between developments, connectivity via alternative modes of transport and there is a lack of acknowledgement of how subdivision can facilitate public transport. Policy 11 refers to ‘inappropriately’ – this is not clear as to its meaning. Additionally the policy is best to refer to ‘identified natural values’. There are several references to TD2050 2018 however some of the zoning proposed in the industrial zone change within these plan changes will not be consistent with TD2050. This needs amending.

Obj 2.4 – We are curious as to how this works for industrial activities as it refers to use of land and land use activities which will unduly accelerate climate change will be discouraged – this feels like an expansion into regional Council jurisdiction and it is unclear how this will impact on future industrial landuse consent assessment criteria. Policy #4 appears to have links to the provision of public transport in land development so we are interested in how this links to Obj 2.3.

Obj 2.5 – no comments

Obj 2.6 – We are interested in the interface between this strategic direction and that of Obj 2.1 particularly as it relates to future development of maori land. These two strategic directions may work in opposition if not carefully crafted.

Rural Plan Change

- **Main comments**

Our main comments relate to the matters of existing lawfully established activities, vehicle movements and commercial/industrial activities.

The definition of rural industry needs to be clear and outline the locational need to be in rural environment. There also needs to be a rule in both zones which states that Rural Industry is permitted with no limitation on area. Furthermore, minor retail or associated commercial activities to that rural industry could also be permitted similar to that detailed in the Taupō Industrial zone. We consider that the matter of retail and commercial activities in the rural environment must be carefully outlined and managed as to not be addressing what might otherwise be a trade competition matter. Whilst there are some commercial activities in the rural zone, many of them are related to the rural sector therefore may meet a clear definition of rural industry. However there are two additional matters to be considered. Firstly if industrial land is under pressure hence the expansion of the industrial zone, why push a small number of businesses out of the rural zone. Secondly, in light of climate change and vehicle emissions, do commercial activities have a place within the rural community in assisting to reduce vehicle emissions? We note that whilst the objective mentions locational need for Rural Industry, the policy and rule do not.

Although tourism activities are outlined as being a part of the Rural Environment, they will be caught in the definition of commercial activity, the vehicle movement rule and the proposed area constraint unless more clearly defined. This appears contrary to the proposed Objective 3b.2.4.

The re-inclusion of vehicle movements will capture any expansion of existing rural industry, even if the definition of rural industry includes these activities ie pet lodges, plant nurseries. However in researching Council's long term plan and roading asset management plan there are no rural roads identified as being significantly under pressure. If there is damage to roads occurring this is not evident in current information. This matter is perhaps best addressed through DCs and associated capital works or a change to visibility or driveway access provisions, rather than a rule in this Rural zone. The associated rule to Policy 3b.2.10 only mentioned heavy vehicle movements however the rule captures all vehicle movements. We also note that the rules bring in a new definition of vehicle movement calculation which is not consistent with that in the Residential Environment. This new calculation will be difficult to monitor from a compliance perspective in our view. If the concern is amenity rather than damage to roads, an alternate provision should be sought in our view.

- **Other comments**

Policy 3b.2.8 mentions Rural production buildings, Policy 3b.3.8 mentions Rural productive activities – these require definition.

New primary dwelling and minor dwelling provisions are likely to work well. However it is unclear how this relates to accommodation activities/units.

Objective 3b.2.2 and Policy 3b.3.8 must mention lawfully established rural industry and other lawfully established activities that have established in the rural area .

Rule 4b.1.2 does not include the location or safety of the access or the need for a shared access however the associated rule in the Rural Lifestyle zone does. This requires consistency in our view.

Rule 4b.3.2 does not include the safety of the access point.

Rule 4b.1.5 limits home business, commercial or industrial but not retail however Rule 4b.3.3 limits home business, commercial and retail. What is the status of industrial activities in the Rural Lifestyle as Rule 4b.4.9 does not include industrial activities?

Rule 4b.1.5 does not have assessment criteria for the owner living on the site however Rule 4b.3.3 assessment criteria does mention this? Home business therefore requires a definition.

Rule 4b.2.2 talks of 10% net allotment area – this is a new term and require definition. It is also different to the corresponding rule in Rural Lifestyle which states 10% total allotment area. However the increase to 10% is more workable for rural activities we think.

Rule 4b.2.6 requires a 30m² horse stable or pet lodge to be 300m from external boundary however there is no corresponding rule in the Rural lifestyle. Why are small scale, domestic sheds for farmed animals not provided with an alternative ie buildings less than 50m² are included in Clause i. NB the exclusion of water tanks is sensible.

The matter of number of users on rights of way/private roads requires some assessment criteria to guide the key issues particularly around the need for public roads or public rights of access and the need for connectivity to other public roads.

- **Area X and Y**

Centennial Drive and Link Rd currently 4ha to 6ha blocks are covered by new Rules 4b.5.2 and 4b.5.3 – subdivision into 2ha blocks adjoining general Rural would be a discretionary activity with no reference to Area X or Contact encumbrance etc as Rule 4b.5.6iii doesn't apply?

However in Area Y there must be a covenant and subdivision is detailed in Rule 4b.5.6 iii. This appears either inconsistent or incomplete in the package of rules, and requires more consideration.

- **Rural subdivision Activity Status**

The subdivision assessment criteria need to reflect the proximity to existing lawfully established activities and mitigation to reverse sensitivity.

Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot in the red location would be a Non-complying activity however a 1.95ha lot in the green location would be a discretionary activity – is this correct?



Happy to meet to discuss these matters further or be a part of a focus group/industry working party if needed.

Ngā mihi o Matariki te tau ho Māori

Catriona Eagles
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**Organisation:**

Transpower New Zealand Ltd

First name: Trudi

Last name: Burney

On behalf of:

Transpower New Zealand Ltd

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Transpower Submission

Russ Watts

From: TDC Info Email Queue
Sent: Monday, 13 June 2022 4:51 pm
To: District Plan
Subject: Fwd: District Plan Changes 2022 - Feedback from Transpower
Attachments: Transpower Feedback on Strategic Drection and Rural chapters 20220613.pdf

Categories: Submission

From: Environment.Policy@transpower.co.nz
Sent: Monday, June 13, 2022 4:46 PM
To: info@taupo.govt.nz
Subject: District Plan Changes 2022 - Feedback from Transpower

Hi

Please find attached feedback from Transpower on the bundle of proposed District Plan Changes.

If you have any questions or need any further information please let me know.

Ngā mihi

TRUDI BURNEY

Senior Environmental Planner
 Environmental Policy and Planning Team
Transpower New Zealand Ltd
31 Gilberthorpes Road, Islington 8042, Christchurch
 P03 590 7126
transpower.co.nz

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13 June 2022

Taupo District Council
District Plan Changes 2022

By email: districtplan@taupo.govt.nz

Dear Sir/Madam

Feedback by Transpower NZ Ltd on the District Plan Changes 2022 – Strategic Directions and Rural Environments

The following relates to the feedback sought by Council on the draft Strategic Direction and Rural Environments Chapter of the bundle of District Plan Changes 2022 (District Plan Changes).

Transpower appreciates the opportunity to provide feedback and notes the comments build on the earlier feedback provided by Transpower New Zealand Ltd (“Transpower”) in January 2021 containing National Grid specific objectives, policies, rules and definitions.

Transpower owns and operates a number of National Grid assets within and traversing Taupo. As such, Transpower has a specific interest in the District Plan Changes in terms of its existing assets, but also in relation to the development of any new National Grid assets.

Specific to the draft Strategic Directions and Rural Environments Chapters of the District Plan Changes, Transpower makes the following comments and where appropriate suggests amendments to proposed text. Amendments are sought as follows: (refer **red** underlined/ strikethrough text).

Strategic Directions

Transpower supports the provision of strategic directions for significant and local infrastructure. However, some confined amendments are sought to specifically recognise the National Grid. Such specific recognition would give effect to the NPSET and reflect the national significance of the electricity transmission network. It is noted that specific provisions are provided for renewable energy generation but not for the National Grid which is recognised to be of national significance.

2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

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

*Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect **and compromise** the safe and effective functioning of significant and locally important infrastructure.*

.....

2.5.2 Objectives

1. *The wider benefits and strategic importance of significant infrastructure to the District and nationally, are recognised in decision making and land use planning.*
2. *The sustainable development, operation, maintenance and upgrading of renewable electricity generation resources and activities are recognised and encouraged.*
3. *Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.*
4. *Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.*
5. *The national significance of the National Grid and sustainable, secure and efficient electricity transmission is recognised and provided through and within the District.*

2.5.3 Policy

1. *Enable the development, operation, use, maintenance and upgrade of renewable electricity generation and transmission developments.*
2. *Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.*
3. *Recognise the functional and operational needs associated with the use and development of significant infrastructure.*
4. *Subdivision, land use and development will not adversely affect and compromise the effective and safe functioning of infrastructure.*
5. *Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.*

Rural Environments

In the absence of specific National Grid provisions (which it is presumed will be located in the Network Utilities Chapter) the relationship and relevance of the Rural Environment Chapter to the National Grid is not clear. It is anticipated that while the rules in the Rural Environment Chapter will not apply to the National Grid, the rural zone policies may be a relevant consideration. The relevance of the following comments are therefore dependent on the relationship between the chapters and applicability of the provisions.

The primary amendments sought to the chapter are specific references to transmission where there are references to electricity generation. Both activities have a national policy statement and are subject to operational and functional needs and constraints.

3b RURAL ENVIRONMENT CHAPTER

3b.1 Introduction

...

The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas. The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that reflects the productive nature of the land, the rural level of infrastructural services and the amenity values of the



TRANSPOWER

Keeping the energy flowing

landscape, as well as managing effects and enabling rural lifestyle living in appropriate areas. Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and electricity generation and transmission.

It is important that all such activities do not affect the ability of the rural environment to function effectively, recognising that some activities have specific locational or operational needs that must be accommodated. It is expected in the Rural Environment that all properties are self-servicing in terms of the provision of potable water and the disposal of stormwater and wastewater.

...

3b.2 Objectives and Policies – General Rural Environment

...

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

Transpower appreciates the opportunity to be involved in the review and is happy to clarify any of the comments above or those provided earlier. Transpower would welcome the opportunity to meet with Council and discuss the feedback to ensure the District Plan review gives effect to the National Policy Statement on Electricity Transmission (2008) (“NPSET”).

Transpower understands feedback will be invited on other chapters in due course.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

Trudi Burney
Senior Environmental Planner
Transpower NZ Ltd
D: 03 5907126
E: Environment.Policy@transpower.co.nz



First name: Alice

Last name: Lin

On behalf of:

Genesis Energy Ltd

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Genesis Submission final

3b RURAL ENVIRONMENT CHAPTER

3b.1 Introduction

The Rural Environment makes up most of the land within the District and has been categorised into two distinct areas, being the General Rural Environment and the Rural Lifestyle Environment. These separate areas highlight the increasing need to protect the open space characteristics of the Rural Environment and its production values, while also providing for the growth of the District and the demand for rural lifestyle living in specific locations.

The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas.

The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that provides for rural production activities, rural service industries, as well as other activities that support rural production or are appropriate in the rural zone. Geothermal steamfields, large scale Renewable Electricity Generation sites, electricity transmission and distribution and other infrastructure services, there are fragmented Industrial zoned sites surrounded by rural land which are common in the General Rural Environment. It is important all activities, working structures and buildings associated with rural industry and other appropriate activities in the rural zone are provided for, this includes effects such as odour from primary industry, farm buildings and working structures such as fences, barns, milking shed as well as hydro dams, geothermal drill rigs and pipelines and rural infrastructure, which all form part of rural character and rely on the openness of the Rural Environment, as there can be effects beyond the boundaries of sites. reflects the productive nature of the land, the rural level of

The Rural Environment also contains other significant values sites that are of significance, some of these are identified as Outstanding Landscape Areas, which need to be managed and protected, such as the ecological integrity of the natural environment and human health.

Infrastructural services, rural lifestyle living in appropriate areas. and the amenity values of the landscape, as well as managing effects and enabling rural lifestyle living in appropriate areas.

Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and rural lifestyle living are provided for in appropriate areas

electricity generation. It is important that all such activities do not affect the ability of the rural environment to function effectively. It is expected in the Rural Environment that all properties are self-servicing in terms of the provision of potable water and the disposal of stormwater and wastewater.

The papakāinga provisions recognise the intent of Part 2 of the RMA and provide for the occupation by whanau, hapu or iwi members on Māori land. The provisions recognise the importance of enabling māori to settle on their ancestral lands. Papakāinga development will often be at higher densities than other residential land uses in the rural environment. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there.

In addition to papakāinga there is a wide range of cultural activities and activities of importance to māori which are appropriate to occur within the rural environment.

General Rural Environment

The General Rural Environment is predominantly characterised by large open space and vegetated areas including productive farmland and forest, ridgelines, native bush, lakes, rivers and their margins. Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture and plantation forestry activities, ~~with dispersed buildings and rural roads~~. There is also a wide range of development associated with tourism activities, recreation, and the generation and transmission of electricity. Working structures and buildings associated with all activities in the rural zone are common and form part of the character of the rural zone.

The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment by retaining large property sizes and limiting the extent of sensitive activities including housing provided for. ~~Yet allowing appropriate development to occur while preserving the 'openness' of the General Rural Environment.~~ The creation of the General Rural Environment aims to support primary productive uses and rural industry, meaning an activity that directly supports, services, or is dependent on primary production, or has a functional ~~and has a locational need to be located within~~ the General Rural Environment (rather than an urban environment):

~~Primary production~~ Activities in the General Rural Environment will produce effects that are different from urban areas, such as visual, noise, odour, vibration, spray drift and dust. Allowing these activities to operate in a more suitable environment, along

with compatible non-sensitive activities, aims to protect rural land uses from unnecessary restrictions.

The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production or have a functional locational need to be within the General Rural Environment e.g. Renewable Electricity Generation activities, which must be located where renewable energy resources are located. This is to avoid the uptake of General Rural Environment land by activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment. It is important to acknowledge there are isolated sites zoned industrial, which are surrounded by the General Rural Environment eg Rotokawa Geothermal Powerstation.

Rural Lifestyle Environment

The Rural Lifestyle Environment has been created to address the increasing demand for rural lifestyle living within the Rural Environment. The Rural Lifestyle Environment aims to provide for rural residential development in strategic growth locations, which provides for those who want the benefits of rural living without necessarily undertaking a constraining or compromising productive rural activities, which surround the Rural Lifestyle Environment.

By creating a separate area within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining some separation from the rural production activities predominating in the General Rural Environment, where activities are likely to have effects, which cannot reasonably be contained within site boundaries for example odour, noise associated with rural production activities or geothermal electricity generation and associated geothermal steamfields. This separation of activities serves to minimise reverse sensitivity effects from lifestyle activities on neighbouring activities issues. At the same time by concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics and productive potential of the rest of the Rural Environment.

The Rural Lifestyle Environment will be less populated than a Residential Environment, with standards in place for minimum lot sizes to preserve the rural residential aspect of the area. Limited provision is also made for home business and commercial activity to occur, but not of a scale or extent that changes the predominantly rural residential amenity and character intended. The Rural Lifestyle Environment areas are located closer to urban areas to allow for access to community facilities within the district's townships.

3b.2 Objectives and Policies - General Rural Environment

Objective 3b.2.1 Enable Primary Production

Primary production is enabled by protecting the availability of the rural land resource and its productive capability.

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 and inappropriate subdivision and development is avoided.

Objective 3b.2.3 Rural industry

Rural industry is enabled whilst commercial and industrial activities, other than home-business, are avoided excluding renewable electricity generation which has a functional need to locate in the General Rural Environment.

Objective 3b.2.4 Other activities

Māori cultural activities, tourism activities and visitor accommodation and electricity generation activities are enabled in the General Rural Environment.

Insert new objective: Renewable Electricity Generation Activities and Transmission

Enable the operation, use, development and upgrading of Renewable Electricity Generation Activities within the General Rural Environment

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on existing and authorised activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Objective 3b.2.6 Impacts on infrastructure

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

Objective 3b.2.7 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 General Rural Environment.

Policy 3b.2.8 Maintaining the established character

Maintain the established General Rural Environment character, as defined by:

- a) Large open spaces between built structures
- b) A mix of residential and rural production buildings
- c) Effects from Noises related to production activities, and Renewable Electricity Generation Activities, including vibration, visual, odour and noise, during the day but low levels of noise at night
- d) Low levels of light spill.
- e) Infrequent vehicle movements to and from a site
- f) Limited signage that directly relates to the activity operating on the site.
- g) Working rural buildings, structures and infrastructure associated with rural production.
- h) Existence of geothermal steamfields, electricity transmission, distribution and Renewable Electricity Generation Activities, which have a functional requirement to be located within the General Rural Environment.
- i) Isolated Renewable Electricity Generation sites zoned industrial, which are surrounded by the General Rural Environment.

Policy 3b.2.9 Residential units

Avoid the cumulative effects of rural lifestyle development by first, directing such development to the Rural Lifestyle Environment, and then limiting residential units that:

- a) Increase the demand for community infrastructure and services
- b) Result in the inefficient use of land or loss of future flexibility for productive uses
- c) Erode the general rural character through its density, scale and location.
- d) Create reverse sensitivity effects on existing and authorised activities in the General Rural Environment.
- e) Constrain the ability to utilise renewable energy resources.

Policy 3b.2.10 Heavy Vehicle movements

Manage heavy vehicle movements to avoid minimise damage to the transport network and adverse impacts on road safety.

Policy 3b.2.11 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised or reverse sensitivity effects will be generated.

Policy 3b.2.12 Avoiding reverse sensitivity

~~Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.~~

Manage new activities located in the General Rural Environment to avoid reverse sensitivity effects on the existing environment, which includes activities lawfully established, authorised by a resource consent or is a permitted activity, and includes rural activities and activities which have a functional, or operational need to locate in the Rural Zone.

New Policy for Renewable Electricity Generation

Policy 3b.2.X Have particular regard to functional and operational needs of Renewable Electricity Generation Activities in the General Rural Environment.

Policy 3b.2.13 Commercial and industrial activity

Limit the scale of commercial and industrial activity to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.

Note: Does not include Renewable Electricity Generation Activities, which have a functional need to locate in the General Rural Environment.

Policy 3b.2.14 Allotment size and separation distances

Maintain allotments at a size of 10 hectares or larger to allow flexibility for a wide range of productive land uses in the future.

Identify appropriate new building platform locations and provide for adequate separation distances between existing and anticipated activities to avoid reverse sensitivity effects.

Policy 3b.2.15 Papakāinga

- i. Provide for the development of papakāinga on Māori land

- ii. Recognise the social and cultural benefits of the occupation and development of papakāinga by whanau, hapū and iwi on Māori land
- iii. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to māori freehold title.

Policy 3b.2.16 Maori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

3b.3 Objectives and Policies - Rural Lifestyle Environment

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

The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.

Objective 3b.3.2 Avoid reverse sensitivity

Adverse Reverse sensitivity effects, including conflict with existing activities in neighbouring environments are avoided, including effects on rural activities and Renewable Electricity Generation activities.

Objective 3b.3.3 Commercial and industrial activities

The establishment of commercial and industrial activities that are incompatible with the rural-residential activities occurring within the Rural Lifestyle Environment are avoided.

Objective 3b.3.4 Consolidate rural lifestyle activities

Rural lifestyle activities ~~within identified areas~~ are consolidated around existing lifestyle clusters to encourage more efficient use of the rural land resource and avoid the fragmentation of land in the General Rural Environment.

Objective 3b.3.5 Allotment sizes and location of buildings

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.
- c) Building platform locations are identified to ensure Renewable Electricity Generation and future use of geothermal steamfields is not compromised by reverse sensitivity effects.

Objective 3b.3.6 Impacts on community infrastructure

The impacts on community infrastructure arising from subdivision and sensitive development, including residential lifestyle are **managed**.

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.

Policy 3b.3.8 Character of the Rural Lifestyle Environment

Manage the anticipated character of the Rural Lifestyle Environment as defined by:

- a) Buildings on different sites are separated from each other in a way that creates a sense of privacy.
- b) Accessory buildings that do not dominate the landscape.

- c) Houses may be large but are surrounded by open space and do not dominate the landscape.
- d) A general absence of urban community infrastructure including community stormwater and wastewater services.
- e) An environment which includes residential activities, rural productive activities and home business activities.
- f) Noise related to production activities during the day but low levels of noise at night.
- g) Low levels of light spill.
- h) Limited signage that directly relates to the activity operating on the site.
- i) An environment that is surrounded by rural production and Renewable Electricity Generation Activities and steamfields.

Policy 3b.3.9 Setbacks for allotments adjoining the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage avoid reverse sensitivity effects on existing and activities, including use of geothermal steamfields within neighbouring environments.

Policy 3b.3.10 On-site servicing

Require properties to manage its services on-site terms of the provision of potable water and the disposal of stormwater and wastewater.

Policy 3b.3.11 Larger lot sizes for lots which adjoin the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage reverse sensitivity.

Policy 3b.3.12 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to will ensure that the future availability of the land resource will not be compromised, and will not generate reverse sensitivity effects on lawfully established activities in neighbouring Environments.

Policy 3b.3.13 Papakāinga

- i. Provide for the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- ii. Recognise the social and cultural benefits of the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- iii. Allow for Papakāinga on General Land owned by Māori where there is a historical ancestral connection to the land and it can be demonstrated that the land will remain in Māori ownership or be converted to māori freehold title.

Policy 3b.3.16 Māori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

4 Rules and Standards

4b Rural Environment

4b.1 General Rules - General Rural Environment

4b.1.1 Activities in the General Rural Environment

- i. Any activity that:
 - a) Complies with all the Performance Standards for the General Rural Environment; and
 - ~~b) Complies with all the District Wide Performance Standards; and~~
 - c) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the General Rural Environment; and
 - ~~d) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules~~
 is a **permitted activity**.
- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.1.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters:

- a. The proximity between the primary residential unit and the minor residential unit.
- b. The effect of the minor residential unit on the rural character as described in Policy 3b.2.8.
- c. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.
- d. The potential for reverse sensitivity effects on Renewable Electricity Generation Activities, including utilisation of geothermal steamfields.

4b.1.3 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to activity commencing; and
 - c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.1.4 Renewable Electricity Generation Activities, Electricity Generation Core Sites and Geothermal Steamfields

- i. Any activity involving continued operation, maintenance and ~~minor~~ upgrading of Renewable Electricity Generation activities, including existing electricity generation core sites, geothermal steamfields and associated structures and activities is a **permitted activity**.
- ii. Geothermal Drilling is permitted activity.

New definitions;

Renewable Electricity Generation means generation of electricity from renewable energy resources, including solar, wind, hydro-electricity, geothermal, biomass

Renewable Electricity Generation Activities means the construction, operation and maintenance of structures, buildings, equipment associated with renewable electricity generation. This includes exploration, geothermal pipelines, solar panels, batteries, storage of energy, powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.

Geothermal Drilling means the construction, maintenance and upgrading of wells associated with Geothermal resource exploration or development, including drilling rigs, well pads, well tracks, well heads, well testing, drill cutting ponds, accessory buildings, structures and equipment, temporary ancillary accommodation and fencing.

NOTE: For the purpose of this rule "maintenance" means:

All activities associated with the protective care and monitoring of Renewable Electricity Generation Activities, including a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to arrest the processes of decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.

NOTE: For the purpose of this rule "minor upgrading" means:

Structural improvement, repair and replacement of components associated with existing Renewable Electricity Generation activities including;

- a) adaptation required to mitigate risks from climate change to meet dam safety regulation, or
- b) provides for more electricity output, or greater efficiency
- c) continued safe, efficient and secure operation.

worn or technically deficient parts of the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and vegetation removal.

Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures and structural improvement, repair and replacement of components associated with Renewable Electricity Generation Activities.

up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structures subject to compliance with the Noise Performance Standard:

New Rule: 4b.1.4X New Renewable Electricity Generation Activities

The development and construction of new renewable electricity generation activities and associated structures where not otherwise provided for within the General Rural Environment.

Is a Discretionary Activity

4b.1.5 Home businesses, commercial and industrial activities

- i. A home business, commercial or industrial activity which complies with the performance standards is a **permitted activity**.
- ii. A home business, commercial or industrial activity which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.5 Council restricts the exercise of its discretion to the following matters:

- a. The daily vehicle movements expected to and from the allotment.
- b. The effect of the activity on the rural character of the area.
- c. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
- d. The hours of operation for the activity.
- e. The proposed signage associated with the activity.
- f. The potential for reverse sensitivity effects on Renewable Electricity Generation Activities, including including utilisation of geothermal steamfields.

4b.1.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.2 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.2 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**
- iv. Applications under Rules 4b.1.6 ii or iii will not be notified.

When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.2 which the proposal does not comply with
- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.6 iii, in addition to a and b:
 - a. Historical associations of the land to mana whenua and reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.1.7 Buildings close to High voltage transmission lines

- i. Any building (except network utilities or Renewable Electricity Generation Activities) located within 0 - 12 meters of a high-voltage transmission line is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4b.1.8 Buildings within Outstanding Landscape Areas

- i. Provided that the activity has not been identified as a discretionary or non-complying activity by another rule in the Plan, within an Outstanding Landscape Area, the erection of structures:
 - a. Between 5m and 10m in height; or
 - b. For Masts and Poles between 5m and 20m in height; or
 - c. Which are between 250m² and 1,000m² in ground floor area, and have an aggregate coverage less than 2.5% of the allotment,

is a **restricted discretionary activity**.

EXCEPTION: This rule will not apply to the erection of structures:

- a. Associated with consented and authorised Renewable Electricity Generation Activities, including within Electricity Generation Core Sites overlays.
- b. For the purpose of papakāinga.
- c. Within any 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.

The Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - ridgelines and prominent landforms,
 - the need to locate the structure within an Outstanding Landscape Area, and
 - whether there are alternatives,
 - whether the location within an Outstanding Landscape Area is shown to be justified, and
 - how the location and design mitigates any adverse effects on the Landscape Attributes of the Outstanding Landscape Area.
- b. The scale of the structure on the Outstanding Landscape Area, and the ability to reduce the visual dominance of increased bulk.
- c. The use of materials and colours to respond to the natural hues of the Landscape Area, and minimisation of reflectivity levels, including the utilisation of colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity level less than 35%.
- d. Measures to reduce window reflectivity by use of overhanging eaves, or low-reflectivity glass.
- e. Any proposed mitigation planting to assist in integrating structures with the site, and the effectiveness of such mitigation on protecting the Landscape Attributes of the Outstanding Landscape Area.
- f. The minimisation of earthworks associated with the erection of structures that may adversely affect the Landscape Attributes and character of the Outstanding Landscape Area.
- g. Consideration of cumulative visual effects of structures on the Outstanding Landscape Area.
- h. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks, which may result in an adverse effect on Landscape Attributes.

4b.1.9 Earthworks within Outstanding Landscape Areas

Earthworks within an Outstanding Landscape Area that creates a new cut face or fill that is in excess of 1.5 metres in height, or cumulative vertical ground alteration in excess of 3.0 metres over a 12 month period, is a **restricted discretionary activity**, provided that any exposed cut or fill face located in vegetation of a height 1.5 metres or less is revegetated not later than the next growing season. Revegetation should consist of indigenous species or the same or similar species (other than pest species) present on the site prior to earthworks).

EXCEPTION: This rule will not apply to Earthworks within consented and authorised Renewable Electricity Generation Activities, including within Electricity Generation Core Sites overlays.

The Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the Earthworks will change the ground level.
- b. The effect of the Earthworks on the Landscape Attributes.
- c. The degree to which the finished ground levels reflect the contour of the surrounding landform.
- d. The degree to which Earthworks will enable building facades to be extended below natural ground level.
- e. The period that soil will be exposed.
- f. Proposed methods and timing for the remediation or mitigation of potential adverse effects and the degree to which such methods would be successful, including rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation.
- g. Consideration of cumulative visual effects of Earthworks on the Outstanding Landscape Area.
- h. The location of the Earthworks in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - i. Ridgelines and prominent landforms,
 - the location requirement of the activity
 - whether there are alternatives.
 - j. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks,

4b.2 Performance Standards - General Rural Environment

4b.2.1 Vehicle movements

- i. 100 vehicle movements per day for the allotment.
- ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements.

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations or consented and authorised Renewable Electricity Generation Activities whether or not it is within an Electricity Generation Core Site.

4b.2.2 Maximum Building coverage

- i. 10% of the net allotment area.

EXCEPTION: Papakāinga.

4b.2.3 Maximum building size

- i. 5,000m² gross floor area for a single building.

4b.2.4 Maximum density of primary residential units

- i. One primary residential unit per 10 hectares.

EXCEPTION: Papakāinga.

4b.2.5 Maximum building height

- i. 12 metres.
- ii. 5 meters in a height restricted area.
- iii. 5 meters in an Outstanding Landscape Area.
- iv. 15 meters for Electricity Generation on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site.

EXCEPTIONS:

- Cranes being used as part of any construction or maintenance works for the duration of the works - no height limit.
- Drilling Rigs for up to 60 days per well track allotment - no height limit.

4b.2.6 Minimum building setbacks

- i. 15 metres from all boundaries.
- ii. 25 meters in Outstanding Landscape Areas from all boundaries.
- iii. 300 meters for buildings for the management of farmed animals from all boundaries.
- iv. There shall be no front boundary, or other boundary setback for buildings, structures and activities associated with any authorised (consented or permitted) Renewable Electricity Generation Activities, including Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure.
- v. ~~There shall be no boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site.~~

NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs.

EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and 6m² in gross floor area. Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.

EXCEPTION: For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.

4b.2.7 Minor residential units

- i. A maximum of one minor residential unit per primary residential unit per allotment.
- ii. All minor residential units shall:
 - a. Be no larger than 100m² in size (inclusive of garaging).
 - b. Be located no greater than 20 metres from the primary residential unit.
 - c. Share an accessway/driveway with the primary residential unit.

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.2.8 Home businesses, commercial and industrial activities

- i. Any indoor or outdoor space used for home business, commercial or industrial purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Home business or commercial activities within a Papakāinga.

4b.2.9 Maximum Noise - Limits

- i. The noise level arising from any activity measured within the notional boundary of any General Rural Environment or Rural Lifestyle Environment site or within the boundary of any residential environment site, other than the site where the noise is generated, shall not exceed the following limits:
 - a) 7.00am - 10.00pm 55dBA L_{eq}
 - b) 10.00pm - 7.00am 40dBA L_{eq} and 70dBA L_{max}

NOTE: For specific noise refer to following Performance Standards.

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.

4b.2.10 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803: 1999 Acoustics Construction Noise.

4b.2.11 Maximum Noise - Electricity Generation Core Sites

- i. Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in 4b.2.9 above as measured:
 - a) Outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or

- b) Within the Notional Boundary of any Dwelling within the General Rural Environment or Rural Lifestyle Environment where this is beyond the noise control boundary; or
- c) Within the boundary of any site within the Residential Environment where this is beyond the noise control boundary.
- d) Any new Buildings with habitable rooms (i.e. Dwellings, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dBA L_{eq}).
- e) The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dBA L_{eq} and 75dBA L_{max} contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4b.2.12 Maximum Noise - Well Drilling and Testing within Electricity Generation Core Sites

- i. Noise from well drilling and testing within any Electricity Generation Core Site boundary as measured:
 - a) within the boundary of any site within the Residential Environment;
 - b) within the notional boundary of any dwelling or accommodation activity within the General Rural Environment or Rural Lifestyle Environment shall not exceed the noise levels set out below, measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics - Construction Noise, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- ii. Time Period Monday to Sunday:

	L_{eq}	L_{max}
7.00am - 10.00pm	70	85
10.00pm - 7.00am	60	75

4b.2.13 Maximum Noise - Other

- i. Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, agricultural and forestry machinery or equipment (including mobile plant at produce packing facilities but excluding sawmilling equipment), operated and maintained in accordance with the manufacturer's specifications in accordance with accepted management practices (e.g. for milking, spraying, harvesting,

packing, forest harvesting and the like). Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

- ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers and hydro spills associated with the operation of Electricity Generation Core sites. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

4b.2.14 Parking, Loading and Access

- i. In accordance with Section 6: Parking Loading and Access

4b.2.15 Signage

- i. Maximum of one sign per allotment.
- ii. Maximum total face area of sign - 2m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signage.
- v. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area.

EXCEPTIONS: Official signs required by statute and warning signs related to aspects of public safety are not required to comply with the standards.

4b.3 General Rules - Rural Lifestyle Environment

4b.3.1 Activities in the Rural Lifestyle Environment

- i. Any activity that:
 - a. complies with all of the Performance Standards for the Rural Lifestyle Environment; and
 - b. complies with all the District Wide Performance Standards; and
 - c. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the Rural Lifestyle Environment; and
 - d. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules;

is a **permitted activity**.

- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.3.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.2 Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the residential unit and vehicle access point design, siting and external appearance adversely affects rural character and amenity.
- b. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.
- c. Effect on nearby sites, including outlook and privacy.

- d. Whether the residential unit and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values.
- e. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
- f. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining neighbouring environments or on Renewable Electricity Generation Activities are avoided.

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

- i. A home business, commercial and retail activity which complies with performance standards is a **permitted activity**.
- ii. A home business, commercial and retail activity which does not comply with performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.3 Council restricts the exercise of its discretion to the following matters:

- i. The effect of the activity on the Rural Lifestyle Environment character.
- ii. The principal operator of the home business must be a permanent resident on the site to which the home business relates.
- iii. The effects of the activity's vehicle movements, parking, loading and access on the network.
- iv. Any nuisance effects such as odour, noise and glare are managed within the site.
- v. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining neighbouring environments or on Renewable Electricity Generation Activities are avoided.

4b.3.4 Intensive indoor primary production

- i. An intensive indoor primary production activity which complies with performance standards is a **permitted activity**.
- ii. An intensive indoor primary production activity which does not comply with performance standards is a **discretionary activity**.

NOTE: For the purpose of this rule, intensive indoor primary production means activities that principally occur within buildings and involve growing produce or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.

4b.3.5 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and
 - c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.3.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.4 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.4 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**
- iv. Applications under Rules 4b.3.6 ii or iii will not be notified.

When considering activities under Rule 4b.3.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.4 which the proposal did not comply with
- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.3 iii, in addition to a and b:
 - a. Historical reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.3.7 High voltage transmission lines

- i. Any building (except network utilities) located within 0 – 12m of a high-voltage transmission line is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4b.4 Performance Standards - Rural Lifestyle Environment

4b.4.1 Vehicle movements

- i. 24 vehicle movements per day for the allotment.
- ii. Papakāinga: 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations.

4b.4.2 Maximum building coverage

- i. 10% of the total allotment area.

4b.4.3 Maximum building size

- i. 500m² gross floor area for a single building.

4b.4.4 Maximum density of residential units

- i. One residential unit per two hectares.

EXCEPTION: Papakāinga.

4b.4.5 Minor residential units

- i. No more than one minor residential unit per primary residential unit is permitted.
- ii. All minor residential units shall:

- a. Be no larger than 100m² in size (inclusive of garaging).
- b. Be located no greater than 20 metres from the primary residential unit.
- c. Share an accessway/driveway with the primary residential unit.
- b) Residential units shall be setback a minimum of 1,000m from Renewable Electricity Generation Activities, including from a well testing site or geothermal steamfield.

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.4.6 Maximum building height

- i. The maximum height of a building shall not exceed 10 metres.

4b.4.7 Building setbacks

- i. All buildings shall be located a distance of 15 metres or greater from all boundaries.
- ii. Residential units shall be setback a minimum of 50 metres from the General Rural Environment.
- iii. Residential units shall be setback a minimum of 1,000m from Renewable Electricity Generation Activities, including from a well testing site or geothermal steamfield.

EXCEPTION:

- Water tanks are not required to comply with the setback requirements in this rule
- Papakāinga are not required to comply with 4b.4.7 ii

4b.4.8 Intensive indoor primary production

- i. Any intensive indoor primary production activity shall involve less than 100m² in gross floor area, or be within a building up to 100m² gross floor area per hectare within the allotment, up to a total of 250m² gross floor area.

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

- i. Any indoor or outdoor space used for a home business, commercial or retail purposes, shall be less than 100m² in gross floor area for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Papakāinga.

4b.4.10 Signage

- i. Maximum one sign per allotment.
- ii. Maximum total face area - 1m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signs.
- v. One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

4b.4.11 Parking Loading and Access

- i. In accordance with Section 6: Parking, Loading and Access.

4b.4.12 Maximum Artificial Light Level

- i. 8 LUX (lumens per square meter) at the boundary.

4b.4.13 Maximum Noise - Limits

- i. The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

7.00am - 7.00pm 50dBA L_{eq}

7.00pm - 10.00pm 45dBA L_{eq}

10.00pm - 7.00am 40dBA L_{eq} and 70dBA L_{max}

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

4b.4.14 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise.

4b.4.15 Maximum Noise - Telecommunication and electricity equipment

- i. Noise from telecommunication equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.4.12 above as measured at a point 1 metre from the closest façade of the nearest dwelling.

4b.5 Subdivision Rules

4b.5.1 Subdivision - General Rural Environment

- i. Subdivision resulting in lots that are 10 hectares or larger is a **controlled activity**.
- ii. Subdivision resulting in lots that are smaller than 10 hectares is a **non-complying activity**.

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

- i. Subdivision resulting in lots that are larger than 4 hectares adjoining the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are less than 4 hectares adjoining the General Rural Environment is a **discretionary activity**.

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

- i. Subdivision resulting in lots that are larger than 2 hectares that do not adjoin the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are less than 2 hectares that do not adjoin the General Rural Environment is a **non-complying activity**.

For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:

- a) The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.
- b) The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites,

- including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c) Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.
 - d) The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
 - e) Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
 - f) The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
 - g) Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes.
 - h) Any immediate adverse or potentially adverse effects, including cumulative effects, on the amenity and landscape values of the Rural Environment, and the methods by which such effects can be remedied or mitigated.

For the purpose of Rules 4b.5.1.# the Council restricts its discretion to the following:

- a) Any effects on the functioning of the Rural Lifestyle Environment including effects on rural infrastructure and on renewable energy resources, eg geothermal steamfields.
- b) Historical reasons why the land was given general title
- c) Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
- d) Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for long term Māori administration and maintenance of the land title.

4b.5.4 Subdivision - Default Activity Status

- i. Any subdivision which is not identified as controlled, restricted discretionary, or non-complying activity, is a **discretionary activity**.

4b.5.5 Subdivision resulting in a new public road, or extension of existing public road

- i. Any subdivision or activity which results in a new public road or extension of existing public roads, water, stormwater or wastewater utility services is a **restricted discretionary activity**.

The Council restricts the exercise of its discretion to the following matters:

- a. The impact of the resulting development on the ability of the wastewater, stormwater and drinking water infrastructure to service the existing service area as well as the new development;
- b. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- c. The effect that the development will have on the stormwater catchment.
- d. The ability of the resulting development to avoid reverse sensitivity effects on Renewable Electricity Generation Activities.

4b.5.6 Subdivision - Other

- i. Any subdivision of land for the sole purpose of providing for infrastructure, or access lots, or legal protection in perpetuity of Significant Natural Areas, is a **controlled activity**.
- ii. For any subdivision of land in Area Y shown on Map D3, a covenant forms part of the documentation supporting the subdivision consent application (which shall be registered on the additional titles created) specifying that no complaints shall be made in relation to the effects of any geothermal power generation related activities and associated structures consented as at 15 September 2008, or lawfully occurring, including effects such as noise, vibration, odour or visual effects. Such covenant need not apply to:
 - a) the certificates of title that contain any dwelling that existed prior to any subdivision, or
 - b) in cases where there was no dwelling existing prior to subdivision, a single exempt title to be nominated by the subdivision applicant
- iii. Any subdivision of rural land that is located within an Outstanding Landscape Area or in Area X^[1] on Planning Map D3 where the resulting lots are 4 hectares or larger, or is located in Area Y on Planning Map D3 where the resulting lots are between 4 hectares and 10 hectares, is a **discretionary activity**.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

iv.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

For the purposes of Rules 4b.5.6 the matters over which the Council reserves control for the purpose of assessment are:

- a. Those matters of control identified in rules 4b.3.1 and 4b.3.2 above;
- b. The impact of the resulting development on the ability of the wastewater, storm water and drinking water infrastructure to service the new development;
- c. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- d. Whether or not the lots will be adequately serviced for drinking water;
- e. The effect that the development will have on the storm water catchment.

4b.5.7 Subdivision - Outstanding Landscape Areas

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a **non-complying activity**.

4b.5.8 Subdivision - Bonus Lots

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment which results in the creation of Bonus Lots larger than 2ha is a **discretionary** activity provided the subdivision complies with the following requirements:
 - a. Each Bonus lot must correspond to no less than 4ha of a nominated Significant Natural Area that is:
 - i. physically protected from livestock by a well maintained stock proof fence,
 - ii. legally protected in perpetuity or via a Nga Whenua Rahui kawanata if Māori land.
 - b. The Bonus lot(s) will be located in the General Rural Environment or Rural Lifestyle Environment;

- c. The Bonus lot(s) will not be located within a Significant Natural Area, the Foreshore Protection Area, an identified Outstanding or Amenity Landscape Area or Geothermal Area;
- d. A maximum of 10 Bonus Lots can be created from any one certificate of title;
- e. A consent notice shall be placed on the lot(s) which includes that part of the nominated Significant Natural Area that has been protected as per 4b.5.8.i above, identifying the area of that lot (within the SNA) which has been protected and the number of associated bonus lots created;

NOTE: Further guidance for this rule is provided through (but not limited to) Policy 3i.2.2 iii and associated explanatory text.

4b.5.9 Subdivision - More than 12 allotments

- i. Any subdivision of land where more than twelve (12) allotments share a single common access in the General Rural Environment or Rural Lifestyle Environment is a **discretionary activity**.

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Chapter 2 Strategic Directions

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

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

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

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

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

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

1. [Tangata Whenua](#)
2. [Fresh water quality](#)
3. [Urban form and development](#)
4. [Climate Change](#)
5. [Strategic Infrastructure](#)
6. [Natural Values and Landscapes](#)

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2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

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

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

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

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

2.1.2 Objective

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

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and Wāhi tapu.

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3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use planning and decision making.
4. Recognise and support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. To ensure that the principles of the Treaty of Waitangi are taken into account in all aspects of resource management within the District.
8. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
9. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the positive use and development of the environment and natural resources.
10. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

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

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

1. Water quality will be enhanced to improve the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

Subdivision and land use is managed to promote the positive effects of development, while prioritising the health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

1. Recognise the importance of lakes and rivers to tāngata whenua and the wider community.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/land use planning.
3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
4. Recognise the benefits of subdivision, land use and development activities which will directly contribute to the enhancement of fresh water quality.
5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers and all other waterways.
6. The relationship of tāngata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

Commented [MR1]: District council are required to give effect to the NPS-FM and the concept of Te Mana o te Wai to the extent that this is relevant to councils functions. In particular, it is considered that the draft objective goes further than the NPS-FM (3.5(4)):
...to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

It is considered the objective should be re-worded so that it sits more in line with district responsibilities, while also giving effect to the NPS-FM and community values.

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2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

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

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

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

2.3.2 Objectives

1. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
2. Subdivision, use and development of land which will have demonstrable social benefits to the District's community will be recognised/supported.
3. Development is serviced by an appropriate level of infrastructure that effectively meets the demands of that development.
4. The importance of the Town Centre Environment as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in landuse planning and decision making.
5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located.
6. Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.

2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.

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3. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
4. Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.
6. Provide for the development of Papakāinga on māori land to facilitate māori occupation on their ancestral lands.
7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.
8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.
9. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties,
 - c. compromise development consistent with the intent of the environment where it is located
 - d. give rise to reverse sensitivity effects from existing uses
10. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
11. Support subdivision and development which does not inappropriately affect areas of important natural and landscape values.

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2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō District. The Strategic Directions seek to deliver the Government's obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030.

For environmental management and planning purposes land use policy must recognise and support decarbonisation of energy use for transport, industry and heat, which will result in a reduction in emissions. With a warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important communities are able to adapt to the effects of climate change to be resilient and safe.

There are two separate, but important aspects of climate change:

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

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

2.4.2 Objective

1. Communities, including infrastructure, are well prepared to adapt to the risks and effects from climate change, such as natural hazards.
2. Upgrading of existing and new renewable electricity generation activities are enabled.
3. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes, including reduction in emissions.
4. Subdivision, use and development of land in the Taupō District will recognise and provide for the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on māori.
5. Recognise the benefits and promote the use of the District's renewable energy resources to facilitate efforts towards decarbonisation.

2.4.3 Policy

1. Land use activities which create positive climate change outcomes will be supported and encouraged.

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2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.
4. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.
5. Provide for the use, development and access to renewable energy resources to maintain and increase the level of renewable electricity generation.

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2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

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

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally significant infrastructure. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand
- Airports used for regular air transport services by aeroplanes

In addition to nationally important infrastructure, local roads and other infrastructure is vital for the ongoing functioning of urban and rural communities.

2.5.2 Objectives

1. The wider benefits and strategic importance of significant infrastructure to the District and nationally, are recognised in decision making and land use planning, **including the economic, cultural and social wellbeing of people and communities and for their health and safety.**
2. The sustainable development, operation, maintenance and upgrading of renewable electricity generation resources and activities are **protected and increased recognised and encouraged.**
3. Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

2.5.3 Policy

1. Enable the development, operation, use, maintenance and upgrade of renewable electricity generation and transmission developments.
2. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
3. Recognise the functional and operational needs associated with the use and development of

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significant infrastructure.

4. Subdivision, landuse and development will not adversely affect the effective and safe functioning of infrastructure **and will avoid reverse sensitivity effects.**
5. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.

DRAFT

2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and also hold importance nationally. As well as being an important part of the districts identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

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

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

2.6.2 Objectives

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

2.6.3 Policy

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

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3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.
4. Development must not have any more than minor adverse effects on the attributes of identified outstanding landscape areas.
5. Encourage the protection, enhancement and restoration of indigenous biodiversity, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of indigenous biodiversity.
6. Ensure that activities within outstanding natural features and landscapes recognise and maintain their important values and characteristics.
7. Support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the features or landscapes.
8. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.
9. Recognise the potential benefits of offset measures and compensation, and provide for their use as feasible alternatives to manage significant residual adverse effects when appropriate.
10. Recognise that modified landscapes which contribute to the economic, health, and social wellbeing of the district and New Zealand exist within areas of high natural value and landscapes.



First name: Catriona

Last name: Eagles

On behalf of:

Breda Investments Limited and
EJ Deadman

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

Breda Investments Limited and EJ Deadman Submission

Russ Watts

From: Catriona Eagles <CatrionaE@cheal.co.nz>
Sent: Tuesday, 14 June 2022 12:46 pm
To: District Plan
Subject: Kaiapo Rd submission - amended [#220205]
Attachments: L1 - Submission on Draft Rural District Plan Change.pdf

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Please see attached the original submission made yesterday with the corrected owner being EF Deadman Ltd.

Ngā mihi o Matariki te tau ho Māori

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OUR REF 220205L1

13 June 2022

Taupō District Council
Private Bag 2005
Taupō Mail Centre
TAUPŌ 3352

ATTENTION: KENDALL GOODEmail: districtplan@taupo.govt.nz

Dear Kendall

PROPOSED DISTRICT PLAN REVIEW : SUBMISSION ON DRAFT RURAL DISTRICT PLAN CHANGE

This submission to the draft Rural District Plan Changes is made on behalf of Breda Investments Ltd and E F Deadman Ltd with regard to the properties at the end of Kaiapo Road shown below. These parcels have legal descriptions of:

- Lot 1 DP 410435
- Lot 2 DP337255
- Lot 1 DP337255

**Image 1 – Properties in Question**

Under the draft District Plan Change to the Rural Environment, these properties are shown as part of the General Rural Zone. It is the intention of the submitters that these properties not remain in the General Rural Zone but instead be considered for Low Density Residential zoning. It is considered that these properties are suitable for this zoning in relation to the following criteria:

1. Proximity to existing Low Density Areas
2. Proximity to Taupō Town
3. Limited physical constraints such as topography, geography, SNAs, fault lines, archaeological sites
4. Adequate water, roading and power infrastructure
5. Contribution to Lake Water Quality
6. Being outside of Outstanding Natural Landscapes and visual impacts being limited
7. Outside of geothermal areas
8. Can contribute to the demand for low density residential properties evident in the district
9. Positives outcomes from Comprehensive Development.

These properties are located within ALA63 (Whakaipo Bay) and partly within the Mapara Valley Escarpment area. The properties have identified fault lines only on the most eastern edges and is not within the geothermal areas of the district.



Image 2 – Taupō District Plan Overlays

Proximity to Existing Low Density Areas

In looking for areas to provide additional low density housing to cater for population growth in this style of housing, this location is well suited. These properties sit within close proximity to the existing Mapara Road, Lochviews Low Density Residential Areas allowing a continuation of the existing zoning and its characteristics within this area with existing and adequate water and roading infrastructure. Utilising this area for low density limits the expansion of low density residential zoning into rural areas of the District where this form of residential

development is not consistent with that character and where it would require new infrastructure contrary to Council's District Plan Objectives and Policies.

Proximity to Taupō Town

These properties sit within close proximity to Taupō Town allowing an expansion of low density residential housing in a location which limits travel times, reduces carbon emissions, allows school bus routes to be utilised etc. As such the utilisation of this land for low density residential would minimise land further out of Taupō Town being used for similar uses at higher vehicle emissions. In this regard the low density residential zoning of these properties would be consistent with the National Policy for Urban Development in utilisation of existing infrastructure and the provision of housing in such locations. Additionally it would be consistent with the obligations within the Zero Carbon Act.

Limited Physical Constraints such as Topography, Geography, SNAs, Fault Lines, Archaeological Sites

These properties are largely within a wide bowl facing south towards the lake. The overall contour of the properties provides a steady grade within which roading and housing can easily be placed, sitting within the landscape, without significant earthworks. There are areas of steep faces which are likely to be retired and planted in any subdivision (rural, rural lifestyle or residential). Some of these areas would adjoin existing Significant Natural Areas (SNAs) which sit over the adjoining Department of Conservation Scenic Reserve land and privately owned land, providing the potential to further support existing areas of natural vegetation.

Preliminary geotechnical assessment of the properties shows limited geotechnical constraint. As noted above in Image 2, identified fault lines sit only on the outer eastern edge of these properties. Archsite NZ do note two archaeological sites within/near the site which can be investigated and consulted on in any subdivision proposal. These sites are noted as being near the bush line, therefore have the possibility of being excluded from future building locations. Further discussions with iwi and hapu and adjoining property owners are understood to be required also.

Adequate Water, Power and Roothing Infrastructure

The properties are within the Mapara Road reticulated water main, thus may be able to provide any future dwellings within treated town water (subject to any upgrades identified in detailed assessment). Power is available within the area (again subject to any upgrades identified in detailed assessment in conjunction with Unison). Kaiapo Road and the Kaiapo/Mapara intersection have adequate legal width for any required upgrades for additional traffic. Mapara Road is a collector road and has adequate legal width being generally suitable for additional traffic particularly if the recent speed review is implemented in this area. Detailed traffic assessments can be undertaken at time of subdivision to identify any required upgrades dependent on the proposed lot numbers. Being close to the collector road provides existing school bus services and future ability for other bus services if desired by the community. In this regard the low density residential zoning of these properties would be consistent with the National Policy for Urban Development in utilisation of existing infrastructure and the provision of housing in such locations.

Contribution to Lake Water Quality

A move away from farming to low density residential has the potential to provide a reduction in farm related contaminants within the Lake Taupō Catchment benefiting lake water quality consistent with the National Policy Statement on Freshwater Management and Waikato Regional Council Policy. Gullies and steep areas are likely to be planted and appropriate stormwater quality and quantity management required in any low density subdivision further benefiting lake water quality.

Being Outside of Outstanding Natural Landscapes Overlays and Visual Impacts Being Limited

Although in close proximity to the lake and with an Amenity Landscape Area overlay, the properties are largely visually contained within a south facing bowl. The western escarpment is visible from Whakaipo Bay as is the most eastern escarpment. However the majority of the properties sit at a lower point below these two escarpments in a south facing bowl as shown in Image 3 below. Additionally the most western part of the properties site below the escarpment adjoining the Mapara Gully as shown in Image 4 below. None of these areas are able to be viewed from within the Mapara Valley/Tukairangi Road areas due to the high contour at the end of Kaiapo Road (480m elevation) as noted in Image 5 below.



Image 3 – South facing Bowl

The viewing points from on the lake and from the western side of Whakaipo Bay are at distances of 4km to 5km. The Scenic Reserve buffer to the lake also provides a vegetated foreground to any view from the lake. Likely development of the properties would occur within a planted framework making housing difficult to discern at that distance. Whilst further landscape assessments are likely to be needed, the properties are in a very limited visual catchment limiting the number of parties visually affected by the proposal.



Image 4 - Most Western Extent

Outside of Geothermal Areas and Transmission Lines

These properties sit well outside of the noted geothermal areas and outside of the Wairakei Tauhara Geothermal System (Image 6 below) thus avoiding impacts on the provision of the geothermal renewal energy within the District, consistent with the National Policy Statement for Renewable Electricity Generation and National Policy Statement for Electricity Transmission.



Image 5 – contours of site (480m at end of Kaiapo Road, falling to 400m at bush line)

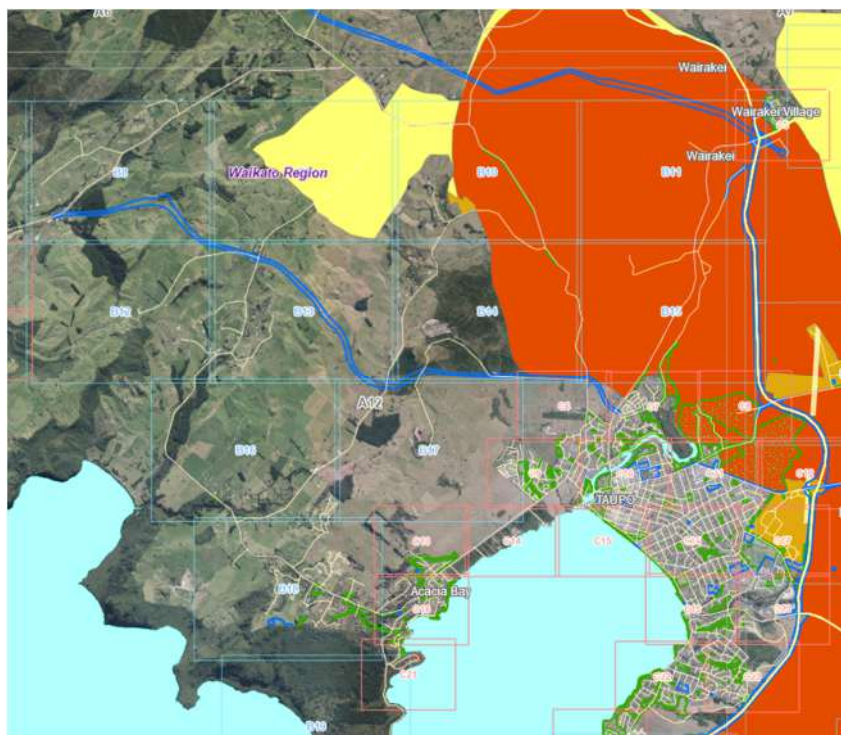


Image 6 – Location of Wairakei Tauhara Geothermal system

Can Contribute to the Demand for Low Density Residential Properties Evident in the District

These properties sit within a very discrete and unique location, having no visual or actual linkages with other land holdings. Their location with wide views of Lake Taupō, Whakaipo Bay and Mapara Valley is not often found in a location suitable for residential development. Therefore the development of these properties to low density residential blocks would provide a unique housing product that is not widely available in the market. This proposal therefore provides additional economic development opportunities for the district.

Positive Outcomes from Comprehensive Development

The lack of fragmentation in the current landownership, being in only two owners, will allow a development to be designed and developed in a comprehensive manner with regard to roading patterns and profiles, replanting of escarpments, pest control of those area, comprehensive housing covenants, potential for consistency in the development of a high quality subdivision and coordinated staging.

Alternatives

An alternative is that this site could be considered as Rural Lifestyle zone. However it is considered that this would provide an underutilisation of these properties, not remove farming contaminants to the same degree, not contribute to a reduction in water quality and not contribute to the current or future demand for low density residential housing. The submitters are currently not in favour of a Rural Lifestyle zone for these reasons.

Summary

The submitters submit that it is necessary that Council revise the zoning for this site as soon as possible, and if not in this current plan change, in the next being the residential zone. The submitters are working on additional reporting to present to Council such as:

- Geotechnical Overview
- Landscape and Visual Assessment
- Three Waters Study
- Archaeological Reports
- Traffic Impact Assessment
- Ecological Assessment
- Land Contamination Investigations
- Consultation undertaken.

We welcome further discussion on this matter as soon as Council is able.

Yours sincerely



CATRIONA EAGLES
PLANNING MANAGER
Email: catrionae@cheal.co.nz



First name: Duncan

Last name: Brown

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See full submission attached

Attached Documents

File
Duncan Brown Submission

Russ Watts

From: Duncan Brown <duncan@stellarridge.co.nz>
Sent: Thursday, 9 June 2022 8:31 am
To: District Plan
Cc: duncan@stellarridge.co.nz
Subject: Rural/Lifestyle zoning submission
Attachments: D1 - Residential Rule.pdf; TauKe subdivision.png

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hi

Lisa and I live at 170 Tukairangi road.

The proposed Rural/Lifestyle(R2) zoning in the area stops on our boundary because of residential rule 4e.15.1 which relates to contact energy easements.

Our land has been recently subdivided off the property known as Tauke farms and while some of the Contact easements relate to our place, the primary "above ground" easements remain with Tauke.

Blocks less than 2h already sit on our southern boundary and we have no issue with current Contact easements relating to our property..

Our submission is that we would like 170 Tukairangi road to be included in the new R2 zone because we have a lot more in common with those characteristics than we do with Rural/Geothermal use.

Location map and subdivision plan attached.

Please acknowledge this submission.

Thanks and Regards

Duncan Brown

duncan@stellarridge.co.nz

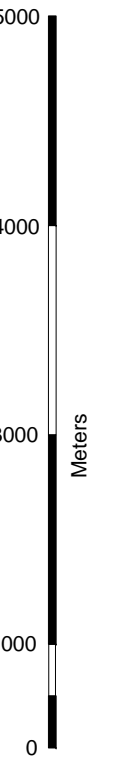
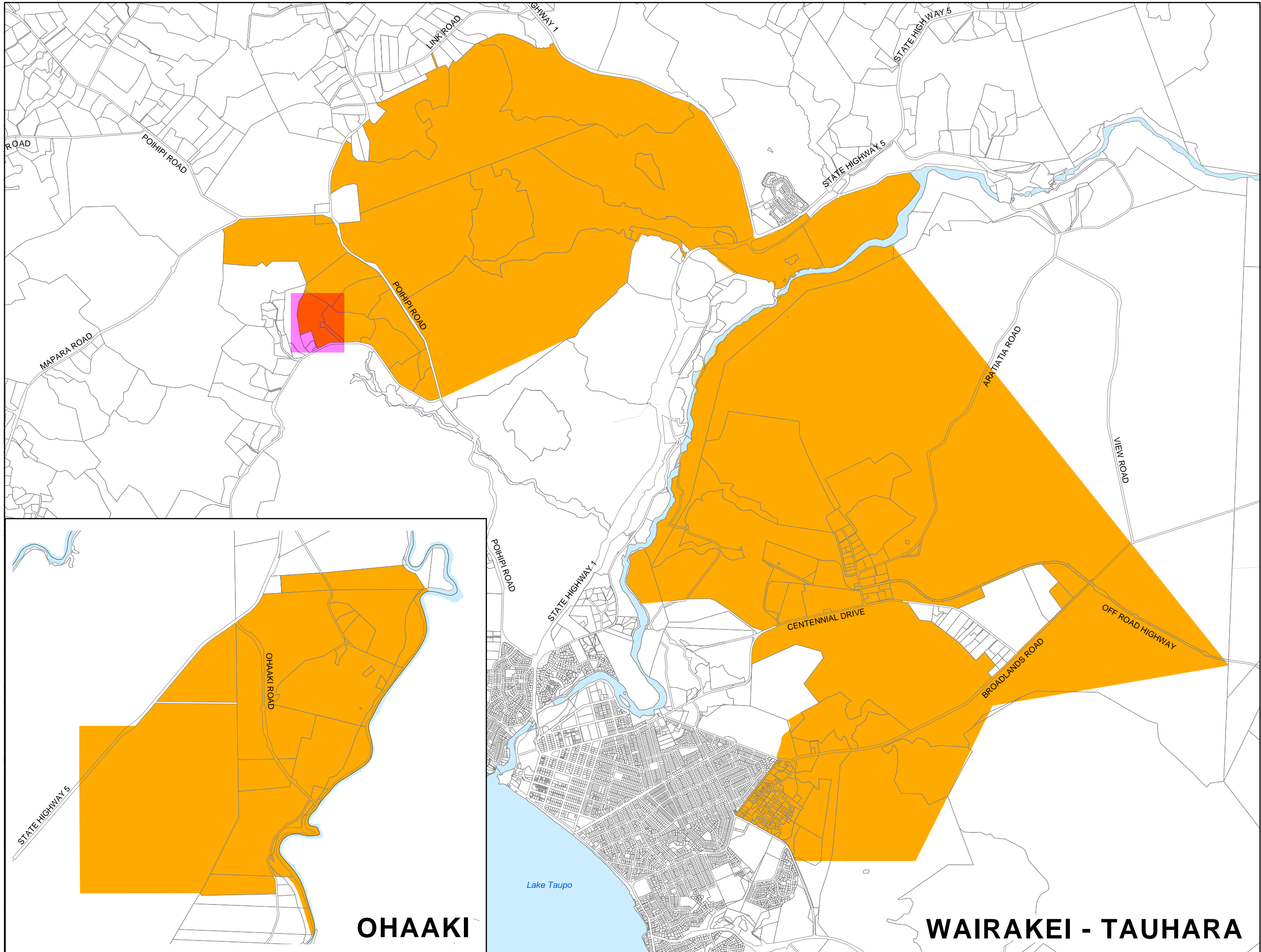
170 Tukairangi Road

RD5 Taupo 3385

0273787069

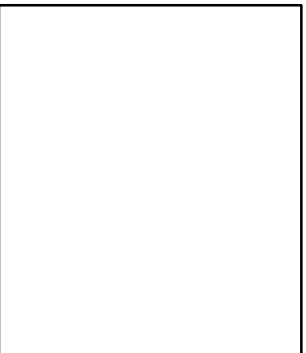
D1

RESIDENTIAL RULE AREAS



SCALE 1:45000

NOTES



OHAAKI

WAIRAKEI - TAUHARA



Registered Owner: Tau Ke Farming Ltd
 Comprised in : SA26D/80, SA50C/304, SA26D/79
 Total Area : 42.1777ha
 Local Authority : Taupo District Council

Origin of Bearings: Bay of Plenty GD2000

Level Datum: Moturiki Vertical Datum 1953

Contour Intervals: 10.0m

Boundaries have been adopted from: Landonline Areas and measurements are subject to Land Transfer Survey.

Photo & services are plotted from Council GIS unless stated otherwise.

First name: Mark

Last name: Wynyard

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Greetings a small matter I do not agree with the 20 metre limitation regarding small dwellings, there should be no restrictions as to distance to main dwelling to give people privacy there would however need to have some minimum distance regarding boundaries.

Attached Documents

File
Wynyard Submission

Russ Watts

From: TDC Info Email Queue
Sent: Monday, 13 June 2022 4:16 pm
To: District Plan
Subject: Fwd: Rural District Plan

Categories: Submission

Kia Ora,

Please see below for further information.

Nāku ngā mihi, nā
Tina

Tina Glanville Customer Support
Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand
T +64 7 376 0899 • E info@taupo.govt.nz
Follow us on [Facebook](#) and [Twitter](#)
www.taupo.govt.nz

From: shirleyandmark@gmail.com
Sent: Monday, June 13, 2022 4:07 PM
To: info@taupo.govt.nz
Subject: Rural District Plan

Attn Hilary Samuels,

Greetings a small matter I do not agree with the 20 metre limitation regarding small dwellings, there should be no restrictions as to distance to main dwelling to give people privacy there would however need to have some minimum distance regarding boundaries.
Thank you Mark Wynyard

Sent from [Mail](#) for Windows

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<http://www.marshalssoftware.com>

**Organisation:**

Waikato Regional Council

First name: Joao Paulo

Last name: Silva

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

Please see full submission attached

Attached Documents

File
PDF - WRC Sub 2

File No: 25 12 00
Document No: 24025024
Enquiries to: Joao Paulo Silva



13 June 2020

Taupō District Council
30 Tongariro Street
Taupō

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

Email: districtplan@taupo.govt.nz

Tēnā koe,

Waikato Regional Council feedback to the first bundle of plan changes (FBPCs) to the Taupō District Council (TDC)

Thank you for the opportunity to provide feedback on the first bundle of plan changes (FBPCs) to the Taupō District Council (TDC). Please find attached the Waikato Regional Council's feedback. Please note this is staff feedback and it has not been endorsed by the elected Council. Waikato Regional Council looks forward to being involved in further discussion regarding the development of the plan changes.

Should you have any queries regarding the content of this document please contact Joao Paulo Silva, Policy Advisor, Strategic and Spatial Planning directly on (07) 949 7179 or by email joapaulo.silva@waikatoregion.govt.nz.

Nāku iti noa, nā,

A handwritten signature in blue ink that reads "Lisette Balsom".

Lisette Balsom
Manager, Strategic Policy Implementation

Feedback from Waikato Regional Council on the first bundle of plan changes (FBPCs) to the Taupō District Council (TDC)

13 June 2022

Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a submission to the first bundle of plan changes (FBPCs). WRC's primary interest is in relation to the Waikato Regional Policy Statement (WRPS). District Plans, including Plan Changes such as this one, are required to give effect to the RPS (RMA s75(3)(c)).
2. WRC is supportive overall of the draft framework for the first bundle of plan changes. We believe the new set of provisions has the potential to reduce the number of resource consent applications in some instances. This will reduce regulatory red tape and achieve better outcomes for the community.
3. However, WRC considers that there are areas in the draft framework that require further analysis from TDC. One of WRC's concerns is regarding subdivision provisions. The rule framework does not consider the possibility of natural hazards making land unsuitable for development. We also consider the framework should capture the potential effects of future climate change on development. In addition, we note the importance of having a reference to natural wetlands and gully erosion in the matters of control and discretion for the draft controlled and restricted discretionary activities. Please see our table below for full details.
4. WRC also considers there should be provisions in the FBPCs directing development away from natural gully systems and that gully vegetation should be managed to avoid exacerbating actual or potential erosion (and related) risks.
5. Another concern is in relation to new industrial areas being proposed within and adjoining Significant Natural Areas (SNAs) and Significant Geothermal Features (SGFs). We consider there is a significant risk for loss of indigenous biodiversity and adverse effects in the geothermal features, including the loss of geothermal vegetation. Therefore, WRC recommends TDC considers other areas for industrial development that would not pose a risk for local indigenous biodiversity and geothermal features.

Submitter details

Waikato Regional Council
Contact person: Joao Paulo Silva (Strategic and Spatial Planning)
Email: joaopaulo.silva@waikatoregion.govt.nz
Phone: (07) 949 7179

Post: Private Bag 3038
Waikato Mail Centre
Hamilton 3240

6. FEEDBACK ON first bundle of plan changes (FBPCs)

Chapter	Provision	Comment
Strategic Directions		
Strategic Direction 3 – Urban form and environment	Objectives	WRC suggests including reference to creating ‘well-functioning urban environments’ as per the National Policy Statement Urban Development (NPS UD).
Rural Environment		
Overall	Development in gully systems	<p>WRC considers there should be provisions directing development away from and/or restricting land use and development near the natural gully systems. Development in this case includes the erection of buildings and other infrastructure within the gully systems. WRC suggests the natural gully areas should be retired and the gullies’ vegetation should be protected and managed to avoid the risk of erosion, while providing for amenity and ecological restoration activities.</p> <p>In practice there is significant risk of gully erosion from increased stormwater flows from new developments. This is caused by developments increasing the area of hard surfaces which creates increased runoff of water. There is also the risk of erosion due to the pumice geology features which are predominant in soils in Taupo’s central plateau. Pumice has the characteristic of floating and has a low density. Water that flows across unprotected pumice will capture small and large soil particles. Significant gullies can form very quickly on unprotected soils during just one heavy rain event. Significant erosion also has potential implications for damage to downstream property and infrastructure and ultimately, impacts to Lake Taupo.</p> <p>WRC recommends that TDC should retire and protect the natural gully areas. We also recommend TDC to appropriately manage the vegetation in the natural gullies, by maintaining the species with the potential to prevent erosion and planting other species that are suitable for erosion control. This will ensure stormwater conveyance does not result in accelerated erosion. Retirement of the gully areas would include no grazing and a minimum 3 metre setback from the top of the gully edges for fencing, buildings, and driveways in line with the National Policy Statement on Freshwater Management (NPS-FW) and National Environmental Standards for Freshwater (NES-F). In addition, we recommend that vehicle crossings across natural gullies should be either fords, culverts, or bridges in accordance with the Waikato Regional Council Best Practice Guidelines for Waterway Crossings (waikatoregion.govt.nz)</p>
Overall	Development Land Improvement Agreements	Generally, WRC does not support the release or development of land protected under a land improvement agreement (LIA). Current and future landowners are aware of the presence of land improvement agreement areas because the encumbrance is present on the property title.

		However, where development (including recreational, amenity benefits and ecological restoration) within LIA areas is required for public infrastructure and for community benefit, approvals for development within these areas may be considered on their merits on a case-by-case basis and having considered the appropriate level of technical information provided to support each consideration. Applicants should be required to demonstrate that risk post-development is less than current erosion risks and that the public amenity (value) gained is proportionate to the private benefits realised.
	Policy 3b.2.15 Papakāinga Policy 3b.3.13 Papakāinga Rules 4b.1.6 and 4b.3.6	WRC considers the provisions should also cater for social services such as, kōhanga, kura and wānanga and urupā, as per Policy 6.4.2 of the WRPS.
	Policy 3b.2.9 Residential units	WRC considers development should be in alignment with the development principles under Section 6A of the WRPS, including principles specific to rural-residential development. Therefore, we recommend development is directed away from high class soils. We suggest amending the wording on b) to make it clearer that development is directed away from high class soils.
	4b.2.6 Minimum building setbacks	WRC considers important to also list setbacks from water bodies, including wetlands.
	Overall - Subdivision	WRC notes that the National Policy Statement on Highly Productive Land is likely to be gazetted in the near future and may require changes to rural subdivision provisions.
4b.5 Subdivision rules	4b.5.1 Subdivision – General Rural Environment	WRC queries if it would be appropriate to require larger than 10ha lots for subdivision on high class soils. Considering TDC does not have significant areas of high class soils, WRC considers the high-class soils should be better protected.
	4b.5.3 Subdivision – Rural Lifestyle Environment that does not adjoin the General Rural Environment	WRC queries if it would be appropriate to require larger than 4ha lots for subdivision on high class soils. Considering TDC does not have significant areas of high class soils, WRC considers high-class soils should be better protected.
	Rules 4b.5.1i, 4b,5,2i, 4b.5.3i and 4b.5.6i and	WRC considers the subdivision rules do not adequately take account of the possibility that the potential for natural hazards on particular land may render the land entirely unsuitable for residential development, particularly when the potential effects of future climate change are also considered. We submit that: (a) Rules 4b.5.1i, 4b,5,2i, 4b.5.3i and 4b.5.6i should be changed to restricted discretionary activities; and

	<p>matters of control/discretion</p>	<p>(b) The matters over which the Council retains discretion for each rule should include the following (or similar):</p> <p><i>The suitability of the subject land for residential purposes having particular regard to its existing and future susceptibility to natural hazards, including consideration of the potential exacerbation of such effects due to climate change.</i></p> <p>Typically, subdivision and land use consent are required from the relevant territorial authority and land use and discharge permits (eg for stormwater discharge) are required from the regional authority. The RMA, through various provisions, encourages (but does not compel) a joint approach to consenting, but, in WRC's experience, this does not often occur. Typically, what we see is that developers will secure district consents first, then seek regional consents or seek consents from either council in a piecemeal fashion.</p> <p>WRC is increasingly finding that some land, for which subdivision consent has been obtained, is fundamentally unsuitable for residential development due to its susceptibility to significant natural hazards, particularly flooding. Developers often do not appropriately consider the longer-term suitability of land from a natural hazards perspective. These concerns are only exacerbated when in the future, potential effects of climate change are overlaid on the status quo.</p> <p>This is a key issue concerning the suitability of land use that falls with territorial authority functions to consider in decision-making. We are concerned that the relevant subdivision rules do not enable this.</p> <p>Controlled activity rules 4b.5.1i, 4b.5.2i, 4b.5.3i and 4b.5.6i enable subdivision of land in various circumstances. The first three of those rules are subject to matters of control which include reference to natural hazards:</p> <p><i>b) The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.</i></p> <p>Rule 4b.5.6i does not include reference to natural hazards at all.</p> <p>Irrespective, in all cases, given these are controlled activities, there is no ability to decline any subdivision application under these rules, including for reasons related to the land's existing or future susceptibility to natural hazards. We submit that:</p> <p>(a) The rules noted should be changed to restricted discretionary activities; and</p> <p>(b) The matters over which the Council retains discretion for each rule should include the following (or similar):</p>
--	--------------------------------------	---

		<i>The suitability of the subject land for residential purposes having particular regard to its existing and future susceptibility to natural hazards, including consideration of the potential exacerbation of such effects due to climate change.</i>
	Matters of control and discretion	<p>WRC considers the matters of control/discretion for the proposed controlled and restricted discretionary activity subdivision rules should be amended to include reference to “natural wetlands” to enable any potential adverse effects of the subdivision on such features to be considered and addressed through conditions.</p> <p>The National Policy Statement for Freshwater Management 2020 (NPSFM) and the National Environmental Standards for Freshwater 2020 (NESF) provide a national policy and regulatory framework to ensure the identification and protection of “natural wetlands” (among other things).¹ More specifically, this includes ensuring that <i>the loss of extent of natural wetlands is avoided, their values are protected, and their restoration is promoted</i> except in specified circumstances. The Regional Policy Statement and plans are required to be consistent with this policy direction and district plans are required to have regard to the objectives and policies of regional policy statements and plans.</p> <p>The Regulations apply to various activities on land (including vegetation clearance, earthworks and land disturbance when those activities occur within, or within specified distances of natural wetlands), some of which would clearly fall within the scope of rules in the District Plan. To the extent that these activities may occur in the absence of subdivision, they will be managed via the Regional Council which has a direct rule to implement these regulations. However, in respect of the controlled and restricted discretionary activity rules for subdivision, there would be value in including appropriate reference to potential effects on natural wetlands that may occur as a natural consequence of the subdivision and use of land for residential (or other) developments. This would enable such effects to be addressed at the subdivision consent stage where appropriate and subdivision to be designed in such a way as to avoid impacts on existing wetlands.</p>
	Matters of control and discretion	<p>WRC considers the matters of control/discretion for the proposed controlled and restricted discretionary activity rules for subdivision should be amended to include reference to gully erosion to enable any such effects to be appropriately managed through conditions.</p> <p>Some recent developments have proposed to use these highly erosive gully systems for stormwater management and infrastructure. In many cases, this will exacerbate erosion creating risks to both the development in question, and downstream infrastructure and property. There are occasions where interference with the gully systems should simply be avoided in the development design proposals. Also, many gully systems are protected under Land Improvement Agreements with the WRC, protection which is threatened by their use for subdivision purposes.</p>

¹ Refer 2.2 Policy 6, policies 3.22 and 3.23 of the NPSFM; and Regulations 37-56 of the NESF.

Industrial		
Overall	SNAs, SGFs and issue of high-class soils.	<p>WRC recommends TDC considers other areas for industrial development that would not pose a risk for local indigenous biodiversity and geothermal features. We also recommend directing industrial development away from high class soils.</p> <p>WRC has identified that some of the areas proposed for industrial development are within or adjoining Significant Natural Areas (SNAs) and Significant Geothermal Features (SGFs). WRC considers this is a significant issue given the risk of loss of indigenous ecosystems and geothermal features, including geothermal vegetation. In case of industrial development adjoining SNAs and SGFs there is the risk of encroachment into these sensitive environments, which are irreplaceable. This contravenes policies 9.2.3(e) and 11.1.2 and 6A(k) of the WRPS. We consider the proposed new areas have the potential of causing adverse effects on the SNAs and SGFs values. Please see the map in attachment A which shows the identified SNAs and SGFs in the area.</p> <p>WRC has also noted that some of the proposed parcels have high class soils attributes and therefore development should be directed away from those areas, as per Policy 6A(h) of the WRPS.</p>
Town Centres		
Taupo Town Centre	Building Heights	WRC notes that changes relating to the urban environment should be in alignment with the National Policy Statement on Urban Development 2020 and Chapter 6 of the WRPS.

3.0 FURTHER INFORMATION AND HEARINGS

- 3.1 WRC **wishes to participate** in the development of the first bundle of plan changes (FBPCs) in support of this feedback.

Attachment A – Map overlaying proposed industrial areas and SNAs and SGFs.



Key

- Geothermal habitat
- Taupo significant geothermal features
- Taupo property boundaries
- State highways
- Roads

Taupo Significant Geothermal Features and Habitat

New industrial areas review

Spatial data acknowledgements:
 WRAPS 2017 aerial imagery
 LINZ Property boundaries
 Waikato Regional Plan (WRP) Geothermal Features
 Geothermal habitat 2014 and 2021 (source: Waikato Regional Council)

Scale at A4 = 1:35,000
 0 500 1,000 1,500
 Meters

Created by: CB - WRC
 Date: 14/08/2022
 Job No: REQ187601





First name: Jacqueline

Last name: McGregor

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
McGregor Submission

Russ Watts

From: the_stables@xtra.co.nz
Sent: Monday, 13 June 2022 5:53 pm
To: District Plan
Subject: Draft rural district plan change

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Dear Sir/madam
I own 41 Tukairangi rd.
I received the letter in regards to the district plan changes.
I would like to note I am in support of the new proposed scheme.
For 2 hectare blocks and minor dwellings.
Kind regards
Jacqueline McGregor

**Organisation:**

HRC

First name: Lynne**Last name:** Best**On behalf of:**

Horizon Regional Council

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

[See full attached submission](#)

Attached Documents

File

HRC 1 Submission on Draft Taupo District Plan

Russ Watts

From: Nick Carroll
Sent: Tuesday, 14 June 2022 12:20 pm
To: Hilary Samuel
Subject: FW: Feedback on Taupō District Plan
Attachments: HRC feedback on Draft Taupo District Plan.pdf

From: Lynne Best <Lynne.Best@horizons.govt.nz>
Sent: Monday, 13 June 2022 4:31 PM
To: Nick Carroll <NCarroll@taupo.govt.nz>
Cc: Robert Marshall <Robert.Marshall@horizons.govt.nz>
Subject: Feedback on Taupō District Plan

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Tēnā koe

Horizons Regional Council's feedback on the Draft Taupō District Plan is attached.

Ngā mihi
Lynne

LYNNE BEST | PA to Dr Nic Peet, Group Manager Strategy, Regulation & Science
DDI + 64 6 952 2849 | M + 64 27 411 9515 | 0508 800 800



This email is covered by the disclaimers which can be found by clicking [here](#).

13 June 2022

RAI 04 08
ES:RBM

Nick Carroll
Policy Manager
Taupō District Council
Private Bag 2005
TAUPŌ 3352

Email: NCarroll@taupo.govt.nz

Dear Nick,

DRAFT TAUPŌ DISTRICT PLAN FEEDBACK

Thank you for the opportunity to review and provide feedback on the Draft Taupō District Plan.

This feedback considers the Draft District Plan (DPD) in the context of giving effect to the regional policy statement components of Horizons Regional Council (Horizons) One Plan, and ensuring that provisions would not be inconsistent with the regional plan provisions (as per section 75 of the Resource Management Act 1991). We acknowledge that this is also the case for the Waikato, Bay of Plenty and Hawkes' Bay Regional Council regional planning documents, and that Taupō District Council has had to reconcile these within the DPD.

Since the area in Taupō District that sits within the Horizons Region is very small and it is within the area described as an outstanding natural feature or landscape (ONFL), we have focused our attention on this ONFL. Where we have not commented, we have not identified anything substantive.

In Schedule G, Table G.1 (e) of the One Plan "Kaimanawa Ranges, in particular the skyline and the south-eastern side of the ranges" is specified as an ONFL. Two characteristics / values for this ONFL are identified:

- Visual and scenic characteristics, particularly the visual prominence of the skyline in much of the Region
- Ecological significance, including the Ranges' contribution to the national conservation estate.

We note that, while the part of Taupō District in our region is part of wider Kaimanawa Forest Park area, it appears to be in public ownership and management rather than Department of Conservation.

The One Plan Policy 6-6 requires identification (mapping) and protection of regionally significant outstanding natural features and landscapes (ONFL) identified in Schedule G. It goes on to set out a hierarchy for the management of subdivision, use and activities directly affecting these ONFL. Policy 6-7 provides criteria for identifying and assessing outstanding natural features and landscapes.

We note you have mapped ONFL and acknowledged protecting ONFL in the objectives of the draft Strategic Directions Chapter:

"The protection of outstanding landscape areas from inappropriate land use and development which may adversely affect their landscape attributes."

We also note that the draft Rural Environment Chapter includes provisions for activities in Outstanding Landscape Areas, with these activities being restricted discretionary, discretionary or non-complying. We consider that your approach generally gives effect to the One Plan provisions. However, we note:

- There is no explicit recognition in the DPD of the hierarchy of effects management set out in One Plan Policy 6-6. We acknowledge that restricted discretionary rules 4b.1.8 Buildings within Outstanding Landscape Areas and 4b.1.9 Earthworks within Outstanding Landscape Areas retain discretion to consider cumulative visual effects.
- Rule 4b.1.9 includes a requirement to revegetate with "indigenous species or the same or similar species". It may be helpful to amend this to "indigenous species appropriate to the ecological area..." or similar wording, to encourage planting of local species.

With regard to the DPD approach to management of Significant Natural Areas (SNA), we note that the entire area in our region has been identified as SNA and is subject to district rules to manage effects on these areas values. As we have previously advised, the One Plan Policy 6-1 allocates responsibility for maintaining indigenous biodiversity in the region to the Regional Council. The One Plan does not map SNA; instead, any area that meets the description of a rare, threatened or at-risk habitat type (in Schedule F) is subject to regional plan rules. While we acknowledge that Horizons may be required to review this approach in light of the forthcoming National Policy Statement for Indigenous Biodiversity, we note that the DPD does not appear to give effect to Policy 6-1 or be consistent with the regional plan at present. Depending on the timing and outcome of any national direction, we would welcome the opportunity to work together to address any potential conflict with s75 RMA, perhaps with a similar approach to that taken by Waitomo District Council in their recently released draft district plan.

Please do not hesitate to contact me if you would like to discuss anything in this feedback.

Yours sincerely,



Robert Marshall
SENIOR POLICY ANALYST

First name: Lawrence

Last name: Parton

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

An arbitrary regulation of a 20m building envelope seems unnecessary as long as setbacks and other compliance matters (existing) are maintained in view of property sizes.

Would you support the current draft proposal changes to the Papakāinga provisions?

Maybe

Would you like to tell us why?

Anything which can free up Maori land for housing is useful as long as rules for subdivision, provision of utilities and infrastructure and rating are identical to non-Maori development.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

No

Would you like to tell us why?

Land purchased in this area was valued on the possibility of subdivision. Arbitrary disenfranchisement of this "value" is unfair to existing owners. (I have no commercial interest in this.)

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

1. There is already widespread opposition to this proposal, exacerbated by Council's secretive approval against all advice. Extending this impact exacerbates.
2. The tall buildings in this area benefit property owners only. This will create shadow zones and wind tunnels for the entire downtown area.
3. Tall buildings in this environment and location will be an eyesore, detracting from the ambience of our rural location.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

Residential Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

No

Would you like to tell us why?

Infill housing puts unnecessary strain on existing infrastructure and benefits property owners and Council rating only. Crowded neighbourhoods are not in anybody's interest.

Industrial Environment Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create more industrial environment land?

Yes

Would you like to tell us why?

Development of existing peripheral land to support employment is laudable as long as it is in keeping with existing regulations.

Attached Documents

File

Parton Submission

Submitted by: Lawrence F. Parton
+ Christine AF Parton

Strategic Directions Chapter

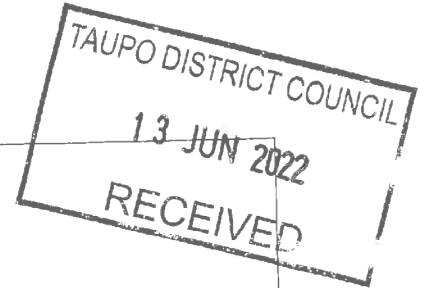
728 Whangamata Rd
RD1, Taupo
07-378-2239
Partonzinaven@gmail.com

You can find the chapter here: (Insert link to page here)

Would you support the current draft strategic directions?

Yes

Would you like to tell us why?



No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Rural Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

An arbitrary regulation of a 20m building envelope seems unnecessary as long as setbacks and other compliance matters (existing) are maintained, in view of property sizes.

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Would you support the current draft proposal changes to the Papakāinga provisions?

Yes

Would you like to tell us why?

 No

Would you like to tell us why?

 Maybe

Would you like to tell us why?

Anything ~~of~~ which can free up Maori land for housing is useful as long as rules for subdivision, provision of utilities & infrastructure, and rating are identical to non-Maori development.

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

 Yes

Would you like to tell us why?

No

Would you like to tell us why?

land purchased in this area was valued on the possibility of subdivision. Arbitrary disenfranchisement of this "value" is unfair to existing owners. (I have no commercial interest in this)

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

No Absolutely!

Would you like to tell us why?

1) There is already widespread opposition to this proposal, exacerbated by Council's secretive approval against all advice. Extending the impact exacerbates.

2. The tall buildings in this area benefit property owners only. They will create shadow zones and wind "tunnels" for the entire downtown area.

3. Tall buildings in this environment & location will be an eyesore, detracting from the ambience of our rural location.

Maybe

Would you like to tell us why?

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Residential Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal for changes to maximum building coverage in the residential environment?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Infill housing puts unnecessary strain of existing infrastructure and benefits property owners & Council rating only. Crowded neighbourhoods are not in anybody's interest.

Maybe

Would you like to tell us why?

Industrial Environment Chapter

You can find the chapter here: (Insert link to page here)

Yes

Would you like to tell us why?

Development of existing peripheral
land to support employment is
~~laudable~~ laudable as long as
it is in keeping with existing regulations

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Privacy Statement

Your privacy is important to us and we take our obligations under the Privacy Act 2020 (the Privacy Act) and the information privacy principles in the Privacy Act seriously. Getting privacy right is fundamental to maintaining the trust and confidence of our customers and stakeholders. This Privacy Statement has been prepared in accordance with our obligations, and your rights under the Privacy Act.

Our privacy statement sets out how, and why the Taupō District Council collects and stores your personal information, what we will use it for and with whom we can share it, and how you can access or correct your own information.

Certain products and services we provide may be subject to additional terms and conditions, and privacy policies. Therefore, we recommend that you carefully read the terms and conditions and any specific privacy policy that apply to the particular products and services we offer.

We may update this Privacy Statement to ensure we keep up with changes to our business and reflect changes to the Privacy Act.

Taupō District Council Privacy Statement 2021

Please visit <https://www.taupodc.govt.nz/privacy-policy> for more information.

A handwritten signature in black ink, appearing to be 'R. A. ...', written in a cursive style.

13/6/2022

First name: Mary

Last name: Stewart

On behalf of:

Lake View Home Trust

Feedback

Strategic Directions Chapter

You can find the chapter [here](#).

Would you support the current draft strategic directions?

Maybe

Would you like to tell us why?

With some changes to subdivision size of lots

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

With changes to possible lot size. Not 2ha. Should be down to 1 acre lots as this will future proof infrastructure otherwise in 15 years time will be a real mess sorting roading and water. People wish to look after 1 acre, 2ha is not a useful unit for anyone to buy or use.

Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Was never a good concept from the initial planning process, not in right place and some of the main drivers for it were never possibilities e.g. the school. The WEKA subdivision removed too.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

Taupo's charm is in lower sized buildings no need for greater heights, creates sunshine and wind problems.

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

No

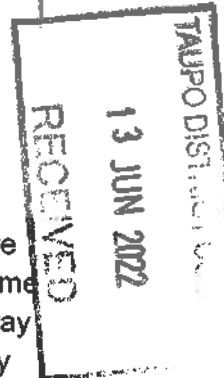
Would you like to tell us why?

Attached Documents

File
Stewart and Twentyman Submission

Consult 24 Questions: District Plan Changes

Most of our District Plan is over ten years old, and the Resource Management Act says we need to kick off a review at 10 years. Taupō district has grown and changed a lot in that time and some of the rules are no longer appropriate. We have been thinking about the best way to review the District Plan and make sure that the document is effective for the current day and the things our community want to do.



The Resource Management Act 1991 (RMA) is the legal document that tells us what we need in our District Plan. The Government is currently making changes to the RMA and in future it will be replaced by the Natural and Build Environment Act (NBEA). There will also be two additional Acts that will work alongside the NBEA, called the Strategic Planning Act and the Climate Adaption Act.

There is a lot of uncertainty about what our future planning framework will look like at present. Rather than spending a lot of time and money reviewing our entire District Plan (which would likely change under the NBEA), we have decided to focus on the parts of the plan that have the most issues. We will look to resolve these through a series of plan changes. By tidying up these parts of the plan, we will be ensuring that it is operating as efficiently as possible while we transition to a new planning system.

We are now consulting on the first bundle of draft plan changes. This bundle includes:

- Strategic Directions – new chapter to replace the current Significant Resource Management Issues chapter
- Rural (full review of all rural chapters)
- Residential coverage – change of coverage rule only
- Industrial – additional industrial land zonings
- Town Centre:
 - review of the building height limits in the town centre,
 - review of the temporary activity rule

This will be followed by a second bundle of plan changes which will include the Residential Chapter, Turangi urban area and Maori Purpose zone.

You can find the main district plan change page here: (Insert link to page here)

Name: MARY SHEENA STEWART

+ BRUCE

Surname: TWENTYMAN

Address: 2/364 LAKE TCE
2 MILE BAY
TAUPO. 3330

Organisation/On behalf of:

LAKE VIEW HOME TRUST

Rural Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

With changes to possible lot size. Not 2ha. should be down to 1acre lots as this will future proof infrastructure otherwise in 15 years time will be a real mess sorting roads + water. People will do look after 1acre, 2ha is not a useful unit for anyone to buy or use.

Strategic Directions Chapter

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Would you like to tell us why?

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Would you like to tell us why?

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Maybe

Would you like to tell us why?

Would you support the revoking of the Mapara Valley environment zoning and returning it to the general rural and rural lifestyle environments?

Yes

Would you like to tell us why?

Was never a good concept from the initial planning process, not in right place and some of the main drivers for it were never possibilities e.g. the school. The WEKA should be removed too.

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

Town Centre Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal for changes to maximum town centre heights?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Taupo's charm is in lower sized buildings no need for greater heights, creates sunshine + wind problems

Maybe

Would you like to tell us why?

Would you support the current draft proposal to increase the amount of time temporary activities can operate?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

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Please visit <https://www.taupodc.govt.nz/privacy-policy> for more information.

First name: Sharni

Last name: Mackintosh

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Would you like to tell us why?

My name is sharni mackintosh and I would like to have my say regarding the proposed plan changes to rural lifestyle

Although I am in favour of being allowed to subdivide my land situated at 750 tukairangi road, Taupo I do feel strongly that subdividing down to 2ha is of some concern

2ha is not really enough land to be able to have some horses on and too big for most people to handle. as a real estate agent myself, I see an influx of 2ha blocks becoming available for sale and after the initial influx there will not be a market for these, due to the size being of no use to those wanting to have horses or some Stock for example

Our market for selling to out of town horse people has increased dramatically and has seen a huge rise in the price tag attached , but I am not sure that 2ha would be a worth while exercise

On the other hand, If you allowed for lifestylers with a block of 4.1 ha or more to be able to take off the 1 plus ha proportion , this would allow for them to build a home for a family member who may be is helping the family buy the larger block with some investment funds inputted, or as in my case with my block, for my daughter, allowing me to keep 4ha for our existing stock and give her a start in life with her own title and a smaller home.

2ha is still worth while subdividing off and from my observations so far, there will be a fair few that will want to do this. I suppose it is then for me to put a value on these blocks and only time will tell there, I believe that these are not of a large enough amount for lifestylers to have their large animals.

I think you should allow blocks of 4ha or more the opportunity to take off a smaller amount. As in 5010 m2 plus , maybe only one at this stage, as this will allow a family member to have a home on the block but retain the 4ha as a valuable lifestyle block going forward

This would be perfect solution for me And others that I have spoken too.

This does not mean that I am opposed to the 2ha.blocks but really is too much land in one way and not enough land in the other way.

Does this mean that if you have 15acres that you will be able to subdivide onto three blocks of 5acres ???

I have been asked this. Again we will end up with a lot of 5acre blocks for sale if it does

Attached Documents

File
Sharni Mackintosh Submission PDF

Russ Watts

From: TDC Info Email Queue
Sent: Wednesday, 15 June 2022 11:41 am
To: District Plan
Subject: Fwd: Submission for proposed plan changes

From: sharni@bayleystaupo.co.nz
Sent: Wednesday, June 15, 2022 11:34 AM
To: info@taupo.govt.nz
Subject: Submission for proposed plan changes

Hello there

My name is sharni mackintosh and I would like to have my say regarding the proposed plan changes to rural lifestyle ..

Although I am in favour of being allowed to subdivide my land situated at 750 tukairangi road , Taupō .. I do feel strongly that subdividing down to 2ha is of some concern ..

2ha is not really enough land to be able to have some horses on and too big for most people to handle .. as a real estate agent myself, I see an influx of 2ha blocks becoming available for sale and after the initial influx there will not be a market for these , due to the size being of no use to those wanting to have horses or some Stock for example ..

Our market for selling to out of town horse people has increased dramatically and has seen a huge rise in the price tag attached , but I am not sure that 2ha would be a worth while exercise

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2ha is still worth while subdividing off and from my observations so far , there will be a fair few that will want to do this .. I suppose it is then for me to put a value on these blocks and only time

Will tell there , I believe that these are not of a large enough amount for lifestylers to have their large animals

I think you should allow , blocks of 4ha or more the opportunity to take off a smaller amount. As in 5010 m2 plus , maybe only one at this stage , As this will allow a family member to have a home on the block but retain the 4ha as a valuable lifestyle block going forward .

This Would be perfect solution for me . And others that I have spoken too

This does not mean that I am opposed to the 2ha.blocks but really is too much land in one way and not enough land in the other way

Does this mean that if you have 15acres that you will be able to subdivide onto three blocks of 5acres ??? I have Ben asked this . Again we will end up with a lot of 5acre blocks for sale if it does

Kindest regards

Sharni mackintosh

750 tukairangi road , Taupō

Sent from my iPhone



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<http://www.marshalssoftware.com>



Organisation:

Mercury

First name: Fraser

Last name: Graafhuis

On behalf of:

Mercury

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Mercury Submission Overview

Russ Watts

From: Fraser Graafhuis <Fraser.Graafhuis@mercury.co.nz>
Sent: Wednesday, 15 June 2022 11:53 am
To: Hilary Samuel
Cc: Brigid Buckley; Alice Lin; Shelby Macfarlane-Hill
Subject: Mercury Comments on Draft Taupo District Plan Changes
Attachments: Reviewed 9 May 3b and 4b Rural Environment Mercury.docx; 20220615
_MercuryCommentsTaupoDP_PlanChange.pdf; Strategic Directions Draft Chapter
PDF Mercury.docx

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hi Hilary

Please find attached Mercury comments and track changes for Strategic Issues and Rural Environment chapters.

There are some minor tidy ups, grammar, and also few changes shown in yellow from the agreed tracks with Manawa and Genesis in the Rural Environment chapter.

Our comments are broadly aligned with Contact, but we just didn't have the time to really tighten this up to the extent we wanted. To me this indicates more work is needed to get the outcome we need.

With the extent of decarbonisation needed to ensure NZ's transition to a low carbon economy is delivered, my opinion is that essential policy outcomes are marginalised without a stand alone chapter for Energy. This is an issue that needs to be considered by Council and a clear pathway to deliver identified outcomes. If there is no stand alone chapter for Energy, ensuring all policy changes are well integrated into the wider plan becomes more challenging from an implementation perspective.

I think it is important where areas of fundamental misalignment exist, these issues are acknowledged. If Council is open to some policy workshops prior to notification, I personally would be happy to help the development of Energy related policy with Council, other generators and participants to ensure a good outcome for the District Plan is achieved.

Happy to chat.

Regards

Fraser
0274910867

From: Hilary Samuel <hsamuel@taupo.govt.nz>
Sent: Wednesday, 18 May 2022 1:15 PM
To: Fraser Graafhuis <Fraser.Graafhuis@mercury.co.nz>
Subject: Word versions - Taupo District Plan Changes

Great thinking Fraser. Attached.

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

3b RURAL ENVIRONMENT CHAPTER

3b.1 Introduction

The Rural Environment makes up most of the land within the District and has been categorised into two distinct areas, being the General Rural Environment and the Rural Lifestyle Environment. These separate areas highlight the increasing need to protect the open space characteristics of the Rural Environment and its production values, while also providing for the growth of the District and the demand for rural lifestyle living in specific locations.

~~The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas.~~

The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that provides for rural production activities, rural service industries, as well as other activities that support rural production or are appropriate in the rural zone, such as large scale Renewable Electricity Generation, electricity transmission and distribution and other infrastructure services.

It is important that effects which cannot always be reasonably mitigated from appropriate activities within the boundary of a site are provided for in General Rural Environment. Effects include dust, noise, light, odour, vibration and visual effects from working structures. Effects from buildings, geothermal drill rigs, pipelines associated with the utilisation of geothermal steamfields, which all form part of rural character, should also be provided for.

There are existing fragmented Industrial zoned sites surrounded by the General Rural Environment, which provide economic benefits for the district. Neighbouring environments need to be considered, when providing for sensitive activities in the Rural Environment.

~~reflects the productive nature of the land, the rural level of~~

The Rural Environment also contains other significant values sites that are of significance, some of these are identified as Outstanding Landscape Areas, which need to be managed and protected, such as the ecological integrity of the natural environment and human health.

Infrastructural services, rural lifestyle living in appropriate areas, and the amenity values of the landscape, as well as managing effects and enabling rural lifestyle living in appropriate areas:

Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and rural lifestyle living, electricity generation. It is important that all such activities are provided for in appropriate areas and do not affect the ability of the rural environment to function effectively. It is expected in the Rural Environment that all properties are self-servicing in terms of the provision of potable water and the disposal of stormwater and wastewater.

The papakāinga provisions recognise the intent of Part 2 of the RMA and provide for the occupation by whanau, hapu or iwi members on Māori land. The provisions recognise the importance of enabling māori to settle on their ancestral lands. Papakāinga development will often be at higher densities than other residential land uses in the rural environment. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there.

In addition to papakāinga there is a wide range of cultural activities and activities of importance to māori which are appropriate to occur within the rural environment.

General Rural Environment

The General Rural Environment is predominantly characterised by large open space and vegetated areas including productive farmland and forest, ridgelines, native bush, lakes, rivers and their margins. Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture and plantation forestry activities, ~~with dispersed buildings and rural roads~~. There is also a wide range of development associated with tourism activities, recreation, and the generation and transmission of electricity. Working structures and buildings associated with all activities in the rural zone are common and form part of the character of the rural zone.

The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment by retaining large property sizes and limiting the extent of sensitive activities including housing provided for. ~~Yet allowing appropriate development to occur while preserving the 'openness' of the General Rural Environment.~~ The creation of the General Rural Environment aims to support primary productive uses and rural industry, meaning an activity that directly supports, services, or is dependent on primary production, or has a functional and has a

~~locational need to be located within the General Rural Environment (rather than an urban environment).~~

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~~Primary production~~ Activities in the General Rural Environment will produce effects that are different from urban areas, such as visual, noise, odour, vibration, spray drift and dust. Allowing these activities to operate in a more suitable environment, along with compatible non-sensitive activities, aims to protect rural land uses from unnecessary restrictions.

The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production or have a functional locational need to be within the General Rural Environment e.g. Renewable Electricity Generation Activities, which must be located where renewable energy resources are located. This is to avoid the uptake of General Rural Environment land by activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment. It is important to acknowledge there are isolated sites zoned industrial, which are surrounded by the General Rural Environment eg Rotokawa Geothermal Powerstation.

Rural Lifestyle Environment

The Rural Lifestyle Environment has been created to address the increasing demand for rural lifestyle living within the Rural Environment. The Rural Lifestyle Environment aims to provide for rural residential development in strategic growth locations, which provides for those who want the benefits of rural living without necessarily undertaking a constraining or compromising productive rural activities, which surround the Rural Lifestyle Environment.

By creating a separate area within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining some separation from the rural production activities predominating in the General Rural Environment, where activities are likely to have effects, which cannot reasonably be contained within site boundaries such as odour, noise associated with rural production activities or geothermal electricity generation and associated utilisation of geothermal steamfields. This separation of activities serves to minimise reverse sensitivity effects from lifestyle activities on neighbouring activities issues. At the same time by concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics and productive potential of the rest of the Rural Environment.

The Rural Lifestyle Environment will be less populated than a Residential Environment, with standards in place for minimum lot sizes to preserve the rural residential aspect of the area. Limited provision is also made for home business and commercial activity to occur, but not of a scale or extent that changes the predominantly rural residential amenity and character intended. The Rural Lifestyle Environment areas are located closer to urban areas to allow for access to community facilities within the district's townships.

3b.2 Objectives and Policies - General Rural Environment

Objective 3b.2.1 Enable Primary Production

Primary production is enabled by protecting the availability of the rural land resource and its productive capability.

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 and inappropriate subdivision and development is avoided.

Objective 3b.2.3 Rural industry

Rural industry is enabled whilst commercial and industrial activities, other than home-business, are avoided excluding Renewable Electricity Generation which has a functional need to locate in the General Rural Environment.

Objective 3b.2.4 Other activities

Māori cultural activities, tourism activities and visitor accommodation ~~and electricity generation activities~~ are enabled in the General Rural Environment.

Insert new objective: Renewable Electricity Generation Activities and Transmission

Enable the operation, use, development and upgrading of Renewable Electricity Generation Activities and **Transmission** within the General Rural Environment

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on existing and authorised activities within the General Rural Environment, ~~including conflict with activities in neighbouring Environments;~~ are avoided.

Objective 3b.2.6 Impacts on infrastructure

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

Objective 3b.2.7 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 General Rural Environment.

Policy 3b.2.8 Maintaining the established character

Maintain the established General Rural Environment character, as defined by:

- a) Large open spaces between built structures
- b) A mix of residential and rural production buildings
- c) Effects from ~~Noises related to~~ production activities, and Renewable Electricity Generation Activities, including vibration, visual, odour and noise, during the day but low levels of noise at night
- d) Low levels of light spill.
- e) Infrequent vehicle movements to and from a site
- f) Limited signage that directly relates to the activity operating on the site.
- g) Working rural buildings, structures and infrastructure associated with rural production.
- h) Existence of geothermal steamfields, electricity transmission, distribution and Renewable Electricity Generation Activities, which have a functional requirement to be located within the General Rural Environment.
- i) Isolated Renewable Electricity Generation sites zoned industrial, which are surrounded by the General Rural Environment.

Policy 3b.2.9 Residential units

Avoid the cumulative effects of rural lifestyle development by first, directing such development to the Rural Lifestyle Environment, and then limiting residential units that:

- a) Increase the demand for community infrastructure and services
- b) Result in the inefficient use of land or loss of future flexibility for productive uses
- c) Erode the general rural character through its density, scale and location.
- d) Create reverse sensitivity effects on existing and authorised activities in the General Rural Environment.

- e) Constrain the ability to utilise renewable energy resources.

Policy 3b.2.10 Heavy Vehicle movements

Manage heavy vehicle movements to ~~avoid~~ minimise damage to the transport network and adverse impacts on road safety.

Policy 3b.2.11 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised or reverse sensitivity effects will be generated.

Policy 3b.2.12 Avoiding reverse sensitivity

~~Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.~~

Manage new activities located in the General Rural Environment to avoid reverse sensitivity effects on the existing environment, which includes activities lawfully established, authorised by a resource consent or is a permitted activity, and includes rural activities and activities which have a functional, or operational need to locate in the Rural Zone.

New Policy for Renewable Electricity Generation

Policy 3b.2.X Have particular regard to functional and operational needs of Renewable Electricity Generation Activities in the General Rural Environment.

Policy 3b.2.13 Commercial and industrial activity

Limit the scale of commercial and industrial activity to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.

Note: Does not include Renewable Electricity Generation Activities, which have a functional need to locate in the General Rural Environment.

Policy 3b.2.14 Allotment size and separation distances

Maintain allotments at a size of 10 hectares or larger to allow flexibility for a wide range of productive land uses in the future.

Identify appropriate new building platform locations and provide for adequate separation distances between existing and anticipated activities to avoid reverse sensitivity effects.

Policy 3b.2.15 Papakāinga

- i. Provide for the development of papakāinga on Māori land
- ii. Recognise the social and cultural benefits of the occupation and development of papakāinga by whanau, hapū and iwi on Māori land
- iii. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to māori freehold title.

Policy 3b.2.16 Maori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

3b.3 Objectives and Policies - Rural Lifestyle Environment

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

The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.

Objective 3b.3.2 Avoid reverse sensitivity

~~Adverse~~ Reverse sensitivity effects, including conflict with existing activities in neighbouring environments are avoided, including effects on rural activities and Renewable Electricity Generation activities.

Objective 3b.3.3 Commercial and industrial activities

The establishment of commercial and industrial activities that are incompatible with the rural-residential activities occurring within the Rural Lifestyle Environment are avoided.

Objective 3b.3.4 Consolidate rural lifestyle activities

Rural lifestyle activities ~~within identified areas~~ are consolidated around existing lifestyle clusters to encourage more efficient use of the rural land resource and avoid the fragmentation of land in the General Rural Environment.

Objective 3b.3.5 Allotment sizes and location of buildings

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.
- c) Building platform locations are identified to ensure Renewable Electricity Generation and future use of geothermal steamfields is not compromised by reverse sensitivity effects.

Objective 3b.3.6 Impacts on community infrastructure

The impacts on community infrastructure arising from subdivision and sensitive development, including residential lifestyle are **managed**.

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.

Policy 3b.3.8 Character of the Rural Lifestyle Environment

Manage the anticipated character of the Rural Lifestyle Environment as defined by:

- a) Buildings on different sites are separated from each other in a way that creates a sense of privacy.
- b) Accessory buildings that do not dominate the landscape.

- c) Houses may be large but are surrounded by open space and do not dominate the landscape.
- d) A general absence of urban community infrastructure including community stormwater and wastewater services.
- e) An environment which includes residential activities, rural productive activities and home business activities.
- f) Noise related to production activities during the day but low levels of noise at night.
- g) Low levels of light spill.
- h) Limited signage that directly relates to the activity operating on the site.
- i) An environment that is surrounded by rural production and Renewable Electricity Generation Activities and steamfields.

Policy 3b.3.9 Setbacks for allotments adjoining the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage avoid reverse sensitivity effects on existing and activities, including use of geothermal steamfields within neighbouring environments.

Policy 3b.3.10 On-site servicing

Require properties to manage its services on-site terms of the provision of potable water and the disposal of stormwater and wastewater.

Policy 3b.3.11 Larger lot sizes for lots which adjoin the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage reverse sensitivity:

Policy 3b.3.12 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, ~~and to will~~ ensure that the future availability of the land resource will not be compromised, and will not generate reverse sensitivity effects on lawfully established activities in neighbouring Environments.

Policy 3b.3.13 Papakāinga

- i. Provide for the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- ii. Recognise the social and cultural benefits of the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- iii. Allow for Papakāinga on General Land owned by Māori where there is a historical ancestral connection to the land and it can be demonstrated that the land will remain in Māori ownership or be converted to māori freehold title.

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Policy 3b.3.16 Māori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

4 Rules and Standards

4b Rural Environment

4b.1 General Rules - General Rural Environment

4b.1.1 Activities in the General Rural Environment

- i. Any activity that:
 - a) Complies with all the Performance Standards for the General Rural Environment; and
 - ~~b) Complies with all the District Wide Performance Standards; and~~
 - c) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the General Rural Environment; and
 - ~~d) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules~~
 is a **permitted activity**.
- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.1.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters:

- a. The proximity between the primary residential unit and the minor residential unit.
- b. The effect of the minor residential unit on the rural character as described in Policy 3b.2.8.
- c. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.
- d. The potential for reverse sensitivity effects on Renewable Electricity Generation Activities, including including utilisation of geothermal steamfields.

4b.1.3 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to activity commencing; and
 - c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.1.4 Renewable Electricity Generation Activities, Electricity Generation Core Sites and Geothermal Steamfields

- i. Any activity involving continued operation, maintenance and ~~minor~~ upgrading of Renewable Electricity Generation activities, including existing electricity generation core sites, geothermal steamfields and associated structures and activities is a **permitted activity**.
- ii. Geothermal Drilling is permitted activity.

New definitions;

Renewable Electricity Generation means generation of electricity from renewable energy resources, including solar, wind, hydro-electricity, geothermal, biomass

Renewable Electricity Generation Activities means the construction, operation, **upgrading** and maintenance of structures, buildings, equipment associated with renewable electricity generation. This includes exploration, geothermal pipelines, solar panels, batteries, storage of energy, powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.

Geothermal Drilling means the construction, maintenance and upgrading of wells associated with Geothermal resource exploration or development, including drilling rigs, well pads, well tracks, well heads, well testing, drill cutting ponds, accessory buildings, structures and equipment, temporary ancillary accommodation and fencing.

NOTE: For the purpose of this rule "maintenance" means:

All activities associated with the protective care and monitoring of Renewable Electricity Generation Activities, including a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to arrest the processes of decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.

NOTE: For the purpose of this rule "minor upgrading" means:

Structural improvement, repair and replacement of components associated with existing Renewable Electricity Generation activities including:

- a) adaptation required to mitigate risks from climate change to meet dam safety regulation, or
- b) provides for more electricity output, or greater efficiency
- c) continued safe, efficient and secure operation.

worn or technically deficient parts of the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and vegetation removal.

Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures and structural improvement, repair and replacement of components associated with Renewable Electricity Generation Activities.

up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structures subject to compliance with the Noise Performance Standard.

New Rule: 4b.1.4X New Renewable Electricity Generation Activities

The development and construction of new renewable electricity generation activities and associated structures where not otherwise provided for within the General Rural Environment.

is a **discretionary activity**

4b.1.5 Home businesses, commercial and industrial activities

- i. A home business, commercial or industrial activity which complies with the performance standards is a **permitted activity**.
- ii. A home business, commercial or industrial activity which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.5 Council restricts the exercise of its discretion to the following matters:

- a. The daily vehicle movements expected to and from the allotment.
- b. The effect of the activity on the rural character of the area.
- c. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
- d. The hours of operation for the activity.
- e. The proposed signage associated with the activity.
- f. The potential for reverse sensitivity effects on Renewable Electricity Generation Activities, including utilisation of geothermal steamfields.

4b.1.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.2 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.2 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**

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- iv. Applications under Rules 4b.1.6 ii or iii will not be notified.

When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.2 which the proposal does not comply with
- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.6 iii, in addition to a and b:
 - a. Historical associations of the land to mana whenua and reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.1.7 Buildings close to High voltage transmission lines

- i. Any building (except network utilities or Renewable Electricity Generation Activities) located within 0 - 12 meters of a high-voltage transmission line is a **restricted discretionary activity**.

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When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4b.1.8 Buildings within Outstanding Landscape Areas

- i. Provided that the activity has not been identified as a discretionary or non-complying activity by another rule in the Plan, within an Outstanding Landscape Area, the erection of structures:
 - a. Between 5m and 10m in height; or
 - b. For Masts and Poles between 5m and 20m in height; or
 - c. Which are between 250m² and 1,000m² in ground floor area, and have an aggregate coverage less than 2.5% of the allotment,

is a **restricted discretionary activity**.

EXCEPTION: This rule will not apply to the erection of structures:

- a. Associated with consented and authorised Renewable Electricity Generation Activities, including within Electricity Generation Core Sites overlays.
- b. For the purpose of papakāinga.
- c. Within any 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.

The Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - ridgelines and prominent landforms,
 - the need to locate the structure within an Outstanding Landscape Area, and
 - whether there are alternatives,
 - whether the location within an Outstanding Landscape Area is shown to be justified, and
 - how the location and design mitigates any adverse effects on the Landscape Attributes of the Outstanding Landscape Area.
- b. The scale of the structure on the Outstanding Landscape Area, and the ability to reduce the visual dominance of increased bulk.
- c. The use of materials and colours to respond to the natural hues of the Landscape Area, and minimisation of reflectivity levels, including the utilisation of colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity level less than 35%.
- d. Measures to reduce window reflectivity by use of overhanging eaves, or low-reflectivity glass.
- e. Any proposed mitigation planting to assist in integrating structures with the site, and the effectiveness of such mitigation on protecting the Landscape Attributes of the Outstanding Landscape Area.
- f. The minimisation of earthworks associated with the erection of structures that may adversely affect the Landscape Attributes and character of the Outstanding Landscape Area.
- g. Consideration of cumulative visual effects of structures on the Outstanding Landscape Area.
- h. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed

earthworks, which may result in an adverse effect on Landscape Attributes.

4b.1.9 Earthworks within Outstanding Landscape Areas

Earthworks within an Outstanding Landscape Area that creates a new cut face or fill that is in excess of 1.5 metres in height, or cumulative vertical ground alteration in excess of 3.0 metres over a 12 month period, is a **restricted discretionary activity**, provided that any exposed cut or fill face located in vegetation of a height 1.5 metres or less is revegetated not later than the next growing season. Revegetation should consist of indigenous species or the same or similar species (other than pest species) present on the site prior to earthworks).

EXCEPTION: This rule will not apply to Earthworks within consented and authorised Renewable Electricity Generation Activities, including within Electricity Generation Core Sites overlays.

The Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the Earthworks will change the ground level.
- b. The effect of the Earthworks on the Landscape Attributes.
- c. The degree to which the finished ground levels reflect the contour of the surrounding landform.
- d. The degree to which Earthworks will enable building facades to be extended below natural ground level.
- e. The period that soil will be exposed.
- f. Proposed methods and timing for the remediation or mitigation of potential adverse effects and the degree to which such methods would be successful, including rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation.
- g. Consideration of cumulative visual effects of Earthworks on the Outstanding Landscape Area.
- h. The location of the Earthworks in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - i. Ridgelines and prominent landforms,
 - the location requirement of the activity
 - whether there are alternatives.
 - j. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks,

4b.2 Performance Standards - General Rural Environment

4b.2.1 Vehicle movements

- i. 100 vehicle movements per day for the allotment.
- ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements.

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations or consented and authorised Renewable Electricity Generation Activities whether or not it is within an Electricity Generation Core Site.

4b.2.2 Maximum Building coverage

- i. 10% of the net allotment area.

EXCEPTION: Papakāinga.

4b.2.3 Maximum building size

- i. 5,000m² gross floor area for a single building.

4b.2.4 Maximum density of primary residential units

- i. One primary residential unit per 10 hectares.

EXCEPTION: Papakāinga.

4b.2.5 Maximum building height

- i. 12 metres.
- ii. 5 meters in a height restricted area.
- iii. 5 meters in an Outstanding Landscape Area.
- iv. 15 meters for Electricity Generation on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site.

EXCEPTIONS:

- Cranes being used as part of any construction or maintenance works for the duration of the works - no height limit.
- Drilling Rigs for up to 60 days per well track allotment - no height limit.

4b.2.6 Minimum building setbacks

- i. 15 metres from all boundaries.
- ii. 25 meters in Outstanding Landscape Areas from all boundaries.
- iii. 300 meters for buildings for the management of farmed animals from all boundaries.
- iv. There shall be no front boundary, or other boundary setback for buildings, structures and activities associated with any authorised (consented or permitted) Renewable Electricity Generation Activities, including Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure.
- ~~v. There shall be no boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site.~~

NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs.

EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and 6m² in gross floor area. Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.

EXCEPTION: For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.

4b.2.7 Minor residential units

- i. A maximum of one minor residential unit per primary residential unit per allotment.
- ii. All minor residential units shall:
 - a. Be no larger than 100m² in size (inclusive of garaging).
 - b. Be located no greater than 20 metres from the primary residential unit.
 - c. Share an accessway/driveway with the primary residential unit.

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.2.8 Home businesses, commercial and industrial activities

- i. Any indoor or outdoor space used for home business, commercial or industrial purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Home business or commercial activities within a Papakāinga.

4b.2.9 Maximum Noise - Limits

- i. The noise level arising from any activity measured within the notional boundary of any General Rural Environment or Rural Lifestyle Environment site or within the boundary of any residential environment site, other than the site where the noise is generated, shall not exceed the following limits:
 - a) 7.00am – 10.00pm 55dBA L_{eq}
 - b) 10.00pm – 7.00am 40dBA L_{eq} and 70dBA L_{max}

NOTE: For specific noise refer to following Performance Standards.

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.

4b.2.10 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803: 1999 Acoustics Construction Noise.

4b.2.11 Maximum Noise - Electricity Generation Core Sites

- i. Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in 4b.2.9 above as measured:
 - a) Outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or

- b) Within the Notional Boundary of any Dwelling within the General Rural Environment or Rural Lifestyle Environment where this is beyond the noise control boundary; or
- c) Within the boundary of any site within the Residential Environment where this is beyond the noise control boundary.
- d) Any new Buildings with habitable rooms (i.e. Dwellings, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dBA L_{eq}).
- e) The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dBA L_{eq} and 75dBA L_{max} contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4b.2.12 Maximum Noise - Well Drilling and Testing within Electricity Generation Core Sites

- i. Noise from well drilling and testing within any Electricity Generation Core Site boundary as measured:
 - a) within the boundary of any site within the Residential Environment;
 - b) within the notional boundary of any dwelling or accommodation activity within the General Rural Environment or Rural Lifestyle Environment shall not exceed the noise levels set out below, measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics - Construction Noise, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- ii. Time Period Monday to Sunday:

	L_{eq}	L_{max}
7.00am - 10.00pm	70	85
10.00pm - 7.00am	60	75

4b.2.13 Maximum Noise - Other

- i. Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, agricultural and forestry machinery or equipment (including mobile plant at produce packing facilities but excluding sawmilling equipment), operated and maintained in accordance with the manufacturer's specifications in accordance with accepted management practices (e.g. for milking, spraying, harvesting,

packing, forest harvesting and the like). Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

- ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers and hydro spills associated with the operation of Electricity Generation Core sites. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

4b.2.14 Parking, Loading and Access

- i. In accordance with Section 6: Parking Loading and Access

4b.2.15 Signage

- i. Maximum of one sign per allotment.
- ii. Maximum total face area of sign - 2m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signage.
- v. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area.

EXCEPTIONS: Official signs required by statute and warning signs related to aspects of public safety are not required to comply with the standards.

4b.3 General Rules - Rural Lifestyle Environment

4b.3.1 Activities in the Rural Lifestyle Environment

- i. Any activity that:
 - a. complies with all of the Performance Standards for the Rural Lifestyle Environment; and
 - b. complies with all the District Wide Performance Standards; and
 - c. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the Rural Lifestyle Environment; and
 - d. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules;

is a **permitted activity**.

- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.3.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.2 Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the residential unit and vehicle access point design, siting and external appearance adversely affects rural character and amenity.
- b. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.
- c. Effect on nearby sites, including outlook and privacy.

- d. Whether the residential unit and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values.
- e. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
- f. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining neighbouring environments or on Renewable Electricity Generation Activities are avoided.

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

- i. A home business, commercial and retail activity which complies with performance standards is a **permitted activity**.
- ii. A home business, commercial and retail activity which does not comply with performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.3 Council restricts the exercise of its discretion to the following matters:

- i. The effect of the activity on the Rural Lifestyle Environment character.
- ii. The principal operator of the home business must be a permanent resident on the site to which the home business relates.
- iii. The effects of the activity's vehicle movements, parking, loading and access on the network.
- iv. Any nuisance effects such as odour, noise and glare are managed within the site.
- v. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining neighbouring environments or on Renewable Electricity Generation Activities are avoided.

4b.3.4 Intensive indoor primary production

- i. An intensive indoor primary production activity which complies with performance standards is a **permitted activity**.
- ii. An intensive indoor primary production activity which does not comply with performance standards is a **discretionary activity**.

NOTE: For the purpose of this rule, intensive indoor primary production means activities that principally occur within buildings and involve growing produce or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.

4b.3.5 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and
 - c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.3.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.4 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.4 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**
- iv. Applications under Rules 4b.3.6 ii or iii will not be notified.

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When considering activities under Rule 4b.3.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.4 which the proposal did not comply with
- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.3 iii, in addition to a and b:
 - a. Historical reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.3.7 High voltage transmission lines

- i. Any building (except network utilities) located within 0 – 12m of a high-voltage transmission line is a **restricted discretionary activity**.

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When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

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4b.4 Performance Standards - Rural Lifestyle Environment

4b.4.1 Vehicle movements

- i. 24 vehicle movements per day for the allotment.
- ii. Papakāinga: 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations.

4b.4.2 Maximum building coverage

- i. 10% of the total allotment area.

4b.4.3 Maximum building size

- i. 500m² gross floor area for a single building.

4b.4.4 Maximum density of residential units

- i. One residential unit per two hectares.

EXCEPTION: Papakāinga.

4b.4.5 Minor residential units

- i. No more than one minor residential unit per primary residential unit is permitted.
- ii. All minor residential units shall:

- a. Be no larger than 100m² in size (inclusive of garaging).
- b. Be located no greater than 20 metres from the primary residential unit.
- c. Share an accessway/driveway with the primary residential unit.
- b) Residential units shall be setback a minimum of 1,000m from Renewable Electricity Generation Activities, including from a well testing site or geothermal steamfield.

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.4.6 Maximum building height

- i. The maximum height of a building shall not exceed 10 metres.

4b.4.7 Building setbacks

- i. All buildings shall be located a distance of 15 metres or greater from all boundaries.
- ii. Residential units shall be setback a minimum of 50 metres from the General Rural Environment.
- iii. Residential units shall be setback a minimum of 1,000m from Renewable Electricity Generation Activities, including from a well testing site or geothermal steamfield.

EXCEPTION:

- Water tanks are not required to comply with the setback requirements in this rule
- Papakāinga are not required to comply with 4b.4.7 ii

4b.4.8 Intensive indoor primary production

- i. Any intensive indoor primary production activity shall involve less than 100m² in gross floor area, or be within a building up to 100m² gross floor area per hectare within the allotment, up to a total of 250m² gross floor area.

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

- i. Any indoor or outdoor space used for a home business, commercial or retail purposes, shall be less than 100m² in gross floor area for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Papakāinga.

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4b.4.10 Signage

- i. Maximum one sign per allotment.
- ii. Maximum total face area - 1m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signs.
- v. One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

4b.4.11 Parking Loading and Access

- i. In accordance with Section 6: Parking, Loading and Access.

4b.4.12 Maximum Artificial Light Level

- i. 8 LUX (lumens per square meter) at the boundary.

4b.4.13 Maximum Noise - Limits

- i. The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

7.00am - 7.00pm 50dBA L_{eq}

7.00pm - 10.00pm 45dBA L_{eq}

10.00pm - 7.00am 40dBA L_{eq} and 70dBA L_{max}

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

4b.4.14 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise.

4b.4.15 Maximum Noise - Telecommunication and electricity equipment

- i. Noise from telecommunication equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.4.12 above as measured at a point 1 metre from the closest façade of the nearest dwelling.

4b.5 Subdivision Rules

4b.5.1 Subdivision - General Rural Environment

- i. Subdivision resulting in lots that are 10 hectares or larger is a **controlled activity**.
- ii. Subdivision resulting in lots that are smaller than 10 hectares is a **non-complying activity**.

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

- i. Subdivision resulting in lots that are larger than 4 hectares adjoining the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are less than 4 hectares adjoining the General Rural Environment is a **discretionary activity**.

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

- i. Subdivision resulting in lots that are larger than 2 hectares that do not adjoin the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are less than 2 hectares that do not adjoin the General Rural Environment is a **non-complying activity**.

For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:

- a) The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.
- b) The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites,

including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.

- c) Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.
- d) The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
- e) Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
- f) The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- g) Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes.
- h) Any immediate adverse or potentially adverse effects, including cumulative effects, on the amenity and landscape values of the Rural Environment, and the methods by which such effects can be remedied or mitigated.

For the purpose of Rules 4b.5.1.# the Council restricts its discretion to the following:

- a) Any effects on the functioning of the Rural Lifestyle Environment including effects on ~~rural infrastructure and on renewable energy resources, eg geothermal steamfields.~~
- b) Historical reasons why the land was given general title
- c) Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
- d) Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for long term Māori administration and maintenance of the land title.

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4b.5.4 Subdivision - Default Activity Status

- i. Any subdivision which is not identified as controlled, restricted discretionary, or non-complying activity, is a **discretionary activity**.

4b.5.5 Subdivision resulting in a new public road, or extension of existing public road

- i. Any subdivision or activity which results in a new public road or extension of existing public roads, water, stormwater or wastewater utility services is a **restricted discretionary activity**.

The Council restricts the exercise of its discretion to the following matters:

- a. The impact of the resulting development on the ability of the wastewater, stormwater and drinking water infrastructure to service the existing service area as well as the new development;
- b. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- c. The effect that the development will have on the stormwater catchment.
- d. The ability of the resulting development to avoid reverse sensitivity effects on Renewable Electricity Generation Activities.

4b.5.6 Subdivision - Other

- i. Any subdivision of land for the sole purpose of providing for infrastructure, or access lots, or legal protection in perpetuity of Significant Natural Areas, is a **controlled activity**.
- ii. For any subdivision of land in Area Y shown on Map D3, a covenant forms part of the documentation supporting the subdivision consent application (which shall be registered on the additional titles created) specifying that no complaints shall be made in relation to the effects of any geothermal power generation related activities and associated structures consented as at 15 September 2008, or lawfully occurring, including effects such as noise, vibration, odour or visual effects. Such covenant need not apply to:
 - a) the certificates of title that contain any dwelling that existed prior to any subdivision, or
 - b) in cases where there was no dwelling existing prior to subdivision, a single exempt title to be nominated by the subdivision applicant
- iii. Any subdivision of rural land that is located within an Outstanding Landscape Area or in Area X⁽¹⁾ on Planning Map D3 where the resulting lots are 4 hectares or larger, or is located in Area Y on Planning Map D3 where the resulting lots are between 4 hectares and 10 hectares, is a **discretionary activity**.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

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iv.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

For the purposes of Rules 4b.5.6 the matters over which the Council reserves control for the purpose of assessment are:

- a. Those matters of control identified in rules 4b.3.1 and 4b.3.2 above;
- b. The impact of the resulting development on the ability of the wastewater, storm water and drinking water infrastructure to service the new development;
- c. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- d. Whether or not the lots will be adequately serviced for drinking water;
- e. The effect that the development will have on the storm water catchment.

4b.5.7 Subdivision - Outstanding Landscape Areas

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a **non-complying activity**.

4b.5.8 Subdivision - Bonus Lots

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment which results in the creation of Bonus Lots larger than 2ha is a **discretionary** activity provided the subdivision complies with the following requirements:
 - a. Each Bonus lot must correspond to no less than 4ha of a nominated Significant Natural Area that is:
 - i. physically protected from livestock by a well maintained stock proof fence,
 - ii. legally protected in perpetuity or via a Nga Whenua Rahui kawanata if Māori land.
 - b. The Bonus lot(s) will be located in the General Rural Environment or Rural Lifestyle Environment;

- c. The Bonus lot(s) will not be located within a Significant Natural Area, the Foreshore Protection Area, an identified Outstanding or Amenity Landscape Area or Geothermal Area;
- d. A maximum of 10 Bonus Lots can be created from any one certificate of title;
- e. A consent notice shall be placed on the lot(s) which includes that part of the nominated Significant Natural Area that has been protected as per 4b.5.8.i above, identifying the area of that lot (within the SNA) which has been protected and the number of associated bonus lots created;

NOTE: Further guidance for this rule is provided through (but not limited to) Policy 3i.2.2 iii and associated explanatory text.

4b.5.9 Subdivision - More than 12 allotments

- i. Any subdivision of land where more than twelve (12) allotments share a single common access in the General Rural Environment or Rural Lifestyle Environment is a **discretionary activity**.

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Chapter 2 Strategic Directions

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

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

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

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

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

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

1. [Tangata Whenua](#)
2. [Fresh water quality](#)
3. [Urban form and development](#)
4. [Climate Change](#)
5. [Strategic Infrastructure](#)
6. [Natural Values and Landscapes](#)

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2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

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

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

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

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

2.1.2 Objective

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

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and Wāhi tapu.

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3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in land use planning and decision making.
4. Recognise and support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. To ensure that the principles of the Treaty of Waitangi are taken into account in all aspects of resource management within the District.
8. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
9. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the positive use and development of the environment and natural resources.
10. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

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

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

- ~~Water quality will be enhanced to improve the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.~~

Subdivision and land use is managed to promote the positive effects of development, while prioritising the health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

- Recognise the importance of lakes and rivers to tāngata whenua and the wider community.
- Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/land use planning.
- Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
- Recognise the benefits of subdivision, land use and development activities which will directly contribute to the enhancement of fresh water quality.
- Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers and all other waterways.
- The relationship of tāngata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

Commented [MR1]: District council are required to give effect to the NPS-FM and the concept of Te Mana o te Wai to the extent that this is relevant to councils functions. In particular, it is considered that the draft objective goes further than the NPS-FM (3.5(4)):
...to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

It is considered the objective should be re-worded so that it sits more in line with district responsibilities, while also giving effect to the NPS-FM and community values.

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2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

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

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

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

2.3.2 Objectives

1. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
2. Subdivision, use and development of land which will have demonstrable social benefits to the District's community will be recognised/supported.
3. Development is serviced by an appropriate level of infrastructure that effectively meets the demands of that development.
4. The importance of the Town Centre Environment as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in landuse planning and decision making.
5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located.
6. Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.

2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.

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3. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
4. Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.
6. Provide for the development of Papakāinga on māori land to facilitate māori occupation on their ancestral lands.
7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.
8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.
9. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties,
 - c. compromise development consistent with the intent of the environment where it is located
 - d. give rise to reverse sensitivity effects from existing uses
10. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
11. Support subdivision and development which does not inappropriately affect areas of important natural and landscape values.

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2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō District. The Strategic Directions seek to deliver the Government's obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030.

For environmental management and planning purposes land use policy must recognise and support decarbonisation of energy use for transport, industry and heat, which will result in a reduction in emissions. With a warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important communities are able to adapt to the effects of climate change to be resilient and safe.

There are two separate, but important aspects of climate change:

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

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

2.4.2 Objective

1. Communities, including infrastructure, are well prepared to adapt to the risks and effects from climate change, such as natural hazards.
2. Upgrading of existing and new renewable electricity generation activities are enabled.
3. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes, including reduction in emissions.
4. Subdivision, use and development of land in the Taupō District will recognise and provide for the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on māori.
5. Recognise the benefits and promote the use of the District's renewable energy resources to facilitate efforts towards decarbonisation.

2.4.3 Policy

1. Land use activities which create positive climate change outcomes will be supported and encouraged.

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2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.
4. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.
5. Provide for the use, development and access to renewable energy resources to maintain and increase the level of renewable electricity generation.

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2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

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

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally significant infrastructure. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand
- Airports used for regular air transport services by aeroplanes

In addition to nationally important infrastructure, local roads and other infrastructure is vital for the ongoing functioning of urban and rural communities.

2.5.2 Objectives

1. The wider benefits and strategic importance of significant infrastructure to the District and nationally, are recognised in decision making and land use planning, including the economic, cultural and social wellbeing of people and communities and for their health and safety.
2. The sustainable development, operation, maintenance and upgrading of renewable electricity generation resources and activities are protected and increased ~~recognised and encouraged.~~
3. Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

2.5.3 Policy

1. Enable the development, operation, use, maintenance and upgrade of renewable electricity generation and transmission developments.
2. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
3. Recognise the functional and operational needs associated with the use and development of

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significant infrastructure.

4. Subdivision, landuse and development will not adversely affect the effective and safe functioning of infrastructure and will avoid reverse sensitivity effects.
5. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.

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2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and also hold importance nationally. As well as being an important part of the districts identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

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

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

2.6.2 Objectives

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

2.6.3 Policy

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

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3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.
4. Development must not have any more than minor adverse effects on the attributes of identified outstanding landscape areas.
5. Encourage the protection, enhancement and restoration of indigenous biodiversity, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of indigenous biodiversity.
6. Ensure that activities within outstanding natural features and landscapes recognise and maintain their important values and characteristics.
7. Support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the features or landscapes.
8. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.
9. Recognise the potential benefits of offset measures and compensation, and provide for their use as feasible alternatives to manage significant residual adverse effects when appropriate.
10. Recognise that modified landscapes which contribute to the economic, health, and social wellbeing of the district and New Zealand exist within areas of high natural value and landscapes



Taupo District Council
Via email: hsamuel@taupo.govt.nz

15 June 2022

Comments on Draft Taupo District Plan Strategic Issues and Rural Environment.

Mercury NZ Limited (Mercury) welcomes the opportunity to provide feedback on Taupo District Plan, specifically the Rural Environment and Strategic Directions chapters. Working in the electricity supply sector, we recognise and fully support the urgent need to take bold action to achieve the Aotearoa New Zealand's goals of reducing net GHG emissions to 50% below gross 2005 levels by 2030 and to reach net zero carbon emissions by 2050. The delivery of secure, affordable and low carbon electricity is critical for a successful transition and we want to support this outcome for Aotearoa New Zealand.

The Taupo District Plan framework needs to provide for the following outcomes, which contribute to decarbonisation and the provision of Renewable Electricity Generation (REG);

1. Mitigate emissions contributing to climate change by providing for the transition to low carbon energy use, including reducing emissions associated with transport, and industrial process heat. This also relates to broader land use management.
2. Provide an enabling framework for new Renewable Electricity Generation Activities, which also needs to be well balanced with competing values.
3. Provide for the upgrading of existing REG activities under a permissive rule framework, which includes;
 - a. Upgrading, where this is more than minor and includes increased scale and character.
 - b. Providing for (i.e. not encumbering) the efficient, safe adaptation of lifeline utilities to mitigate identified risks from climate change e.g. civil and structural alterations to hydro assets in response to high flow and/or extreme events;
 - c. Enabling increased REG output from existing generation sites, to increase New Zealand's electricity generation capacity, noting electricity demand will increase over time as transport and process industrial heat is electrified and supply must always meet demand. This includes upgrades to existing assets and developing new activities, such as battery storage or solar installations within existing sites.
4. Protect renewable energy resources from reverse sensitivity conflicts, including for example, anticipated use of geothermal steam fields from lifestyle subdivision, which needs to be limited to existing clusters.

Electricity generators Mercury, Manawa, and Genesis have provided one set of tracked changes for both chapters to best achieve these outcomes. Mercury suggests further collaboration with all the generators, including Contact, to ensure further alignment to assist Taupo District Council progress energy relevant provisions prior to notification of a proposed plan change.

Mercury's interests in the Taupo District

Mercury is an infrastructure provider with electricity generation assets and activities within the Taupo District. Mercury is a vertically integrated generator and retailer of electricity throughout New Zealand. Mercury generates all its electricity from 100% renewable energy sources (hydro, geothermal and wind).

Mercury owns and operates the Waikato Hydro Scheme (WHS) which consists of eight dams and nine power stations on the Waikato River. The nine power stations have a total electricity generating capacity of approximately



1050MW and harness the power of water via the force of gravity. Critical infrastructure located within the Taupo District includes: Lake Taupo and the Taupo Control Gates, the Aratiatia, Ohakuri, Atiamuri, Whakamaru, Maraetai II, and Maraetai I (Left abutment/half of Dam) power stations - all of which are located within the General Rural Environment. WHS generation output is highly influenced by inflows into Lake Taupo and 20% of those inflows are derived from the Tongariro Power Scheme. Currently Lake Taupo storage range is limited 1.4m and annual rainfall and snowmelt exceed this storage capacity resulting in water cycling through the lake 5-6 times a year.

Mercury also owns and/or operates four geothermal power stations (Rotokawa, Nga Awa Purua, Ngatamariki and Mokai) in the Taupo District with a total net capacity of approximately 370 MW. These geothermal power stations provide baseload electricity that is not subject to climatic constraints, which complements the variable (peaking) generation on the Waikato Hydro Scheme. With the exception of the Rotokawa power station, which is zoned industrial, all other power stations and geothermal steamfields are located within the General Rural Environment.

Mercury also has REG (wind) development interests within the district located within the General Rural Environment. To support development of these interests, a temporary activity such as erecting wind monitoring masts (which are needed to collect data on wind resources), should be enabled within the Rural Environment.

Addressing impacts of Climate Change will necessitate Adaptation, Mitigation, and Upgrading – all of which must be enabled.

The serious implications of Climate change have been acknowledged by New Zealand in its ratification of the UNFCCC and the Paris Agreement, in government policy and in legislation. New Zealand has accepted the IPCC science and, pursuant to the Paris Agreement, has submitted a Nationally Determined Contribution to reduce net GHG emissions to 50% below gross 2005 levels by 2030.

The electricity sector, which includes generators (e.g. Mercury, Contact, Manawa and Genesis), distribution operators and Transpower (as grid owner and system operator) will play a key role in assisting New Zealand's transition to a low carbon economy. Far greater utilisation of renewable energy resources will be required to meet emission reduction targets, including extracting more output from existing generation activities, as well as increasing electricity generation from new REG developments within the Taupo District. To put decarbonisation in perspective, if New Zealand is to meet its climate change (i.e. emission reduction) obligations, approximately 70% more electricity supply from renewable resources will be necessary by 2050 to meet the increased demand from the electrification of transport and conversion of industrial process heat from fossil based fuels to electricity. .

Taupo's geographic location, plentiful natural resources and existing electricity infrastructure mean the district is an important regulator to help deliver the targeted decarbonisation outcomes for New Zealand. The Taupo region hosts approximately 20% of New Zealand's electricity generation capacity so needs to play a significant role in this transition. Acknowledgment and provision for this energy transition within District Plan policy; enabling new REG activities, upgrading and increasing electricity output and improving electricity generation efficiency is essential. The imposition of arbitrary constraints will frustrate New Zealand's transition to a low carbon economy.

There are functional challenges associated with effects from climate change on REG activities, such as a warmer climate reducing the efficiency of geothermal generation. This impact means the lost capacity will need to be replaced elsewhere in the electricity system. It is expected there will be greater variability in weather events, which for Hydro operations means larger, more intense storms (which lead to high flow events) as well as longer more extreme droughts. The Waikato Hydro System can attenuate some (but not all) high flow events, as there is limited storage capacity. Dam Safety and Hydrology adaptive solutions will need to be implemented to ensure operational and civil responses can mitigate future risk from larger flow events resulting from climate change. This will require adaptation to remediate or mitigate anticipated future effects. . Failure to adapt could have significant consequences, including health and safety of people and their communities, and less reliability of lifeline utilities if functional requirements are compromised. Strong consideration needs to be given to permissive rules to enable upgrading of REG activities in direct response to adaptive requirements, bearing in mind upgrades are subject to Dam Safety legislation. In this regard, the legacy of hydro development within the Taupo District has influenced the districts landscapes and features, which are now protected, and represent a potential encumbrance to upgrading efficiently.



Depending on the modelled hydrology risk associated with extreme weather events, major upgrades will be required to the Taupo Control Gate structures (which dictates how much water flows down the Waikato River from Lake Taupo), and to spillways at each Dam to allow for safe passage of water during high flow events.

The Waikato Hydro System also provides benefits for the wider community by ensuring water security during periods of low inflows. The Waikato Hydro Scheme is essentially a 'run of river' system but the dams along the river provide some ability to attenuate flows for the benefit of Waikato communities once the water is released from Lake Taupo. e.g. water supply resilience for all water uses such as municipal, rural and recreational activities, as well as geothermal activities (which are reliant upon water supply for cooling and drilling activities). There are also interdependencies between lifeline utilities that adaptation needs to be cognisant of.

District Plan Structure & Implementation Issues with limited Scope

Mercury is supportive of Councils intent to progress the existing District Plan framework relating to Strategic Issues (Climate Change & Energy) and the Rural Environment. Most REG activities within the Taupo District currently exist within the General Rural Environment. There is no existing Energy Chapter with enabling rules, which apply to all Renewable Electricity Generation Activities. So, the General Rural Environment rules become a "de facto" energy zone, from a rule implementation perspective. Given the importance of an enabling framework and outcomes associated with how REG must support the Aotearoa New Zealand's decarbonisation objectives, and the need to mitigate and adapt, this is not ideal

There are also challenges with drafting a partial plan change in the current policy environment, which excludes changes to parts of the operative District Plan (e.g. industrial chapter, geothermal provisions and Electricity Generation Core Site (EGCS) Overlays). This means some policy solutions are out of scope. Noting there are bespoke District Plan rules that relate to some geothermal generation activities zoned industrial, which is not within scope of this Plan Change. Electricity generation is included within the definition of "Industrial Activities", which means there are potential conflicts with drafted Rural objectives, which seek to limit industrial activities within the General Rural Environment. This could lead to unintended policy constraints for Renewable Electricity Generation activities, noting the Rotokawa Geothermal Power Station is zoned Industrial, yet the site is surrounded in entirety by the General Rural Environment.

It needs to be acknowledged there are legacy policy issues which result in inequities in how REG activities are authorised and what associated permitted activities are authorised. Generally, electricity generation activities that existed prior to the now Operative Taupo District Plan will have an EGCS overlay. For example, all the Waikato Hydro System generation sites, (as well as the Taupo Control Gates) within the Taupo District have EGCS overlays, as do the Mokai and Rotokawa geothermal power stations. This contrasts with the Ngatamariki and Nga Awa Purua geothermal power stations which do not. These stations rely on resource consents to operate, be maintained and to provide for minor upgrades. Mercury seeks to broaden the gambit of permissive rules to ensure the scope of enabling rules applies to all Renewable Electricity Generation Activities (which also needs new associated definitions), not just Electricity Generation Core Site's (EGCS). To avoid future legacy policy inequities, it is sought the District Plan framework provides enabling rules for all Renewable Generation Activities, not just EGCS overlays.

The rules which provide for "minor upgrading" and permitted activities in the General Rural Environment currently relate to EGCS, and exclude other renewable electricity generation activities. Mercury advocates for an equitable enabling framework which allow for all REG activities to benefit from the same permissive rules. This approach will also avoid future policy inequities for REG development. The District Plan also needs to anticipate feasible renewable electricity generation development looking forward, including solar, wind as well as battery storage infrastructure investments, which will also play a key role in decarbonising the energy sector.

Enabling Renewable Electricity Generation within The General Rural Environment

Given there is no stand-alone chapter for Energy, the Climate Change and Strategic Infrastructure Objectives and Policies are central to enabling Renewable Electricity Generation from renewable energy resources, as well as an enabling rule framework within the General Rural Environment.



Renewable Electricity Generation sites need the ability to maximise generation output from existing sites. Mercury seeks exclusions from building setback requirements for structures within the General Rural Environment, which provides for geothermal pipelines, solar panels, batteries, which will relieve some consenting / cross boundary constraints.

Mercury supports in concept the need to protect the productive capacity of rural land. The General Rural Zone objectives as drafted lack clarity and do not acknowledge the importance of Renewable Electricity Generation as a legitimate activity within the General Rural Environment. As drafted, the use and context of “Rural Character” is problematic. There is insufficient acknowledgement of working structures and activities associated with Renewable Electricity Generation structures, as well as renewable energy resources. Geothermal steamfields and power stations, drill rigs and geothermal pipelines are all working components of General Rural Zone (or Industrial Zone). Looking forward to New Zealand’s transition to a low carbon economy, wind farms, solar farms and battery storage systems are anticipated to occupy the General Rural Zone. There are abundant electricity distribution and transmission activities and structures, as well as fragmented industrial zoned power station sites surrounded by the rural environment, which is not always reasonable to reduce effects to within site boundaries. For example, Rotokawa Power Station is located within a fragmented industrial zone, surrounded by the General Rural Environment.

The anticipated utilisation of renewable energy resources, e.g. geothermal utilisation of steamfields (like productive farming) needs protection to mitigate future reverse sensitivity conflicts. Mercury seeks that reverse sensitivity is purposeful, clear and protects existing activities, and that there are mechanisms to manage sensitive activities within close proximity to renewable energy resources. Existing activities include the “existing environment” which includes authorised activities (by resource consent, a permitted activity in the District Plan, or legally authorised such as the WHS which predates the RMA). Separation is needed between existing REG activities, including those located within industrial zoned land where cross boundary / zone issues could emerge, and the encroachment from sensitive activities such as rural lifestyle within the rural environment, which could constrain renewable electricity generation activities or prevent future development. Mercury supports a policy framework, which seeks to manage reverse sensitivity, and mechanisms to manage sensitive uses near renewable energy resources.

Existing REG operations and future development have a functional need to exist where renewable energy resources are located. These resources need to be protected from land use that could limit future use, which means new land uses needs to be cognisant of anticipated effects (odour, noise, light, subsidence) from the utilisation of renewable energy resources. The provision of lifestyle subdivision if not well planned around existing clusters within the Rural Environment could limit utilisation of geothermal energy, which will create future conflict.

REG development needs a fair consent pathway, as well as enabling permissive rules for continued operation and maintenance, and upgrading. Rolling over old rules and definitions which have served the sector well will not provide certainty moving forward to achieve decarbonisation outcomes. They need to be updated in the light of emerging climate change policy and national framework changes. Comments include alterations to expand ‘minor upgrading’ to upgrading, the recognition of the need to adapt to climate change, and the need to increase electrical output.

Conclusions

It is acknowledged that to achieve decarbonisation outcomes requires a change of mindset, as well as solutions to some complex policy issues. It is also acknowledged the protection of environmental values can frustrate the use and development of Renewable Electricity Generation. Compounding the complexity of policy challenges is the goal posts on planning issues are moving and will need careful attention as the national Resource Management Reforms are promulgated. One of the issues which will progress prior to notification of the Taupo District Plan is how environmental limits to protect the ecological integrity of the natural environment and human health will be implemented through the NBEA. Acknowledging that biodiversity, habitats and ecosystems are under stress, this needs to be balanced with an enabling framework to assist with the transition to a low carbon economy.

Broadly speaking, enabling all existing and new Renewable Electricity Generation activities, including upgrading, will rely on objectives and policies within the drafted Strategic Issues chapter that relate to Climate Change and Energy,



as well as enabling rules within the General Rural Environment, which have been set out. There are challenges with this process being only a partial plan change, which leaves some policy solutions out of scope. This includes changes to the industrial zone, geothermal provisions, EGCS overlays, which are all within the operative plan, but need to be workable within the context of the new chapters.

Mercury supports further engagement to ensure District Plan policy, will deliver the collective energy transition outcomes required for decarbonisation and appropriate management of the wider environment.

A longer longer-term outcome sought is the inclusion of a stand-alone Energy chapter within the Operative Taupo District Plan, which we consider will enhance these joint objectives.

Mercury would be happy to continue to engage on policy matters to discuss any misalignment on the provision of energy, noting any policy relief not accepted will have a potential to have a negative impact on decarbonisation. Where there is misalignment on the provision of energy, Mercury would appreciate the opportunity to workshop provisions with other infrastructure operators and Council planners to ensure robust policy solutions result.

I would be happy to discuss any aspect of our submission with Council.

Yours sincerely



FRASER GRAAFHUIS
PLANNING AND POLICY ADVISOR

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**Organisation:**

Ngati Tahu Ngati Whaoa Runanga Trust

First name: Michelle

Last name: Phillips

On behalf of:

Ngati Tahu-Ngati Whaoa
Runanga Trust

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

NTNWRT Submission on TDC District Plan Changes May 2022

ENVIRONMENTAL DIVISION
Ngati Tahu-Ngati Whaoa Runanga Trust
Waiotapu Office
PO Box 162, Reporoa 3060

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Taupo District Council

30 Tongariro St

Taupo 3330

15 June 2022

Submission on Taupo District Council District Plan changes

The Ngati Tahu-Ngati Whaoa Runanga Trust (the Runanga) would like to thank the Taupo District Council for the opportunity to provide a submission on the proposed District Plan changes released in May 2022.

The Runanga supports the intent of the changes to the district plan while keeping in mind that these changes may be valid only for a short term due to the upcoming changes in RMA reforms. The Runanga also wish to acknowledge the support provided by Taupo District Council to engage on the district plan review, a process which has been ongoing since 2019. In accordance with that engagement, the Runanga make the following comments for your consideration:

2.1 Strategic Direction 1 Tangata Whenua

The Runanga supports the objectives and policies included in the tangata whenua section but suggest that the point 2.1.3.9 is amended to read as follows:

Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the ~~positive~~ **sustainable** use and development of the environment and natural resources.

The Runanga also believe that relevant post-settlement governance entities should also be acknowledged and provided for within the policy section noting that engagement undertaken with these groups does not usurp the rights and interests of any mana whenua affected but is in conjunction with them.

2.2 Strategic Direction 2 Freshwater quality/Te Mana o te Wai

The Runanga supports the objective for freshwater quality but suggest that the objective be strengthened by including the need to not only enhance water quality but also protect and restore freshwater wherever possible as these actions will also improve the mauri, health and wellbeing of waterbodies and freshwater ecosystems.

Ka ora te iwi – Ka ora te tangata

Policy 2.2.3.1 should be amended to recognise the importance of all waterbodies to tangata whenua and the wider community, not just lakes and rivers.

Policy 2.2.3.4 should be amended to recognise the “potential” benefits of subdivision. Land use and development activities rather than assuming that benefits automatically exist when implementing these activities.

2.4 Strategic Direction 4 Climate Change

The Runanga appreciates the differentiation between the two types of effects on or from climate change and are pleased that the Council has recognised the level of concern in the community regarding this issue.

2.6 Strategic Direction 6 Natural Environment Values

The section recognises that a high proportion of natural landscape areas are on Maori land therefore may impact on Maori landowners right to undertake development however none of the policies listed below that statement address ways to allow for such land to be developed. The Runanga suggests that the wording of policy 2.6.3.7 is amended to read:

“Support ~~opportunities for~~ tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the features or landscapes when considering economic opportunities to develop their land.”

3b Rural Environment Chapter

The Runanga supports the changes to the rural environment chapter, especially those proposed for papakainga. The Runanga has been involved with the review of the rules regarding the development of papakainga and look forward to continuing to work with Council staff and contractors to finalise this section in the near future.

Naku noa, na



Michelle Phillips

Environment Manager
Ngati Tahu-Ngati Whaoa Runanga Trust

Russ Watts

From: Michelle Phillips <michelle@tahu-whaoa.com>
Sent: Wednesday, 15 June 2022 9:39 am
To: Hilary Samuel
Cc: District Plan
Subject: Submission on proposed district plan changes
Attachments: NTNWRT Submission on TDC District Plan Changes May 2022.pdf

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Morena Hilary

Sorry to be late sending in this submission but I have been away sick with Covid for the past couple of weeks and only returned to work this morning. I hope you are still able to accept the submission as I know the closure date was Monday but I wasn't well enough to finish it and get to you until this morning.

Nga mihi

Michelle Phillips
Environment Manager



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Organisation:

Contact Energy

First name: Brigid

Last name: Buckley

On behalf of:

Contact Energy

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

[See full attached submission](#)

Attached Documents

File
Contact Energy Sub Overview

Russ Watts

From: Brigid Buckley <Brigid.Buckley@contactenergy.co.nz>
Sent: Tuesday, 14 June 2022 9:59 am
To: District Plan
Subject: FW: Contact Energy - Comments on the Draft Plan Changes
Attachments: Contact Energy Limited - Taupō District Plan Review - Comments (13 June 2022).pdf; Contact Energy Limited - Taupō District Plan Review - Attachment A Comments (13 June 2022).pdf; Contact Energy Limited - Taupō District Plan Review - Attachment B Chapter 3b (13 June 2022).docx; Attachment C - REG Group Comments on the Strategic Directions Draft Chapter (13 June 2022).pdf

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Tēnā koe,

Thank you for the opportunity to provide comments on the first set of draft changes to the Taupō District Plan (“**District Plan**”).

In doing this, we have attached:

- A covering letter
- Comments on the draft changes, including the key issues that we have identified (**Attachment A**)
- Changes and comments within the Chapter 3b – Rural Environment text (**Attachment B**) to show how we think the issues identified in Attachment A could be resolved.
- A copy of the amended provisions draft with the other renewable electricity generators in the District (**Attachment C**).

Given the nature of the proposed changes, and the potential impacts on Contact’s activities in the District, we would like to meet with Council to discuss these, and potentially methods for addressing them – whilst enabling Council to achieve its objectives (ie provide for rural lifestyle living in specific locations. The best time for us would be the start of the last week of June (28 and 29 June).

In the meantime, if you have any questions or comments, please do not hesitate to contact us.

Ngā mihi,

Brigid Buckley
 Consenting - Specialist
 Generation and Trading

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CONTACT ENERGY GROUP NOTICE: The information contained in this transmission is confidential and may be legally privileged. It is intended for the named addressee only. If you are not the named addressee you may not copy, distribute or take any action in reliance upon this transmission.



Contact Energy Limited
PO Box 10742
WELLINGTON 6143

13 June 2022

District Plan Review
The Chief Executive Officer
Taupō District Council
Private Bag 2005
TAUPŌ 3352

Via email: districtplan@taupo.govt.nz

Tēnā koutou,

RE CONTACT ENERGY'S COMMENTS ON THE DRAFT CHANGES TO THE TAUPŌ DISTRICT PLAN

Contact Energy Limited ("**Contact**") appreciates the opportunity to provide comments to Taupō District Council ("**Council**") on the first set of draft changes to the Taupō District Plan ("**District Plan**"). Our detailed comments and recommended amendments are provided in **Attachments A** and **B**.

Contact generally supports the intent of the proposed changes to improve the efficiency and effectiveness of the District Plan by focusing on key issues rather than undertaking a comprehensive review. Two of these changes are particularly relevant for Contact, being the new Strategic Directions and General Rural and Rural Lifestyle Environments chapters. Contact has two primary issues with these chapters which it would like to discuss further with Council.

Strategic Directions Chapter

The new Strategic Directions chapter provides clear policy guidance on matters of importance to the Taupō community, including climate change. Contact supports this approach, and notes that renewable electricity generation has a significant role in achieving Central Government's target of net zero carbon emissions by 2050.

We consider that a specific objective and policy in **section 2.4** is required to enable the on-going use and development of renewable energy resources in the District where they contribute towards the decarbonisation of Aotearoa / New Zealand's economy, and more broadly our international commitments. It is also important that there is high-level protection of these assets and operations from potential reverse sensitivity effects.

We have worked with the other generators in the District, being Mercury, Manawa, and Genesis, to provide comments on this chapter. This group's feedback on the provisions is provided as **Attachment C**.

New Rural Lifestyle Environment

The introduction of a new Rural Lifestyle Environment ("**RLE**") is intended to provide for the increasing demand for rural living whilst minimising the further fragmentation of the productive land resource and avoiding reverse sensitivity effects that could be imposed on lawfully established activities, such as farming and renewable electricity generation, storage, and transmission.

Contact supports the creation of this specific zone that will be applied to targeted areas – which in many cases already exist. Directing rural lifestyle living to specific locations is an important tool to reduce the potential for land use conflict between incompatible activities (ie industrial land uses and housing), and therefore enabling the District to provide for its on-going economic well-being.

There are, however, two locations that Contact strongly opposes, being the proposed Centennial Drive and Oruanui Road RLEs. There are also two that Contact opposes in part, being the Tuikairangi Road and Bonshaw Park RLEs (refer to **Figure 1** below). There has already been a long-history of reverse sensitivity-based complaints about Contact's lawfully established renewable electricity activities, such as well-testing, in these areas.

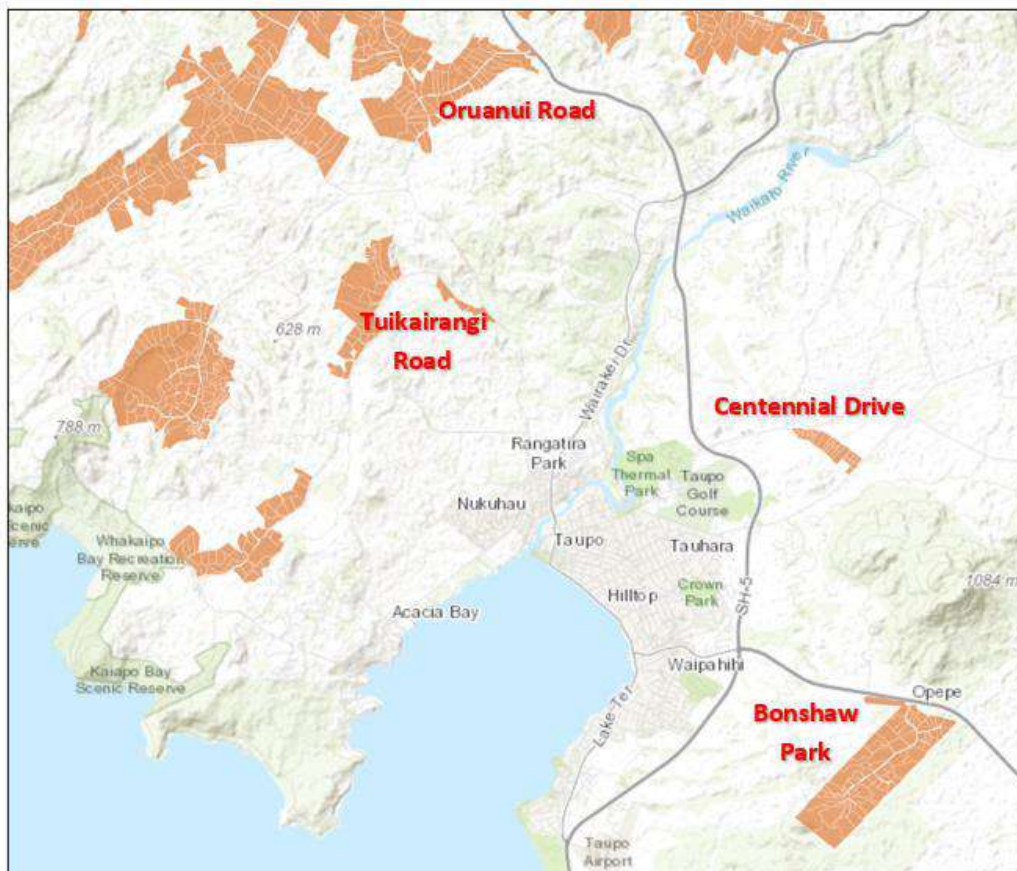


Figure 1: The locations of the proposed RLEs that Contact opposes and opposes-in-part

A key driver for the RLE zoning is the fact that an existing cluster of rural lifestyles blocks exist. However, the actual suitability and appropriateness of providing for the intensification of housing in these locations requires further serious consideration.

Reverse sensitivity is a critical issue for Contact. Complaints about its lawfully established activities from new and more sensitive ones, such as housing, can and do occur. Contact is concerned that new residents who move into these new RLEs will have expectations of a tranquil lifestyle. They are often unaware of the realities (ie. well testing) of living within proximity of an existing *and* compliant geothermal electricity generation site or well, which has a functional need to locate within proximity of the resource.

If housing is allowed to intensify in these locations, Contact's geothermal activities (currently over 7 percent of Aotearoa / New Zealand's entire generation output) will face increasing operational restrictions limiting their operational efficiency and effectiveness, or at worse – being forced to cease. Furthermore, we are concerned that this District Plan, which allows for new or existing tensions to intensify, risks the deterioration of our relationship with the Taupō community, and therefore will make it incredibly difficult to deliver on the Government's decarbonisation targets.

Structure of Contact's comments

Contact's comments on, and recommended amendments to, the new Rural Environments chapter (**3b**) are provided in the **Attachment A**. These comments are designed to be read alongside (and provide context to) the "working" text changes to proposed Chapter 3b which is provided in **Attachment B**. They are not exhaustive or exclusive and have been provided in good faith to assist Council with the

development of the plan changes at this preliminary stage. They are also without prejudice to any formal submissions Contact may make as part of the formal Schedule 1 process.

Further discussion on the draft plan change proposals

Contact would welcome further discussion (kanohi ki te kanohi) with Council in relation to its comments on the draft plan changes at the end of June.

Through this session, we would discuss proposed amendments to the underlying zoning (ie. to Industrial or Centennial Industrial) of our geothermal generation sites and specific wording on key provisions in the Strategic Directions and Rural Environment Chapters.

We consider that the involvement of the other generators (Mercury, Manawa and Genesis) in this meeting would be beneficial.

Conclusion

Once again, Contact appreciates the opportunity to review and provide comments on the draft changes to the District Plan. We can appreciate the uncertainty of the changing regulatory environment which has led to Council focusing on specific parts of the District Plan rather than undertaking a more comprehensive (or full review) of it.

Contact supports the new Strategic Directions Chapter, and the introduction of a new zone that provides for rural lifestyle living. We do, however, have significant concerns about the location of two (in particular) of the proposed RLEs which we consider will only serve to exacerbate existing reverse sensitivity issues.

If you would like further information or have any questions on Contact's comments, please do not hesitate to contact me on +64 27 886 0431 or via email brigid.buckley@contactenergy.co.nz. As noted above, Contact would like an opportunity to discuss our comments further with Council potentially towards the end of June.

Ngā mihi,

Brigid Buckley
CONTACT ENERGY LIMITED

Attachment A

CONTACT'S COMMENTS ON THE DRAFT PLAN CHANGES

Attachment B
RECOMMENDED CHANGES TO DRAFT CHAPTER 3B – RURAL ENVIRONMENT

Attachment C

RECOMMENDED CHANGES TO DRAFT STRATEGIC DIRECTIONS CHAPTER PROPOSED BY THE DISTRICT'S RENEWABLE ELECTRICITY GENERATORS (MERCURY, GENESIS, MANAWA AND CONTACT)



Contact Energy Limited

COMMENTS ON THE DRAFT CHANGES TO THE TAUPŌ DISTRICT PLAN

1. Overview

- 1.1. Contact Energy Limited ("Contact") has seven geothermal renewable electricity generation ("REG") sites within the Taupō District ("District"). It also either holds or is currently seeking consents to expand further on the Wairakei and Tauhara geothermal fields. The Taupō District Plan ("District Plan") provides the enabling framework within which these sites can be used and developed to generate renewable electricity.
- 1.2. The proposed changes to the District Plan are generally supported by Contact. We acknowledge the changing nature of Aotearoa / New Zealand's resource management system, and Taupō District Council's ("Council") decision to focus on key strategic issues rather than undertake a full review of the operative District Plan.
- 1.3. In this regard, Contact's comments on the draft changes to the District Plan are focused on the new Strategic Directions (2) and the Rural Environment (3b) chapters, and the Industrial Environment rezoning proposals.
- 1.4. In the following sections, we have provided:
 - An overview of Contact's assets and operations in the District; and
 - A summary of Contact's strategy that supports the decarbonisation of Aotearoa / New Zealand's economy; and
 - Comments on the relevant draft plan changes and provisions, and where applicable, proposed amendments to the text.

2. Contact's strategy, and activities and operations in the Taupō District

- 2.1. Contact is the second largest electricity generator/retailer in Aotearoa / New Zealand with a flexible and largely renewable portfolio of electricity generation assets. Contact is listed on the New Zealand (NZX) and Australian Stock Exchanges (ASX) and has approximately 63,000 shareholders.
- 2.2. Contact was established by the Aotearoa / New Zealand Government as a State-Owned Enterprise in November 1995 to introduce competition in the electricity generation sector.
- 2.3. Contact commenced operations in early 1996 when it acquired a portfolio of electricity generation (including Wairākei and Ohaaki Geothermal Power Stations) gas and hydro-electric power generation assets from the state-owned electricity generator ECNZ (Electricity Corporation of New Zealand).

Contact - Generation

- 2.4. From its 12 power stations Contact supplies electricity to approximately 530,000 Aotearoa / New Zealand businesses and homes. Contact produces approximately 8.4 TWh/a of the country's electricity in the financial year 2021. This equated to 19 percent of total generation in Aotearoa / New Zealand in that same period.

- 2.5. Contact's generation portfolio is a blend of hydro, thermal and geothermal generation, with 81 percent of its generation being from renewable electricity sources in the financial year 2021.
- 2.6. Contact's four existing Wairākei geothermal power stations (Wairākei Power Station, Wairākei Binary Plant, Poihipi Road and Te Mihi Power Station) have a combined current capacity of 366 MW. The four stations injected a total of 2,815 GWh/a into the national grid in the financial year 2021. That represented approximately 36 percent of total geothermal electricity generation and approximately 7 percent of New Zealand's electricity demand in that period.
- 2.7. Contact's Tauhara geothermal power stations includes Te Huka Power Station, which provides 23 MW. Contact has recently obtained land use consent for an extension (Unit 3) which will contribute up to an additional 50MW. The Tauhara Geothermal Power Station which, is presently under construction, and will provide an additional 168MW of renewable generation when it opens in 2023.
- 2.8. Contact's Ohaaki geothermal power station, on the Ohaaki geothermal field, currently produces around 30-35MW.

Contact - Renewable Electricity Generation

- 2.9. In 2008, 55 percent of Contact's electricity generation portfolio was from renewable sources. Since then, Contact has increased the proportion of its electricity generation from renewable sources to 84 percent (81 percent in FY21). This has been achieved as result of the following actions - all of which have, and/or are, assisting with the decarbonisation of the New Zealand economy:
 - a. in 2008, Contact closed the 600 MW New Plymouth Thermal Power Station;
 - b. in 2010, Contact opened the 23 MW Te Huka Power Station;
 - c. in 2014, Contact opened the 166 MW Te Mihi Power Station;
 - d. in 2015, Contact closed the 404 MW Otahuhu B Thermal Power Station (and decided not to construct the consented 400 MW Otahuhu C Thermal Power Station); and
 - e. when the currently under construction Tauhara Power Station commences commercial operation in 2023, Contact expects 95 percent of its electricity generated will be from renewable sources.

Contact - Greenhouse Gas Emissions Targets

- 2.10. Contact is New Zealand's largest producer of renewable electricity from geothermal resources.
- 2.11. Geothermal power generation is a reliable source of low-carbon, renewable base load electricity for the national grid. Geothermal energy provides baseload generation into the grid and has a fundamental role in replacing thermal (gas, coal and diesel) power stations and support the ongoing decarbonisation of the electricity system.
- 2.12. One of Contact's strategic objectives is by 2026 to reduce Scope 1 and 26 greenhouse gas emissions (GHG) by 45% compared to 2018 baseline. Contact's existing and future geothermal operations in the Taupo District is one of the most important enablers to achieve this objective.

3. New Strategic Directions Chapter (2)

- 3.1. The Strategic Directions Chapter provides an overview of the six key strategic resource management issues for the District. It contains over-arching objectives and policies that are intended to apply to all new activities regardless of their underlying zoning, and it will provide guidance to resource consent applicants and those requesting changes to the District Plan.
- 3.2. Climate change is the single biggest threat facing humanity, and we are seeing the consequences of on-going adaptation and mitigation inactivity in Aotearoa / New Zealand – and in the Taupō District. Without action – now - we will continue to experience more frequent and intense droughts, storms, heat waves, rising sea levels, melting glaciers and warming oceans all of which can directly harm humans and animals and the places that they live.

- 3.3. Central Government has set a target of achieving net zero carbon emissions by 2050. Increasing the use of REG, whilst reducing (and eliminating) the reliance on fossil fuels, has a critical role in decarbonising Aotearoa / New Zealand's economy and achieving this outcome. The District, which is home to a large number of nationally important renewable energy developments in hydro and geothermal, but also potentially in future, for solar, wind and other technologies, has a nationally significant role in enabling the use and development of the renewable energy resources for these purposes.
- 3.4. Contact has been working with the other electricity generators in the District, being Manawa, Mercury, and Genesis to provide a single, and consistent position on this chapter – and in particular, **Strategic Direction 2.4 – Climate Change** (refer to **Attachment C**). We support the changes being proposed by this group and note that a discussion with Council would be helpful to refine these objectives and policies.

Recommended changes

- 3.5. We recommend the following:
- That the amendments proposed to the **Strategic Directions Chapter** by the REG group are made.
 - A meeting with the REG group to review and discuss its proposed amendments prior to a notification decision being sought by Council.

4. Enable the on-going operation and development of REG in the District

- 4.1. Linked to the relief in **section 4** is the requirement to provide specific objective and policy recognition in the Rural Environment Chapter that will enable the on-going operation and development of REG (including their associated activities such as well drilling and testing, installation and operation of pipelines, separators and other steamfield equipment) in the District. This is consistent with the direction provided in the National Policy Statement for Renewable Electricity Generation (**NPS-REG**).
- 4.2. Without a specific enabling objective and associated policies that provide for REG assets and operations, and protect them from reverse sensitivity effects, REG activities will face consenting hurdles and operational constraints that may deter (or prohibit) the on-going investment and efficient use of existing sites, and the development of new ones.

Recommended changes

- 4.3. We have recommended several amendments to the **General Rural Environment** chapter which is provided as **Attachment B** to reflect this point.

5. New Rural Lifestyle Zone

- 5.1. Contact understands that there is increasing demand for rural lifestyle living in the District. To address this, Council is proposing to create a new Rural Lifestyle Environment ("**RLE**") and to amend the rural subdivision provisions.
- 5.2. The purpose of these changes is to enable rural lifestyle living, but to direct it to specific locations to (amongst other things) avoid the further fragmentation of the productive land resource, and to minimise the potential for reverse sensitivity effects on existing, and anticipated activities in the rural area – including REG.
- 5.3. Contact generally supports the approach being taken by Council to address this issue, and the identification and proposed location of most new RLEs. However, four RLEs (refer to **Figure 1** below) are in proximity to Contact's consented areas, existing or potential future steamfield activities (such as well drilling and testing activities) and have the potential to exacerbate existing, and create new, reverse sensitivity effects (refer to **section 6** for a further discussion on reverse sensitivity).

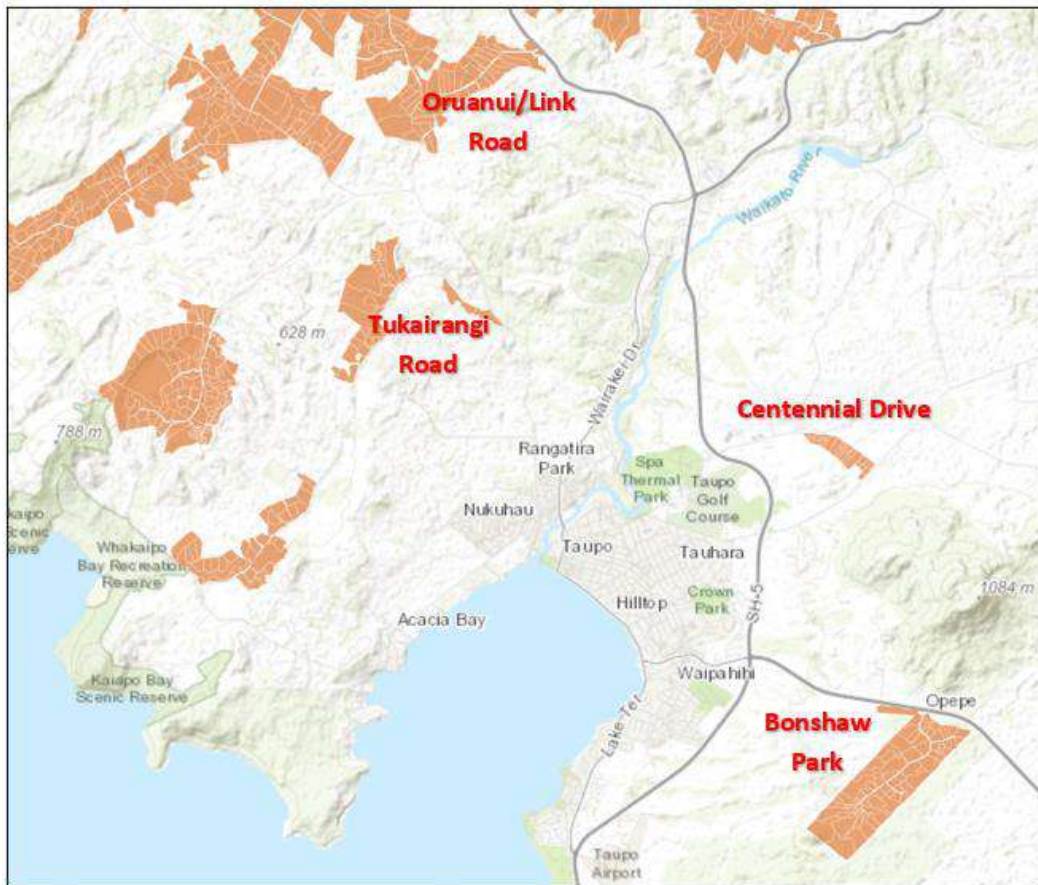


Figure 1: The locations of the proposed RLEs that Contact opposes and opposes-in-part

- 5.4. The drilling of new wells (and the subsequent testing) is a key component (adaptive management) of generating renewable electricity from the District's geothermal resource. The testing activity (for each well) involves an initial test and following this a series of investigations every one to two years to assess its continued suitability, capacity, and efficiency as a fuel source or for reinjection/injection of geothermal fluid from a nearby REG plant. Although these activities are temporary in nature, they can generate significant noise, vibration and steam plumes which are key features of well testing that can continue for up to seven days.
- 5.5. Whilst Contact does its best to manage the impacts of well drilling and testing activities, it is not possible to contain all these effects within the property boundary. Despite being permitted by a rule in the District Plan and/or authorised by a way of resource consent (ie lawfully established), Contact does receive frequent complaints about it. Investigating each complaint, and addressing the concerns of the complainant, takes significant resource and creates (and exacerbates) tension between Contact's activities and the amenity experienced by nearby landowners.
- 5.6. We understand that part of the rationale for identifying these areas as new RLEs is that there is an existing "cluster" of rural lifestyle blocks in these locations. However, and in our opinion, the rezoning of four of these areas (as shown in **Figure 1**) to enable the intensification of housing (ie facilitating even more sensitive activities) needs to be considered in the context of the surrounding environment - and in particular its established industrial characteristics and effects (noise, vibration and visual) which are not conducive to a tranquil rural lifestyle. This is noting that REG activities, including well drilling and testing are anticipated to occur in the District's rural areas.
- 5.7. The only way to *avoid* the potential for the above reverse sensitivity effects in these areas is to **not** enable the further intensification of them, and instead direct new rural lifestyle activities to more appropriate locations that are well-away from the consented geothermal resource areas and activities in the district. The consequences of enabling more housing in these areas will be

detrimental to the on-going efficient and effective operation of Contact's REG assets and its relationship with the Taupō community.

Recommended changes

- 5.8. Contact requests that:
- The Centennial Drive RLE is deleted in its entirety, and we request further discussion regarding the extent of the RLE zoning and the associated development controls with the other three.
 - Amendments are made to Chapter 3b to ensure that new RLEs are designed and located to avoid reverse sensitivity effects on lawfully established activities in neighbouring environments, including renewable electricity generation development, operation and maintenance; electricity storage (e.g potentially batteries in future); and transmission.

6. Reverse sensitivity – General Rural and Rural Lifestyle Environments

- 6.1. The concept of reverse sensitivity describes the adverse impacts on existing lawful activities (usually effects-generating ones such as industry and farming) from the introduction of new ones that are more sensitive (such as housing), or the intensification of existing activities, within the same environment. It is a critical issue for Contact – particularly around its geothermal well sites.
- 6.2. Contact from time to time receives complaints from neighbouring residents about the noise, vibration and visual effects associated with its lawfully established well drilling and testing activities. These residents are often unaware when they move into the rural environment of the realities (ie. well testing, drilling and other noise-producing steamfield activities) of living within proximity of an existing *and* compliant geothermal electricity generation site or well site which has a functional need to locate within proximity of the resource. Left unchecked, on-going complaints can lead to relationship tensions, complaints, and inefficient and ineffective operational restrictions being placed on Contact's activities or at worst - closure.
- 6.3. Contact is concerned that the new provisions proposed in **chapter 3b** which relate to the General Rural ("**GRE**") and the RLE do not accurately apply the concept of reverse sensitivity. In many cases, they apply (to the detriment of the existing activity) the "protection" to the new and more sensitive activity.
- 6.4. Several of the proposed RLEs are surrounded by land that will continue to be zoned GRE. Activities, including REG, form a key component of the District's rural environment and are anticipated to establish and operate within it. It is important that the District Plan ensures that the introduction of *more* sensitive activities into the broader rural environment does not lead to an avoidable proliferation of complaints about them.
- 6.5. Along with the creation of RLE in specific areas, the draft plan changes promote the use of setbacks and minimum lot sizes to minimise the potential for reverse sensitivity effects. Given the serious consequences of this issue, Contact considers that further policy direction is required to ensure these effects are avoided along with the use of minimum separation distances for *new* houses from existing and consented REG sites, including geothermal wells and steamfields.

Recommended changes

- 6.6. We have recommended several amendments to the **GRE** and **RLE** chapters which are provided in **Attachment A**.

7. The maintenance of the established character

- 7.1. The anticipated character of both the new GRE and RLEs is described in **policies 3b.2.8** and **3b.3.8** in Chapter 3B. Contact has two key concerns with these policies as outlined below.

Renewable electricity generation, storage and transmission is not identified as being part of the established character of the rural area

- 7.2. Contact supports the Council's decision to describe the character of the GRE and RLEs but we have a concern that the presence of renewable electricity generation, storage and transmission infrastructure is not appropriately identified as being part of it.
- 7.3. Unlike other parts of New Zealand, the District's rural area is not predominantly *only* used for primary production. In and around the Taupō Township there is an extensive network of geothermal pipelines, wells, and power stations. These activities have a long history in these areas and have established in the rural environment for two key reasons. Firstly, they have a functional need to locate close to the geothermal resource, and secondly, there is an absence of sensitive activities that are incompatible with the industrial scale and nature of REG.
- 7.4. Omitting these REG activities from the *definition* of rural character in the relevant policies is problematic in terms of protecting existing ones from reverse sensitivity effects and enabling new ones to establish in the rural environment.

Requiring character to be *maintained*, does not allow for any change

- 7.5. Policy 3b.2.8 requires that the *established* character of the GRE is *maintained*.
- 7.6. Contact appreciates that Council wants to maintain the open space characteristics of the GRE. In doing this, it will limit the proliferation of residential, commercial, and industrial buildings by directing them to other more urban areas *unless* they are linked to primary production *or* have a functional need to locate within the rural environment.
- 7.7. The issue with the current wording of this policy is that it does not allow for changes in the character of the GRE *over time* that result from changing ideals, technologies, and practices. For example, it would not enable the development of a solar farm – which is (arguably) not akin to the established character of the GRE.

Recommended changes

- 7.8. We have recommended several amendments to the **General Rural** and **Rural Lifestyle Environments** chapters which is provided as **Attachment A** to reflect this point.

8. Zoning of Contact's geothermal sites

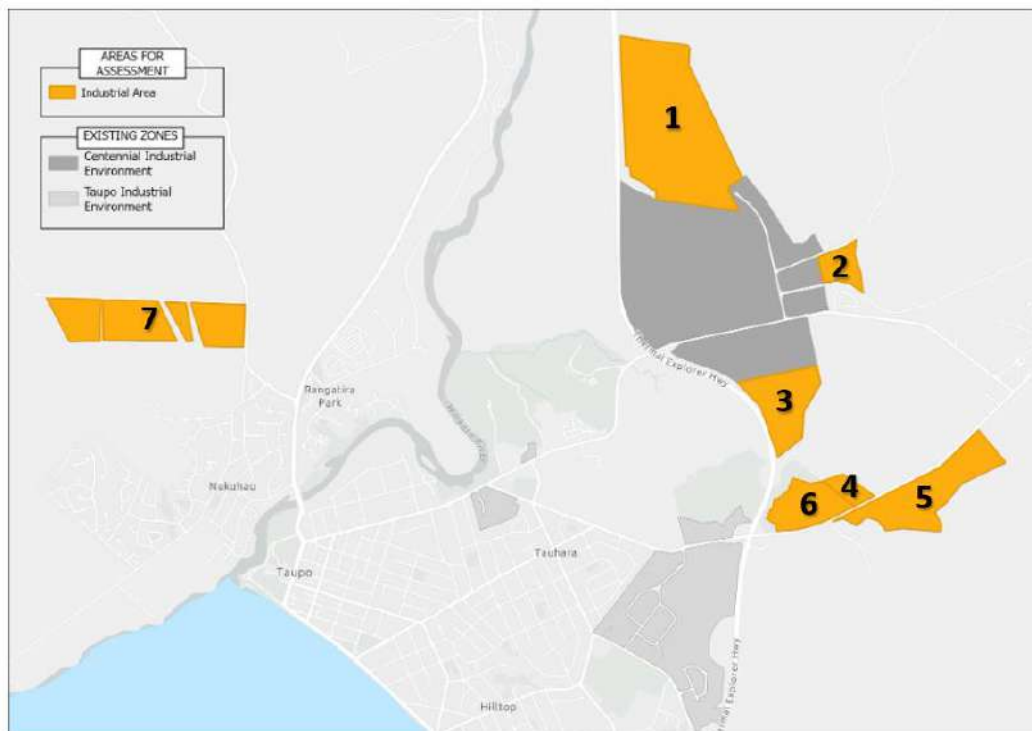
- 8.1. As noted in **section 1**, Contact already has seven renewable electricity generation ("REG") sites in the District (with others already consented or applied for on the Tauhara and Wairākei geothermal fields), and dozens of geothermal well sites.
- 8.2. The core electricity "generation" (or more industrial) component of its REG sites (ie the power stations themselves) are generally zoned "Industrial" or "Centennial Industrial" Environment. However, parts of some of its sites are zoned "Rural Environment" such as at Te Mihi where the "Rural/Industrial Environment" boundary runs through the middle of the generation site. Contact's new Tauhara site has an underlying "Rural Environment" zoning.
- 8.3. Contact considers that an "Industrial Environment" zoning is a more pragmatic approach to the on-going efficient and effective management of these physical resources. It will provide certainty, consistency, and clarity to Contact, Council and the community about the activities that could reasonably occur within each site, address the resource management issues of these activities more accurately, and provide for a level of effects that reflect the large industrial scale and nature of the operations being undertaken within them.
- 8.4. Most of Contact's geothermal wells are located on land zoned "Rural Environment". Contact considers that this is still the most appropriate zoning for these sites, provided sufficient recognition of existing and potential new REG and steamfield activities is properly recognised.

Recommended changes

- 8.5. Contact requests that the underlying zoning of the generation component of its REG sites is updated. Contact will provide Council with the updated zonings by 30 June 2022.

9. Proposed Industrial Environments

- 9.1. Council is proposing to rezone several areas to the west of State Highway 5 to “Industrial” or “Centennial Industrial” as shown in **Figure 2** below.
- 9.2. Contact understands the need for Council to identify further land to provide for industrial growth in the District. It is important to ensure that these areas are (or can be) connected to existing (or planned) infrastructure and are located away from sensitive activities (ie housing). However, we have concerns with the *actual* availability of several of these rezoning proposals.
- 9.3. In relation to the areas shown in **Figure 2** below:
- Contact has surface and sub-surface rights over **Areas 1 and 2** which provide us with the ability to access and occupy this land; and
 - **Areas 3, 4 and 5** are owned by Contact; and
 - Contact’s consent area for Tauhara encompasses **Area 6**, and this area (in-part) contains geothermal vegetation; and
 - **Area 7** is adjacent to the proposed area being consented as part of the Wairakei development.
- 9.4. Contact is a significant landowner in the District (refer to **Attachment A** for an overview of these locations), and whilst some of the identified areas in **Figure 2** would not be *available*, some of our other sites (or parts of) might be. Contact is interested in discussing these opportunities further with Council.



• **Figure 2:** New “Industrial Environment” areas being proposed by Council

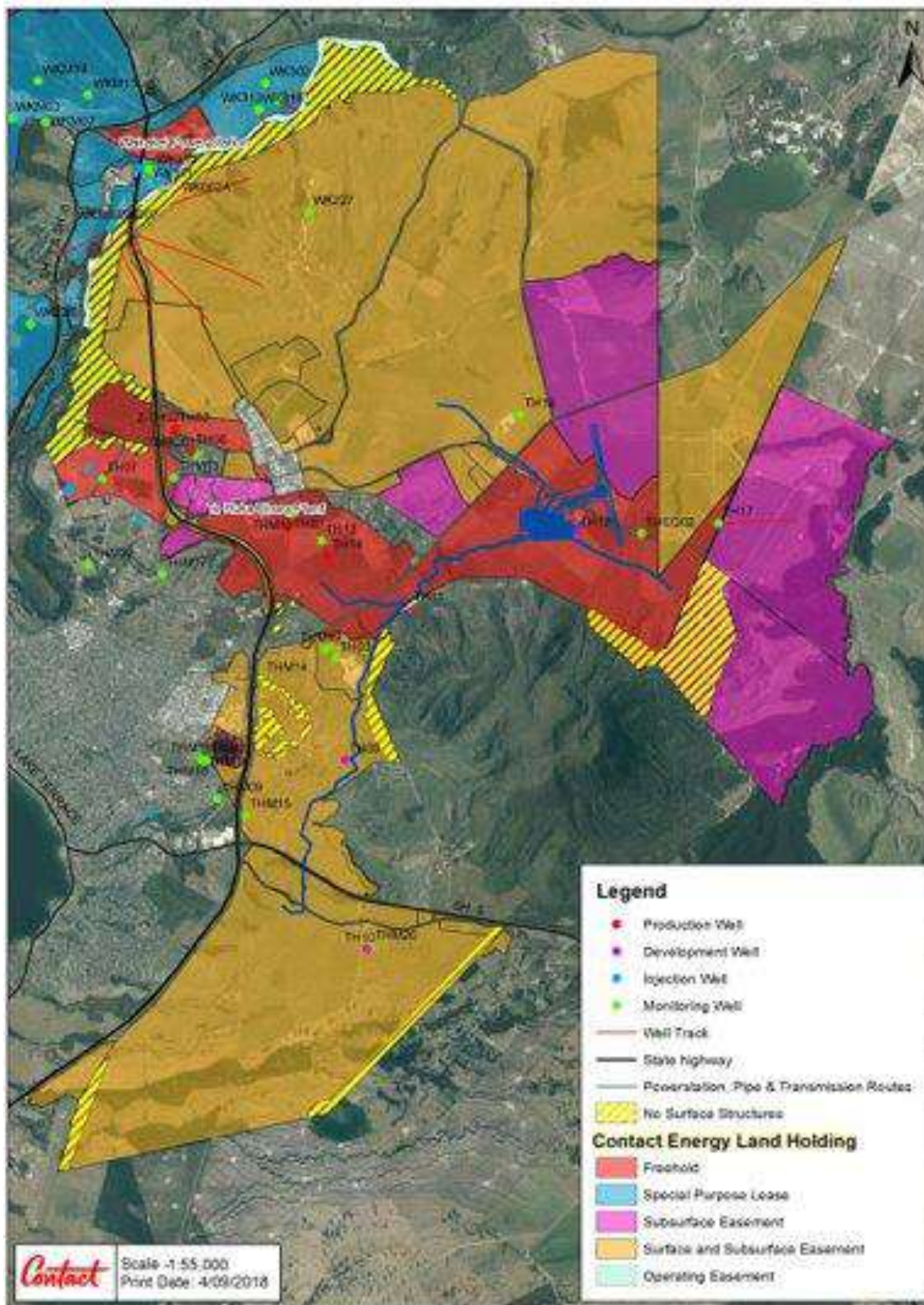
10. Conclusion

- 10.1. Contact appreciates the opportunity to provide comments on the draft changes to the District Plan. We can appreciate the uncertainty of the changing regulatory environment which has led to Council focusing on specific parts of the District Plan rather than undertaking a more comprehensive (or full review) of it.

- 10.2. Contact supports the new Strategic Directions Chapter, and the introduction of a new zone that provides for rural lifestyle living. We do, however, have significant concerns about the location of two of the proposed RLEs which we consider will only serve to exacerbate existing reverse sensitivity issues
- 10.3. Contact would welcome further discussion (kanohi ki te kanohi) with Council staff in relation to its comments on the draft plan changes, ideally towards the end of June. Through this session, we would be in a position to discuss proposed amendments to the underlying zoning (ie. to Industrial or Centennial Industrial) of our generation sites and specific wording on key provisions in the Strategic Directions and Rural Environment Chapters.

Comments end.

Attachment A
CONTACT'S LANDHOLDINGS IN THE TAUPŌ DISTRICT



3b RURAL ENVIRONMENT CHAPTER

3b.1 Introduction

The Rural Environment makes up most of the land within the District and has been categorised into two distinct areas, being the General Rural Environment and the Rural Lifestyle Environment. These separate areas highlight the increasing need to protect the open space characteristics of the Rural Environment and its production values, while also providing for the growth of the District and the demand for rural lifestyle living in specific locations.

The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas. The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that reflects the productive nature of the land, the rural level of infrastructural services and the amenity values of the landscape, as well as managing effects and enabling directing rural lifestyle living in appropriate areas. Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and renewable electricity generation. It is important that all such activities do not affect the ability of the rural environment to function effectively. It is expected in the Rural Environment that all properties are self-servicing in terms of the provision of potable water and the disposal of stormwater and wastewater.

Paragraph outlining what reverse sensitivity is, and how it can impact upon existing (and anticipated) activities, such as farming, forestry and electricity generation and transmission, in the District's rural areas.

The papakāinga provisions recognise the intent of Part 2 of the RMA and provide for the occupation by whanau, hapū or iwi members on Māori land. The provisions recognise the importance of enabling māori to settle on their ancestral lands. Papakāinga development will often be at higher densities than other residential land uses in the rural environment. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there.

In addition to papakāinga there is a wide range of cultural activities and activities of importance to māori which are appropriate to occur within the rural environment.

General Rural Environment

Commented [BB1]: The District's rural areas are valued for more than just their primary production values, including those relating to renewable electricity generation, storage and transmission.

Commented [BB2]: Contact supports the direction that rural lifestyle living will be directed to specific locations that are zoned for this purpose.

We note that the proposed RLE is not about providing for growth per se, but rather providing a living option in a sustainable and coordinated manner.

Commented [BB3]: The proposed amendment is made to ensure that the establishment of new RLE (by way of private plan change) considers the broader context of the objective and policy framework which seeks to direct them to specific locations and away from existing activities that they might be sensitive to (ie REG).

Commented [BB4]: Electricity generation, storage and transmission is a significant (economic) activity in the Taupō District's rural environment, and it makes an important contribution towards the decarbonisation of Aotearoa / New Zealand's economy. However, due to its "placement" (second paragraph, behind tourism and visitor accommodation) in the introductory section, this level of significance is lost.

We have proposed changes in the Introductory text. However, an alternative is to include a separate paragraph (potentially split across the "General Introductory" and "General Rural Environment" sections) outlining:

- The significance of electricity generation and transmission activities to the regional and national economic and social well-being, and the decarbonisation of Aotearoa / New Zealand's economy.
- While the generation component of these sites is zoned "Industrial" they do sit within the rural environment due to (1) their functional need to locate close to the energy source, and (2) their ... [1]

Commented [BB5]: We suggest including a definition of renewable energy generation, storage and transmission. This will help manage the changing character of the District's rural areas without impacting on the open-space, amenity and productive values that the Council is wanting to protect.

Commented [BB6]: Reverse sensitivity is a key issue for renewable electricity generation and transmission activities, as well as farming and forestry. It is critical to ensure that this concept, and its impacts if land use conflict is not appropriately managed, is accurately described at the outset of the chapter. ... [2]

The General Rural Environment is predominantly characterised by large open space and vegetated areas including productive farmland and forest, ridgelines, native bush, lakes, rivers and their margins. Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture and plantation forestry activities, with dispersed buildings and rural roads. There is also a wide range of development associated with tourism activities, recreation, and the District is one of New Zealand's most significant for the generation, storage and transmission of renewable electricity.

The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment and, enable the continued operation of electricity generation, storage and transmission activities, by retaining large property sizes and limiting the extent of housing provided for. Yet allowing it allows for appropriate development to occur, being that development which is compatible with while preserving the 'openness' and on-going functioning of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, electricity generation, storage and transmission, and rural industry, meaning an activity that directly supports, services, or is dependent on primary production and those activities that have a locational or functional need to be located within the General Rural Environment (rather than an urban environment).

Primary production activities in the General Rural Environment will produce effects that are different from urban areas, such as noise, odour, vibration, spray drift and dust. Allowing these activities to operate in a more suitable environment, along with compatible activities, aims to protect rural land uses from unnecessary restrictions.

The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and have a locational need to be within the General Rural Environment. This is to avoid the uptake of General Rural Environment land by activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment.

Rural Lifestyle Environment

The Rural Lifestyle Environment has been created to address the increasing demand for rural lifestyle living within the Rural Environment. The Rural Lifestyle Environment aims to provide for rural residential development in specific and limited locations, for those who want the benefits of rural living without necessarily undertaking a productive rural activity.

Commented [BB7]: Include brief statement acknowledging that there are a number of "Industrial-zoned" sites in the District's rural areas that whilst not zoned "Rural Environment" form part of this zone's character (ie the presence of large-scale industrial buildings and infrastructure).

This needs to be reflected in **Policies 3b.2.8** and **3b.3.8** which outline the character of the Rural Environment.

Commented [BB8]: The purpose of the General Rural Environment needs to reflect *why* it exists and *what* it is providing for (ie rural production, those activities with a functional need to locate within it (ie electricity generation, storage and transmission) and a limited number of tourism and visitor accommodation activities). The large lot sizes and limiting housing provides for the *how* which is discussed in the following sentence.

Commented [BB9]: It might potentially be better to define what **rural industry** is (is not) as a consequential amendment.

Commented [BB10]: This is problematic as the definition of **industry** includes electricity generation. It is therefore important that electricity generation, storage and transmission activities are specifically identified as being *part of* the District's General Rural Environment.

Commented [BB11]: It is important that the character of the broader Rural Environment accurately reflects the activities that occur within it, including electricity generation and transmission. This point needs to be cascaded through the objective and policy framework.

Commented [BB12]: We support the intent here to allow rural-lifestyle living in specific and identified locations.

By creating a separate **areas in limited and appropriate locations** within the Rural Environment, the Rural Lifestyle Environment **creates-provides areas** for rural living on smaller property sizes, whilst retaining separation from the rural production, **and renewable electricity generation, storage and transmission** activities predominating in the General Rural Environment. This separation of activities, **along with limiting the locations where these activities can establish**, serves to minimise reverse sensitivity issues. **At the same time b**By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics and productive potential of the rest of the Rural Environment, **and to reduce the potential for land use conflict**.

Commented [BB13]: Separating incompatible activities (in itself) will not generally serve to minimise the potential for reverse sensitivity effects. This sentence needs to be elaborated on to ensure that one of the key mechanisms is to direct new rural-lifestyle living to appropriate locations that are zoned for this specific purpose.

The Rural Lifestyle Environment will be less populated than a Residential Environment, with standards in place for minimum lot sizes to preserve the rural residential aspect of the area. Limited provision is also made for home business and commercial activity to occur, but not of a scale or extent that changes the predominantly rural residential amenity and character intended. The Rural Lifestyle Environment areas are located closer to urban areas to allow for access to community facilities within the district's townships.

3b.2 Objectives and Policies - General Rural Environment

Objective 3b.2.1 Enable Primary Production

Primary production is enabled by protecting the availability of the rural land resource and its productive capability.

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 **and inappropriate** subdivision and development is avoided.

Commented [BB14]: As per comments in section 7 of Contact's comments on rural character.

Commented [BB15]: It is important that electricity generation, storage and transmission activities are identified as being part of the Rural Environment's character. Refer to **Policy 3b.2.8**.

Objective 3b.2.3 Rural industry

Rural industry is enabled whilst commercial and industrial activities, other than home-business, are **minimised/avoided**.

Objective 3b.2.4 Other activities

Māori cultural activities, tourism activities, **and** visitor accommodation **and electricity generation** activities are enabled in the General Rural Environment.

Commented [BB16]: Given the significance of renewable electricity generation and transmission activities to the District and nationally, we consider that it requires a separate objective and policy.

New Objective 33b.2.X Renewable electricity generation, storage and transmission

Enable the efficient operation, maintenance and development of renewable electricity generation, storage and transmission, and their associated activities.

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects arising from the establishment of new sensitive activities on permitted activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Objective 3b.2.6 Impacts on infrastructure

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

Objective 3b.2.7 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 General Rural Environment.

Policy 3b.2.8 Maintaining the established character

Maintain the established General Rural Environment character, as defined by:

- a) Large open spaces between built structures
- b) A mix of residential and rural production buildings
- c) Noises related to production and renewable electricity generation activities during the day but low levels of noise at night
- d) Low levels of light spill;
- e) Infrequent vehicle movements to and from a site
- f) Limited signage that directly relates to the activity operating on the site:
- fg) The presence of large-scale renewable electricity generation, storage and transmission, and their associated activities which may generate noise, vibration, visual and other effects.

Policy 3b.2.9 Residential units

Avoid the cumulative effects of rural lifestyle development by first directing such development to the Rural Lifestyle Environment, and then limiting residential units that:

- a) -Increase the demand for community infrastructure and services

Commented [BB17]: We would recommend inserting a new definition (consequential amendment) for renewable electricity activities that encompasses:

- Generation, storage and transmission
- Associated activities such as well-drilling and testing that are critical to enabling the generation of electricity
- The broad range of renewable electricity generation and storage that could occur in the District, including hydro, geothermal, solar, wind and batteries.

Commented [BB18]: The concept of reverse sensitivity seeks to protect the existing (and reasonably anticipated) effects-generating activity (ie primary production and renewable electricity generation and transmission) from complaint by a new, and more, sensitive one (ie housing) – the general situation is reversed.

The current drafting of this Objective suggests that the activity requiring protecting is the one that established “first” regardless of its sensitivity.

Refer to **section 7** of Contact’s comments.

Commented [BB19]: Insert a new definition of **sensitive activities** as a consequential amendment.

Commented [BB20]: The existing definition of **infrastructure** as it relates to renewable electricity generation (para (d)) in the District Plan is not clear as to whether (or not) our activities are included. Sub-clauses (i) and (ii) appear to conflict.

d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—

[... (3)]

Commented [BB21]: Given the operational requirements of primary production and electricity generation activities (such as well testing and drilling), these activities will generate noise during night-time hours. The key here is to enable this, subject to specific planning controls (ie temporary nature of the activity and appropriate noise limits).

Commented [BB22]: As noted above, it is important to recognise that renewable electricity generation forms a key component of the District’s Rural Environment.

Commented [BB23]: This is considered important to avoid the on-going fragmentation of the rural land resource and the potential for reverse sensitivity effects, but to provide limited opportunities for residential subdivision in the GRE – where it is appropriate.

b) Result in the inefficient use of land or loss of future flexibility for productive uses

c) Erode the general rural character through its density, scale and location

c)d) Have the potential to generate reverse sensitivity effects.

Policy 3b.2.10 Heavy vehicle movements

Manage heavy vehicle movements to avoid minimise damage to the transport network and adverse impacts on road safety.

Commented [BB24]: It is noted that **Performance Standard 4b.2.1 – Vehicle movements** refers to “vehicle movements” as opposed to “heavy vehicle movements”.

Policy 3b.2.11 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised compromised, or reverse sensitivity effects will be generated.

Policy 3b.2.12 Avoiding reverse sensitivity

New sensitive activities must ensure that any potential reverse sensitivity effects on lawfully established activities are avoided.

Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.

Commented [BB25]: As above, this policy would protect the sensitive activity and not the established, anticipated effects-generating one – which is what the concept of reverse sensitivity seeks to address.

It is also not possible for some primary production or large-scale activities to internalise all their adverse effects. This is why they seek a rural location that is away from sensitive ones, such as housing.

Policy 3b.2.13 Commercial and industrial activity

Unless there is a functional need to locate there, limit the scale of commercial and industrial activity to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.

Commented [BB26]: The District Plan’s definition of **Industrial Activities** includes renewable electricity generation:

activities including associated land and buildings used for the manufacturing, fabricating, processing, packing or storage of goods, servicing and repair of goods whether by machinery or hand, research and training facilities, electricity generation activities and includes offices associated with the above.

Policy 3b.2.14 Allotment size

Maintain allotments at a size of 10 hectares or larger to allow flexibility for a wide range of productive land uses in the future.

A specific objective and policy for renewable electricity generation activities will ensure that these activities which have a functional need to be located in the Rural Environment continue to be enabled.

Policy 3b.2.15 Papakāinga

- i. Provide for the development of papakāinga on Māori land
- ii. Recognise the social and cultural benefits of the occupation and development of papakāinga by whanau, hapū and iwi on Māori land

Commented [BB27]: The proposed 10-hectare allotment size will enable the intensification of rural living in the District’s rural areas. It seems to conflict with the objective of direction rural lifestyle living to the new RLE. If this is the direction that Council is wanting to take, then it is imperative that the policy framework requires the avoidance of reverse sensitivity effects.

- iii. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to māori freehold title.

Policy 3b.2.16 Maori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

3b.3 Objectives and Policies - Rural Lifestyle Environment

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

The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.

Objective 3b.3.2 Avoid reverse sensitivity

Adverse Reverse sensitivity effects, including conflict with primary production and renewable electricity generation, storage and transmission activities in neighbouring Environments, are avoided.

Objective 3b.3.3 Commercial and industrial activities

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.

Objective 3b.3.4 Consolidate rural lifestyle activities

Rural lifestyle activities within identified areas are directed to the Rural Lifestyle Environment, are consolidated to encourage more efficient use of the rural land resource and avoid the fragmentation of land in, and reverse sensitivity effects on lawfully established activities, in the General Rural Environment.:

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.
- b)c) To avoid reverse sensitivity effect on lawfully established activities in neighbouring Environments.

Commented [BB28]: It is important to include an objective to control the establishment of "new" Rural Lifestyle Environments beyond those being proposed by Council (ie through a private plan change).

Objective 3b.3.4 goes someway towards doing this (see comments below).

Commented [BB29]: We support the reference to "neighbouring environments" as some of our sites are zoned Industrial but have a rural location.

Commented [BB30]: Refer to section 6 in Contact's comments on the Draft Plan Changes.

Objective 3b.3.6 Impacts on community infrastructure

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

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.

Policy 3b.3.8 Character of the Rural Lifestyle Environment

Manage the anticipated character of the Rural Lifestyle Environment as defined by:

- a) Buildings on different sites are separated from each other in a way that creates a sense of privacy.
- b) Accessory buildings that do not dominate the landscape.
- c) Houses may be large but are surrounded by open space and do not dominate the landscape.
- d) A general absence of **urban-community** infrastructure including community stormwater and wastewater services.
- e) An environment which includes residential activities, rural productive activities and home business activities.
- f) Noise related to production activities during the day but low levels of noise at night.
- g) Low levels of light spill.
- h) Limited signage that directly relates to the activity operating on the site.
- i) **An environment that is surrounded by rural production and renewable electricity generation, storage and transmission activities.**

Commented [BB31]: Community infrastructure is defined as being

Council-operated physical infrastructure including roads, and infrastructure involved in operating the wastewater, stormwater and drinking water systems.

Commented [BB32]: It is imperative that residents in a Rural Lifestyle Zone understand that these areas are surrounded by the General Rural Zone which includes activities that will generate adverse effects such as noise, vibration, visual (ie presence of industrial activities) and odour that are not always “compatible” with lifestyle-living. The character and amenity expectations outlined in this policy need to recognise the difference between “urban” and “rural” living.

Commented [BB33]: The issue for Contact is that its electricity generation sites are zoned “Industrial Environment” despite being surrounded within the General Rural Environment.

Policy 3b.3.9 **Lot sizes and setbacks** for allotments adjoining the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to **manage avoid** reverse sensitivity **effects on lawfully established activities in neighbouring environments.**

Policy 3b.3.10 On-site servicing

Require properties to manage its services on-site terms of the provision of potable water and the disposal of stormwater and wastewater.

Policy 3b.3.11 Larger lot sizes for lots which adjoin the General Rural Environment

Require larger lot sizes and greater building setbacks for allotments adjoining the General Rural Environment to manage reverse sensitivity.

Commented [BB34]: Repeats Policy 3b.2.9 above

Policy 3b.3.12 Minor residential unit

Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to will ensure that the future availability of the land resource will not be compromised, and will not generate reverse sensitivity effects on lawfully established activities in neighbouring Environments.

Policy 3b.3.13 Papakāinga

- i. Provide for the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- ii. Recognise the social and cultural benefits of the development of papakāinga on Māori land within the Rural Lifestyle Environment.
- iii. Allow for Papakāinga on General Land owned by Māori where there is a historical ancestral connection to the land and it can be demonstrated that the land will remain in Māori ownership or be converted to māori freehold title.

Policy 3b.3.16 Māori Cultural Activities

Support māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

4 Rules and Standards

4b Rural Environment

4b.1 General Rules - General Rural Environment

4b.1.1 Activities in the General Rural Environment

- i. Any activity that:
 - a) Complies with all the Performance Standards for the General Rural Environment; and
 - b) Complies with all the District Wide Performance Standards; and
 - c) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the General Rural Environment; and
 - d) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules
 is a **permitted activity**.
- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.1.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters:

- a. The proximity between the primary residential unit and the minor residential unit.
- b. The effect of the minor residential unit on **the rural character as described in Policy 3b.2.8.**
- c. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.
- d. **The potential for reverse sensitivity effects on rural production and renewable electricity generation, storage and transmission and their associated activities.**

4b.1.3 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to activity commencing; and

Commented [BB35]: We note that a new electricity generation activity (ie a new geothermal power station or solar farm) in the General Rural Environment would be a discretionary activity. Therefore, it is important that the policy framework provides for (and anticipates) these activities establishing subject to managing adverse effects.

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- c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.1.4 Electricity Generation Core Sites and Geothermal Steamfields

- i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal steamfields and associated structures is a **permitted activity**.

NOTE: For the purpose of this rule "maintenance" means:

All activities associated with the protective care and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steamfields and associated structures, in order to **monitor, test and/or** arrest the processes of decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.

NOTE: For the purpose of this rule "minor upgrading" means:

Structural improvement, repair and replacement of worn or technically deficient parts of the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, **testing, monitoring**, earthworks and vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.

4b.1.5 Home businesses, commercial and industrial activities

- i. A home business, commercial or industrial activity which complies with the performance standards is a **permitted activity**.
- ii. A home business, commercial or industrial activity which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.5 Council restricts the exercise of its discretion to the following matters:

- a. The daily vehicle movements expected to and from the allotment.

Commented [BB36]: This rule has generally worked for Contact in that it has continued to enable the on-going operation of our geothermal activities.

However, Contact would like to discuss this with Council to ensure that there is on-going agreement re its scope and to discuss some changes to ensure / improve clarity for all plan users.

- b. The effect of the activity on the rural character of the area.
- c. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
- d. The hours of operation for the activity.
- e. The proposed signage associated with the activity.
- e.f. The potential for reverse sensitivity effects on rural production and electricity generation, storage and transmission activities.

4b.1.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.2 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.2 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**
- iv. Applications under Rules 4b.1.6 ii or iii will not be notified.

When considering activities under Rule 4b.1.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.2 which the proposal does not comply with
- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.6 iii, in addition to a and b:
 - a. Historical associations of the land to mana whenua and reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.1.7 High voltage transmission lines

- i. Any building (except network utilities) located within 0 – 12 meters of a high-voltage transmission line is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4b.1.8 Buildings within Outstanding Landscape Areas

- i. Provided that the activity has not been identified as a discretionary or non-complying activity by another rule in the Plan, within an Outstanding Landscape Area, the erection of structures:
 - a. Between 5m and 10m in height; or
 - b. For Masts and Poles between 5m and 20m in height; or
 - c. Which are between 250m² and 1,000m² in ground floor area, and have an aggregate coverage less than 2.5% of the allotment,

is a **restricted discretionary activity**.

EXCEPTION: This rule will not apply to the erection of structures:

- a. Within Electricity Generation Core Sites.
- b. For the purpose of papakāinga.
- c. Within any 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.

Commented [BB37]: Contact supports the retention of this exemption.

The Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - ridgelines and prominent landforms,
 - the need to locate the structure within an Outstanding Landscape Area, and
 - whether there are alternatives,
 - whether the location within an Outstanding Landscape Area is shown to be justified, and
 - how the location and design mitigates any adverse effects on the Landscape Attributes of the Outstanding Landscape Area.
- b. The scale of the structure on the Outstanding Landscape Area, and the ability to reduce the visual dominance of increased bulk.
- c. The use of materials and colours to respond to the natural hues of the Landscape Area, and minimisation of reflectivity levels, including the

utilisation of colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity level less than 35%.

- d. Measures to reduce window reflectivity by use of overhanging eaves, or low-reflectivity glass.
- e. Any proposed mitigation planting to assist in integrating structures with the site, and the effectiveness of such mitigation on protecting the Landscape Attributes of the Outstanding Landscape Area.
- f. The minimisation of earthworks associated with the erection of structures that may adversely affect the Landscape Attributes and character of the Outstanding Landscape Area.
- g. Consideration of cumulative visual effects of structures on the Outstanding Landscape Area.
- h. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks, which may result in an adverse effect on Landscape Attributes.

4b.1.9 Earthworks within Outstanding Landscape Areas

Earthworks within an Outstanding Landscape Area that creates a new cut face or fill that is in excess of 1.5 metres in height, or cumulative vertical ground alteration in excess of 3.0 metres over a 12 month period, is a **restricted discretionary activity**, provided that any exposed cut or fill face located in vegetation of a height 1.5 metres or less is revegetated not later than the next growing season. Revegetation should consist of indigenous species or the same or similar species (other than pest species) present on the site prior to earthworks).

EXCEPTION: This rule will not apply to Earthworks within Electricity Generation Core Sites.

The Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the Earthworks will change the ground level.
- b. The effect of the Earthworks on the Landscape Attributes.
- c. The degree to which the finished ground levels reflect the contour of the surrounding landform.
- d. The degree to which Earthworks will enable building facades to be extended below natural ground level.
- e. The period that soil will be exposed.
- f. Proposed methods and timing for the remediation or mitigation of potential adverse effects and the degree to which such methods would

- be successful, including rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation.
- g. Consideration of cumulative visual effects of Earthworks on the Outstanding Landscape Area.
 - h. The location of the Earthworks in relation to the Landscape Attributes as described in schedule 7.1, considering;
 - i. Ridgelines and prominent landforms,
 - the location requirement of the activity
 - whether there are alternatives.
 - j. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks,

4b.2 Performance Standards - General Rural Environment

4b.2.1 Vehicle movements

- i. 100 vehicle movements per day for the allotment.
- ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements.

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations and renewable electricity generation, development, maintenance, storage and transmission activities.

4b.2.2 Maximum Building coverage

- i. 10% of the net allotment area.

EXCEPTION: Papakāinga.

4b.2.3 Maximum building size

- i. 5,000m² gross floor area for a single building.

4b.2.4 Maximum density of primary residential units

- i. One primary residential unit per 10 hectares.

Commented [BB38]: Given the size and scale of Contact's activities at each of its generation sites in the Taupō District, it is likely that any new proposal would always require resource consent as a result of this performance standard – regardless of the proportional increase in traffic movements. This is not an efficient or effective resource management outcome.

It is recommended that electricity generation activities are exempt from this performance standard. This is noting that a "new" site would be a discretionary activity, and as such the adverse effects of increased traffic generation would be assessed as part of that consent application.

EXCEPTION: Papakāinga.

4b.2.5 Maximum building height

- i. 12 metres.
- ii. 5 meters in a height restricted area.
- iii. 5 meters in an Outstanding Landscape Area.
- iv. 15 meters for Electricity Generation on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site.

EXCEPTIONS:

- Cranes being used as part of any construction or maintenance works for the duration of the works - no height limit.
- Drilling Rigs for up to 60 days per well allotment - no height limit.

4b.2.6 Minimum building setbacks

- i. 15 metres from all boundaries.
- ii. 25 meters in Outstanding Landscape Areas from all boundaries.
- iii. 300 meters for buildings for the management of farmed animals from all boundaries.
- iv. There shall be no front boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure.
- v. There shall be no boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site.

NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs.

EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and

Commented [BB39]: We note that there is a definition of height in the District Plan as follows:

the vertical distance between the ground level at any point and the highest part of the building at that point, excludes any structure attached to the building that which does not exceed 0.6m in any horizontal dimension, and does not exceed the permitted height by more than 1.5m.

Commented [BB40]: Contact would like to discuss this performance standard with Council as it is critical to avoiding reverse sensitivity effects.

The proposed changes would mean that houses could be built closer to the boundary and therefore closer to our activities (ie wells). This could have impacts on our ability to comply with noise limits, etc.

Given the proposed establishment of the RLE and the potential for new ones to be established in the future, Contact is also seeking a setback for new houses from its generation sites and its existing wells. Through its resource consents, Contact is required to set its activities back from existing houses and we consider that the converse should also apply to avoid the potential for reverse sensitivity effects.

Commented [BB41]: Contact supports the retention of this provision.

6m² in gross floor area. Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.

EXCEPTION: For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.

4b.2.7 Minor residential units

- i. A maximum of one minor residential unit per primary residential unit per allotment.
- ii. All minor residential units shall:
 - a. Be no larger than 100m²-50m² in size (exclusive of garaging).
 - b. Be located no greater than 20 metres from the primary residential unit.
 - c. Share an accessway/driveway with the primary residential unit.

Commented [BB42]: As currently drafted the rule could be interpreted to mean that if no garaging is provided, the unit can be up to 100m².

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.2.8 Home businesses, commercial and industrial activities

- i. Any indoor or outdoor space used for home business, commercial or industrial purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Home business or commercial activities within a Papakāinga.

4b.2.9 Maximum Noise - Limits

- i. The noise level arising from any activity measured within the notional boundary of any General Rural Environment or Rural Lifestyle Environment site or within the boundary of any residential environment site, other than the site where the noise is generated, shall not exceed the following limits:
 - a) 7.00am - 10.00pm 55dBA L_{eq}
 - b) 10.00pm - 7.00am 45dBA L_{eq} and 70dBA L_{max}

Commented [BB43]: Contact would appreciate an opportunity to discuss this with Council.

NOTE: For specific noise refer to following Performance Standards.

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in

The current 40 dB limit does not appropriately reflect the character of the rural environment in some locations, and particularly around electricity generation activities. A noise limit of 45 dB would still enable levels of 30-35 dB to be achieved internally which is within the WHO guideline levels.

accordance with the requirements of NZS6802:2008 Assessment of Environmental Sound.

4b.2.10 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803: 1999 Acoustics Construction Noise.

4b.2.11 Maximum Noise - Electricity Generation Core Sites

- i. Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in 4b.2.9 above as measured:
 - a) Outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or
 - b) Within the Notional Boundary of any Dwelling within the General Rural Environment or Rural Lifestyle Environment where this is beyond the noise control boundary; or
 - c) At the boundary of any site within the Residential Environment where this is beyond the noise control boundary.
 - d) Any new Buildings with habitable rooms (i.e. Dwellings, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dBA L_{eq}).
 - e) The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dBA L_{eq} and 75dBA L_{max} contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4b.2.12 Maximum Noise - Well Drilling and Testing within Electricity Generation Core Sites

- i. Noise from well drilling and testing within any Electricity Generation Core Site boundary as measured:
 - a) within at the boundary of any site within the Residential Environment;
 - b) within the notional boundary of any dwelling or accommodation activity within the General Rural Environment or Rural Lifestyle Environment shall not exceed the noise levels set out below, measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics - Construction Noise, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- ii. Time Period Monday to Sunday (inclusive):

Commented [BB44]: Contact supports the reference to the updated 2008 standards.

Commented [BB45]: Contact supports the retention of this performance standard.

Commented [BB46]: Contact would appreciate an opportunity to discuss this with Council.

The current 40 dB limit does not appropriately reflect the character of the rural environment in some locations, and particularly around electricity generation activities. A noise limit of 45 dB would still enable levels of 30-35 dB to be achieved internally which is within the WHO guideline levels.

The increase to 45 dB could be applied to new sensitive activities (houses). This aligns with the policy direction in this chapter and in the Strategic Directions one.

Commented [BB47]: This activity generally takes place in areas that have an underlying General Rural Environment zoning and/or they are outside the Electricity Generation Core Site.

Commented [BB48]: Note: The definition of notional boundary is:

the notional boundary as defined as a line 20 metres from any side of a rural dwelling or the legal boundary where this is closer to the dwelling.

	L _{eq}	L _{max}
7.00am - 10.00pm	70	85
10.00pm - 7.00am	60	75

4b.2.13 Maximum Noise - Other

- i. Nothing in the foregoing Performance Standards shall apply to farm animals including working dogs, and to agricultural and forestry vehicles, agricultural and forestry machinery or equipment (including mobile plant at produce packing facilities but excluding sawmilling equipment), operated and maintained in accordance with the manufacturer's specifications in accordance with accepted management practices (e.g. for milking, spraying, harvesting, packing, forest harvesting and the like). Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.
- ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers and hydro spills associated with the operation of Electricity Generation Core sites. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

Commented [BB49]: Contact supports the retention of this provision.

4b.2.14 Parking, Loading and Access

- i. In accordance with Section 6: Parking Loading and Access

4b.2.15 Signage

- i. Maximum of one sign per allotment.
- ii. Maximum total face area of sign - 2m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signage.
- v. One temporary sign per allotment for the sale of land or buildings of not more than 2m² total face area.

EXCEPTIONS: Official signs required by statute and warning signs related to aspects of public safety are not required to comply with the standards.

Commented [BB50]: Contact supports this exception noting that signage is often required to comply with statutes and regulations such as that required for health and safety reasons.

4b.3 General Rules - Rural Lifestyle Environment

4b.3.1 Activities in the Rural Lifestyle Environment

- i. Any activity that:
 - a. complies with all of the Performance Standards for the Rural Lifestyle Environment; and
 - b. complies with all the District Wide Performance Standards; and
 - c. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the Rural Lifestyle Environment; and
 - d. is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules;

is a **permitted activity**.

- ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a **discretionary activity**.

4b.3.2 Minor residential units

- i. A minor residential unit which complies with the performance standards is a **permitted activity**.
- ii. A minor residential unit which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.2 Council restricts the exercise of its discretion to the following matters:

- a. The extent to which the residential unit and vehicle access point design, siting and external appearance adversely affects rural character and amenity.
- b. Site topography and orientation and whether the residential unit(s) and vehicle access point can be more appropriately located to minimise adverse visual amenity effects.
- c. Effect on nearby sites, including outlook and privacy.
- d. Whether the residential unit and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values.
- e. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.

b. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining Rural Environment or on electricity generation, development, maintenance, storage and transmission activities, are avoided

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

- i. A home business, commercial and retail activity which complies with performance standards is a **permitted activity**.
- ii. A home business, commercial and retail activity which does not comply with performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.3.3 Council restricts the exercise of its discretion to the following matters:

- i. The effect of the activity on the Rural Lifestyle Environment character.
- ii. The principal operator of the home business must be a permanent resident on the site to which the home business relates.
- iii. The effects of the activity's vehicle movements, parking, loading and access on the network.
- iv. Any nuisance effects such as odour, noise and glare are managed within the site.

iv.v. Measures to ensure that reverse sensitivity effects on activities undertaken within the adjoining Rural Environment or on electricity generation, development, maintenance storage and transmission activities are avoided

4b.3.4 Intensive indoor primary production

- i. An intensive indoor primary production activity which complies with performance standards is a **permitted activity**.
- ii. An intensive indoor primary production activity which does not comply with performance standards is a **discretionary activity**.

NOTE: For the purpose of this rule, intensive indoor primary production means activities that principally occur within buildings and involve growing produce or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.

4b.3.5 Temporary Activities

- i. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any performance standard(s), is a **permitted activity**, provided that:
 - a. There are no new permanent structures constructed; and
 - b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and
 - c. An allowance of 14 non-operational days associated with the activity is not exceeded, during which time any breach of any performance standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity.

4b.3.6 Papakāinga

- i. Papakāinga on Māori customary land and Māori freehold land which complies with all of the performance standards in 4b.4 is a **permitted activity**
- ii. Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more performance standard in 4b.4 is a **Restricted Discretionary activity**
- iii. Papakāinga on general land owned by Māori is a **Restricted Discretionary activity**
- iv. Applications under Rules 4b.3.6 ii or iii will not be notified.

When considering activities under Rule 4b.3.6 ii and iii Council restricts the exercise of its discretion to the following matters:

- a. Those performance standards in 4b.4 which the proposal did not comply with

- b. Any effects on the functioning of the rural environment including effects on rural infrastructure.
- c. For 4b.1.3 iii, in addition to a and b:
 - a. Historical reasons why the land was given general title
 - b. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993
 - c. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title.

4b.3.7 High voltage transmission lines

- i. Any building (except network utilities) located within 0 - 12m of a high-voltage transmission line is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:

- a. The location of the structure in relation to high-voltage transmission line.
- b. Any effects on the safe and efficient functioning of the transmission line.

4b.4 Performance Standards - Rural Lifestyle Environment

4b.4.1 Vehicle movements

- i. 24 vehicle movements per day for the allotment.
- ii. Papakāinga: 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.

NOTE: For the purpose of this performance standard, the number of 'vehicle movements per day' is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements

EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations.

4b.4.2 Maximum building coverage

- i. 10% of the total allotment area.

4b.4.3 Maximum building size

- i. 500m² gross floor area for a single building.

4b.4.4 Maximum density of residential units

- i. One residential unit per two hectares.

EXCEPTION: Papakāinga.

4b.4.5 Minor residential units

- i. No more than one minor residential unit per primary residential unit is permitted.
- ii. All minor residential units shall:
 - a. Be no larger than 540m² in size (exclusive of garaging).
 - b. Be located no greater than 20 metres from the primary residential unit.
 - c. Share an accessway/driveway with the primary residential unit.

~~d. Located more than 500m from a well testing site~~

EXCEPTION: Papakāinga.

NOTE: Minor residential units also include tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

4b.4.6 Maximum building height

- i. The maximum height of a building shall not exceed 10 metres.

4b.4.7 Building setbacks

- i. All buildings shall be located a distance of 15 metres or greater from all boundaries.
- ii. Residential units shall be setback a minimum of 50 metres from the General Rural Environment.

~~iii. Residential units shall be setback a minimum of XXXm from a well testing location~~

EXCEPTION:

- Water tanks are not required to comply with the setback requirements in this rule
- Papakāinga are not required to comply with 4b.4.7 ii

4b.4.8 Intensive indoor primary production

- i. Any intensive indoor primary production activity shall involve less than 100m² in gross floor area, or be within a building up to 100m² gross floor area per hectare within the allotment, up to a total of 250m² gross floor area.

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

- i. Any indoor or outdoor space used for a home business, commercial or retail purposes, shall be less than 100m² in gross floor area for indoor activities, or 100m² of land area for outdoor activities.

EXCEPTION: Papakāinga.

4b.4.10 Signage

- i. Maximum one sign per allotment.
- ii. Maximum total face area - 1m².
- iii. Signage must relate to the activity undertaken on the allotment.
- iv. No flashing, reflectorised or illuminated signs.
- v. One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

4b.4.11 Parking Loading and Access

- i. In accordance with Section 6: Parking, Loading and Access.

4b.4.12 Maximum Artificial Light Level

- i. 8 LUX (lumens per square meter) at the boundary.

4b.4.13 Maximum Noise - Limits

- i. The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

7.00am – 7.00pm 50dBA L_{eq}

7.00pm – 10.00pm 45dBA L_{eq}

10.00pm – 7.00am 40dBA L_{eq} and 70dBA L_{max}

NOTE: The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:2008 Assessment of Environmental Sound.

4b.4.14 Maximum Noise - Construction Noise

- i. All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise.

4b.4.15 Maximum Noise - Telecommunication and electricity equipment

- i. Noise from telecommunication equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.4.12 above as measured at a point 1 metre from the closest façade of the nearest dwelling.

4b.5 Subdivision Rules

4b.5.1 Subdivision - General Rural Environment

- i. Subdivision resulting in lots that are 10 hectares or larger is a **controlled activity**.
- ii. Subdivision resulting in lots that are smaller than 10 hectares is a **non-complying activity**.

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

- i. Subdivision resulting in lots that are larger than 4 hectares adjoining the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are less than 4 hectares adjoining the General Rural Environment is a **discretionary activity**.

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

- i. Subdivision resulting in lots that are larger than 2 hectares that do not adjoin the General Rural Environment is a **controlled activity**.

- ii. Subdivision resulting in lots that are less than 2 hectares that do not adjoin the General Rural Environment is a **non-complying activity**.

For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council reserves control for the purpose of assessment are:

- a) The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.
- b) The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c) Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.
- d) The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
- e) Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
- f) The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- g) Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes.
- h) Any immediate adverse or potentially adverse effects, including cumulative effects, on the amenity and landscape values of the Rural Environment, and the methods by which such effects can be remedied or mitigated.

4b.5.4 Subdivision - Default Activity Status

- i. Any subdivision which is not identified as controlled, restricted discretionary, or non-complying activity, is a **discretionary activity**.

4b.5.5 Subdivision resulting in a new public road, or extension of existing public road

- i. Any subdivision or activity which results in a new public road or extension of existing public roads, water, stormwater or wastewater utility services is a **restricted discretionary activity**.

The Council restricts the exercise of its discretion to the following matters:

- a. The impact of the resulting development on the ability of the wastewater, stormwater and drinking water infrastructure to service the existing service area as well as the new development;
- b. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- c. The effect that the development will have on the stormwater catchment.
- d. The ability of the resulting development to avoid reverse sensitivity effects on electricity generation, development, maintenance, storage and transmission activities.

4b.5.6 Subdivision - Other

- i. Any subdivision of land for the sole purpose of providing for infrastructure, or access lots, or legal protection in perpetuity of Significant Natural Areas, is a **controlled activity**.
- ii. For any subdivision of land in Area Y shown on Map D3, a covenant forms part of the documentation supporting the subdivision consent application (which shall be registered on the additional titles created) specifying that no complaints shall be made in relation to the effects of any geothermal power generation related activities and associated structures consented as at 15 September 2008, or lawfully occurring, including effects such as noise, vibration, odour or visual effects. Such covenant need not apply to:
 - a) the certificates of title that contain any dwelling that existed prior to any subdivision, or
 - b) in cases where there was no dwelling existing prior to subdivision, a single exempt title to be nominated by the subdivision applicant
- iii. Any subdivision of rural land that is located within an Outstanding Landscape Area or in Area X⁽¹⁾ on Planning Map D3 where the resulting lots are 4 hectares or larger, or is located in Area Y on Planning Map D3 where the resulting lots are between 4 hectares and 10 hectares, is a **discretionary activity**.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

iv.

Commented [BB51]: Contact would like to discuss the proposed amendments to the subdivision provisions, and we consider it will increase the intensity and frequency of reverse sensitivity effects.

NOTE: 4b.5.6 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

For the purposes of Rules 4b.5.6 the matters over which the Council reserves control for the purpose of assessment are:

- a. Those matters of control identified in rules 4b.3.1 and 4b.3.2 above;
- b. The impact of the resulting development on the ability of the wastewater, storm water and drinking water infrastructure to service the new development;
- c. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;
- d. Whether or not the lots will be adequately serviced for drinking water;
- e. The effect that the development will have on the storm water catchment.

f. The extent to which the proposed subdivision may affect already consented or permitted geothermal power generation related activities on and near the site of the subdivision; and

g. The extent to which such actual or potential reverse sensitivity effects will be avoided, remedied, or mitigated.

h. For the purposes of Rule 4b.3.8 notification under Section 95B and 95E of the Act may be avoided should the applicant obtain the written approval of the applicable geothermal power generators with production rights over the area.

e.i.

4b.5.7 Subdivision - Outstanding Landscape Areas

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment that is located within an Outstanding Landscape Area where the resulting lots are less than 10 hectares, is a **non-complying activity**.

4b.5.8 Subdivision - Bonus Lots

- i. Any subdivision of land in the General Rural Environment or Rural Lifestyle Environment which results in the creation of Bonus Lots larger than 2ha is a **discretionary** activity provided the subdivision complies with the following requirements:
 - a. Each Bonus lot must correspond to no less than 4ha of a nominated Significant Natural Area that is:
 - i. physically protected from livestock by a well maintained stock proof fence,

- ii. legally protected in perpetuity or via a Nga Whenua Rahui kawanata if Māori land.
- b. The Bonus lot(s) will be located in the General Rural Environment or Rural Lifestyle Environment;
- c. The Bonus lot(s) will not be located within a Significant Natural Area, the Foreshore Protection Area, an identified Outstanding or Amenity Landscape Area or Geothermal Area;
- d. A maximum of 10 Bonus Lots can be created from any one certificate of title;
- e. A consent notice shall be placed on the lot(s) which includes that part of the nominated Significant Natural Area that has been protected as per 4b.5.8.i above, identifying the area of that lot (within the SNA) which has been protected and the number of associated bonus lots created;

NOTE: Further guidance for this rule is provided through (but not limited to) Policy 3i.2.2 iii and associated explanatory text.

4b.5.9 Subdivision - More than 12 allotments

- i. Any subdivision of land where more than twelve (12) allotments share a single common access in the General Rural Environment or Rural Lifestyle Environment is a **discretionary activity**.

Page 1: [1] Commented [BB4]

Brigid Buckley

10/06/2022 9:13:00 am

Electricity generation, storage and transmission is a significant (economic) activity in the Taupō District's rural environment, and it makes an important contribution towards the decarbonisation of Aotearoa / New Zealand's economy. However, due to its "placement" (second paragraph, behind tourism and visitor accommodation) in the introductory section, this level of significance is lost.

We have proposed changes in the Introductory text. However, an alternative is to include a separate paragraph (potentially split across the "General Introductory" and "General Rural Environment" sections) outlining:

- The significance of electricity generation and transmission activities to the regional and national economic and social well-being, and the decarbonisation of Aotearoa / New Zealand's economy.
- While the generation component of these sites is zoned "Industrial" they do sit within the rural environment due to (1) their functional need to locate close to the energy source, and (2) their scale and nature which requires them to be located away from sensitive activities such as housing.
- Associated activities such as well-testing are undertaken in the Rural Environment. These activities have adverse effects, such as noise and vibration, that extend beyond their property boundaries.
- The location of sensitive activities within proximity of them can impact on their continued ability to operate, and if left unchecked can stifle the on-going investment of existing, and development of new, activities.

Page 1: [2] Commented [BB6]

Brigid Buckley

10/06/2022 9:59:00 am

Reverse sensitivity is a key issue for renewable electricity generation and transmission activities, as well as farming and forestry. It is critical to ensure that this concept, and its impacts if land use conflict is not appropriately managed, is accurately described at the outset of the chapter.

It also provides (one of) the basis for Council's decision to direct rural-lifestyle living to specific locations in the District.

Including this paragraph provides context for **Objective 3b.2.5** and **Objective 3b.2.12**.

Page 4: [3] Commented [BB20]

Brigid Buckley

10/06/2022 10:35:00 am

The existing definition of **infrastructure** as it relates to renewable electricity generation (para (d)) in the District Plan is not clear as to whether (or not) our activities are included. Sub-clauses (i) and (ii) appear to conflict.

- d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—
 - i. uses them in connection with the generation of electricity for the person's use; and
 - ii. does not use them to generate any electricity for supply to any other person:

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Chapter 2 Strategic Directions

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

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

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

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

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

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

1. [Tangata Whenua](#)
2. [Fresh water quality](#)
3. [Urban form and development](#)
4. [Climate Change](#)
5. [Strategic Infrastructure](#)
6. [Natural Values and Landscapes](#)

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2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

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

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

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

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

2.1.2 Objective

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

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and Wāhi tapu.

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3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in landuse planning and decision making.
4. Recognise and support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. To ensure that the principles of the Treaty of Waitangi are taken into account in all aspects of resource management within the District.
8. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
9. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the positive use and development of the environment and natural resources.
10. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

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

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

- ~~Water quality will be enhanced to improve the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.~~

Subdivision and land use is managed to promote the positive effects of development, while prioritising the health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

- Recognise the importance of lakes and rivers to tāngata whenua and the wider community.
- Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/landuse planning.
- Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
- Recognise the benefits of subdivision, landuse and development activities which will directly contribute to the enhancement of fresh water quality.
- Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers and all other waterways.
- The relationship of tāngata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

Commented [MR1]: District council are required to give effect to the NPS-FM and the concept of Te Mana o te Wai to the extent that this is relevant to councils functions. In particular, it is considered that the draft objective goes further than the NPS-FM (3.5(4)):
...to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

It is considered the objective should be re-worded so that it sits more in line with district responsibilities, while also giving effect to the NPS-FM and community values.

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2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

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

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

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

2.3.2 Objectives

1. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
2. Subdivision, use and development of land which will have demonstrable social benefits to the District's community will be recognised/supported.
3. Development is serviced by an appropriate level of infrastructure that effectively meets the demands of that development.
4. The importance of the Town Centre Environment as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in landuse planning and decision making.
5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located.
6. Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.

2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.

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3. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
4. Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.
6. Provide for the development of Papakāinga on māori land to facilitate māori occupation on their ancestral lands.
7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.
8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.
9. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties,
 - c. compromise development consistent with the intent of the environment where it is located
 - d. give rise to reverse sensitivity effects from existing uses
10. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
11. Support subdivision and development which does not inappropriately affect areas of important natural and landscape values.

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2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō District. The Strategic Directions seek to deliver the Government’s obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030.

For environmental management and planning purposes land use policy must recognise and support decarbonisation of energy use for transport, industry and heat, which will result in a reduction in emissions. With a warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important communities are able to adapt to the effects of climate change to be resilient and safe.

There are two separate, but important aspects of climate change:

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

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

2.4.2 Objective

1. Communities, including infrastructure, are well prepared to adapt to the risks and effects from climate change, such as natural hazards.
2. Upgrading of existing and new renewable electricity generation activities are enabled.
3. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes, including reduction in emissions.
4. Subdivision, use and development of land in the Taupō District will recognise and provide for the current and future effects of climate change on the District’s current and future communities, including any disproportionate effects on māori.
5. Recognise the benefits and promote the use of the District’s renewable energy resources to facilitate efforts towards decarbonisation.

2.4.3 Policy

1. Land use activities which create positive climate change outcomes will be supported and encouraged.

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2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.
4. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.
5. Provide for the use, development and access to renewable energy resources to maintain and increase the level of renewable electricity generation.

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2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

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

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally significant infrastructure. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand
- Airports used for regular air transport services by aeroplanes

In addition to nationally important infrastructure, local roads and other infrastructure is vital for the ongoing functioning of urban and rural communities.

2.5.2 Objectives

1. The wider benefits and strategic importance of significant infrastructure to the District and nationally, are recognised in decision making and land use planning, including the economic, cultural and social wellbeing of people and communities and for their health and safety.
2. The sustainable development, operation, maintenance and upgrading of renewable electricity generation resources and activities are protected and increased ~~recognised and encouraged.~~
3. Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

2.5.3 Policy

1. Enable the development, operation, use, maintenance and upgrade of renewable electricity generation and transmission developments.
2. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
3. Recognise the functional and operational needs associated with the use and development of

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significant infrastructure.

4. Subdivision, landuse and development will not adversely affect the effective and safe functioning of infrastructure and will avoid reverse sensitivity effects.
5. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.

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2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and also hold importance nationally. As well as being an important part of the districts identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

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

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

2.6.2 Objectives

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

2.6.3 Policy

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

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3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.
4. Development must not have any more than minor adverse effects on the attributes of identified outstanding landscape areas.
5. Encourage the protection, enhancement and restoration of indigenous biodiversity, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of indigenous biodiversity.
6. Ensure that activities within outstanding natural features and landscapes recognise and maintain their important values and characteristics.
7. Support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the features or landscapes.
8. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.
9. Recognise the potential benefits of offset measures and compensation, and provide for their use as feasible alternatives to manage significant residual adverse effects when appropriate.
10. Recognise that modified landscapes which contribute to the economic, health, and social wellbeing of the district and New Zealand exist within areas of high natural value and landscapes

First name: Sue

Last name: Lake

Feedback

Rural Chapter

You can find the chapter [here](#).

Would you support the current draft proposal to create new rural lifestyle environment?

Maybe

Would you like to tell us why?

Would you support the current draft proposal for changes to the general rural environment?

Maybe

Would you like to tell us why?

There are some changes I agree with but others I don't e.g. subdividing into 2 hectares is NOT something I would like to see happen. I have concerns re water supply and infrastructure for White Road.

General

Is there anything else you would like to share with us related to the District Plan?

See full submission attached

Attached Documents

File
Sue Lake Submission

Consult 24 Questions: District Plan Changes

Most of our District Plan is over ten years old, and the Resource Management Act says we need to kick off a review at 10 years. Taupō district has grown and changed a lot in that time and some of the rules are no longer appropriate. We have been thinking about the best way to review the District Plan and make sure that the document is effective for the current day and the things our community want to do.

The Resource Management Act 1991 (RMA) is the legal document that tells us what we need in our District Plan. The Government is currently making changes to the RMA and in future it will be replaced by the Natural and Build Environment Act (NBEA). There will also be two additional Acts that will work alongside the NBEA, called the Strategic Planning Act and the Climate Adaption Act.

There is a lot of uncertainty about what our future planning framework will look like at present. Rather than spending a lot of time and money reviewing our entire District Plan (which would likely change under the NBEA), we have decided to focus on the parts of the plan that have the most issues. We will look to resolve these through a series of plan changes. By tidying up these parts of the plan, we will be ensuring that it is operating as efficiently as possible while we transition to a new planning system.

We are now consulting on the first bundle of draft plan changes. This bundle includes:

- Strategic Directions – new chapter to replace the current Significant Resource Management Issues chapter
- Rural (full review of all rural chapters)
- Residential coverage – change of coverage rule only
- Industrial – additional industrial land zonings
- Town Centre:
 - review of the building height limits in the town centre,
 - review of the temporary activity rule

This will be followed by a second bundle of plan changes which will include the Residential Chapter, Turangi urban area and Maori Purpose zone.

You can find the main district plan change page here: (Insert link to page here)

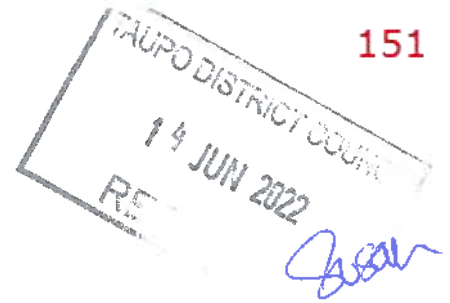
Name: Sue

Surname: Lake

Address: 310 White Rd
RDI
Reparoo

Organisation/On behalf of:

I would like to make a submission in person.



Rural Chapter

You can find the chapter here: (Insert link to page here)

Would you support the current draft proposal to create new rural lifestyle environment?

Yes

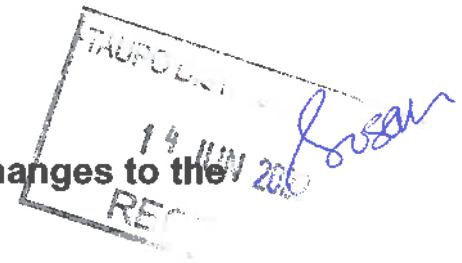
Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?



Would you support the current draft proposal for changes to the general rural environment?

Yes

Would you like to tell us why?

No

Would you like to tell us why?

Maybe

Would you like to tell us why?

There are some changes I agree with but others I don't eg subdividing into 2 hectares is not something I would like to see happen..

I have concerns re water supply and infrastructure for White Rd.

**Organisation:**

Manawa Energy

First name: Shelby

Last name: Macfarlane-Hill

On behalf of:

Manawa Energy Limited

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Manawa Energy Overview

Russ Watts

From: Shelby Macfarlane-Hill <Shelby.Macfarlane-Hill@manawaenergy.co.nz>
Sent: Tuesday, 14 June 2022 11:06 am
To: District Plan; Hilary Samuel
Subject: FW: Manawa Draft District Plan Changes Feedback
Attachments: Manawa Submission to Draft Taupo District Plan Changes.pdf

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Good morning,

Further to my email yesterday, attached is a combined version of Manawa's submission – with both appendices attached.

Nāku noa,

Shelby

From: Shelby Macfarlane-Hill
Sent: Monday, 13 June 2022 7:57 PM
To: District Plan <districtplan@taupo.govt.nz>
Subject: Manawa Draft District Plan Changes Feedback

Hello,

Please see attached Manawa Energy's feedback to the District Plan Changes 2022. I cannot figure out how to combine the second appendix to the base document so will look to tidy this up tomorrow. In the meantime, all the content of the feedback is there. Please reach out if anything else is amiss.

Thanks,



Shelby Macfarlane-Hill

Environmental Advisor - Policy

P (027) 269 9488

E shelby.macfarlane-hill@manawaenergy.co.nz

Manawa Energy Limited, Private Bag 12055, Tauranga Mail Centre, Tauranga 3143

manawaenergy.co.nz

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Please think of the environment before printing this email.



Manawa Energy

FEEDBACK TO THE TAUPO DISTRICT COUNCIL

Draft District Plan Changes 2022

June 2022

Manawa Energy Limited (“Manawa”) welcomes the opportunity to provide feedback to Taupo District Council District Plan Changes 2022.

Manawa’s feedback on the individual provisions of the draft plan is set out in **Appendix One and Two** of this document.

For any questions relating to the material in this document, please contact either:

Shelby Macfarlane-Hill

Environmental Advisor - Policy
Manawa Energy

Address for Service:

Manawa Energy Limited
Private Bag 12055
Tauranga Mail Centre
Tauranga 3143

Email: shelby.macfarlane-hill@manawaenergy.co.nz

Phone: 027 269 9488

Nicola Foran

Lead Environmental Advisor – Regulatory & Policy
Manawa Energy

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Tauranga 3143

Email: nicola.foran@manawaenergy.co.nz

Phone: 021908951

Taupo District Council – District Plan Changes 2022

Manawa Feedback on the Draft Taupo District Plan Changes 2022

1.0 Introduction and Overview

Manawa Energy Limited (“Manawa”) is a leading hydro-electricity generator in New Zealand. The company owns and operates 25 hydro-electric power schemes across New Zealand and generates approximately 8% of New Zealand’s total hydro-electricity supply on an annual basis.

Manawa has recently been established after the mass market retail business of Trustpower (including the Trustpower brand) was sold to another company. The sale excluded the generation arm of the company, which has been rebranded to Manawa Energy and retains ownership of the electricity generation assets, and is the part of the business that is interested in these proceedings.

As such, Manawa Energy Limited began trading from the 1 May 2022 as. The name Manawa, meaning heart, was gifted to us by Ngāti Hangarau hapū, mana whenua of the area where our Kaimai scheme is located. It acknowledges our shared connection to the Omanawa River – a place of significance to Ngāti Hangarau and the origin of our business from its beginnings when electricity generation was established on the Omanawa River in the early 1900s.

Manawa is also a majority shareholder of King Country Energy (“KCE”) who are the owners of the Kuratau hydro-electric power scheme, amongst other schemes in the Waikato and Horizons Regions. KCE has an operations and maintenance contract with Manawa which is for Manawa to provide operational, engineering and consulting services relating to KCE’s schemes as required. Manawa represents KCE’s interests in relation to this specific issue.

Manawa’s existing hydro-electric power schemes (“HEPS”) are lifeline utilities under the Resource Management Act 1991 (“RMA”) and the Civil Defence Emergency Management Act 2002. The generation and supply of electricity is critically important to security of electricity supply, and the social and economic wellbeing of communities within the district. Noting the vulnerability of the district to natural events, the necessity to protect and maintain the electricity supply is a matter of importance.

Manawa seeks to ensure renewable electricity generation is not unduly restricted through the Taupo District Plan – Plan Changes, including that which may impact on the operation of Manawa’s hydro-electricity generation infrastructure. This is a powerful and useful resource that makes a strong and ongoing contribution to the Government’s commitment to decarbonising and electrification of Aotearoa New Zealand’s economy.

Hydro-electricity generation also plays a key role in the context of the Government’s climate change policy priorities to reduce CO₂ emissions. This will mainly be achieved by phasing out thermal powered electricity generation with renewable electricity generation, and the electrification of sectors currently reliant on fossil fuels such as transport and industrial process heat. Electrification will increase demand for electricity at the same time non-renewable electricity generation is retired. In combination these two developments will place greater emphasis on the role hydro-electricity generation plays in ensuring a stable and secure electricity system for New Zealand.

Manawa welcomes the opportunity to provide feedback on the draft Taupo District Plan – Plan Changes, specifically the Rural Environment and Strategic Directions chapters. The electricity generators within the Taupo district, being Mercury, Contact, Manawa, and Genesis, have collaborated on feedback for both chapters, which is attached as Appendix One and Two at the end of this document.

2.0 Manawa’s Interests in the Taupo District

Manawa’s interest in the Taupō District pertains to the Hinemaiaia and Kuratau Hydro Electric Power Schemes.

2.1 Hinemaiaia HEPS

The Hinemaiaia Scheme is located approximately 20km south of Taupo. The nearest settlement is Hatepe, which is located between Lake Taupō and State Highway One, and, by direct route is approximately 4km to 5km from the Scheme. The Scheme has been in operation on the Hinemaiaia River in some form since the early 1950's and has an installed generation capacity of approximately 7MW, and an annual output of 28 GWhr per year.

The Scheme comprises three distinct but interrelated components. The three components consist of Hinemaiaia A, Hinemaiaia C, and Hinemaiaia B (or HA, HC, and HB), and associated conveyance infrastructure. In effect, water from the Hinemaiaia Catchment is captured by the HA Dam, approximately 8km in land from the Lake, and passed through three power stations before discharging into Lake Taupo at Hatepe.

2.2 Kuratau HEPS

Lake Kuratau is located approximately 3.5 km west of Kuratau township, which is on the southwest side of Lake Taupō. The lake was created by the construction of the Kuratau Dam and associated flooding of the Kuratau River in 1962 for the local production of electricity. The river runs in a west to east direction with the dam and powerhouse on the eastern end of the lake.

The Kuratau HEPS has four components: The canal embankment, the canal intake, dam abutments, and the dam itself. The areas in which these components are located are generally open with a combination of vegetation, trees, and grass ground cover. The scheme has an installed generation capacity of 6MW, and an annual output of 28GWhr per year.

3.0 Manawa’s General Position

The provision of existing and new renewable electricity generation infrastructure is identified as a matter of national significance under the RMA as well as being identified in the National Policy Statement for Renewable Electricity Generation (“NPS-REG”). Despite this recognition, the development of plan provisions at regional and local scales does not always recognise or provide for existing or future renewable electricity generation. The Taupo District Plan is required to give effect to both the RMA and the NPS-REG under section 75(3) of the Act.

The benefits of renewable electricity generation on a national, regional, and local scale are also recognised through the NPS-REG, where the need to develop, operate, maintain, and upgrade renewable electricity generation activities throughout New Zealand is identified as a matter of national

significance. In relation to existing activities, Policy B(a) directs decision makers to have particular regard to the maintenance of generation outputs, which can require protection of the assets. Policy C1 also seeks to have particular regard to the practical constraints associated with renewable electricity generation activities such as locating where the resource is available, and its associated logistical or technical practicalities.

The NPS-REG also seeks to provide for future renewable electricity generation development, as Policy A(a) directs decision makers to recognise and provide for the maintenance or increase in renewable electricity generation capacity. Policy B(c) also requires particular regard to be had to meeting or exceeding the national target for renewable electricity generation, directly linking the NPS-REG to both the 2030 target of being 100% reliant on renewables, and climate change targets.

It is therefore imperative that the regulatory framework supports further investment in new and existing renewable electricity generation projects by removing unnecessary regulatory barriers.

The Waikato Regional Policy Statement also recognises the importance of hydro electricity generation schemes and identifies these as Regionally Significant Infrastructure. It also recognises that increased hydro electricity generation in the region will improve security of supply. The objective for Energy states:

“Energy use is managed, and electricity generation and transmission is operated, maintained, developed, and upgraded, in a way that:

- 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;*
- 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.”*

The associated policies provide clear and directive intent for Regionally Significant Infrastructure and specifically for renewable electricity generation activities, including:

Policy 6.6 Significant infrastructure and energy resources

Management of the built environment ensures particular regard is given to:

- a. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected;*

- b. *the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and*
- c. *the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.*

6.1.6 Plan Provisions

Regional and district plans shall include provisions that give effect to Policy 6.6, and in particular, that management of the built environment: ...

- e. *provides for renewable energy by having particular regard to:*
 - i. *the increasing requirement for electricity generation from renewable sources such as geothermal, fresh water, wind, solar, biomass and marine, and the need to maintain generation from existing renewable electricity generation activities;*
 - ii. *the need for electricity generation to locate where energy sources exist, and transmission infrastructure to connect these generation sites to the national grid or local distribution network;*
 - iii. *the logistical or technical practicalities associated with developing, upgrading, operating or maintaining renewable electricity generation, or electricity transmission activities;*
 - iv. *any residual environmental effects of renewable electricity generation activities which cannot be avoided, remedied or mitigated can be offset or compensated to benefit the affected community or the region; and*
 - v. *the benefits of renewable electricity generation activities including maintaining or increasing security of electricity supply.*

The Taupo District Plan must give effect to the Regional Policy Statement and therefore must enable operation, maintenance, upgrading and development of renewable electricity generation through the district level provisions. This basis for regional direction needs to guide the policy and provisions within the District Plan as they apply to renewable electricity generation.

4.0 Manawa's General Feedback on the District Plan Changes 2022

Manawa seeks that Taupo District Council note that, in the first instance, Manawa's primary relief is the establishment of an Energy Chapter which sets out the breadth and explanation the importance of renewable electricity generation has within the Taupo District, as well as fully recognising and providing for such activities as per the NPS-REG. Retrofitting energy provisions into the General Rural Chapter is not an ideal approach as this fails to give effect to the requirements of the National Planning Standards 2019, and the recognition afforded by the NPS-REG.

In relation to the issue of Electricity Generation Core Sites, there are several renewable electricity generation sites that are not identified as such. Basing the plan and rule framework around the use of core sites means that not all generation assets are treated fairly, there is an imbalance, and that Council are giving priority to certain generators over others.

All existing electricity generation activities should be considered in the same vein, and the unintentional exclusion of unidentified sites can be restrictive towards generation activities that have missed out.

While the identification of certain sites over others may have been done in error when the Operative District Plan was initially created, there is scope within this plan change to address this discrepancy.

Manawa supports the comments of the other generators in the Rural Environment and Strategic Directions Chapters, and has collaborated on a draft set of provisions. The relief referred to in Appendix One of this document is specific to Manawa and should align with the comments of the other generators. Where there are discrepancies, the combined comments of all the generators prevail.

Alongside the other generators, Manawa would like to meet with Taupo District Council in person to discuss our approach to the District Plan Changes 2022, as well as being able to speak to specific points in our relief. Manawa would prefer this take place before 30th June 2022.

Appendix One

Review of draft Rural Environment Chapter

Red text are Manawa's recommended changes

Blue text are draft changes proposed by Taupo District Council

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
3b Rural Environment Chapter		
3b.1 Introduction	<p>The Rural Environment makes up most of the land within the District and has been categorised into two distinct areas, being the General Rural Environment and the Rural Lifestyle Environment. These separate areas highlight the increasing need to protect the open space characteristics of the Rural Environment and its production values, while also providing for the growth of the District and the demand for rural lifestyle living in specific locations.</p> <p>The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas. The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that reflects the productive nature of the land, the rural level of infrastructural services and the amenity values of the landscape, as well as managing effects and enabling rural lifestyle living in appropriate areas. Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and electricity generation. It is important that all such activities do not affect the ability of the rural environment to function effectively. It is expected in the Rural Environment that all properties are self-servicing in</p>	<p>The introduction of the Rural Environment Chapter should have greater recognition of the activities that take place there. Amendments have been sought to reflect this.</p> <p>Amend as follows:</p> <p>The Rural Environment makes up most of the land within the district and has been categorised into two distinct areas, being the General Rural Environment and the Rural Lifestyle Environment. These separate areas highlight the increasing need to protect the open space characteristics of the Rural Environment and its production values, while also providing for the growth of the district and the demand for rural lifestyle living in specific locations.</p> <p>The Rural Environment also contains sites that are of significance, some of these are identified as Outstanding Landscape Areas.</p> <p>The Rural Environment objectives and policies seek to manage subdivision and land use activities in a way that <u>provides for rural production activities, rural service industries, as well as other activities which that support rural production or are appropriate in the rural zone. Geothermal steam fields, Renewable Electricity</u></p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>terms of the provision of potable water and the disposal of stormwater and wastewater.</p> <p>The papakāinga provisions recognise the intent of Part 2 of the RMA and provide for the occupation by whanau, hapu or iwi members on Māori land. The provisions recognise the importance of enabling māori to settle on their ancestral lands. Papakāinga development will often be at higher densities than other residential land uses in the rural environment. Papakāinga may also have associated social, cultural or commercial aspects to support the community who reside there. In addition to papakāinga there is a wide range of cultural activities and activities of importance to māori which are appropriate to occur within the rural environment.</p>	<p><u>Generation sites, electricity transmission and distribution and other infrastructure services, there are fragmented Industrial zoned sites surrounded by rural land which are common in the General Rural Environment. It is important all activities, working structures and buildings associated with rural industry and other appropriate activities in the rural zone are provided for, this includes effects such as odour from primary industry, farm buildings and working structures such as fences, barns, milking shed as well as hydro dams, geothermal drill rigs and pipelines and rural infrastructure, which all form part of rural character and rely on the openness of the Rural Environment, as there can be effects beyond the boundaries of sites. reflects the productive nature of the land, the rural level of</u></p> <p>The Rural Environment also contains <u>other significant values sites that are of significance, some of these are identified as Outstanding Landscape Areas, which need to be managed and protected, such as the ecological integrity of the natural environment and human health.</u></p> <p><u>Infrastructural services, rural lifestyle living in appropriate areas and the amenity values of the landscape, as well as managing effects and enabling rural lifestyle living in appropriate areas.</u></p> <p>Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and <u>rural lifestyle living are provided for in appropriate areas electricity generation</u>. It is important that all such activities do not affect the ability of the rural environment to function effectively. It is expected in the Rural Environment that all properties are self-servicing in terms of</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p>the provision of potable water and the disposal of stormwater and wastewater.–</p> <p>...</p>
General Rural Environment	<p>The General Rural Environment is predominantly characterised by large open space and vegetated areas including productive farmland and forest, ridgelines, native bush, lakes, rivers and their margins. Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture and plantation forestry activities, with dispersed buildings and rural roads. There is also a wide range of development associated with tourism activities, recreation, and the generation and transmission of electricity.</p> <p>The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment by retaining large property sizes and limiting the extent of housing provided for. Yet allowing appropriate development to occur while preserving the 'openness' of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses and rural industry, meaning 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).</p> <p>Primary production activities in the General Rural Environment will produce effects that are different from urban areas, such as noise, odour, vibration, spray drift and dust. Allowing these activities to operate in a more suitable environment, along</p>	<p>As above, this section of the chapter should have recognition of the activities and structures which contribute to the character of the rural environment, as well as those which have a functional need to locate there.</p> <p>Amend as follows:</p> <p>The General Rural Environment is predominantly characterised by large open space and vegetated areas including productive farmland and forest, ridgelines, native bush, lakes, rivers and their margins. Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture and plantation forestry activities, with dispersed buildings and rural roads. There is also a wide range of development associated with tourism activities, recreation, and the generation and transmission of electricity. <u>Working structures and buildings associated will all activities in the rural zone are common and form part of the character of the rural zone.</u></p> <p>The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land within the General Rural Environment by retaining large property sizes and limiting the extent of <u>sensitive activities including housing</u> provided for. Yet allowing appropriate development to occur while preserving the 'openness' of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses and rural industry, meaning an activity that directly supports, services, or is</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>with compatible activities, aims to protect rural land uses from unnecessary restrictions.</p> <p>The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and have a locational need to be within the General Rural Environment. This is to avoid the uptake of General Rural Environment land by activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment.</p>	<p>dependent on primary production, <u>or has a functional</u> and has a locational need to be <u>located within</u> the General Rural Environment (rather than an urban environment).</p> <p>Primary production Activities in the General Rural Environment will produce effects that are different from urban areas, such as <u>visual</u>, noise, odour, vibration, spray drift and dust. Allowing these activities to operate in a more suitable environment, along with compatible <u>non-sensitive</u> activities, aims to protect rural land uses from unnecessary restrictions.</p> <p>The General Rural Environment provisions seek to limit the scale of commercial and industrial activities unless they are dependent on primary production and-or have a <u>functional locational</u> need to be within the General Rural Environment <u>e.g. Renewable Electricity Generation activities, which must be located where renewable energy resources are located.</u> This is to avoid the uptake of General Rural Environment land by activities which are provided for in other Environments and may therefore impact on the land available for primary production activities within the General Rural Environment. <u>It is important to acknowledge there are isolated sites zoned industrial, which are surrounded by the General Rural Environment e.g. Rotokawa Geothermal Power station.</u></p>
3b.2 Objectives and Policies – General Rural Environment		
3b.2.2 Maintaining the established	<p>Manage the subdivision of rural land to reflect rural amenity values, rural land use and appropriate levels of infrastructure. The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.</p>	<p>Avoid is very strong direction to have here. While “subdivision and development” may link to a more urban scale, this is not clear and could mean that this limits <i>all</i> development within the rural environment. The draft rural chapter also has a set of objectives,</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
General Rural character		<p>policies, and rules for rural lifestyle, so this type of objective may sit better in that section of the chapter.</p> <p>Clarification should be given around what kind of development Council is seeking to limit, and what further than rural lifestyle would cause a cumulative erosion of rural character.</p> <p>It is also unclear whether rural character includes renewable electricity generation activities and structures, given that such activities must locate where the resource is available; which is predominantly within rural environments.</p> <p>Seek to move this objective away from avoiding all development, as it currently comes across, so that it does not impede on the development of renewable electricity generation activities.</p> <p>Amend as follows:</p> <p><u>The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and inappropriate development is avoided.</u></p>
3b.2.3 Rural industry	<p>Provide for and manage the effects of urban growth in the Taupo District.</p> <p><u>Rural industry is enabled whilst commercial and industrial activities, other than home business, are avoided.</u></p>	<p>“Rural industry” is undefined. However, it is noted that electricity generation activities are included in the definition of Industrial Activities. It is contrary to the NPS-REG to have an avoid direction in relation to renewable electricity generation activities, which inherently fall under the umbrella electricity generation. In particular, Policy C1(a) of the NPS-REG directs decision makers to have particular regard to “<i>the need to locate the renewable electricity generation activity where the renewable energy resource is available</i>”.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p>Policy 6.1.6(e)(ii) of the Waikato RPS also specifically provides for “<i>electricity generation to locate where the energy sources exist</i>”.</p> <p>The rural environment, as well as some industrial environments in the context of the Taupo district, is where the renewable resource exists. Renewable electricity generation cannot simply locate in environments which are convenient for other plan users.</p> <p>On this basis, Objective 3b.2.3 is opposed in its entirety, given the implications the avoid direction could have on restricting renewable electricity generation, and that this sits in direct contrast to national and regional policy direction.</p> <p>Amend as follows:</p> <p>Rural industry is enabled whilst commercial and industrial activities, other than home-business, are avoided <u>excluding renewable electricity generation which has a functional need to locate in the General Rural Environment.</u></p>
3b.2.4 Other activities	<p>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.</p> <p><u>Māori cultural activities, tourism activities, visitor accommodation and electricity generation activities are enabled in the General Rural Environment.</u></p>	<p>While generally supportive of this objective, drafted wording of having electricity generation activities tagged onto the end is opposed and a new objective specific to such activities is requested instead.</p> <p>The Taupo District has the largest hub of renewable electricity generation in the country, accounting for approximately 20% of New Zealand’s total energy demand. Within the district, the majority of renewable electricity generation assets are located within the rural zone. Due to the national significance of renewable electricity generation within both the Taupo District and rural environment, as well as in the absence of an Energy Chapter, that this warrants a stand-alone objective specific to REG.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p>Amend as follows:</p> <p><u>Māori cultural activities, tourism activities, and visitor accommodation and electricity generation activities are enabled in the General Rural Environment.</u></p> <p>Insert a new objective as follows:</p> <p><u>Enable the operation, use, development, and upgrading of Renewable Electricity Generation Activities within the General Rural Environment</u></p> <p>Insert new definitions as follows:</p> <p><u>Renewable Electricity Generation</u> means generation of electricity from renewable energy resources, including solar, wind, hydro-electricity, geothermal, and biomass.</p> <p><u>Renewable Electricity Generation Activities</u> means the construction, operation and maintenance of structures, buildings, equipment associated with renewable electricity generation. This includes exploration, geothermal pipelines, solar panels, batteries, storage of energy, powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.</p> <p><u>Geothermal Drilling</u> means the construction, maintenance and upgrading of wells associated with Geothermal resource exploration or development, including drilling rigs, well pads, well tracks, well heads, well testing, drill cutting ponds, accessory</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p><u>buildings, structures and equipment, temporary ancillary accommodation and fencing.</u></p>
<p>3b.2.5 Avoidance of reverse sensitivity</p>	<p>The protection of adjoining Environments from the adverse effects of activities within the Rural Environment. <u>Reverse sensitivity effects on permitted activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.</u></p>	<p>The wording of this provision appears to be around the wrong way, and reads as if effects on permitted activities must be avoided. The premise of reverse sensitivity is that new activities – permitted or not – cannot require an existing and established activity to restrict or change its operations so as not to adversely affect the new activity. This is well established within case law, as demonstrated by <i>Ngatarawa Development Trust Limited v The Hastings District Council</i> [2008] NZEnvC 100 (14 April 2008).</p> <p>The wording of this Objective is confusing and unclear, as so the following relief is requested:</p> <p>Amend as follows: Reverse sensitivity effects on <u>lawfully established and authorised permitted</u> activities within the General Rural Environment; including conflict with activities in neighbouring Environments, are avoided.</p>
<p>Policy 3b.2.8 Maintaining the established character</p>	<p><u>Maintain the established General Rural Environment character, as defined by:</u> <u>a) Large open spaces between built structures</u> <u>b) A mix of residential and rural production buildings</u> <u>c) Noises related to production activities during the day but low levels of noise at night</u> <u>d) Low levels of light spill.</u> <u>e) Infrequent vehicle movements to and from a site</u> <u>f) Limited signage that directly relates to the activity operating on the site.</u></p>	<p>The character of the rural environment should also be defined by the activities which take place there.</p> <p>Amend as follows: <u>Maintain the established General Rural Environment character, as defined by:</u> <u>a) Large open spaces between built structures</u> <u>b) A mix of residential and rural production buildings</u> <u>c) Effects from Noises related to production activities, and Renewable Electricity Generation Activities, including vibration, visual, odour and noise, during the day but low levels of noise at night</u></p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p><u>d) Low levels of light spill.</u> <u>e) Infrequent vehicle movements to and from a site</u> <u>f) Limited signage that directly relates to the activity operating on the site.</u></p> <p><u>g) Working rural buildings, structures and infrastructure associated with rural production.</u></p> <p><u>h) Existence of geothermal steam fields, electricity transmission, distribution and renewable electricity generation activities, which have a functional requirement to be located within the General Rural Environment.</u></p> <p><u>i) Isolated Renewable Electricity Generation sites zoned industrial, which are surrounded by the General Rural Environment.</u></p>
<p>Policy 3b.2.12</p> <p>Avoiding reverse sensitivity</p>	<p>Require potentially sensitive activities to provide mitigation methods to protect them from the effects of existing activities within the Rural Environment, in order to avoid the potential effects of reverse sensitivity.</p> <p><u>Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting lawfully established neighbouring activities.</u></p>	<p>Some effects are authorised by rules or consents and are present outside of title or allotment. Avoidance is not the right test here. It is important that sensitive activities are managed to ensure reverse sensitivity effects do not result.</p> <p>Amend as follows:</p> <p><u>Manage new activities located in the General Rural Environment to avoid reverse sensitivity effects on the existing environment, which includes activities lawfully established, authorised by a resource consent or is a permitted activity, and includes rural activities and activities which have a functional, or operational need to locate in the Rural Zone.</u></p>
<p>Policy 3b.2.13</p> <p>Commercial and industrial activity</p>	<p>Manage the potential for adverse effects of activities in the Rural Environment at the interface of this and other more sensitive Environments.</p> <p><u>Limit the scale of commercial and industrial activity to avoid the uptake of general rural land by activities that are provided</u></p>	<p>Oppose the broad inclusion of industrial activities in this policy due to the inclusion of electricity generation under this definition. For the same reasons given in Objective 3b.2.3, it is inappropriate to restrict renewable electricity generation, as limiting the scale of</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.</p>	<p>such activities sits in direct contrast to national and regional policy direction.</p> <p>In order for this provision to have particular regard to the practical restraints associated with renewable electricity generation – as is directed by the NPS-REG – and without altering the definition of ‘industrial activity’, a note at the end of the policy would achieve this.</p> <p>Amend as follows:</p> <p>Limit the scale of commercial and industrial activity to avoid the uptake of general rural land by activities that are provided for in other Environments and may impact on the availability of land for primary production activities within the General Rural Environment.</p> <p>Note: This policy excludes renewable electricity generation activities, which have a functional need to locate in the General Rural Environment.</p>
<p>Policy 3b.2.x</p>		<p>Because Taupo District Council have decided against a full District Plan review in favour of District Plan Changes which address specific parts of the plan that have the most issues, an Energy Chapter and specific energy provisions have not been proposed.</p> <p>Given the nationally significant contribution the Taupo District makes towards renewable electricity generation, it is entirely appropriate that, in the absence of an Energy Chapter, such activities are provided for in the next most applicable chapter; being the General Rural Environment. This chapter and Environment already capture majority of provisions which relate to renewable electricity generation, however there is little recognition of such in the objectives and policies.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p>While there is room to provide for high level policies and objectives within the Strategic Directions Chapter, also subject to the Plan Changes, the objectives and policies of the Rural Environment directly guide the rule framework of this particular chapter. Given that there are rules within this chapter that specifically apply to renewable electricity generation activities, it is necessary for such a rule framework to have guiding objectives and policies which state the direction that is to be achieved.</p> <p>Insert a new policy as follows:</p> <p><u>Provide for the development, operation, maintenance, and upgrading of new and existing renewable electricity generation activities, by having particular regard to the functional and operational needs of such activities in the General Rural Environment.</u></p>
Rules		
<p>4b.21.1</p> <p>Activities in the General Rural Environment</p>	<p>i. Any activity that:</p> <p>a) Complies with all the Performance Standards for the <u>General</u> Rural Environment; and</p> <p>b) Complies with all the District Wide Performance Standards; and</p> <p>c) Is not identified as a <u>controlled</u>, restricted discretionary, discretionary <u>or non-complying activity</u> within the <u>General</u> Rural Environment; and</p> <p>d) Is not identified as a controlled, restricted discretionary, discretionary <u>or non-complying</u> activity within the District Wide Rules</p> <p>is a permitted activity.</p>	<p>If an activity can comply with the performance standards of the General Rural Environment – which have been established to maintain the character of the environment – and the activity has not been identified within this chapter as controlled or otherwise, it makes sense for the containment of this chapter for (b) and (d) to be deleted. Keeping these provisions within the rule framework seems like an onerous additional detail that adds another layer of control where this is already provided for in the context of the whole plan.</p> <p>Amend as follows:</p> <p>i. Any activity that:</p> <p>a) Complies with all the Performance Standards for the <u>General</u> Rural Environment; and</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>ii. Any activity that is not a permitted, controlled, restricted discretionary or a non-complying activity is a discretionary activity.</p>	<p>b) Complies with all the District Wide Performance Standards; and c) Is not identified as a <u>controlled</u>, restricted discretionary, discretionary <u>or non-complying activity</u> within the <u>General</u> Rural Environment; and d) Is not identified as a controlled, restricted discretionary, discretionary or non-complying activity within the District Wide Rules ... </p>
<p>4b.21.4 Electricity Generation Core Sites and Geothermal Steam fields</p>	<p>i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal steam fields and associated structures is a permitted activity.</p> <p>NOTE: For the purpose of this rule “maintenance” means: All activities associated with the protective care and monitoring of a hydro dam, a geothermal or hydroelectric power station, geothermal steam fields and associated structures, in order to arrest the processes of decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.</p> <p>NOTE: For the purpose of this rule “minor upgrading” means: Structural improvement, repair and replacement of worn or technically deficient parts of the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and</p>	<p>There are several renewable electricity generation sites that are not identified as ‘electricity generation core sites’. Basing this rule around the use of core sites means that not all generation assets are treated fairly, that there is an imbalance, and that Council are giving priority to certain generators.</p> <p>All existing electricity generation of this scale should be considered in the same vein, and the unintentional exclusion of unidentified sites can be restrictive towards generation activities that have missed out.</p> <p>While the identification of certain sites over others may have been done in error when the Operative District Plan was initially created, there is scope within this plan change to address this discrepancy.</p> <p>Options for relief include:</p> <ol style="list-style-type: none"> 1. That reference to ‘electricity generation core sites’ is deleted in its entirety and the phrase ‘renewable electricity generation activities’ is used instead; or 2. The core site layer on the planning maps is amended to include all existing renewable electricity generation infrastructure.

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>vegetation removal. Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae, or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structure, subject to compliance with the Noise Performance Standard.</p>	<p>Option 1 has the effect of ensuring that all existing and new activities are provided for now and into the future so as to not unduly restrict future development of renewable electricity generation.</p> <p>Option 2 has the potential to run into the same issue in the future, wherein some sites may unintentionally be left out of the identification phase of the District Plan development, which could in turn unduly restrict future development of new and existing renewable electricity generation.</p> <p>Amend as follows:</p> <p><u>Renewable Electricity Generation Activities, Electricity Generation Core Sites and Geothermal Steam fields</u></p> <p>i. Any activity involving continued operation, maintenance and minor upgrading of existing <u>renewable</u> electricity generation activities core sites, geothermal steam fields and associated structures is a permitted activity.</p> <p>NOTE: For the purpose of this rule “maintenance” means:</p> <p>All activities associated with the protective care and monitoring of <u>Renewable Electricity Generation Activities, including</u> a hydro dam, a geothermal or hydroelectric power station, geothermal steam fields and associated structures, in order to arrest the processes of decay, structural fatigue, erosion or dilapidation and includes maintenance of surrounds and water areas.</p> <p>NOTE: For the purpose of this rule “minor upgrading” means:</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
		<p>Structural improvement, repair and replacement of <u>components associated with existing Renewable Electricity Generation activities including;</u></p> <ul style="list-style-type: none"> a. <u>adaptation required to mitigate risks from climate change to meet dam safety regulation, or</u> b. <u>provides for more electricity output, or greater efficiency</u> c. <u>continued safe, efficient and secure operation.</u> <p>worn or technically deficient parts of the powerhouse, hydro dams, separation plants, switchyards, intake, control and diversion structures, wells, pipes, tunnels, cables, other equipment and accessory buildings and structures of similar character and scale, and includes associated drilling, earthworks and vegetation removal.</p> <p>Also the extension to existing Buildings and Structures, and the erection of new Buildings and Structures <u>and structural improvement, repair and replacement of components associated with Renewable Electricity Generation Activities.</u></p> <p>up to 100m² in area and not exceeding the maximum height standard for the Rural Environment and the erection of any aerial, antennae or communication dish not exceeding 5m² in area located on top of a hydro or geothermal existing structure subject to compliance with the Noise Performance Standard.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
<p><u>New rules</u></p>		<p>Due to the absence of an Energy Chapter, and the prior inclusion of energy provisions within the Rural Chapter, it is prudent to provide for all energy activities within this Chapter so that the Council meet some of their obligations to provide the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities. This aligns with the national direction set out in both the NPS-REG and National Planning Standards 2019, as well as regional policy direction within the Waikato RPS.</p> <p>For this reason, an additional rule is sought within this Plan Change to provide for new activities.</p> <p>Manawa also requests the Council consider whether a rule is needed to address activities which are beyond that of minor upgrading or not required for maintaining structural integrity, such as major upgrades.</p> <p>Insert two new rules as follows:</p> <p><u>4b.1.4.x New Renewable Electricity Generation Activities</u></p> <p><u>The development and construction of new renewable electricity generation activities and associated structures where not otherwise provided for within the General Rural Environment</u></p> <p><u>Is a Discretionary Activity</u></p>
<p><u>4b.2.6</u> <u>4b.1.7</u> High voltage transmission lines</p>	<p>i. Any activity involving a building within 20m from the centre line of a high voltage transmission line (as shown on the planning maps) that is not associated with electricity generation (except network utilities) located within 0 – 12 meters of a high voltage transmission line is a restricted discretionary activity.</p>	<p>Renewable electricity generation activities are not network utilities, and so the drafted wording of this provision is limiting towards such activities which are required to locate within the specified parameters of the rule.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>When considering activities under Rule 4b.1.7 Council restricts the exercise of its discretion to the following matters:</p> <ul style="list-style-type: none"> a. The location of the structure in relation to high-voltage transmission line. b. Any effects on the safe and efficient functioning of the transmission line. 	<p>Amendment is sought which recognises the operational need for certain activities or structures to locate within certain environments.</p> <p>Amend as follows:</p> <p>i. Any building (except those which have an operational need to locate in a particular environment network utilities) located within 0 – 12 meters of a high voltage transmission line is a restricted discretionary activity.</p>
<p>4b.2.7 4b.1.8</p> <p>Buildings within Outstanding Landscape Areas</p>	<p>i. Provided that the activity has not been identified as a discretionary or non-complying activity by another rule in the Plan, within an Outstanding Landscape Area, the erection of structures:</p> <ul style="list-style-type: none"> a. Between 5m and 10m in height; or b. For Masts and Poles between 5m and 20m in height; or c. Which are between 250m² and 1,000m² in ground floor area, and have an aggregate coverage less than 2.5% of the allotment, is a restricted discretionary activity. <p>EXCEPTION: This rule will not apply to the erection of structures:</p> <ul style="list-style-type: none"> a. Within Electricity Generation Core Sites. b. For the purpose of papakāinga. c. Within any 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. 	<p>With amendment, the exclusion within the draft plan is acceptable so that the provision does not unduly hinder some renewable electricity generation activities while favouring others.</p> <p>Amend as follows:</p> <p>...</p> <p>EXCEPTION: This rule will not apply to the erection of structures:</p> <ul style="list-style-type: none"> a. Associated with consented or lawfully established electricity generation activities, including within Electricity Generation Core Sites overlays. <p>...</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>The Council restricts the exercise of its discretion to the following matters:</p> <p>a. The location of the structure in relation to the Landscape Attributes as described in schedule 7.1, considering;</p> <ul style="list-style-type: none"> • ridgelines and prominent landforms, • the need to locate the structure within an Outstanding Landscape Area, and • whether there are alternatives, • whether the location within an Outstanding Landscape Area is shown to be justified, and • how the location and design mitigates any adverse effects on the Landscape Attributes of the Outstanding Landscape Area. <p>b. The scale of the structure on the Outstanding Landscape Area, and the ability to reduce the visual dominance of increased bulk.</p> <p>c. The use of materials and colours to respond to the natural hues of the Landscape Area, and minimisation of reflectivity levels, including the utilisation of colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity level less than 35%.</p> <p>d. Measures to reduce window reflectivity by use of overhanging eaves, or low-reflectivity glass.</p>	

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>e. Any proposed mitigation planting to assist in integrating structures with the site, and the effectiveness of such mitigation on protecting the Landscape Attributes of the Outstanding Landscape Area.</p> <p>f. The minimisation of earthworks associated with the erection of structures that may adversely affect the Landscape Attributes and character of the Outstanding Landscape Area.</p> <p>g. Consideration of cumulative visual effects of structures on the Outstanding Landscape Area.</p> <p>h. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks, which may result in an adverse effect on Landscape Attributes.</p>	
<p>4b.2.8 4b.1.9</p> <p>Earthworks within Outstanding Landscape Areas</p>	<p>Earthworks within an Outstanding Landscape Area that creates a new cut face or fill that is in excess of 1.5 metres in height, or cumulative vertical ground alteration in excess of 3.0 metres over a 12 month period, is a restricted discretionary activity, provided that any exposed cut or fill face located in vegetation of a height 1.5 metres or less is revegetated not later than the next growing season. Revegetation should consist of indigenous species or the same or similar species (other than pest species) present on the site prior to earthworks).</p> <p>EXCEPTION: This rule will not apply to Earthworks within Electricity Generation Core Sites.</p>	<p>As stated in the above recommended relief for 4b.1.8, the exclusion within the draft plan is acceptable with amendment so that the provision does not unduly hinder some renewable electricity generation activities while favouring others.</p> <p>Amend as follows:</p> <p>EXCEPTION: This rule will not apply to Earthworks within consented or lawfully established Renewable Electricity Generation sites, including Electricity Generation Core Sites.</p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>The Council restricts the exercise of its discretion to the following matters:</p> <p>a. The extent to which the Earthworks will change the ground level.</p> <p>b. The effect of the Earthworks on the Landscape Attributes.</p> <p>c. The degree to which the finished ground levels reflect the contour of the surrounding landform.</p> <p>d. The degree to which Earthworks will enable building facades to be extended below natural ground level.</p> <p>e. The period that soil will be exposed.</p> <p>f. Proposed methods and timing for the remediation or mitigation of potential adverse effects and the degree to which such methods would be successful, including rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation.</p> <p>g. Consideration of cumulative visual effects of Earthworks on the Outstanding Landscape Area.</p> <p>h. The location of the Earthworks in relation to the Landscape Attributes as described in schedule 7.1, considering;</p> <ul style="list-style-type: none"> • Ridgelines and prominent landforms, • the location requirement of the activity 	

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<ul style="list-style-type: none"> • whether there are alternatives. <p>j. Consideration of the potential for erosion and land instability (including on-going erosion and land instability) resulting from the proposed earthworks, which may result in an adverse effect on Landscape Attributes.</p>	
4b.2 Performance Standards – General Rural Environment		
<p><u>4b.2.1</u></p> <p><u>Vehicle movements</u></p>	<p><u>i. 100 vehicle movements per day for the allotment.</u></p> <p><u>ii. Papakāinga - 100 vehicle movements per day for the allotment or 24 per dwelling, whichever is the greater.</u></p> <p><u>NOTE: For the purpose of this performance standard, the number of ‘vehicle movements per day’ is determined on the basis of an average day as measured over a year of the operation of the activity and a truck movement shall be considered the equivalent of 10 vehicle movements.</u></p> <p><u>EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations.</u></p>	<p>Amend as follows:</p> <p>EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations, <u>consented or lawfully established renewable electricity generation activities whether or not it is within an Electricity Generation Core Site.</u></p>
<p>4b.2.6</p> <p>Minimum building setbacks</p>	<p>i. 15 metres from all boundaries.</p> <p><u>ii. 25 meters in Outstanding Landscape Areas from all boundaries.</u></p> <p><u>iii. 300 meters for buildings for the management of farmed animals from all boundaries.</u></p> <p>iv. There shall be no front boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity</p>	<p>Amend as follows:</p> <p>i. 15 metres from all boundaries.</p> <p><u>ii. 25 meters in Outstanding Landscape Areas from all boundaries.</u></p> <p><u>iii. 300 meters for buildings for the management of farmed animals from all boundaries.</u></p> <p>iv. There shall be no front boundary <u>or other boundary</u>, setback for buildings, <u>structures</u>, and activities associated with <u>any authorised (consented or lawfully established) Renewable Electricity</u></p>

Chapter & Provision	Draft Text	Feedback & Recommended Amendments (including text changes)
	<p>Generation Core Site where the road extends over any power generation Building or Structure.</p> <p><u>v. There shall be no boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site.</u></p> <p><u>NOTE: For the purpose of this performance standard, buildings for the management of farmed animals means, but is not limited to, buildings used for accommodating livestock or farmed animals, either overnight or for a period during the day, and includes cow milking sheds, calf sheds, buildings used to house intensive farming activities, poultry farming buildings, feed pads, animal boarding facilities and stables. Buildings housing animals do not include a residential unit accommodating household pets such as cats and dogs.</u></p> <p><u>EXCEPTION: For the purpose of this performance standard the definition of 'Buildings' also excludes one building per allotment not exceeding 2m in height and 6m² in gross floor area. Accordingly, these structures are not covered by this rule or the phrase 'buildings for the management of farmed animals'.</u></p> <p><u>EXCEPTION: For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.</u></p>	<p><u>Generation Activities, including</u> Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site where the road extends over any power generation Building or Structure.</p> <p><u>v. There shall be no boundary setback for buildings and activities associated with Electricity Generation on land identified as Geothermal Area in Section O within an Electricity Generation Core Site.</u></p>

Appendix Two

Review of draft Strategic Directions Chapter

Red text are the Generators recommended changes

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

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

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

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

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

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

1. Tangata Whenua
2. Fresh water quality
3. Urban form and development
4. Climate Change
5. Strategic Infrastructure
6. Natural Values and Landscapes

2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

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

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

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

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

2.1.2 Objective

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

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and Wāhi tapu.

3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in landuse planning and decision making.
4. Recognise and support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. To ensure that the principles of the Treaty of Waitangi are taken into account in all aspects of resource management within the District.
8. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
9. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the positive use and development of the environment and natural resources.
10. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

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

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage the adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

~~1. Water quality will be enhanced to improve the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.~~

Subdivision and land use is managed to promote the positive effects of development, while prioritising the health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

1. Recognise the importance of lakes and rivers to tāngata whenua and the wider community.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/land use planning.
3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
4. Recognise the benefits of subdivision, land use and development activities which will directly contribute to the enhancement of fresh water quality.
5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers and all other waterways.
6. The relationship of tāngata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

Commented [MR1]: District council are required to give effect to the NPS-FM and the concept of Te Mana o te Wai to the extent that this is relevant to councils functions. In particular, it is considered that the draft objective goes further than the NPS-FM (3.5(4)):
...to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

It is considered the objective should be re-worded so that it sits more in line with district responsibilities, while also giving effect to the NPS-FM and community values.

2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

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

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

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

2.3.2 Objectives

1. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
2. Subdivision, use and development of land which will have demonstrable social benefits to the District's community will be recognised/supported.
3. Development is serviced by an appropriate level of infrastructure that effectively meets the demands of that development.
4. The importance of the Town Centre Environment as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in landuse planning and decision making.
5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located.
6. Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.

2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.

3. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
4. Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.
5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.
6. Provide for the development of Papakāinga on māori land to facilitate māori occupation on their ancestral lands.
7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.
8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.
9. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties,
 - c. compromise development consistent with the intent of the environment where it is located
 - d. give rise to reverse sensitivity effects from existing uses
10. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
11. Support subdivision and development which does not inappropriately affect areas of important natural and landscape values.

2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō District. The Strategic Directions seek to deliver the Government’s obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030.

For environmental management and planning purposes land use policy must recognise and support decarbonisation of energy use for transport, industry and heat, which will result in a reduction in emissions. With a warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important communities are able to adapt to the effects of climate change to be resilient and safe.

There are two separate, but important aspects of climate change:

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

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

2.4.2 Objective

1. Communities, including infrastructure, are well prepared to adapt to the risks and effects from climate change, such as natural hazards.
2. Upgrading of existing and new renewable electricity generation activities are enabled.
3. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes, including reduction in emissions.
4. Subdivision, use and development of land in the Taupō District will recognise and provide for the current and future effects of climate change on the District’s current and future communities, including any disproportionate effects on māori.
5. Recognise the benefits and promote the use of the District’s renewable energy resources to facilitate efforts towards decarbonisation.

2.4.3 Policy

1. Land use activities which create positive climate change outcomes will be supported and encouraged.

2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.
4. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.
5. Provide for the use, development and access to renewable energy resources to maintain and increase the level of renewable electricity generation.

2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

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

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally significant infrastructure. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand’s total electricity demand
- Airports used for regular air transport services by aeroplanes

In addition to nationally important infrastructure, local roads and other infrastructure is vital for the ongoing functioning of urban and rural communities.

2.5.2 Objectives

1. The wider benefits and strategic importance of significant infrastructure to the District and nationally, are recognised in decision making and land use planning, including the economic, cultural and social wellbeing of people and communities and for their health and safety.
2. The sustainable development, operation, maintenance and upgrading of renewable electricity generation resources and activities are protected and increased ~~recognised and encouraged.~~
3. Land use in the District will not reduce the safe and effective functioning of significant and local infrastructure.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

2.5.3 Policy

1. Enable the development, operation, use, maintenance and upgrade of renewable electricity generation and transmission developments.
2. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
3. Recognise the functional and operational needs associated with the use and development of

significant infrastructure.

4. Subdivision, land use and development will not adversely affect the effective and safe functioning of infrastructure and will avoid reverse sensitivity effects.
5. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.

DRAFT

Ch2 Strategic Directions draft for consultation_.docx

2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and also hold importance nationally. As well as being an important part of the districts identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

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

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

2.6.2 Objectives

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

2.6.3 Policy

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

Ch2 Strategic Directions draft for consultation_.docx

3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.
4. Development must not have any more than minor adverse effects on the attributes of identified outstanding landscape areas.
5. Encourage the protection, enhancement and restoration of indigenous biodiversity, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of indigenous biodiversity.
6. Ensure that activities within outstanding natural features and landscapes recognise and maintain their important values and characteristics.
7. Support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in respect of the features or landscapes.
8. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.
9. Recognise the potential benefits of offset measures and compensation, and provide for their use as feasible alternatives to manage significant residual adverse effects when appropriate.
10. Recognise that modified landscapes which contribute to the economic, health, and social wellbeing of the district and New Zealand exist within areas of high natural value and landscapes



Organisation:

Edison Consulting Group

First name: Tim

Last name: Lester

On behalf of:

The Lines Company

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Lines CO Communication on Late submissions

Russ Watts

From: Tim Lester <Tim.Lester@edison.co.nz>
Sent: Friday, 17 June 2022 7:01 am
To: District Plan
Subject: Fw: Attention District Plan Team: Consultation Extension - The Lines Company
Attachments: TDC DPR Submission (1).pdf

Categories: Submission

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

Hi Hilary,

Please find attached a copy of The Lines Company's pre-consultation submission on the released draft district plan chapters.

TLC appreciate the extension to the submission period.

Regards

Tim Lester | Planner

Edison Consulting Group | *good people, great results*

Level 2 | 127 Alexandra Street | Hamilton 3204

m: +64 21 993 223 | www.edison.co.nz | [Follow us on LinkedIn](#)

From: Tim Lester <Tim.Lester@edison.co.nz>
Sent: Wednesday, June 15, 2022 9:45 AM
To: District Plan <districtplan@taupo.govt.nz>
Subject: Re: Attention District Plan Team: Consultation Extension - The Lines Company

Yes - I can submit by Friday.

Regards,
Tim Lester

From: District Plan <districtplan@taupo.govt.nz>
Sent: Wednesday, June 15, 2022 9:42 AM
To: Tim Lester <Tim.Lester@edison.co.nz>
Subject: RE: Attention District Plan Team: Consultation Extension - The Lines Company

Hi Tim

We are working on tight timeframes ourselves and now have a number of organisations requesting extensions which pushes out our project timeframes. Can you get it in by Friday?

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongoriro Street, Taupō 3330

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www.taupo.govt.nz

From: Tim Lester <Tim.Lester@edison.co.nz>

Sent: Tuesday, 14 June 2022 3:14 PM

To: TDC Info Email Queue <info@taupo.govt.nz>; District Plan <districtplan@taupo.govt.nz>

Subject: Attention District Plan Team: Consultation Extension - The Lines Company

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe

To whom it may concern,

Is The Lines Company able to be granted a 1 week time extension so as to provide high-level feedback on the Draft District Plan provisions from a Network Utility perspective.

It is acknowledged that the consultation period closed yesterday; however, due to an oversight, suitable network utility feedback (electricity distribution) was unable to be presented.

Given that the consultation is outside of the Schedule 1 process - can an extension be provided for the Lines Company.

Regards

Tim Lester | Planner

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The Lines Company Limited
District Plan Changes 2022: Pre-Consultation Feedback

To Taupo District Council
46 Horomatangi Street
Taupo Central
Taupo 3330
New Zealand

Sent via email to: districtplan@taupo.govt.nz

FROM: The Lines Company Limited (“TLC”)
PO Box 281
King Street East
Te Kuiti 3941

Date **17 June 2022**

Title	District Plan Changes 2022: Pre-Consultation
Address for Service	Edison Consulting Group Ltd PO Box 875 Hamilton 3240 Attention –Tim Lester tim.lester@edison.co.nz
Organisations name	The Lines Company Limited

Introduction

- 1.1 The Lines Company ('TLC') is thankful for the extended opportunity to engage with Council in regard to the Taupo District Plan Changes 2022 (4 day post the official submission period closing).
- 1.2 TLC understand that the current draft district plan review process is being undertaken so as to develop the Taupo Proposed District Plan (TPDP). TLC acknowledge that a comprehensive draft for the complete TPDP is to be released at a later stage.
- 1.3 TLC is pleased to provide Taupo District Council with the following general comments as applicable to the nature and scope of the draft TPDP chapters: *Strategic Directions* and *General Rural and Rural Lifestyle Environments*.
- 1.4 As further chapters or TPDP material is released by Council, TLC will again review such content and provide additional feedback as applicable to the Taupo District's safe and secure electricity supply network.

About TLC

- 1.5 TLC owns and operates electricity distribution network assets and services over 18,000 customers and 24,000 connections throughout the King Country, Waitomo and Central Plateau.
- 1.6 TLC's network covers 13,700km² and stretches from Otorohanga in the north to Ohakune in the south.
- 1.7 Whilst most of TLC's connected customers are residential, TLC also supply electricity to major industrial businesses in and around the Taupo District (Mangakino, Whakamaru, and south to Turangi).
- 1.8 In providing electricity distribution line services, TLC operates and maintains:
 - 4500km of lines
 - 35,000 power poles
 - 5000+ transformers
 - 30+ zone substations
 - 14 repeater sites to carry voice and data signals
 - 250 remote controlled switches
 - 10 load control points
- 1.9 TLC is committed in its regulatory obligation to provide consumers with a safe, effective and secure supply of electricity.

Lifeline Utility

- 1.10 In addition to being defined as a *Network Utility Operator* in the Resource Management Act, TLC also provides *Lifeline Utility Services*.
- 1.11 *The Civil Defence and Emergency Management (CDEM) Act 2002* stipulates the responsibilities and roles of key organisations that provide an *essential service* within New Zealand.
- 1.12 TLC's core business is electricity distribution, and hence is an *essential service* under the CDEM Act; consequently, TLC's assets are statutorily classified as a *Lifeline Utility*.
- 1.13 As a *Lifeline Utility* asset owner, TLC must ensure that their network is able to function to the fullest possible extent (even at a diminished capacity level) during and after a natural hazard emergency; hence, providing resilience to the communities which they serve.
- 1.14 As a consequence of this statutory responsibility TLC have a significant interest in the Taupo District (western and southern areas) so as to ensure their operational environment has appropriate regulatory and strategic acknowledgement in delivering a resilient, safe and secure supply of electricity to Taupo businesses and communities.

District Plan Changes 2022: TLC Feedback

- 1.15 TLC has provided this feedback at a relatively high-level given the limited release of draft TPDP chapters and supplementary material by Taupo Council.
- 1.16 In providing the feedback below, TLC note that the scope and extent of this informal submission is largely reserved until a complete and inter-related set of draft TPDP chapters and provisions have been released (in particular the specific chapter(s) on network utility infrastructure and the defined terms chapters).
- 1.17 Notwithstanding the limited consultation material currently available, TLC has attempted to advise Council of some of the pertinent matters contained within the Strategic Directions and Rural Zone(s) chapters as they relate to the safe and secure supply of electricity within and across the Taupo District.
- 1.18 By providing the high-level feedback below, TLC are seeking to have more refined and technically responsive provisions presented in the final draft of the TPDP.
- 1.19 The draft Strategic Directions and General Rural and Rural Lifestyle Environments chapters have been focused on within this feedback. Feedback on the other District Plan Changes 2022 chapters currently open for consultation will be reserved by TLC until such a time as more substantive information has been made available.

Chapter 2 Strategic Directions

- 1.20 As stated by Council, the strategic direction chapter establishes the direction for the District Plan and will help to better implement the Taupō District communities' outcomes. In consideration of the intent of this chapter, TLC have provided the following high-level comments relative to the electricity distribution network.
- 1.21 As currently worded TLC support *Policy 2.3.3* of the released draft chapter as it provides a strong, clear message in relation to the adverse effects of urban fragmentation on critical infrastructure networks.
- 1.22 In particular, TLC seek that sub-clauses 3 and 4 are retained:
- 3. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.*
- 4. Require urban subdivision and land development to connect with the existing infrastructure and transportation network, according to the capacity limitations of that network where available and the potential requirements for upgrading its capacity.*
- 1.23 The strategic scheduling of urban development within peripheral or greenfield areas of the Taupo District

- needs to align with network utility asset management plans. Without coordinating or strategically planning for urban development network capacity cannot be guaranteed at a time or place when it might be required.
- 1.24 Through ingraining the above policy sub-clauses in the TPDP, TLC are satisfied that urban growth will be compelled to align with network infrastructure capacity and provision.
- 1.25 Sub-clause 9 of draft *Policy 2.3.3* currently states:
- 9. Manage subdivision use and development of land to ensure that it will not:*
- a. have an adverse effect on the functioning of the environment where it is located,*
- b. unduly conflict with existing activities on adjoining properties,*
- c. compromise development consistent with the intent of the environment where it is located*
- d. give rise to reverse sensitivity effects from existing uses*
- 1.26 Sub-clause 9 is also supported by TLC as it relates to subdivision and development, and the potential adverse effect of *reverse sensitivity*.
- 1.27 Much of TLC's sub-transmission network traverses rural environments and therefore can lend such Regionally Significant Infrastructure to complaints over visual and acoustic effects from the subdivision of rural farm holdings (particularly in to rural/residential allotments).
- 1.28 TLC look forward to providing feedback on the consequential rules and performance standards in the TPDP once open to consultation, and when further chapters have been released.
- 1.29 Section 2.4 of draft Chapter 2 relates to Climate Change, which is a pertinent matter that holds a significant interest for TLC and their role in decarbonising communities and businesses in the Taupo District.
- 1.30 Most obvious to assisting in decarbonising society is the provision of electricity supply services for Electric Vehicles (EV); whether the charging station is from a private residential or business premises – or alternatively through public charging stations located adjacent to the road reserve or public car parking areas.
- 1.31 TLC seek that Section 2.4 explicitly references the uptake in EV usage (as an example of addressing climate change), and furthermore the section correlates this uptake with the importance of a safe and secure supply of electricity.
- 1.32 Section 2.5 of Chapter 2 (*STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE*) is a key section of the TPDP strategic directions chapter to TLC and their core business. In this regard, TLC is pleased to see the following wording contained within the section's preamble:
- Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.*
- 1.33 As indicated above, TLCs infrastructure is *critical* from not only economic and social wellbeing perspective, but also the role it serves as a *Lifeline Utility* (i.e., health, safety and resilience).
- 1.34 TLC contends that the above statement is appropriate to introduce Section 2.5; however, for the sake of consistency with other Local-level Planning Documents - the term *Regionally Significant Infrastructure* should be included instead of just significant ... *infrastructure* (TLC will provide appropriate feedback on the TPDP Definitions and 'meaning of words' once consultation on this section is available).
- 1.35 Objective 2.5.2 and Policy 2.5.3 also use the words "*significant and local infrastructure*". Following on from the comments above, TLC consider that the tern 'Regionally Significant Infrastructure' is included.
- 1.36 TLC acknowledge that the Strategic Directions in the TPDP apply to high-level considerations that are uniquely applicable to the Taupo District. Given the purpose and intent of Chapter 2 it will be of interest to TLC how such high-level provisions are to be given effect to (or implemented) once further TPDP chapters are released.

- 1.37 The second element of TLC’s feedback on the current draft TPDP chapters open for consultation is focused on the Rural and Rural Residential Zone provisions.

CHAPTER 3b RURAL ENVIRONMENT

- 1.38 Chapter 3 (current iteration limited to 3b) presents elements of the draft TPDP rural zone and rural lifestyle zone provisions

- 1.39 In reviewing the draft provisions, the following matters are noted as being of interest to TLC operations and development within the Taupo District.

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on permitted and or lawfully established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

- 1.40 TLC is of the opinion that the Objective 3b.2.5 adequately identifies the importance of managing the actual or potential effects of reverse sensitivity; however, TLC consider that the words ‘*or lawfully established*’ is included (immediately after the words ‘permitted activities’) to take into account such physical environmental features such as the district’s sub transmission lines (Regionally Significant Infrastructure) which are common place within and across the District’s rural zones (additional text provided above as underlined).

- 1.41 Objective 3b.2.6 states

Objective 3b.2.6 Impacts on infrastructure

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

- 1.42 TLC generally are supportive - in principle - of the intent behind this objective. Whilst, by its very nature, the objective is a high-level statement, the important message being presented is that network capacity, NZECP 34 compliance and even reverse sensitivity adverse effects are managed.

- 1.43 Notwithstanding this support in principle – TLC consider that the words “... are managed.” In isolation are weak as there is no emphasis placed on *how*, or to what extent such impacts are to be managed. In response to this consideration, TLC feel that a qualifying word – such as ‘effectively’ or satisfactorily’ - is included (see underlined amendment above).

- 1.44 General Rule 4b.1.7 provides for setback standards associated with high voltage transmission lines. TLC are supportive of such standards as they reinforce setback provisions mandated under the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34). Notwithstanding this support in principle, TLC consider that it is appropriate that the draft standard is qualified so as not to be interpreted (or mis-interpreted) as only applying to sections of Transpowers National Grid.

- 1.45 TLC seek that terminology (within the definitions section of the final TPDP draft) clearly identifies both The National Grid, as well as TLC’s sub-transmission network (the TLC sub transmission network contains both 11kV and 33kV – both of which are “high voltage” for the purpose of Rule 4b.1.7).

- 1.46 Further to the above, the final draft of the TPDP will be required to address National Grid ‘yard’ and ‘corridor’ setbacks as required under the National Policy Statement on Electricity Transmission (NPSETA).

- 1.47 It is noted that the above comments would also apply to draft Rule 4b.3.7.

- 1.48 Rule 4b.4.15 relates to noise standards that are directly applicable to TLC assets and operations. Pursuant to the draft rule

4b.4.15 Maximum Noise – Telecommunication and electricity equipment

i. Noise from telecommunication equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.4.12 above as measured at a point 1 metre from the closest façade of the nearest dwellings habitable room.

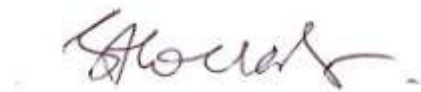
- 1.49 TLC request this rule be amended to relate to the closest façade to a habitable room of the nearest dwelling (see underlined amendment provided above). Additionally – a minor error is noted in that there is no Rule

4a.4.12 in Chapter 3b of the draft TPDP.

Summary

- 1.50 As a *Lifeline Utility* organisation, TLC has provided feedback on some of the preliminary material of the draft TPDP chapters and provisions. Such feedback has been provided at a high-level in order to, firstly - provide a context as to TLC operations within the District, and secondly – identify strategic and specific Network Utility elements that need to be more robustly considered when preparing the final draft version of the TPDP.
- 1.51 Notwithstanding the content in the above feedback - a key reason why TLC has provided this feedback is to ensure that the draft TPDP development process as a whole recognises TLC network utility assets – rather than primarily focusing on Council owned infrastructure assets (this theme will be continued once additional draft TPDP chapters and materials are released by Council).
- 1.52 Whilst the draft TPDP provisions made available from Council at this stage cannot be considered by TLC in the context of other (more directly applicable) chapters or provisions, the feedback contained within this informal feedback is at a level which is suitable to assist Council in refining their impending TPDP in regard to critical network utility infrastructure within the Taupo District.
- 1.53 TLC maintain that by appropriately recognising (early on the district plan review process) the matters raised in this feedback, the messaging (and therefore effectiveness) of the next TPDP iteration will be more reflective in regard to *Lifeline Utility* service provision and electricity distribution within the Taupo District.
- 1.54 TLC is happy to provide clarification of any issue covered in this submission.

Signed



Tony Hollart

Asset Strategy Manager



First name: Diane

Last name: Hamer

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File

Draft Rural District Plan Change Diane Hamer

Diane Hamer

558 Palmer Mill Road

R D 4

Taupo

17/06/2022

To whom it may concern,

I am writing in regards to Draft Rural District Plan Changes for subdivisions, being reduced from 10 hectares to two hectares.

- I am in favour of the changes as in the future I would like to put another dwelling on my property.
- It would not affect my existing property at all and would be of a good standard.
- As times are harder it would also help my family in the future.

Your sincerely,



Diane Hamer

Mobile : (0274) 833 704



Organisation:

Kainga Ora

First name: Andrew

Last name: Hill

On behalf of:

Kainga Ora

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

See attached full submission

Attached Documents

File
Kainga Ora Communication re submission

Russ Watts

From: Andrew Hill <Andrew.Hill@kaingaora.govt.nz>
Sent: Friday, 17 June 2022 4:29 pm
To: TDC Info Email Queue; Hilary Samuel
Cc: Brendon Liggett; developmentplanning
Subject: Kāinga Ora's feedback on Taupo District Council's Draft Plan, June 2022
Attachments: 20220617 Kainga Ora Feedback_Taupo District Draft Plan_June 2022 vSIGNED.pdf

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Kia ora Hillary

Please find attached Kāinga Ora's feedback on Taupo District Council's Draft Plan, June 2022. We appreciate the opportunity to provide this feedback.

Please confirm receipt of this feedback and let me know if you have any questions.

Ngā mihi | Kind regards



Andrew Hill MNZPI. MREP

Senior Development Planner
Development Planning
Urban Planning and Design

Mobile: 021 741 041

Email: andrew.hill@kaingaora.govt.nz

Freephone: 0800 801 601 | Mobile: 021 741 041 | Kāinga Ora - Homes and Communities
PO BOX 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz



17 June 2022

Taupō District Council

30 Tongariro St

Taupō Central

Taupō 3330

Submission via email: info@taupo.govt.nz

KĀINGA ORA – HOMES AND COMMUNITIES FEEDBACK ON TAUPŌ DISTRICT COUNCIL’S PROPOSED DISTRICT PLAN CHANGES 2022

Kāinga Ora – Homes and Communities (“**Kāinga Ora**”) thanks Taupō District Council (“**the Council**”) for the opportunity to provide feedback on the Council’s Proposed District Plan Changes 2022 (“**District Plan Changes**”) and for meeting on 7 June 2022 to discuss these District Plan Changes.

This letter provides an overview of the matters of interest to Kāinga Ora with **Attachment 1** providing the detail of the feedback and changes sought. Kāinga Ora are aware that this review is limited in its scope and looks forward to receiving and participating in the ongoing District Plan Changes proposed by Council as this progress.

Background

1. Kāinga Ora was formed in 2019, established under the Kāinga Ora-Homes and Communities Act 2019 (“**Kāinga Ora Act**” or “**KOHC Act**”). Kāinga Ora consolidates Housing New Zealand Corporation (“**Housing NZ**”), HLC (2017) Ltd and parts of the KiwiBuild Unit. Under the Crown Entities Act 2004, Kāinga Ora is a Crown agent and is required to give effect to Government policies.
2. Kāinga Ora is now the Government’s delivery agency for housing and urban development. Kāinga Ora will therefore work across the entire housing spectrum to build complete, diverse communities that enable New Zealanders from all backgrounds to have similar opportunities in life.

3. As a result, Kāinga Ora has two core roles:
 - a) Being a world class public housing landlord; and
 - b) Leading and co-ordinating urban development projects.
4. Kāinga Ora's statutory objectives under section 12 of the KOHC Act requires it to contribute to sustainable, inclusive, and thriving communities that:
 - a) provide people with good quality, affordable housing choices that meet diverse needs;
 - b) support good access to jobs, amenities, and services; and
 - c) otherwise sustain or enhance the overall economic, social, environmental, and cultural well-being of current and future generations.
5. Kāinga Ora is focused on delivering quality urban developments by accelerating the availability of build-ready land, and building a mix of housing including public housing, affordable housing, homes for first home buyers, and market housing of different types, sizes, and tenures.
6. In the Taupō context, the housing portfolio managed by Kāinga Ora comprises approximately 170 dwellings¹. As of 31 March 2022, there are 228 applicants on the Housing Register waiting for public housing², with 74% of this being for 1 and 2 bedroom units.³ This shortfall requires Kāinga Ora to providing more homes within the district at pace. Kāinga Ora are therefore interested in how provisions within the District Plan and any proposed changes to these provisions enable development to meet these demands.
7. Kāinga Ora's statutory functions in relation to urban development also extend beyond the development of housing in relation to the development and renewal of urban environments. It now also includes enabling or providing related commercial, industrial, community, or other amenities, infrastructure, facilities, services or works within its development areas. Therefore, in reviewing policy documents around the country, Kāinga Ora also has an interest in how local authorities are encouraging a range of developers to provide for integrated urban growth.

¹ Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development, 2022.

² Te Manatū Whakahiato Ora – Ministry of Social Development, 2022.

³ Ministry of Social Development, Housing Register 2022.

Summary of Feedback on District Plan Changes

8. Kāinga Ora has undertaken a review of the District Plan Changes proposed to date and provides feedback and suggested amendments to specific provisions in **Attachment 1**, which have been limited to:
- (i) A new chapter called 'Strategic Directions';
 - (ii) The proposed change to the Residential Building Coverage only; and
 - (iii) Town Centres – review of the building height limited in the town centre.
9. Kāinga Ora are generally supportive of the overall direction of these District Plan Changes and considers that there are further changes that can be made to enable residential intensification in Taupo. Kāinga Ora notes that there has been limited changes proposed in this set of District Plan Changes and welcomes the opportunity to provide feedback on a full suite of changes/provisions when available.
10. Kāinga Ora welcomes the opportunity to discuss the feedback provided and engage and provide input into the development of the Proposed District Plan Changes before formal notification.
11. Should you have any questions in relation to the matters outlined above, please do not hesitate to contact the Development Planning team within Kāinga Ora.

Kind regards,



Brendon Liggett
Development Planning Manager
Kāinga Ora – Homes and Communities

ADDRESS FOR SERVICE: *Kāinga Ora – Homes and Communities, PO Box 74598, Greenlane, Auckland 1051. Email: developmentplanning@kaingaora.govt.nz*

Attachment 1: Summary of relief sought by Kāinga Ora on the District Plan Changes

Subsection / section	Provision	Kāinga Ora Feedback	Suggestions <i>Amendments to plan provisions sought are shown in red with deletions shown as strike-through and additions shown <u>underlined</u>.</i>
Chapter 2 - Strategic Direction			
Overview	<p>Tangata Whenua: To better recognise and take into account the principles of the Treaty of Waitangi and the relationship that Māori have with land, water and significant sites.</p> <p>Fresh water quality: Recognise the importance of water quality in the Taupō District and support land use that enhances water quality rather than causing a decline.</p> <p>Urban form and development: To make sure our urban development occurs in a planned and efficient manner. This means it doesn't cost our community more than it needs to when building infrastructure, in particular for drinking water, wastewater, stormwater and transportation.</p> <p>Climate Change: Support positive climate change outcomes and ensure that land we are developing is resilient to the effects of climate change.</p> <p>Strategic Infrastructure: Provide for the development of important infrastructure which is vital for the ongoing functioning of our urban and rural communities.</p> <p>Natural Values and Landscapes: Recognise the importance of our natural areas (also known as Significant Natural Areas or SNAs) and landscapes within the district.</p>	<p>Kāinga Ora generally support the direction of the Strategic Direction chapter and the topics discussed within the chapter, particularly urban form, and development, but suggests that this overview includes the promotion of brownfield development first.</p>	<p>Tangata Whenua: To better recognise and take into account the principles of the Treaty of Waitangi and the relationship that Māori have with land, water, and significant sites.</p> <p>Fresh water quality: Recognise the importance of water quality in the Taupō District and support land use that enhances water quality rather than causing a decline.</p> <p>Urban form and development: To make sure our urban development occurs in a planned and efficient manner <u>through the promotion of brownfield development</u>. This means it doesn't cost our community more than it needs to when building infrastructure, in particular for drinking water, wastewater, stormwater and transportation.</p> <p>Climate Change: Support positive climate change outcomes and ensure that land we are developing is resilient to the effects of climate change.</p> <p>Strategic Infrastructure: Provide for the development of important infrastructure which is vital for the ongoing functioning of our urban and rural communities.</p> <p>Natural Values and Landscapes: Recognise the importance of our natural areas (also known as Significant Natural Areas or SNAs) and landscapes within the district.</p>
2.3 Strategic Direction 3 Urban Form and Development			
2.3.2 Objectives	<p>4. The importance of the Town Centre Environment as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in land use planning and decision making.</p>	<p>Kāinga Ora recognises the need to retain commercial activities in the Town Centre and to ensure these activities are consolidated. However, the Town Centre should also provide for residential activities in the form of a mix of apartments and higher density living. These objectives should recognise the level of intensity and change in housing typology required to cater for the growing population in Taupō. In reviewing the proposed changes, Kāinga Ora note that providing for higher density development and more housing typology options will address the housing challenges in Taupō.</p>	<p>4. The importance of the Town Centre Environment as <u>a mixed use area, which includes residential activities while also being</u> the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District are recognised in land use planning and decision making.</p>

Subsection / section	Provision	Kāinga Ora Feedback	Suggestions <i>Amendments to plan provisions sought are shown in red with deletions shown as strike-through and additions shown <u>underlined</u>.</i>
	5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located.	Kāinga Ora considers protective language such as 'detract' to be limiting of new or alternative housing developments and higher densities. Moreover, it does not enable change to take place through requiring the status quo to be maintained.	5. Subdivision, use and development will not detract from the wider character and effective functioning of the environment which it is located. <u>maintain a level of amenity that is reflective of the planned built environment.</u>
2.3.3 Policy	5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.	Kāinga Ora generally supports this policy and recognises the need to provide for the social outcomes of the local community, this includes more affordable housing choice to cater for the growing population in Taupō.	Retain as proposed.
	6. Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands.	Kāinga Ora generally supports this policy in part. Papakāinga should not be restricted to Maori land only and should be provided as a mechanism for development within urban areas also.	6. Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands. <u>This includes enabling papakāinga in urban settings and is not restricted to Maori land only.</u>
	7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods.	Kāinga Ora recognises the need to retain commercial activities in the Town Centre and to ensure these are activities are consolidated. However, the Town Centre should also provide for residential activities in the form of a mix of apartments and higher density living. Kāinga Ora considers the language such as 'protect the amenity' to be limiting of new or alternative housing developments and higher densities in the Town Centre. Moreover, it does not enable change to take place through requiring the status quo to be maintained.	7. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the amenity of residential neighbourhoods <u>maintain a level of amenity that is reflective of the planned built environment.</u>
	8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail and commercial centres.	Kāinga Ora recognises the need to retain commercial activities in the Town Centre and to ensure these are activities are consolidated. However, the town centre should also provide for residential activities in the form of a mix of apartments and higher density living. These policies should recognise the level of intensity and change in housing typology required to cater for the growing population in Taupō. In reviewing the District Plan, Kāinga Ora note that providing for higher density development and more housing typology options address the housing challenges in Taupō. Kāinga Ora also considers that there should be a place for local or neighbourhood centres further afield from the town centre which provide for walkable catchments within the suburbs.	8. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail, commercial <u>and mixed use</u> centres.

Subsection / section	Provision	Kāinga Ora Feedback	Suggestions <i>Amendments to plan provisions sought are shown in red with deletions shown as strike-through and additions shown <u>underlined</u>.</i>
Residential Building Coverage			
4a.1.1	Maximum building coverage: 35%	Kāinga Ora supports the increase of the maximum residential building coverage from 30% to 35%. However, Kāinga Ora considers that 40% building coverage will be more appropriate for residential development moving forward, as this will provide for more development potential on a site, further housing typologies and efficient use of land.	Maximum building coverage: 35% <u>40%</u>
Town Centres			
Tūrangi Town Centre			
Building height	8m, no proposed changes	We understand that the Tūrangi Town Centre review is currently on hold. However, when the review is completed Kāinga Ora consider an increase in the maximum building height would be appropriate for the Tūrangi Town Centre. Currently, both the Residential Environment and Tūrangi Town Centre have the same maximum building height of 8m, which limits the potential intensification of the town centre. Kāinga Ora considers the significance of differentiating a residential zone from a town centre is not achieved with the current building height standard for the Tūrangi Town Centre. These heights should recognise the level of intensity and change in housing typology required to cater for the growing population in Taupō District.	Review and increase the height limits when the Tūrangi Town Centre review is completed in the future. A 12m limit is suggested to be in line with the Taupo Town Centre height limit.
Taupō Town Centre			
Building Height	Increase maximum height to 12-18m in some parts of the Town Centre.	Kāinga Ora generally supports the increase in height limits and the locations these are proposed in. However, Kāinga Ora encourage Taupō District Council to increase the proposed area within the Town Centre to encourage further development and provide for higher density development and more housing typology options.	Increase all of the Taupō Town Centre height limit to 12m and retain the proposed 18m height limit area.

First name: Pippa

Last name: Mules

Feedback

Town Centre Chapter

You can find the chapter [here](#).

Would you support the current draft proposal for changes to maximum town centre heights?

No

Would you like to tell us why?

I do not want any change to do with size of houses either in height nor on land. Taupo is unique and we do not want to turn into a Hawaii, or any other resort place. This is the New Zealand way and we do not want these wealthy property developers coming in and ruining our wonderful community for their back pockets. It Will become an irreversible disaster. Please, I have lived here since 1979, our views will be destroyed and hatred for council will be enormous.

Attached Documents

File

Pippa Mules Submissions DP

Russ Watts

From: TDC Info Email Queue
Sent: Monday, 20 June 2022 8:50 am
To: District Plan
Subject: Fwd: District Plan Changes Consultation

Kia Ora,

Please see the below for further information.

Nāku ngā mihi, nā

Eliana

From: pippachookmules@gmail.com
Sent: Monday, June 20, 2022 8:35 AM
To: info@taupo.govt.nz
Subject: Re: District Plan Changes Consultation

How do I vote that I do not want any change to do with size of houses either in height nor on land. Taupo is unique and we do not want to turn into a Hawaii, or any other resort place. This is the New Zealand way and we do not want these wealthy property developers coming in and ruining our wonderful community for their back pockets. It Will become an irreversible disaster. Please, I have lived here since 1979, our views will be destroyed and hatred for council will be enormous

Regards pippa mules
Sent from my iPad

On 7/06/2022, at 12:09 PM, Taupo District Council <info@taupo.govt.nz> wrote:

Kia Ora,

Thank you for your email.

Please follow the below link to our district plan consultation documents and feedback forms.

[District Plan Changes 2022 - Taupō District Council \(taupodc.govt.nz\)](https://taupodc.govt.nz)

If you have any further questions, please feel free to reply to this email and we can submit this to the team.

Kind regards,
Stephen

Stephen Johns Customer Support
Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand
T +64 7 376 0899 • E info@taupo.govt.nz

Follow us on [Facebook](#) and [Twitter](#)
www.taupo.govt.nz

From: pippachookmules@gmail.com
Sent: Monday, June 6, 2022 10:51 PM
To: info@taupo.govt.nz
Subject: Re: District Plan Changes Consultation
 Sent from my iPad

> On 23/05/2022, at 10:09 AM, Taupo District Council <info@taupo.govt.nz> wrote:
 > Can you please send me the info on this subject, yours faithfully pippa mules
 [https://contentapi.datacomsphere.com.au/v1/h%3Ataupodc/repository/libraries/id:25026fn3317q9slqygym/hierarchy/Logos/GLT_TDC_hor_RGB_web.jpg]<https://www.taupodc.govt.nz/>

[https://contentapi.datacomsphere.com.au/v1/h%3Ataupodc/repository/libraries/id:25026fn3317q9slqygym/hierarchy/Logos/KNZB_Large%20Town_Winner%202021_sm.all.png]<https://www.taupodc.govt.nz/>

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First name: Douglas

Last name: Wallace

Email: districtplan@taupo.govt.nz

Feedback

General

Is there anything else you would like to share with us related to the District Plan?

As you are aware of my opposition to the creation of the so-called Emerald Glade Subdivision because of the reverse sensitivity effects on my rural wood lot activities.

Also, the fact that its creation set a precedent for more urban development in this watercourse.

If this rezoning is to go ahead, I would like to have my woodlot activities protected from more urban neighbours.

So, I feel the only way is by my property remaining rural and NOT RURAL LIFESTYLE which is the new zoning is not, it is pure urban.

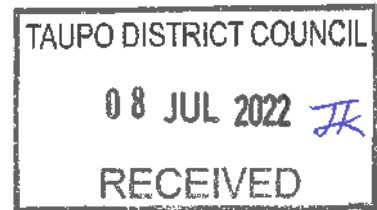
While I have operated as a hobby with no income for some years now. However, there are trees that could come out in 10 year's time so my children should not be denied the right to do this just because the dry watercourse next door is full of urban capital gains farming carbon emitting people.

Please note I am not paid for sequestering these carbon emissions.

Full submission attached.

Attached Documents

File
Wallace Submission - DP - July 2022



Dear Mr Nick Carroll

As you are aware of my opposition to the creation of the so-called Emerald Glade Subdivision because of the reverse sensitivity effects on my rural wood lot activities.

Also, the fact that its creation set a precedent for more urban development in this watercourse.

If this rezoning is to go ahead, I would like to have my woodlot activities protected from more urban neighbours.

So, I feel the only way is by my property remaining rural and NOT RURAL LIFESTYLE which is the new zoning is not, it is pure urban.

While I have operated as a hobby with no income for some years now. However, there are trees that could come out in 10 years' time so my children should not be denied the right to do this just because the dry watercourse next door is full of urban capital gains farming carbon emitting people.

Please note I am not paid for sequestering these carbon emissions.

PS, please note I asked for a submission form before the 13th of June 2022 as I do not have internet access, but for some reason one was not sent.

Kind Regards,

Douglas Wallace

A handwritten signature in blue ink that reads "D Wallace".