

Organisation:

Toka Tū Ake EQC

First name: Jo**Last name:** Horrocks**Postal address:****Suburb:****City:****Country:** New Zealand**Email:** resilience@eqc.govt.nz**Daytime Phone:** I could I could not

Gain an advantage in trade competition through this submission

 I am I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions**Provision:** Plan Change 41 - Removal of Fault lines**Points: 16.2**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Oppose

Toka Tū Ake EQC request that the Taupō District Council retain regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay. We request that Taupō District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report *Active fault hazards in the Taupō district*, and replace the fault lines in the operative Taupō District Plan with the new and more accurate fault lines mapped in said report.

Include reason(s) for your submission point

Toka Tū Ake EQC is a Crown Entity responsible for providing insurance to residential property owners against the impact of natural hazards. We also invest in and facilitate research and education about natural hazards, and methods of reducing or preventing natural hazard damage.

The contingent liability associated with natural hazard risk in New Zealand is high and is carried, in large part, by Toka Tū Ake on behalf of the Crown. Toka Tū Ake therefore has a strong interest in reducing risk from, and building resilience to, natural hazards in New Zealand.

The proposal to remove the regulatory fault overlays from the Taupō District Plan and remove the requirement for development to occur at least 20 m away from these faults, is contrary to advice in MfE's Active Fault Guidelines^[1]. We consider that this change weakens the provisions in the district plan to minimise the risk from earthquakes to people and property in the Taupō District. We agree with the advice from MfE and GNS Science in their 2020 consultancy report on Taupō faults. This advice states that regulatory natural hazard overlays in district plans, are important in ensuring that development in the district accurately and consistently considers the risk from natural hazards. Freely available planning maps also serve as a tool to educate residents and potential property buyers about the hazards which may exist on, or near their property. While this information is usually included in LIM reports, these can be inconsistent, may not reflect current updates in the science, and the format of technical writing can be difficult to understand for lay-people.

[1] <https://environment.govt.nz/publications/planning-for-development-of-land-on-or-close-to-active-faults-a-guideline-to-assist-resource-management-planners-in-new-zealand/>

Attached Documents

File
Appendix D to the Section 32 – GNS Active Faults Report
planning for development around faults MfE

Active fault hazards in the Taupō District

NJ Litchfield

RJ Van Dissen

R Morgenstern

DB Townsend

P Villamor

SD Kelly

GNS Science Consultancy Report 2020/31
August 2020

DISCLAIMER

This report has been prepared by the Institute of Geological and Nuclear Sciences Limited (GNS Science) exclusively for and under contract to Taupō District Council. Unless otherwise agreed in writing by GNS Science, GNS Science accepts no responsibility for any use of or reliance on any contents of this report by any person other than Taupō District Council and shall not be liable to any person other than Taupō District Council, on any ground, for any loss, damage or expense arising from such use or reliance.

Use of Data:

Date that GNS Science can use associated data: May 2020

BIBLIOGRAPHIC REFERENCE

Litchfield NJ, Morgenstern R, Villamor P, Van Dissen RJ, Townsend DB, Kelly SD. 2020. Active faults in the Taupō District. Lower Hutt (NZ): GNS Science. 114 p. Consultancy Report 2020/31.

CONTENTS

EXECUTIVE SUMMARY.....	V
1.0 INTRODUCTION	1
1.1 Background and Context (from the Project Brief).....	1
1.2 Scope, Objectives and Deliverables	1
1.3 Fault Avoidance Zones and Fault Awareness Areas for District Plan Purposes	4
1.3.1 Fault Avoidance Zones.....	4
1.3.2 Fault Awareness Areas	5
1.4 Report Contents and Layout.....	5
2.0 TAUPŌ DISTRICT ACTIVE FAULTS – EXISTING INFORMATION.....	6
2.1 Tectonic Setting.....	6
2.2 Historical Seismicity.....	8
2.3 Previous Active Fault Mapping	10
2.4 Paleoseismic Data.....	10
2.4.1 Lilburn Trench.....	13
2.4.2 Waihi and Poutu Fault Zones Natural Exposure Transects	14
3.0 FAULT AVOIDANCE ZONES.....	17
3.1 Fault Mapping Methodology.....	17
3.2 Fault Attributes	19
3.3 Fault Avoidance Zone Construction Methodology.....	20
3.4 Fault Avoidance Zones in the Tongariro Domain	25
3.5 Fault Avoidance Zones in the Southern Taupō Domain	27
4.0 FAULT AWARENESS AREAS.....	31
4.1 Fault Mapping Methodology and Attributes.....	31
4.2 Fault Awareness Areas Construction Methodology.....	32
4.3 Fault Awareness Areas in the Tongariro Domain.....	35
4.4 Fault Awareness Areas in the Northern Taupō and Whakamaru Domains.....	37
4.5 Fault Awareness Areas in the Eastern Taupō District	39
5.0 ADVICE ON ACTIVE FAULT HAZARDS AND INCORPORATION INTO THE DISTRICT PLAN.....	41
5.1 Recurrence Intervals.....	41
5.1.1 Existing Data	41
5.1.2 Recurrence Interval Classes	45
5.2 Recommendations for Incorporation for Planning Purposes	46
5.2.1 Guiding Principles	46
5.2.2 District Plan Maps	48
5.2.3 Fault Avoidance Zones.....	48
5.2.4 Fault Awareness Areas	51
5.2.5 Land Information Memoranda and Property Information Memoranda.....	52
5.3 Ground-Surface Rupture Hazard	52
5.3.1 Ground-Surface Rupture Features.....	52

5.3.2	Ground-Surface Rupture Impacts on Small to Medium Timber-Framed Houses	54
5.4	Active Fault Completeness	55
5.5	Recommendations for Work Needing to be Undertaken for an Individual Wishing to Build in a Fault Avoidance Zone or Fault Awareness Area	57
6.0	RECOMMENDATIONS.....	59
7.0	ACKNOWLEDGEMENTS.....	60
8.0	REFERENCES	60

FIGURES

Figure 1.1	Active faults in the high-resolution version of the New Zealand Active Faults Database.....	3
Figure 2.1	Tectonic setting of the Taupō District	7
Figure 2.2	Epicentres of shallow (≤ 40 km) earthquakes of $\geq M_w 2$ since 1850 in the Taupō District	8
Figure 2.3	Ground-surface deformation from historical earthquake swarms in the Taupō District	9
Figure 2.4	Paleoseismic and fault location (trench) sites in and surrounding the Taupō District	11
Figure 2.5	Interpreted photograph of part of the Lilburn trench across the Kaiapo Fault.....	13
Figure 2.6	Schematic cross-section of a Taupō Rift fault showing multiple fault strands converging at depth onto a single master fault.	14
Figure 2.7	Examples of natural exposures of the Poutu Fault Zone	15
Figure 2.8	Potential surface-rupture segments for the Waihi and Poutu fault zones	16
Figure 3.1	Examples of faults that have been extended or extrapolated (inferred) along-strike across areas where they have almost certainly been eroded away (e.g. by stream erosion) or buried by young stream sediments.	18
Figure 3.2	Components of the Fault Avoidance Zones	21
Figure 3.3	Fault Avoidance Zones developed for the areas covered in LiDAR data	23
Figure 3.4	Fault Avoidance Zones developed for the areas covered in LiDAR data in the Tongariro Domain	26
Figure 3.5	Fault Avoidance zones developed for the areas covered in LiDAR data in the southern Taupō Domain.....	29
Figure 4.1	Fault Awareness Areas developed for the Taupō District Council.....	33
Figure 4.2	Fault Awareness Areas developed for areas not covered by LiDAR data in the Tongariro Domain	36
Figure 4.3	Fault Awareness Areas developed for areas not covered by LiDAR data in the Taupō and Whakamaru domains	38
Figure 4.4	Fault Awareness Areas developed for the eastern Taupō District.....	40
Figure 5.1	Active faults in the Taupō District, overlain by summary (generalised) major faults in the 2010 version of the NSHM	44
Figure 5.2	Schematic showing how recurrence intervals can vary for different traces on a Taupō Rift fault	45
Figure 5.3	Examples of strike-slip ground-surface fault rupture in the 2016 Kaikōura and 2010 Darfield earthquakes.....	53
Figure 5.4	Examples of normal ground-surface fault rupture in the 1987 Edgecumbe earthquake	54
Figure 5.5	Taupō District active faults superimposed upon 'Inactive' and 'Probably inactive' faults.....	56

TABLES

Table 2.1	Existing paleoseismic data for active faults in the Taupō District	12
Table 3.1	Attributes for mapped active faults in areas covered by LiDAR data in the Taupō District for the purposes of developing Fault Avoidance Zones.....	19
Table 3.2	Definitions of fault complexity terms	20
Table 3.3	Definition of Recurrence Interval classes.....	20
Table 4.1	Attributes for mapped active faults in areas not covered by LiDAR data in the Taupō District for the purposes of developing Fault Awareness Areas	31
Table 4.2	Definitions of Certainty categories.....	31
Table 4.3	Definitions of Surface Form categories	32
Table 5.1	Currently available recurrence interval data (previous studies) and estimated RIs (this study) for named faults in the Taupō District.....	42
Table 5.2	Recommended resource consent categories for greenfield sites in relation to fault complexity for the Fault Avoidance Zones generated in this study.....	49
Table 5.3	Recommended resource consent categories for developed and already subdivided sites in relation to fault complexity for the Fault Avoidance Zones generated in this study.....	50
Table 5.4	Recommended actions for the Fault Awareness Areas generated in this study.....	51

APPENDICES

APPENDIX 1	ACTIVE FAULT DEFINITIONS.....	67
A1.1	What is an Active Fault?	67
A1.2	Styles of Fault Movement	67
APPENDIX 2	IMPACTS OF SURFACE FAULT RUPTURE ON RESIDENTIAL STRUCTURES IN RECENT NEW ZEALAND EARTHQUAKES AND IMPLICATION FOR THE MITIGATION OF SURFACE FAULT RUPTURE HAZARD.....	69
A2.1	Introduction.....	69
A2.2	1987 Edgecumbe Earthquake	71
A2.3	2010 Darfield Earthquake	75
	A2.3.1 Introduction.....	75
	A2.3.2 Greendale Fault Surface Rupture Displacement and Expression	76
	A2.3.3 Engineered Structures Impacted by Surface Fault Rupture	76
A2.4	2016 Kaikōura Earthquake	85
	A2.4.1 Introduction.....	85
	A2.4.2 Residential Structures Impacted by Surface Fault Rupture	85
A2.5	Discussion	106
A2.6	Conclusions.....	108
A2.7	Appendix 2 References	109
APPENDIX 3	BUILDING IMPORTANCE CATEGORIES AND RELATIONSHIP WITH RECURRENCE INTERVALS.....	113

APPENDIX FIGURES

Figure A1.1	Block model of a generic active fault	67
Figure A1.2	Block model of a strike-slip fault	68
Figure A1.3	Block model of a reverse dip-slip fault that has recently ruptured	68
Figure A1.4	Block model of a normal dip-slip fault.....	68
Figure A2.1	On-land known active faults of New Zealand and epicentres of New Zealand's three most recent ground-surface-rupturing earthquakes	70
Figure A2.2	Edgecumbe earthquake: 2 March 1987, M_w 6.5 (M_L 6.3)	71
Figure A2.3	Edgecumbe Fault ground-surface rupture (red arrows) in the McCracken Road area, 1987 Edgecumbe earthquake	72
Figure A2.4	Examples of metre-scale normal ground-surface fault rupture along the Edgecumbe Fault, 1987 Edgecumbe earthquake	73
Figure A2.5	Edgecumbe Fault ground-surface rupture and damage to concrete yard of milking shed north of McCracken Road, 1987 Edgecumbe earthquake	74
Figure A2.6	Edgecumbe Fault ground-surface rupture (red arrows) and damage to concrete race of milking shed south of McCracken Road, 1987 Edgecumbe earthquake	75
Figure A2.7	Digital Elevation Model of the Christchurch area of the Canterbury region showing locations of the Greendale Fault and other known tectonically active structures	78
Figure A2.8	LiDAR hillshade DEMs of three ~1.8-km-long sections of the Greendale Fault (see Figure A2.7 for locations), showing characteristic left-stepping <i>en-echelon</i> rupture pattern	79
Figure A2.9	Examples of metre-scale dextral strike-slip ground-surface fault rupture along the Greendale Fault, 2010 Darfield earthquake.....	80
Figure A2.10	Telegraph Road house and Greendale Fault surface rupture	81
Figure A2.11	Kivers Road woolshed and Greendale Fault surface rupture	82
Figure A2.12	Greendale substation and Greendale Fault surface rupture.....	83
Figure A2.13	Gillanders Road house and Greendale Fault surface rupture	84
Figure A2.14	Kaikōura earthquake surface fault ruptures.....	91
Figure A2.15	2016 post-earthquake LiDAR hill shade DEM, illuminated from the northwest	92
Figure A2.16	Bluff Cottage and Kekerengu Fault surface rupture	93
Figure A2.17	Examples of fence line displacements along the Kekerengu Fault near Bluff Cottage.....	94
Figure A2.18	Harkaway Villa.....	95
Figure A2.19	Harkaway Villa and Papatea Fault surface rupture	96
Figure A2.20	Harkaway Villa and Papatea Fault surface rupture	97
Figure A2.21	Grey House and Papatea Fault surface rupture	98
Figure A2.22	Middle Hill Cottage and Papatea Fault surface rupture	99
Figure A2.23	Middle Hill Cottage and Papatea Fault surface rupture	100
Figure A2.24	Paradise Cottage and Papatea Fault surface rupture	101
Figure A2.25	Paradise Cottage and Papatea Fault surface rupture	102
Figure A2.26	Glenbourne Woolshed and The Humps Fault surface rupture	103
Figure A2.27	Glenbourne Woolshed and The Humps Fault surface rupture	104
Figure A2.28	Hillview Cottage and The Humps Fault surface rupture	105
Figure A2.29	Hillview Cottage and The Humps Fault surface rupture	106

APPENDIX TABLES

Table A3.1	Building Importance Categories from the MfE Active Fault Guidelines	113
Table A3.2	Relationship between fault recurrence interval and Building Importance Category.....	114

EXECUTIVE SUMMARY

Taupō District Council have identified a need to update active faults in their District Plan and gain a better understanding of the risks associated with active fault hazards. Taupō District Council commissioned GNS Science to provide this information, with the specific tasks of: 1) compiling existing information, 2) developing Fault Avoidance Zones for active faults within existing Light Detection and Ranging (LiDAR) areas, 3) developing Fault Awareness Areas for active faults outside of existing LiDAR areas and 4) providing advice on active fault hazards and incorporation into the Taupō District Plan. This report summarises these findings and is accompanied by GIS data of active faults, Fault Avoidance Zones and Fault Awareness Areas.

Ground-surface rupture hazard is the permanent breakage and buckling of ground along an active fault during an earthquake and causes considerable damage to any infrastructure upon or crossing it. However, compared with earthquake shaking, which can be widespread, the likely location of ground-surface rupture hazard can often be located accurately (within a few metres) and potential damage could be avoided or mitigated. Risk-based land-use planning tools developed for this purpose are based on three key parameters: 1) fault location (i.e. the likely rupture zone – Fault Avoidance Zones and Fault Awareness Areas); 2) fault activity, as measured by its average recurrence interval (RI) of surface rupture (how often on average it ruptures the ground surface); and 3) building type.

The Taupō District is crossed by many active faults, most of which are in the Taupō Rift, a zone of closely spaced normal faulting accommodating tectonic extension and volcanism. The eastern edge of the district just crosses the predominantly strike-slip North Island Dextral Fault Belt (NIDFB). There have been no large ground-surface-rupturing earthquakes in the Taupō District since 1840, but there has been centimetre- to decimetre-scale ground-surface rupture during earthquake swarms in 1895, 1922–1923 and 1983 in the Taupō Rift. Paleoseismic data are sparse, confined to just a few Taupō Rift faults, and show centimetre- to metre-scale ruptures of the ground surface during earthquakes that do not always rupture every trace of a specific fault and recurrence intervals that vary through time and space. These data and recent New Zealand historical earthquakes show that ground-surface ruptures in medium to large earthquakes are likely to form centimetre- to metre-scale steps and cracks on multiple traces. Impacts of ground surface ruptures on infrastructure in the 1987 Edgecumbe, 2010 Darfield and 2016 Kaikōura earthquakes show that engineering mitigation strategies could be considered for particular planning circumstances.

Fault Avoidance Zones are fault rupture zones and setback zones around detailed (~1:20,000 scale) fault mapping, as outlined in the Ministry for the Environment 'Planning for development of land on or close to active faults' guidelines (MfE Active Fault Guidelines; Kerr et al. 2003). New Fault Avoidance Zones have been developed for 21 faults in the Taupō District from an updated fault map that combines recent and new mapping using LiDAR data. Several new fault traces have been mapped, with almost all assigned to existing faults. Most of the Fault Avoidance Zones have a fault complexity classification of 'well-defined' (where faults are accurately mapped using LiDAR data), with interpolated zones connecting gaps where faults have been eroded by rivers or landslides classified as 'well-defined extended' and faults extrapolated beyond their mapped lengths classified as 'uncertain constrained'.

Fault Awareness Areas are zones around active faults that have been mapped at a lower resolution (typically 1:50,000–1:250,000 scale), aiming to highlight areas where potential fault rupture hazards may be present and further work should be undertaken. They were originally developed in the Canterbury Region and are outlined in the Environment Canterbury report 'Guidelines for using regional-scale earthquake fault information in Canterbury' (ECan FFA

Guidelines; Barrell et al. 2015). Fault Awareness Areas are developed for the first time in the Taupō District, developed from existing fault mapping, and include recent detailed mapping using Bay of Plenty Regional Council LiDAR data in the Rangitaiki–Wairapukau area. The Fault Awareness Areas are classified as ‘Definite’, ‘Likely’ and ‘Possible’, with the buffer widths determined for these based on the surface expression of the fault trace.

Recurrence interval information has been compiled for the active faults of the Taupō District but, because of the challenges with using the sparse data, we have recommended categories of: 1) >10,000 to ≤20,000 years (RI Class V) and >5000 to ≤10,000 years (RI Class IV) for the Wheao and Te Whaiti faults, respectively, in the NIDFB; 2) ≤2000 years (RI Class I) as a conservative minimum for the named Taupō Rift faults (noting that some traces will have longer RIs); and 3) no categories have been assigned for newly mapped unnamed faults with no recurrence interval data. Based on these RI Classifications, we make recommendations of use for planning purposes based on the MfE Active Fault Guidelines for faults that have Fault Avoidance Zones defined and the ECan FAA Guidelines for faults that have Fault Awareness Areas defined. Recommendations are also made for work that would need to be undertaken for an individual wanting to build in a Fault Avoidance Zone or Fault Awareness Area.

Based on the findings in this report, GNS Science recommends that Taupō District Council:

- Replace any active fault datasets currently held and being used by Taupō District Council with those from this study.
- Include all Fault Avoidance Zones and Fault Awareness Areas developed in this study in the Taupō District Plan and in any other planning or hazard information maps for Taupō District.
- Develop planning provisions using the information provided in this report, including guiding principles and the risk-based decision-making tools of the MfE Active Fault Guidelines and ECan FAA Guidelines.
- Consider if engineering mitigation options are allowed for buildings, and under what general circumstances.
- Consider ground-surface rupture hazard for assessing lifeline developments that cross active faults in the district.
- Encourage consultants to follow the recommendations and methodologies presented in this report for assessing active fault ground-surface rupture hazard.
- When LiDAR data are obtained in areas not currently covered, update the fault map and, where possible, replace Fault Awareness Areas with Fault Avoidance Zones.
- Obtain better constraints on RI Class, in particular for faults where future population growth is expected. This could be achieved through a combination of site-specific paleoseismic (trenching) studies and more detailed analysis of fault scarp height and morphology using LiDAR data.

1.0 INTRODUCTION

1.1 Background and Context (from the Project Brief)

Taupō District Council has active fault maps in its District Plan, which are thought to be from 1998 and to reflect the information in GNS Science's New Zealand Active Faults Database at that time. These maps are out of date with regards to modern fault mapping practices and do not adequately reflect the uncertainty of fault location. For example, pencil thin lines are shown on the District Plan, and a 20 m avoidance zone is applied throughout the District Plan (Rule 4e.10 – Fault Line Hazard Area) when, in actuality, due to mapping simplification and uncertainty, the fault may be up to 200 m from the indicated line.

Taupō District Council also has several areas where the location of faults have been explored in recent years, either by the Council or developers, and for which Fault Avoidance Zones have been identified. This includes significant mapping in the Mapara Valley area (Villamor and Wilson 2007).

Taupō District Council have identified that they do not have a good understanding of the risks associated with active faults in the Taupō District. In particular:

- the likely recurrence intervals;
- what degree of single-event displacement is possible or likely; and
- what level of deformation is possible or likely, taking into account Taupō District soil structures.

Taupō District Council commissioned GNS Science to provide updated active fault information and advice on active fault hazards in the Taupō District, which are summarised in this report.

1.2 Scope, Objectives and Deliverables

The project objectives were to:

1. Assist Taupō District Council to understand the risks associated with active faults to facilitate the development of rules for the District Plan.
2. Develop updated hazard area maps for use in the District Plan.

The scope of work included the following tasks:

1. Compile existing information.
2. Develop Fault Avoidance Zones for active faults within all existing Light Detection and Ranging (LiDAR¹) areas (Figure 1.1).
 - Review existing active fault mapping and Fault Avoidance Zone mapping (orange in Figure 1.1) within or adjacent to these areas.²

1 LiDAR is a high-resolution surveying method using laser light and a sensor. The raw data are used to develop Digital Surface or Elevation Models and, for simplicity, we refer to all of these as LiDAR data.

2 GNS Science and Taupō District Council agreed that Fault Avoidance Zones would not be developed for the Bay of Plenty Regional Council LiDAR area shown in dark grey on Figure 1.1.

- Accurately map the location of active faults and classify each fault in terms of accuracy of location according to the classification in the Ministry for the Environment 'Planning for development of land on or close to active faults' guidelines (MfE Active Fault Guidelines; [https://www.mfe.govt.nz/sites/default/files/media/RMA/planning-development-faults-graphics-dec04%20\(1\).pdf](https://www.mfe.govt.nz/sites/default/files/media/RMA/planning-development-faults-graphics-dec04%20(1).pdf)).
 - Develop Fault Avoidance Zones based on the accuracy and location according to the classification in the MfE Active Fault Guidelines.
3. Develop Fault Awareness Areas for active faults outside existing LiDAR areas.
- Review existing active fault mapping (green in Figure 1.1) and update if necessary.
 - Develop Fault Awareness Areas according to the classifications in the Environment Canterbury Guidelines (ECan FAA Guidelines; http://opendata.canterburymaps.govt.nz/datasets/1bb8e14fdc240edb4545967ed8aec48_0).
4. Provide advice on active fault hazards and their incorporation into the Taupō District Plan.
- Review and summarise existing recurrence interval information and make some general recommendations for planning purposes.
 - Review and summarise existing ground-surface rupture deformation information from historical earthquakes and Taupō Rift paleoseismic data. Based on these, make some general recommendations regarding:
 - Possible single-event displacements.
 - The level of deformation possible, considering Taupō District soil structures.
 - Potential impacts for small- to medium-sized timber-framed houses.
 - Estimate how many faults may not be active faults using the certainty classifications and briefly discuss potential other origins.
 - Provide recommendations of work needed for an individual wishing to:
 - Build in a Fault Awareness Area and to have an expert define a Fault Avoidance Zone.
 - Build in a Fault Avoidance Zone and to determine specific risks and whether building there is acceptable.

The deliverables are this report and the Geographic Information System (GIS) map data – specifically, shapefiles of:

- Fault Avoidance Zone lines
- Fault Avoidance Zone polygons
- Fault Awareness Area lines, and
- Fault Awareness Area polygons.

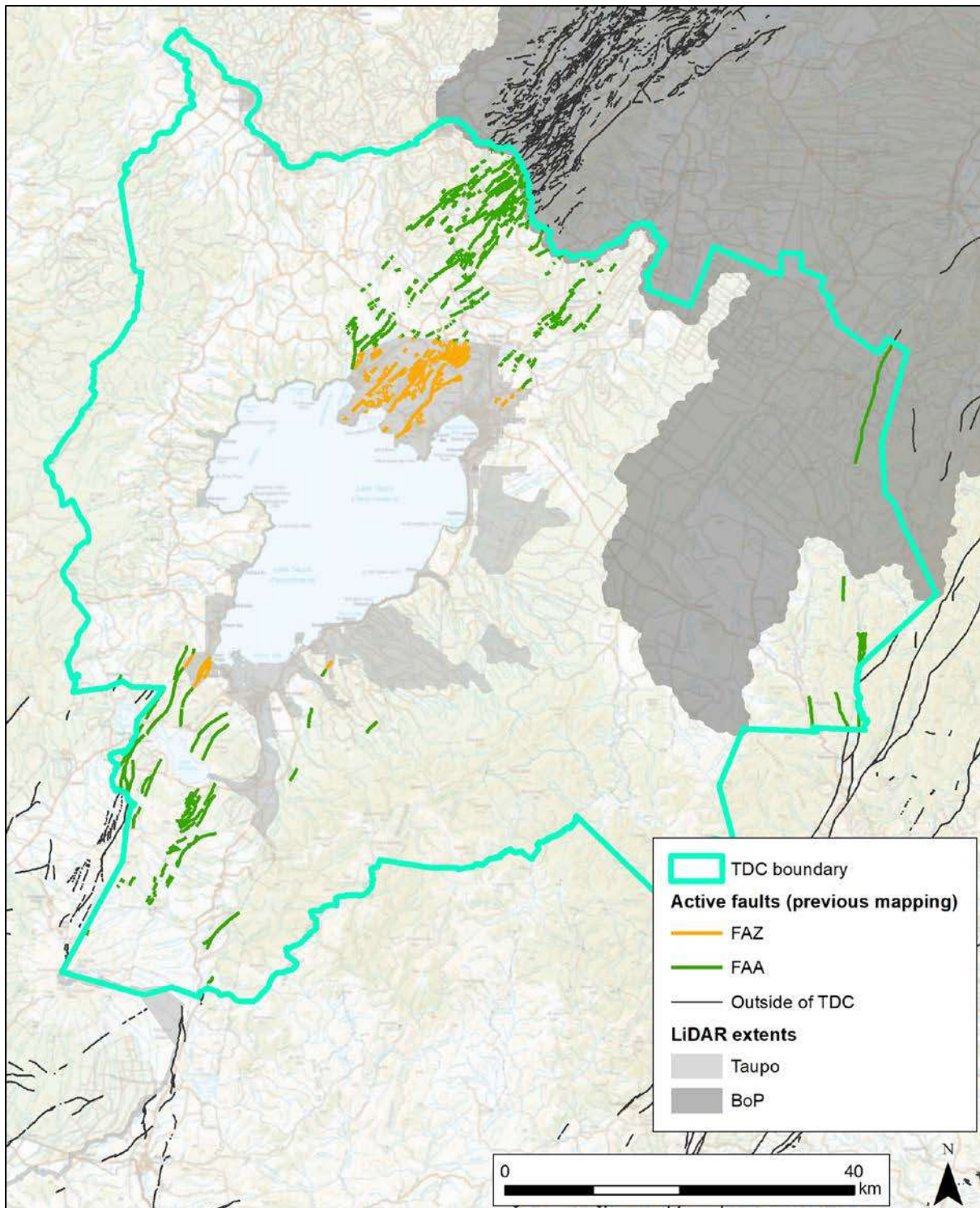


Figure 1.1 Active faults in the high-resolution version of the New Zealand Active Faults Database (as mapped prior to this study), colour-coded according to the work undertaken. BoP = Bay of Plenty, FAA = Fault Awareness Area, FAZ = Fault Avoidance Zone, TDC = Taupo District Council.

1.3 Fault Avoidance Zones and Fault Awareness Areas for District Plan Purposes

Ground-surface rupture hazard is the permanent breakage and buckling of ground along an active fault during an earthquake and causes considerable damage to any infrastructure upon or crossing it. However, compared with earthquake shaking, which can be widespread, the likely location of ground-surface rupture hazard can often be located accurately to within a few metres, and so potential damage could be avoided or mitigated. Risk-based land-use planning tools have been developed for this purpose, and we describe below the main points of the two tools used in this study, Fault Avoidance Zones and Fault Awareness Areas.

1.3.1 Fault Avoidance Zones

Fault Avoidance Zones are a recommended risk-based tool to mitigate surface rupture hazard for land-use planning purposes, as described in the MfE Active Fault Guidelines (Kerr et al. 2003). The aim of the MfE Active Fault Guidelines is to assist resource management planners tasked with formulating land-use policy and making decisions about development of land on, or near, active faults. The MfE Active Fault Guidelines provide information about active faults, specifically fault rupture hazard, and promote a risk-based approach when dealing with development in areas subject to ground-surface fault rupture hazard. In the MfE Active Fault Guidelines, the surface rupture hazard of an active fault at a specific site is characterised by two parameters:

1. the location/complexity of surface rupture of the fault; and
2. the activity of the fault, as measured by its average recurrence interval of surface rupture.

The MfE Active Fault Guidelines also advance a hierarchical relationship between fault recurrence interval and building importance, such that the greater the importance of a structure with respect to life safety, the longer the recurrence interval of the fault required before a plan should enable construction. For example, only low-occupancy structures, such as farm sheds and fences (i.e. Building Importance Category 1 structures), should be allowed to be built across active faults with average recurrence intervals of surface rupture less than 2000 years (i.e. RI Class I). As another example, in a 'greenfield' (i.e. undeveloped) setting, more significant structures such as schools, airport terminals and large hotels (i.e. Building Importance Category 3 structures) should not be sited across faults with average recurrence intervals shorter than 10,000 years (i.e. RI Class \leq IV).

In practice, Fault Avoidance Zones are created by defining a 20 m setback buffer around the fault complexity zones, which defines the likely rupture zone of faults. The fault complexity zones are themselves generated from buffers surrounding the detailed fault mapping linework, with the width of fault complexity zones generally determined by an expert assessment of fault location accuracy (or lack thereof) plus the resolution and georeferencing uncertainty of the data.

A key feature of Fault Avoidance Zones is that they are developed around accurate mapping of the surface expression of active faults. These maps are usually compiled at scales of 1:1000–1:18,000, which is appropriate for cadastral purposes. This is a key difference with the Fault Awareness Areas described below.

A description of the construction of Fault Avoidance Zones is contained in Section 3.3. Recommendations for utilising Fault Avoidance Zones in a planning and risk reduction context are provided in Section 5.2.

1.3.2 Fault Awareness Areas

Fault Awareness Areas were originally developed for districts within the Canterbury Region from 1:250,000 scale fault maps produced for each district within the region (e.g. Barrell and Townsend 2012; Barrell 2013). The scale of such maps is not appropriate to define Fault Avoidance Zones; however, Canterbury Regional Council requested an alternative way by which preliminary decisions could be made around those faults that were not mapped in detail.

The purpose of Fault Awareness Areas is *to show the general location of active faults and thereby highlight areas where a potential fault rupture hazard may be present*. Such information is intended to assist council authorities, existing and future landowners and developers, infrastructure managers and emergency managers with land-use planning.

Subsequent to the Canterbury Region fault mapping, Fault Awareness Areas have been developed for several other local authorities for faults mapped at 1:50,000 to 1:250,000 scale (e.g. Langridge and Morgenstern 2018; Barrell 2019) and/or in lower-priority areas for planning purposes (Litchfield et al. 2019). In the latter study, comparison of previously defined Fault Awareness Areas with the location and distribution of faults that ruptured in the 2016 M_w 7.8 Kaikōura Earthquake showed that they are both useful as an indicator of areas of future fault rupture and sufficiently wide to capture the distribution of rupture.

Fault Awareness Areas have not previously been generated for any active faults in the Taupō District. In this study, they have been developed for previously mapped active faults in areas not currently covered by LiDAR data (and thus not mapped in detail), as well as recently mapped faults in the area covered by the Bay of Plenty Regional Council LiDAR data (dark grey in Figure 1.1), which are not currently a priority for Taupō District Council. A description of how the Fault Awareness Areas were created for this project is contained in Section 4.2. Recommendations for using the Fault Awareness Areas in a planning context are provided in Section 5.2.

1.4 Report Contents and Layout

This report summarises the results of this project and describes the active fault (GIS) map data provided.

- Section 2 provides an overview of active faults in the Taupō District and summarises existing information. A general overview of active faults is contained in Appendix 1.
- Section 3 describes the Fault Avoidance Zones developed for active faults in areas with existing LiDAR data.
- Section 4 describes Fault Awareness Areas developed for active faults outside the areas with existing LiDAR data.
- Section 5 provides advice on active faults for incorporation into the District Plan. Further details of the impacts of surface ruptures on residential buildings are contained in Appendix 2.
- Section 6 provides recommendations for use of the information in this report and future work.

2.0 TAUPŌ DISTRICT ACTIVE FAULTS – EXISTING INFORMATION

2.1 Tectonic Setting

The Taupō District spans parts of the Taupō Volcanic Zone (TVZ) and the western margin of the North Island Dextral Fault Belt (NIDFB), both of which have formed in association with the westward subduction of the Pacific Plate beneath the North Island at the Hikurangi Trough (Figure 2.1A). The TVZ is a ~2-million-year-old volcanic arc characterised by andesitic and silicic volcanism, high crustal heat flow producing geothermal systems, numerous shallow earthquakes, and tectonic extension (Wilson and Rowland 2016). The tectonic extension is partly accommodated by a dense (closely spaced) system of NNE–SSW- to NE–SW-trending normal³ faults that dip either NW or SE (e.g. Villamor and Berryman 2001, 2006; Litchfield et al. 2014; Gómez-Vasconcelos et al. 2017; McNamara et al. 2019). These faults collectively form the Taupō Rift (previously the Taupō Fault Belt) and, in the Taupō District, can be grouped into three domains – the Tongariro, Taupō and Whakamaru domains from south to north (Rowland and Sibson 2001; Figure 2.1B). Active faults are also likely to be present beneath Lake Taupō (e.g. Grindley and Hull 1986).

The NIDFB (also known as the North Island Fault System) is a series of NE–SW- to N–S-trending dextral⁴ oblique-slip faults that variably bound or cut through the Axial Ranges (Figure 2.1). These extend from Cook Strait in the south to the Bay of Plenty in the north and include the Wellington, Wairarapa, Mohaka and Whakatane faults (e.g. Beanland and Haines 1998; Mouslopoulou et al. 2007; Litchfield et al. 2014; Bland et al. 2019). The NIDFB has formed in response to the oblique subduction of the Pacific Plate, accommodating some of the plate boundary-parallel component of motion; most of the plate boundary-perpendicular component of motion is accommodated by reverse³ faults in the Hawke’s Bay and Wairarapa coastal ranges and offshore and by the Hikurangi subduction fault (interface) at depth (Figure 2.1A). The eastern edge of the Taupō District encompasses part of the NIDFB (Figure 2.1B) and includes the Wheao and Te Whaiti faults.

When describing active faults in this report, and particularly those in the Taupō Rift, we follow the convention of describing an individual line as a fault trace and a fault as a collection of fault traces that are inferred to connect at depth. This concept is discussed further in Section 2.4.

3 See Appendix 1 for active fault definitions, including cartoons showing normal, reverse and strike-slip movement types.

4 Dextral is a strike-slip movement type.

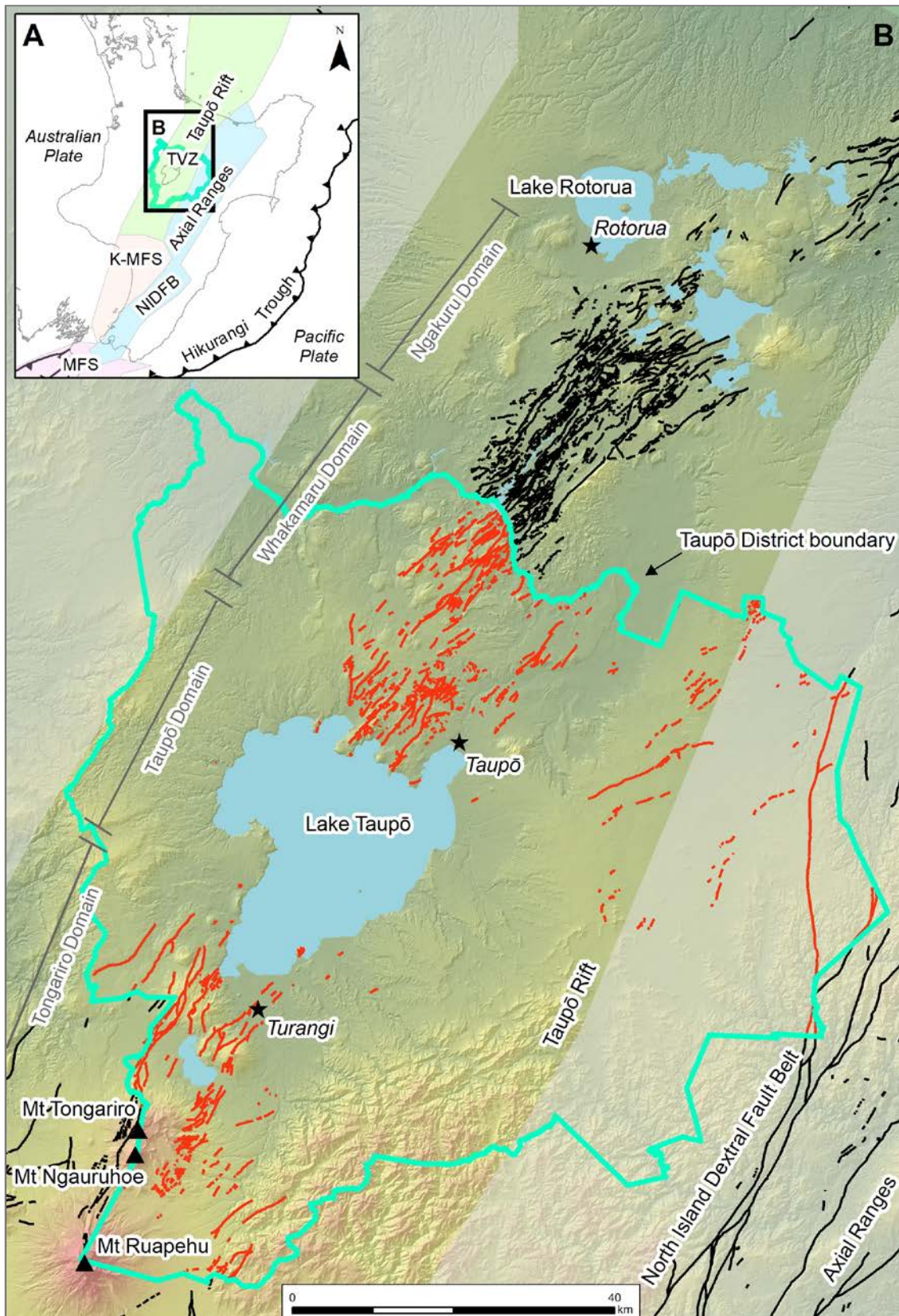


Figure 2.1 Tectonic setting of the Taupō District. (A) Major tectonic domains of the central North Island, from Litchfield et al. (2014). (B) Active faults in and around the Taupō District. Red lines are compiled in this study and the black lines are from the New Zealand Active Faults Database. K-MFS = Kapiti-Manawatu Fault System, MFS = Marlborough Fault System, NIDFB = North Island Dextral Fault Belt, TVZ = Taupō Volcanic Zone. All of the central, non-shaded area is the Taupō Rift.

2.2 Historical Seismicity

The Taupō District has a well-documented record of historical earthquakes. Figure 2.2 shows recorded earthquakes in and around the district of magnitude $\geq M_w 2$ and ≤ 40 km depth since 1850⁵. Deeper earthquakes do occur but are mainly on or within the Pacific Plate subducted beneath the district (i.e. within the Hikurangi Subduction Zone). There have been no historical Hikurangi Subduction Zone earthquakes that have caused damage in the Taupō District.

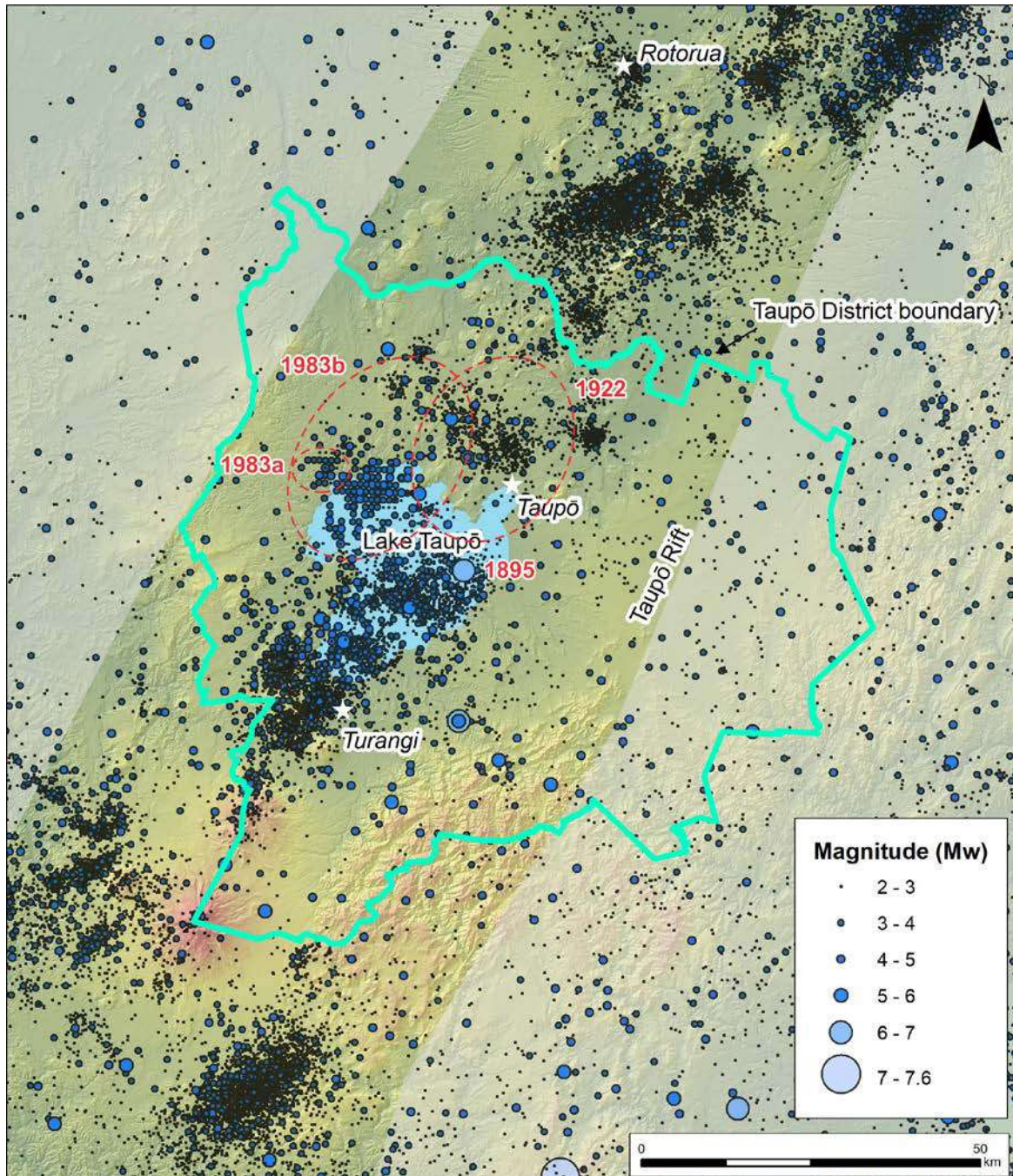


Figure 2.2 Epicentres of shallow (≤ 40 km) earthquakes of $\geq M_w 2$ since 1850 in the Taupō District. The locations of earthquake swarms discussed in the text are shown in red; from the GeoNet Earthquake Catalogue⁵.

⁵ Figure 2.2 shows recorded earthquakes in the GeoNet earthquake catalogue and does not include *all* earthquakes $> M_w 2$ and ≤ 40 km depth since 1850, as the smallest earthquakes have only been recorded as the network has improved.

The majority of the shallow (≤ 40 km depth) earthquakes within the Taupō District are in the Taupō Rift and typically occur in clusters of small to moderate earthquakes. A poorly recorded cluster occurred in August 1895, for which only the largest, a $\sim M_w 6$ earthquake on the east side of Lake Taupō, is shown in Figure 2.2. That earthquake caused landslides, ground cracking, subsidence and fissures “on a line of a concealed fault from Mt Tauhara to Earthquake Gully behind Rotongaio” (Grindley and Hull 1986). Villamor et al. (2001) suggest that the $\sim M_w 6$ 1895 earthquake could have been on the Kaingaroa Fault of Grindley (1960), although no active traces have been identified on this fault to date.

Better documented is the April 1922 to early 1923 swarm centred north of Lake Taupō (Figure 2.2). These earthquakes produced landslides, fissuring, ground-surface fault rupture and subsidence of the north shore of Lake Taupō (Grange 1932; Grindley and Hull 1986) (Figure 2.3A). Villamor et al. (2001) re-evaluated the evidence for ground-surface fault rupture and concluded that ~ 0.5 m average displacement occurred on a 3.2-km-long section of the Kaiapo Fault and 0.5 m average displacement occurred on the Whakaipo Fault for 3 km north of Mapara Road, 2 km north of Whangamatā Bay. Larger reported displacements (≤ 3.5 m subsidence) of the shoreline of Lake Taupō by the Whakaipo Fault were interpreted to be the result of landsliding. Minor displacements (≤ 0.1 m) of faults 300 m east of the Ngangiho Fault were considered to be triggered by earthquake shaking (Villamor et al. 2001).

The 1983 swarm is also well-documented and occurred in two phases northwest (1983a) and north of Lake Taupō (1983b; Figure 2.2) (Otway et al. 1984; Grindley and Hull 1986). Although these earthquakes were relatively small ($\leq M_w 4.3$) they caused minor (≤ 0.5 m) deformation of the Lake Taupō shoreline and minor cracking (≤ 0.05 m displacement) along the Kaiapo Fault (Figure 2.3B).

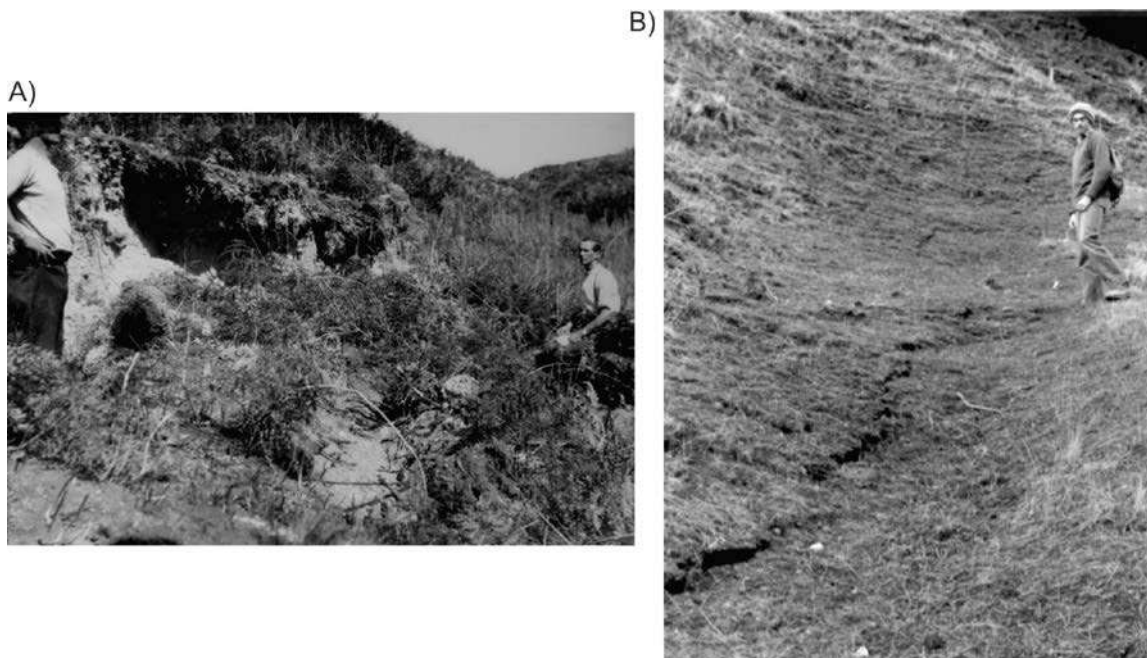


Figure 2.3 Ground-surface deformation from historical earthquake swarms in the Taupō District. (A) Deformation north of Whakaipo Bay, which is likely to primarily be from landsliding rather than fault rupture (Villamor et al. 2001); from the Gerrard Ward Collection, Taupō Museum. (B) Minor cracking along the Kaiapo Fault in the 1983 swarm, from Otway et al. (1984).

Appendix 2 also provides a description of the 1987 $M_w 6.5$ Edgecumbe earthquake, which, although outside the Taupō District, is a useful analogue of the types of ground-surface ruptures and impacts on residential buildings that could be expected within the district and is discussed further in Section 5.

2.3 Previous Active Fault Mapping

Active faults in the Taupō District have been mapped for many decades using a variety of techniques, including aerial photograph analysis, field mapping and, more recently, LiDAR analysis. Key datasets compiled and reviewed for this project were the:

- High-resolution version of the New Zealand Active Faults Database. This contains active faults mapped at a variety of scales (~1:1000–1:50,000), including those currently in the Taupō District Plan. Most of the faults in the New Zealand Active Faults Database were mapped from aerial photographs and the data are almost exclusively from prior to 2010.
- 1:250,000-scale version of the New Zealand Active Faults Database (<https://data.gns.cri.nz/af/>; Langridge et al. 2016). Most of the data in this version are from the 1:250,000 Geological Maps of New Zealand (QMAP) by Leonard et al. (2010) (Rotorua) and Lee et al. (2011) (Hawke's Bay). The QMAP datasets contain both active and inactive faults.
- Geology of the Tongariro National Park Area 1:60,000-scale geological map (Townsend et al. 2017), which also contains both active and inactive faults.
- Detailed (~1:16,000-scale) mapping and Fault Avoidance Zones developed for the Mapara Valley area. Active faults were mapped from aerial photographs (Villamor and Wilson 2007) in a desktop assessment (i.e. they were not ground-truthed, although four trenches had been excavated across one fault in another study – Villamor et al. (2007), described in Section 2.4.1).
- Detailed mapping of active faults using 1-m-resolution LiDAR data and orthophotographs in the Kinloch to Wairakei Village area for research purposes (McNamara et al. 2019).
- Detailed mapping using aerial photographs (generally 1:16,000) and 1–2-m-resolution LiDAR data for various fault location studies. Some faults have been ground-truthed with field inspections, geophysical data (Ground Penetrating Radar and Seismic Reflection) and trenches (e.g. Villamor et al. 2015).
- Compilation, review and some new mapping using LiDAR data for the upcoming 1:120,000-scale Taupō Rift geological map (GS Leonard and DB Townsend in preparation). The dataset contains both active and inactive faults.

2.4 Paleoseismic Data

Paleoseismic data are information about past earthquakes on active faults that tell us about the tectonic behaviour of a fault and its likely future behaviour, and therefore ground-surface rupture hazard. Key data include slip rate, single-event displacement, recurrence interval and the last event. Slip rate is a measure of the total number of ground-surface rupture displacements over time (e.g. accumulated displacement from several fault ruptures during the time interval when the ruptures occurred). It is a measure of relative fault activity and is determined from dated displaced landforms, such as river terraces. Single-event displacement is the amount of ground-surface rupture displacement in an individual earthquake and is ideally averaged from multiple ground-rupturing earthquakes determined from deformed landforms, such as river terraces. Recurrence interval is the time interval between large ground-surface-rupturing earthquakes and provides an indication of the likelihood of a fault rupturing in the near future. Recurrence interval can be obtained directly from the time between earthquakes (e.g. determined from trench information) or calculated by dividing single-event displacement by slip rate. The last event is the timing of the last ground-surface-rupturing earthquake, which is determined by dating of the displaced landform (e.g. a river terrace) or the youngest deformed layers (e.g. volcanic ash) exposed in a trench.

Paleoseismic data have only been obtained for a small proportion of the total number of active faults in the Taupō District (Figure 2.4). This is for a variety of reasons, including challenges with: 1) obtaining long paleoearthquake records in areas with thick, young, volcanic layers (e.g. the 1700-year-old Taupō ignimbrite); 2) obtaining permissions to excavate trenches in Tongariro National Park; and 3) accessibility, or lack thereof, in the North Island Axial Ranges (NIDFB). Trenches have been excavated across a few faults for fault location purposes (Figure 2.4), but limited paleoseismic interpretations have been undertaken and full details (e.g. surveyed fault locations) are not available.

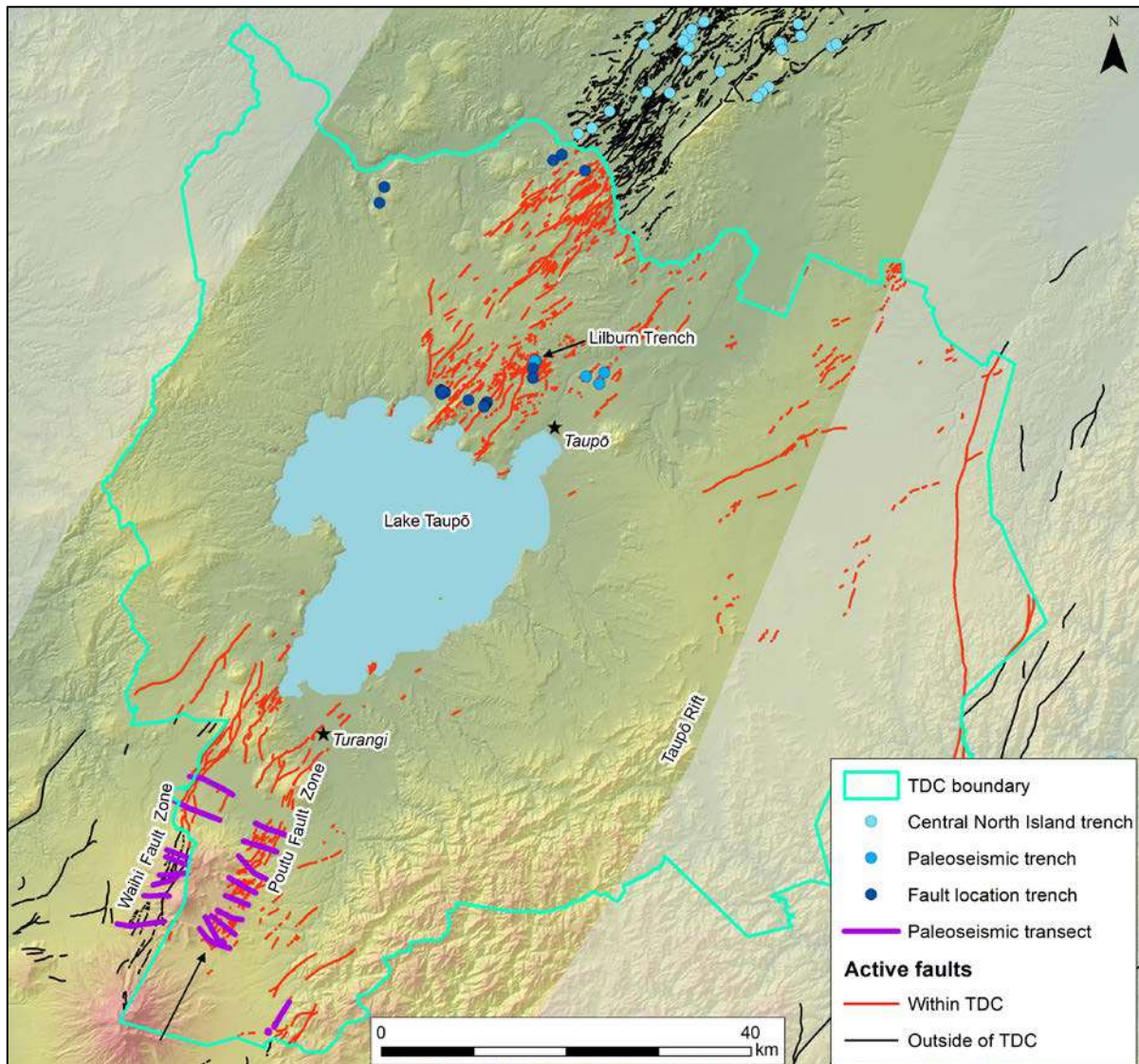


Figure 2.4 Paleoseismic and fault location (trench) sites in and surrounding the Taupō District. 'Central North Island trench' refers to paleoseismic sites outside of the Taupō District. Paleoseismic transects are compilations of data from natural exposures.

The existing paleoseismic data in the Taupō District are summarised in Table 2.1 and two datasets are described below to illustrate some general findings. It should be noted that these are data derived from field observations (from trenches and natural exposures) and that some paleoseismic data (e.g. recurrence interval) can and has also been calculated for some Taupō District active faults using other methodologies, such as single-event displacement divided by slip rate, as mentioned above. This method has been used to calculate recurrence intervals for some Taupō District faults and these are compiled together with the paleoseismic data and discussed in Section 5.

Table 2.1 Existing paleoseismic data for active faults in the Taupō District. 'Major' refers to large (metre-scale) displacements, 'minor' to small (centimetre-scale) displacements.

Fault Name	Slip Rate (mm/yr)	RI (Years)	Last Event (Calibrated Years Before Present)	Data	Data Source
Maleme	Variable Average ~3.5 mm/yr	3500 (one strand)	~900	Seven trenches north of Taupō District	Villamor and Berryman (2001); McClymont et al. (2009); Villamor et al. (2011)
Thorpe–Poplar	-	-	>13,800	Three trenches south and southwest of Ohakuri Dam	Villamor et al. (2003)
Kaiapo	-	3360–5000 (major; one strand) >10,000 (minor; one strand)	~1700 (minor)	Lilburn Trench, roadcut	Villamor et al. (2007, 2015)
Aratiatia	-	≤5000–7500 (major)	~1700 (both strands; minor) ~4000 (W strand; major) ~10,000 (E strand; major)	Three trenches south of the Aratiatia Dam	Berryman et al. (1994)
Waihi	2.6 ± 0.8	-	<3000	From natural exposures compiled across eight transects	Gómez-Vasconcelos et al. (2017)
Poutu	2.2 ± 1.9	-	<3000	From natural exposures compiled across nine transects	Gómez-Vasconcelos et al. (2017)
Upper Waikato Stream	0.5 ± 0.06	-	<3500	From natural exposures	Gómez-Vasconcelos et al. (2016)

2.4.1 Lilburn Trench

The Lilburn trench was excavated across a scarp of the Kaiapo Fault near the Te Mihi Geothermal Power Plant (Figure 2.4) as part of the planning investigations for the plant (Villamor et al. 2015). In the Te Mihi area, the Kaiapo Fault consists of multiple fault scarps/traces but, to the south, it is a single trace. The trench is excavated across just one of these traces and so the information from the Lilburn trench does not characterise the whole Kaiapo Fault.

The Lilburn trench, like others in the Taupō Rift, revealed that the scarp is underlain by several faults or fault strands (planes) (Figure 2.5). The faults displace volcanic ash and sedimentary layers by different amounts, ranging from centimetres to about one metre. The different amounts of displacements and the timing of fault ruptures for each fault strand suggest that not every fault strand exposed in the trench ruptures in every ground-rupturing earthquake, which has also been found elsewhere in the Taupō Rift (e.g. Berryman et al. 1998; Villamor et al. 2007, 2011; Canora-Catalán et al. 2008). This has important implications when extrapolating the value of a recurrence interval for fault rupture obtained from a trench to other strands within the same fault (see more below).

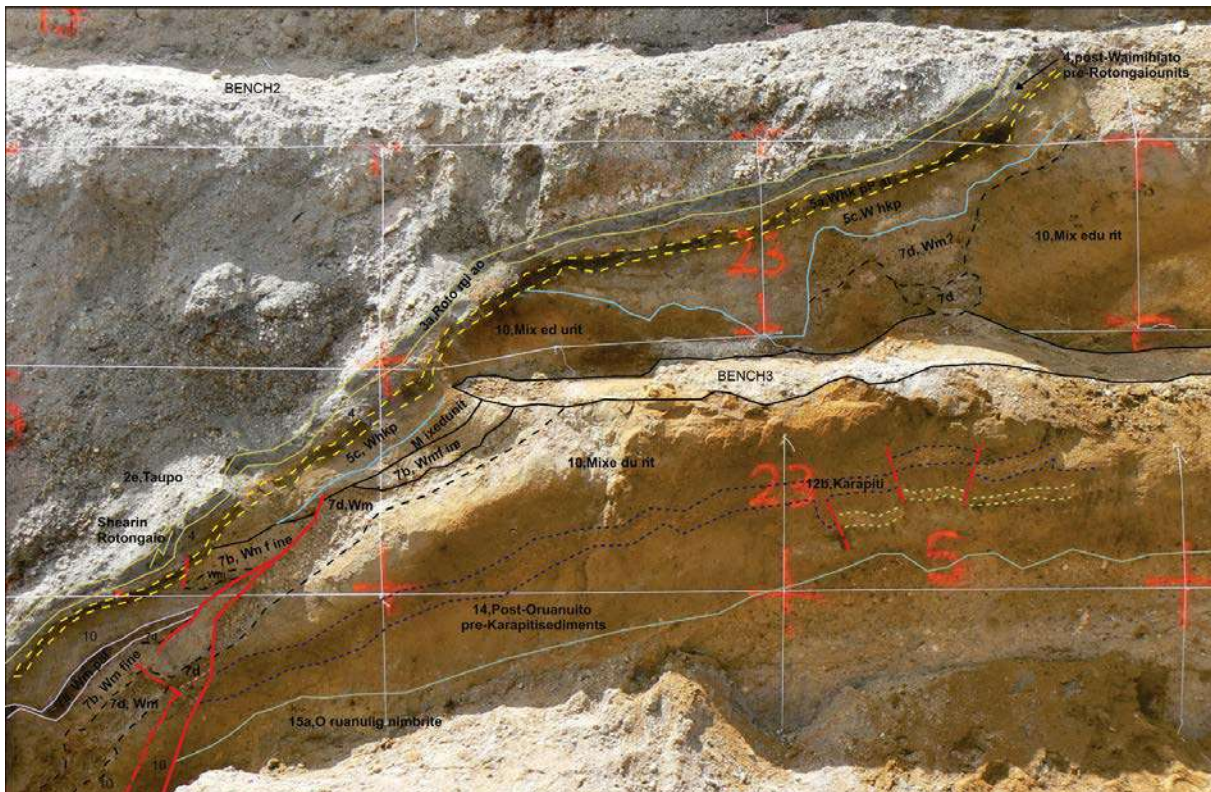


Figure 2.5 Interpreted photograph of part of the Lilburn trench across the Kaiapo Fault. Red lines mark active faults, other lines denote layers of volcanic ash, soil and materials with a mixed origin.

Another feature of the Lilburn trench, as well as others in the Taupō Rift (e.g. Villamor et al. 2007, 2011), are ground-surface-rupturing earthquakes associated with a volcanic eruption. In the Lilburn trench, the most recent earthquake occurred during the ~1700-year-old Taupō eruption. From a dataset of 50 trenches in the northern Taupō Rift, Villamor et al. (2011) found that 30% of ground-surface-rupturing earthquakes occurred immediately prior to, during or immediately after a volcanic eruption, whereas 70% were independent of volcanic eruptions. Up to three other earthquakes between ~11,500 and 1700 years ago revealed in the Lilburn trench are not associated with volcanic eruptions.

Based on the information from the Lilburn trench, a ground-penetrating radar profile and a nearby roadcut, it was interpreted that the Kaiapo Fault strands likely converge into a single fault at depth (Figure 2.6). The faults with small displacements are interpreted to be secondary (Figure 2.6) faults and to have a recurrence interval of >10,000 years. The faults with larger displacements are considered the primary faults and to have a recurrence interval of ~3360–5000 years (Table 2.1), as they likely rupture every time the master fault ruptures.

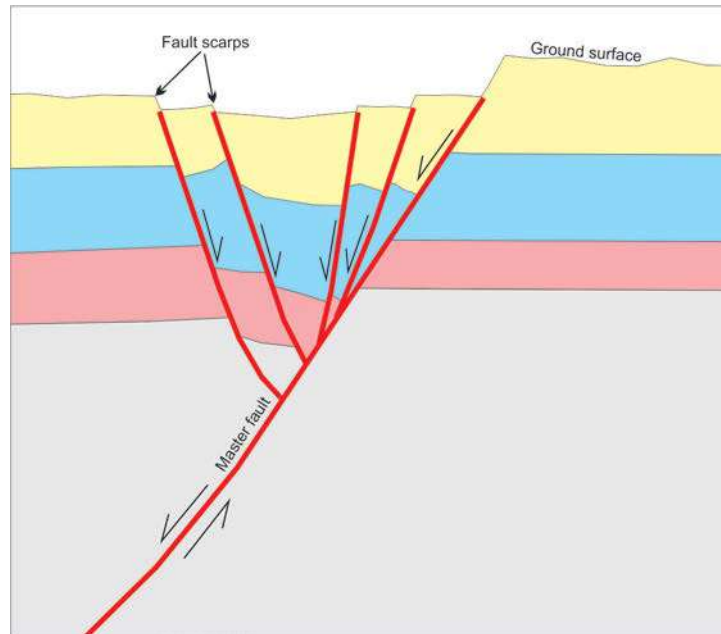


Figure 2.6 Schematic cross-section of a Taupō Rift fault showing multiple fault strands converging at depth onto a single master fault.

2.4.2 Waihi and Poutu Fault Zones Natural Exposure Transects

In the Tongariro Domain south of Lake Taupō (Figure 2.1B), active faults such as the Waihi and Poutu fault zones have been studied from natural exposures in streambanks (Gómez-Vasconcelos et al. 2016, 2017, 2019) (e.g. Figure 2.7). The natural exposures were interpreted in the same way as a trench and also revealed multiple faults with displacements ranging from centimetres to a few metres and evidence for surface-rupturing earthquakes during volcanic eruptions. These exposures, while very valuable to understanding fault activity, only accounted for a few fault strands and so the displacement values and rupture history in this area are very incomplete.

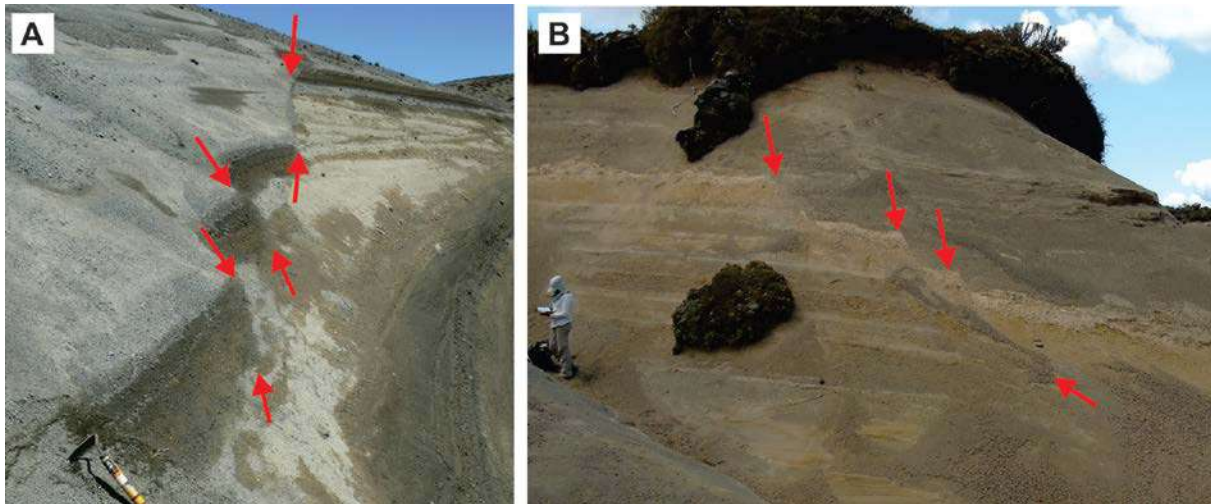


Figure 2.7 Examples of natural exposures of the Poutu Fault Zone. Active faults are marked by the red arrows; from Gómez-Vasconcelos et al. (2017).

To obtain a more complete and longer history of earthquakes on each fault zone, paleoseismic data have been compiled along transects crossing multiple fault strands (Figure 2.4). Ground-surface fault rupture displacements were measured across all fault strands within each transect, and the age of the rocks and sediments at the surface displayed by faults was used to assess the total activity (slip rate) of each strand, which was then summed across the transect. These showed that there are periods of more frequent earthquakes during times of volcanic eruptions and less frequent earthquakes during volcanic quiescence. This results in slip rate varying through time, which has also been documented for other Taupō Rift faults (e.g. Nicol et al. 2006; Villamor et al. 2007; Canora-Catalán et al. 2008). For the Waihi and Poutu fault zones, vertical slip rates range from 1.4 to 4 mm/yr and 1.4 to 5.3 mm/yr, respectively.

The Waihi and Poutu fault zones are also relatively long faults for the Taupō Rift (30 and 40 km, respectively) and so another likely explanation for surface-rupturing earthquakes varying in size, time and space is that faults are segmented and that some earthquakes may only rupture part of the fault (a fault segment). Gómez-Vasconcelos et al. (2019) suggest that each fault zone may consist of at least two segments (Figure 2.8) and that earthquakes may range from rupture of a single segment (e.g. Poutu South) to rupture of three segments (e.g. all Waihi plus other faults southwest of Lake Taupō). Variability in the rupture of different segments of other Taupō Rift faults has also been suggested (e.g. Villamor et al. 2007; Berryman et al. 2008).

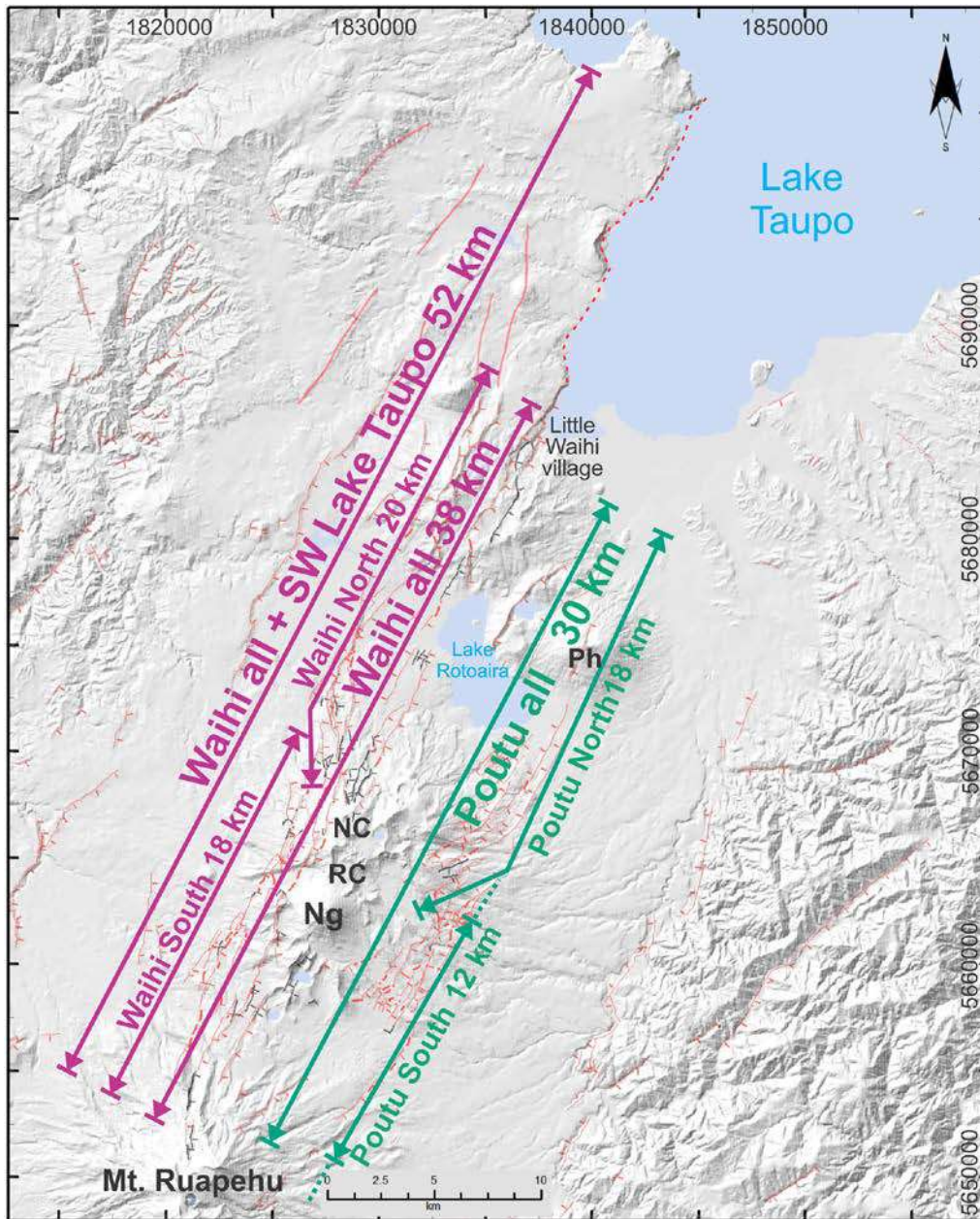


Figure 2.8 Potential surface-rupture segments for the Waihi and Poutu fault zones. From Gómez-Vasconcelos et al. (2019). NC = North Crater, Ng = Ngauruhoe, RC = Red Crater, Ph = Pīhanga.

3.0 FAULT AVOIDANCE ZONES

3.1 Fault Mapping Methodology

The updated fault map for developing Fault Avoidance Zones in the Taupō District was developed in two main ways:

- For areas where fault mapping using LiDAR data had already been undertaken, such as the Te Mihi area (McNamara et al. 2019), that mapping was reviewed and updated where required.
- Areas covered by more recent LiDAR data were reassessed for surface fault traces. Previous mapping (especially for the upcoming 1:120,000-scale Taupō Rift geological map – GS Leonard and DB Townsend in preparation) was used as a guide, but all areas were examined, with particular attention being paid to areas noted for potential future development.

In addition, although the Taupō Rift faults are characteristically numerous, short and discontinuous, in some places the faults have been either eroded away by landslides or stream erosion or covered over by young volcanic ash and/or sediment. In these areas, mapped fault traces were either connected with inferred faults or extended beyond their mapped lengths (Figure 3.1). The decision whether to connect or extend faults or to leave gaps is based on: 1) our experience of fault mapping and 2) assessment of geological maps and topography (landforms) to identify where fault rupture has likely continued between traces in past earthquakes and is likely to in the future. The lengths faults have been extended is determined from geological units or landforms or, if they are buried by younger layers, they were extended by 10%. Although we cannot rule out ground-surface rupture occurring beyond the mapped and inferred faults, we are confident that we have identified faults as best as is possible using the currently available evidence (e.g. LiDAR and geological maps).

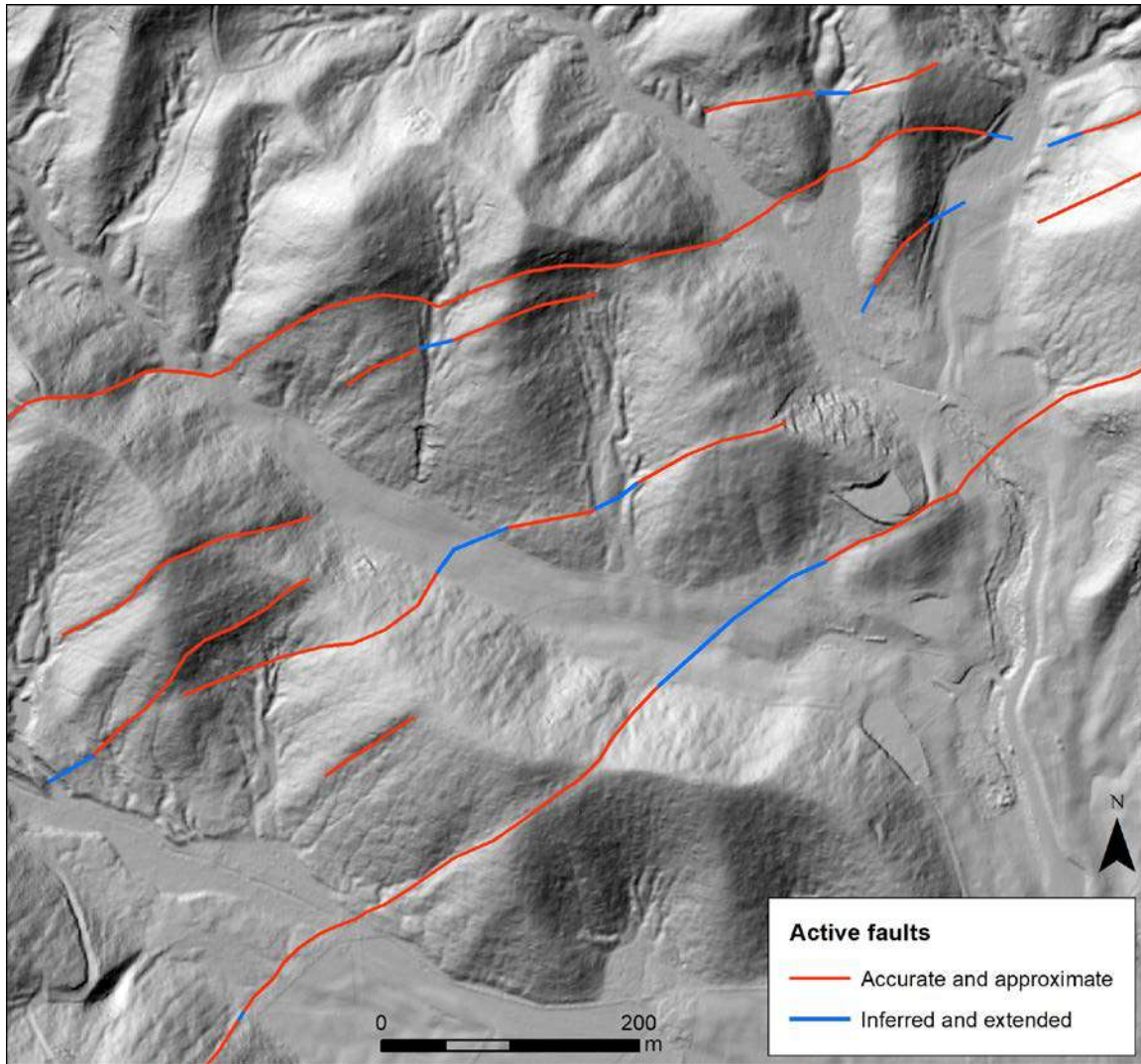


Figure 3.1 Examples of faults that have been extended or extrapolated (inferred) along-strike across areas where they have almost certainly been eroded away (e.g. by stream erosion) or buried by young stream sediments.

3.2 Fault Attributes

The attributes assigned to each fault are listed in Table 3.1. Key attributes for developing Fault Avoidance Zones are highlighted in bold and are discussed further in Section 3.3. Many of the attributes were missing from previous map datasets, so were added in this project.

Table 3.1 Attributes for mapped active faults in areas covered by LiDAR data in the Taupō District for the purposes of developing Fault Avoidance Zones. Key attributes for developing Fault Avoidance Zones are shown in bold.

Attribute	Name in Shapefile	Definition
Fault name	FAULT_NAME	The name given to an active fault.
Dominant sense	DOM_SENSE	Dominant or primary sense of movement on the fault (normal – see Appendix 1 for a full list and further details).
Down quadrant	DOWN_QUAD	The direction of the down-thrown side of the fault described in terms of compass quadrants.
Expression	EXPRESSION	Description of how a fault is expressed at the ground surface (surface trace, eroded scarp, no trace or concealed).
Tectonic origin	TECTONIC_O	Certainty that the feature is of tectonic (e.g. earthquake) origin (definite, likely or possible).
Accuracy	ACCURACY	Accuracy of the location of the fault on the ground surface (accurate, approximate, uncertain or inferred).
Deformation width	Deformatio	Horizontal width of the visible fault feature or, for concealed faults or faults with no surface trace, the maximum width of where the deformation could be located. Value is in metres.
Capture uncertainty	Capture_un	Uncertainty associated with transferring the fault location onto a map (capture area). Value is in metres.
Setback width	Setback	An additional 20-metre-wide zone either side of a likely fault rupture zone (deformation width) to capture the area of intense ground deformation. Value is in metres.
Fault complexity	Fault_comp	The width and distribution of the deformed land around the fault trace (well-defined, well-defined extended or uncertain constrained – see Table 3.2 for a full list and further details).
Recurrence interval class	RI_Class RI_Years	The average time between surface-rupturing events on a fault, grouped into six classifications (RI Class I, IV or V – see Table 3.3 for a full list and further details).

Table 3.2 Definitions of fault complexity terms. Adapted from the MfE Active Fault Guidelines (Kerr et al. 2003). In practise, all fault traces in the Taupō District were only classified as 'Well-defined', 'Well-defined extended' or 'Uncertain constrained'.

Fault Complexity	Definition
Well-defined	Fault rupture deformation is well-defined and of limited geographic width (e.g. metres to tens of metres wide).
Well-defined extended	Fault rupture deformation has been either buried or eroded over short distances, but its position is tightly constrained by the presence of nearby distinct fault features.
Distributed	Fault rupture deformation is distributed over a relatively broad, but defined, geographic width (e.g. tens to hundreds of metres wide), typically as multiple fault traces and/or folds.
Uncertain constrained	Areas where the location of fault rupture is uncertain because evidence has been either buried or eroded, but where the location of fault rupture can be constrained to a reasonable geographic extent (≤ 300 m).
Uncertain poorly constrained	The location of fault rupture deformation is uncertain and cannot be constrained to lie within a zone less than 300 m wide, usually because evidence of deformation has been either buried or eroded away, or the features used to define the fault's location are widely spaced and/or very broad in nature.

Table 3.3 Definition of Recurrence Interval (RI) classes, from the MfE Active Fault Guidelines. In practise, all faults in the Taupō District were only classified as RI Class I, IV or V.

RI Class	Average Recurrence Interval of Surface Rupture
I	≤ 2000 years
II	> 2000 to ≤ 3500 years
III	> 3500 to ≤ 5000 years
IV	> 5000 to $\leq 10,000$ years
V	$> 10,000$ to $\leq 20,000$ years
VI	$> 20,000$ to $\leq 125,000$ years

3.3 Fault Avoidance Zone Construction Methodology

Fault Avoidance Zones (polygons) were developed using the following steps (Figure 3.2):

1. Buffer the active fault trace (black lines in Figure 3.2A, C) by the Deformation Width (light orange in Figure 3.2A, C). This forms the 'Likely fault rupture zone' in the MfE Active Fault Guidelines (Kerr et al. 2003). In the Taupō Rift, the fault is considered to most likely be in the centre of the fault scarp, so the buffer zones are symmetrical about the fault lines.
2. Buffer fault extensions (Figure 3.1) by an additional $\pm 10\%$, rounded to the nearest metre. This is to account for the greater, but unknown, location uncertainty.
3. Buffer the faults by the Capture Uncertainty (dark green in Figure 3.2A, C). This accounts for the uncertainty in the exact geographical coordinates of a point or line on a map, given the intrinsic location error derived from the map resolution. A single value of ± 3 m was used, and this value takes into account both the resolution (1–2 m) and the uncertainty in georeferencing LiDAR data.

4. Buffer the Deformation Width and Capture Uncertainty by a further ± 20 m to create what is sometimes referred to as the 'Setback Zone' (light green in Figure 3.2A, C). This additional 20 m accommodates the intense deformation and secondary ruptures that can occur close to primary mapped fault rupture.

The combined zone is the Fault Avoidance Zone (Figure 3.2B), which is classified with the recurrence interval class and fault complexity. Recurrence interval classes are defined in Table 3.3 and are discussed in Section 5.1. Fault complexities are defined in Table 3.2, although, in practise in the Taupō District, all faults were classified either as well-defined (for those with traces visible in the LiDAR data), well-defined extended (for those joining gaps), or uncertain constrained (for those extended beyond the mapped lengths).

It is important to note that representations of Fault Avoidance Zones obtained by a 20 m buffer around a fault line, e.g. around a fault from the National Active Fault Database, are not considered good practice, as they do not take into account the Deformation Width and Capture Uncertainty. Only in cases where the fault plane (or fault planes) has been exposed in the field, through paleoseismic trenches, can the Deformation Width can be substantially reduced and the Capture Uncertainty removed.

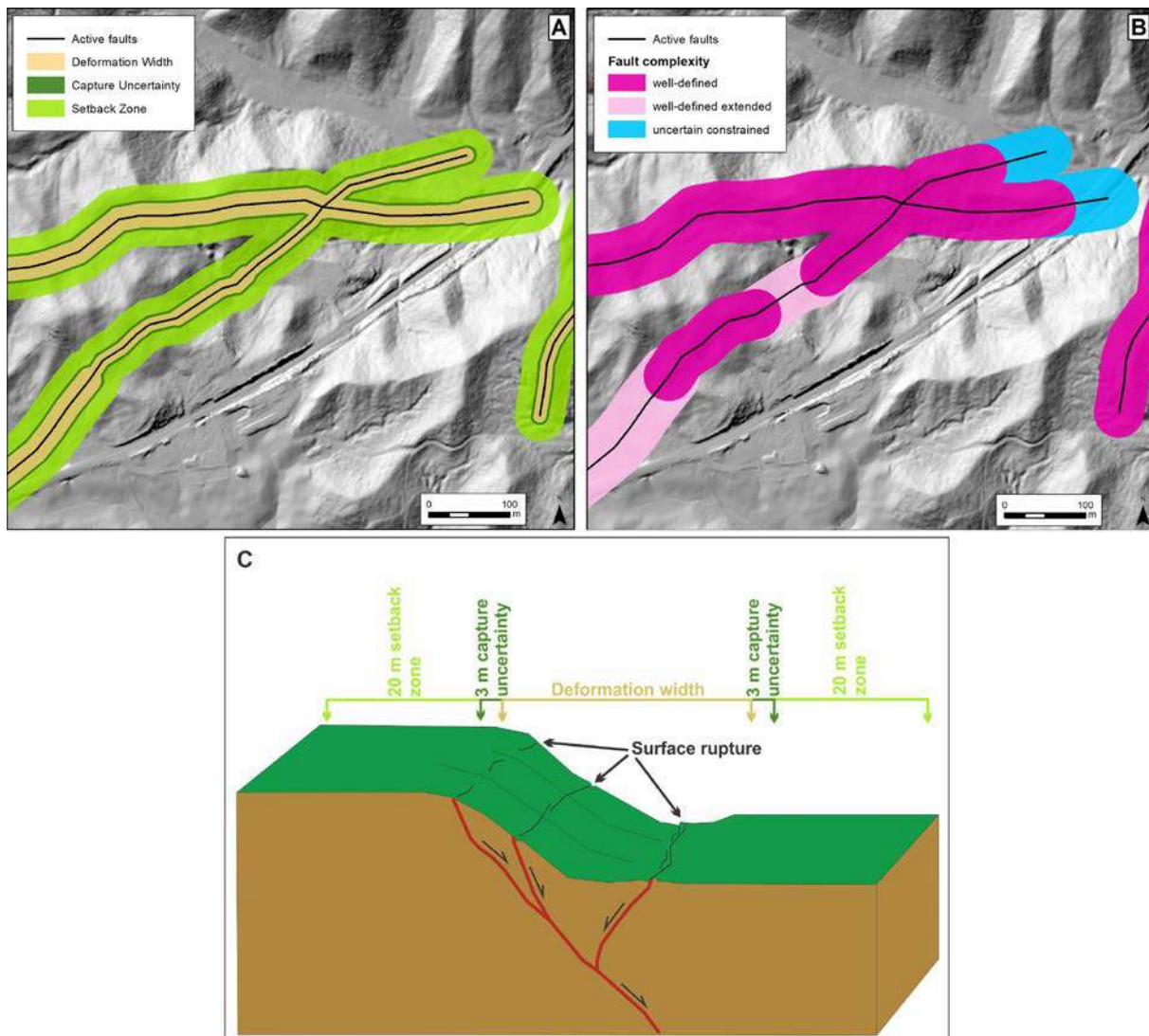


Figure 3.2 Components of the Fault Avoidance Zones. (A) Individual buffer zones used to create Fault Avoidance Zones. (B) The resulting Fault Avoidance Zones classified by fault complexity. (C) Schematic block diagram showing how the buffer zones relate to fault features in the field.

Fault Avoidance Zones developed for the Taupō District are shown in Figure 3.3. They are briefly described in Sections 3.4 and 3.5, from south to north, along with significant updates in the fault mapping and Fault Avoidance Zones developed previously. In our discussion of the fault mapping, we follow the convention of describing an individual line as a fault trace and a fault as a collection of fault traces that are inferred to connect at depth (Figures 2.6 and 3.2).

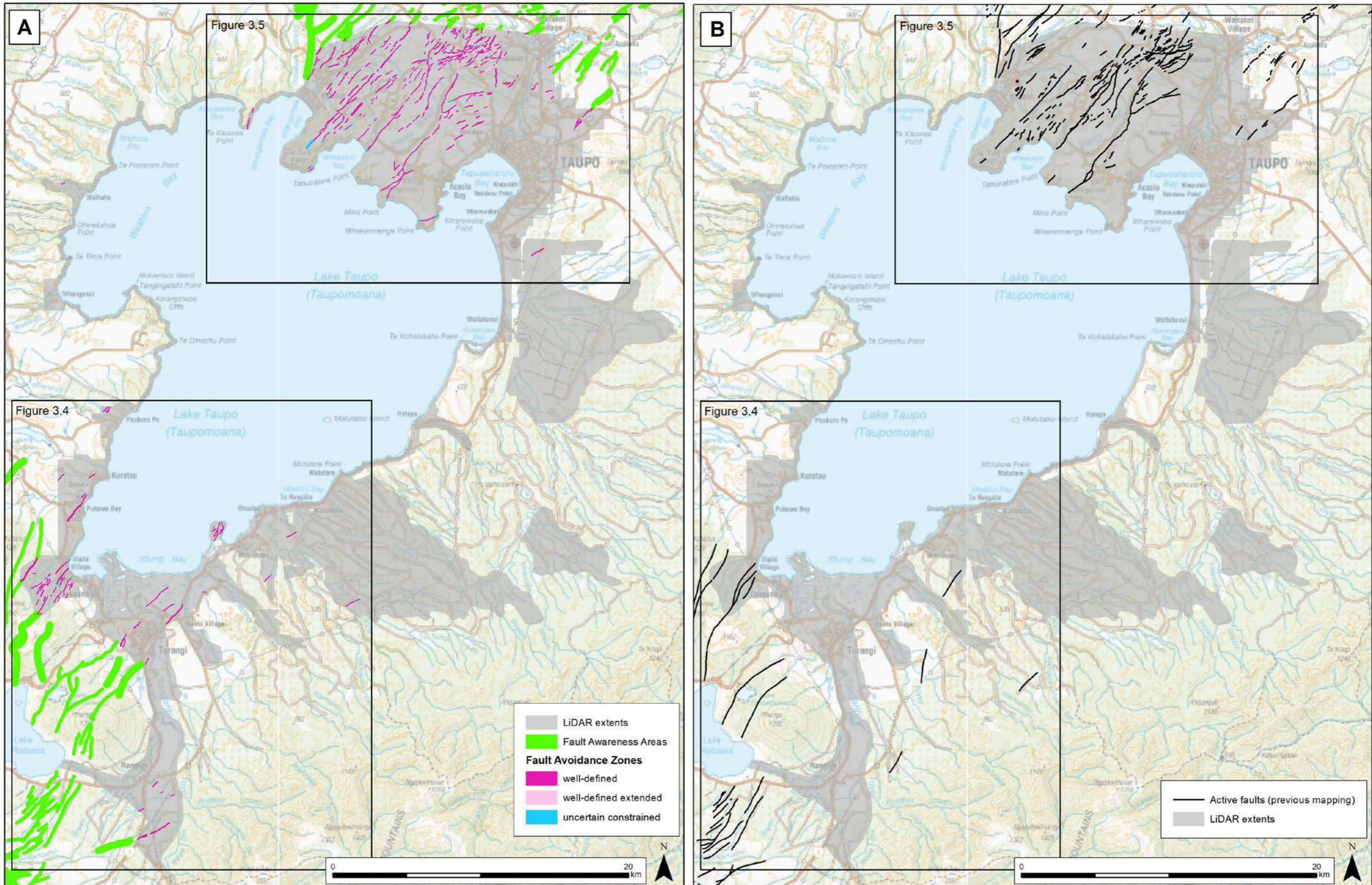


Figure 3.3 (A) Fault Avoidance Zones (pink and blue – classified by fault complexity) developed for the areas covered in LiDAR data (grey). (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

This page left intentionally blank.

3.4 Fault Avoidance Zones in the Tongariro Domain

Analysis of the LiDAR data reveals many new fault traces in the Tongariro Domain (Figure 3.4). Almost all of these are inferred to belong to previously mapped faults (the Waihi, Taurewa, Rotopounamu and Poutu faults), with the addition of one new fault, the Treetrunk Fault, named after Treetrunk Gorge and the Treetrunk active fault earthquake source in the New Zealand National Seismic Hazard Model (NSHM; Stirling et al. 2012).

The Taurewa Fault is shown to have a greater density of traces (Figure 3.4A) than previously mapped (Figure 3.4B), although the tectonic origin of some of these traces is only 'likely' or 'possible' because some may alternatively be landslide features. Fault Avoidance Zone widths range from 55 to 116 m.

Other new fault traces have been mapped on both sides of the southern end of Lake Taupō, and, except for the dense faulting on the peninsula west of Motuoapa, are sparse (>500 m apart) and relatively short (<2 km). This may reflect the interpretation that they form the northeast ends of several previously mapped faults (Figure 3.4A). The Fault Avoidance Zones for these faults are generally classified as well-defined and they range in width from 56 to 126 m.

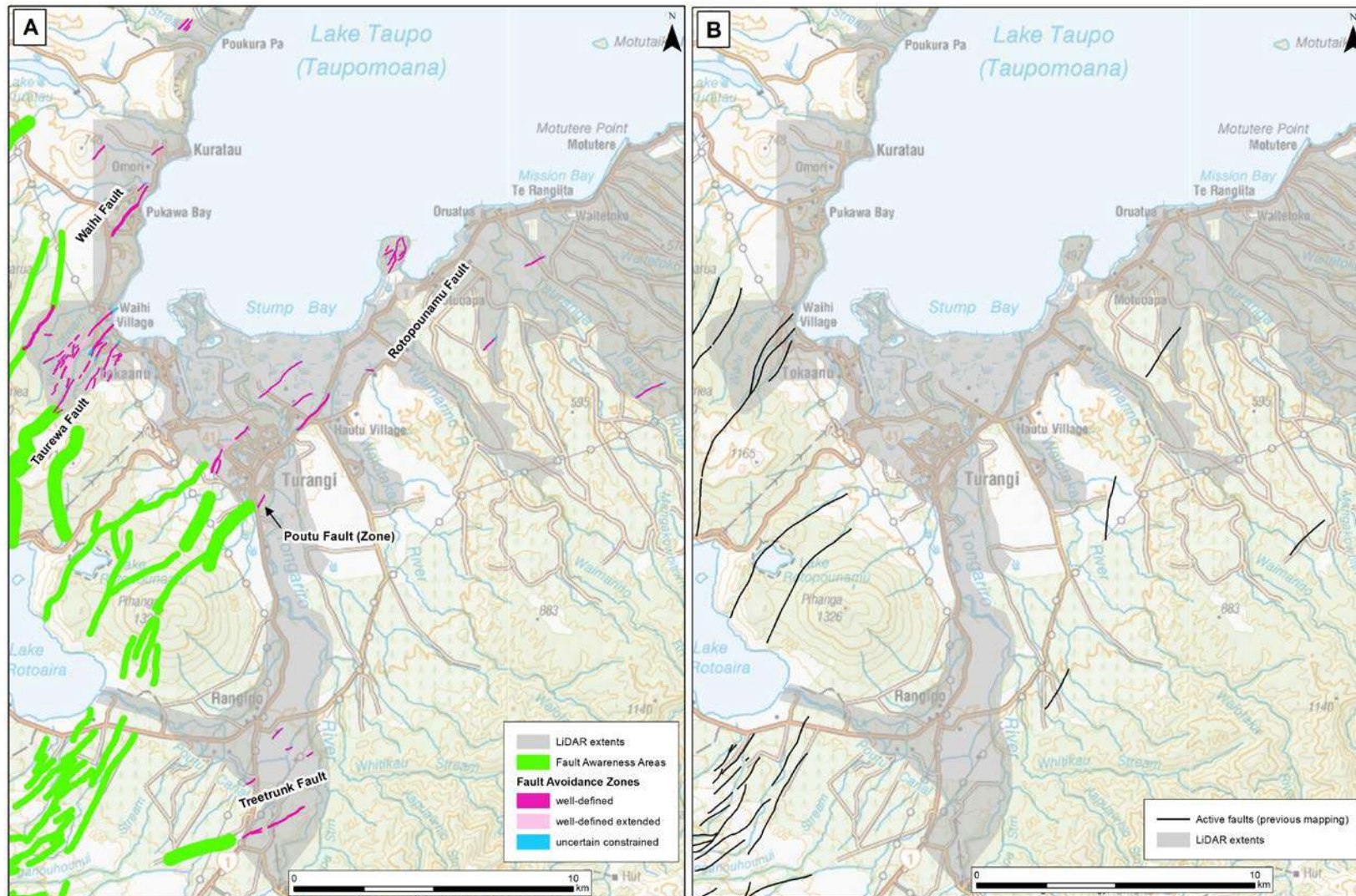


Figure 3.4 (A) Fault Avoidance Zones (pink and blue – classified by fault complexity) developed for the areas covered in LiDAR data in the Tongariro Domain (grey). (B) Previous active fault mapping in the Tongariro Domain from the high-resolution version of the New Zealand Active Faults Database.

3.5 Fault Avoidance Zones in the Southern Taupō Domain

The new mapping using LiDAR data in the southern Taupō Domain has led to the identification of some new fault traces, but also resulted in the removal of some previously mapped fault traces (Figure 3.5). This includes faults for which Fault Avoidance Zones had previously been defined using aerial photographs in the Mapara Valley area (Villamor and Wilson 2007). All newly mapped fault traces have been assigned to previously identified named faults.

The most complex faulting is in the area west of Wairakei, where the Te Mihi Fault cuts across the Whakaipo and Kaiapo faults (McNamara et al. 2019). To the south are some notably long, continuous traces, such as the 6–10-km-long traces of the Ngangiho, Whakaipo and Kaiapo faults. The tectonic origin for the majority of these faults is classified as ‘definite’ and ‘likely’, but about 15% are classified as ‘possible’ faults.

The Fault Avoidance Zone complexities are classified as well-defined, well-defined extended and uncertain constrained, and range in width from 52 to 146 m.

These new Fault Avoidance Zones differ from, and should replace, the Fault Avoidance Zones developed for the Mapara Valley area developed by Villamor and Wilson (2007).

This page left intentionally blank.

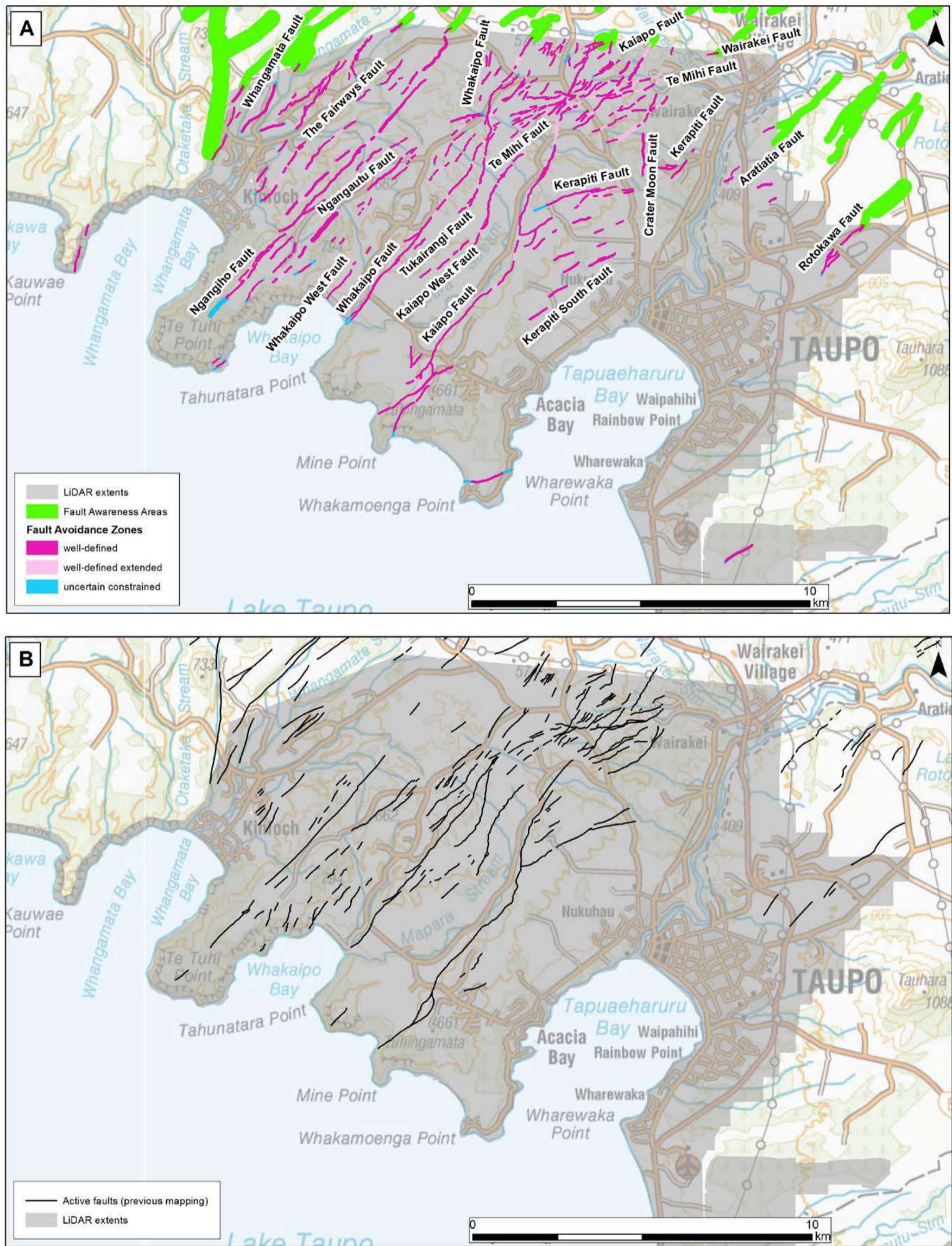


Figure 3.5 (A) Fault Avoidance zones (pink and blue – classified by fault complexity) developed for the areas covered in LiDAR data in the southern Taupō Domain (grey). (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

This page left intentionally blank.

4.0 FAULT AWARENESS AREAS

4.1 Fault Mapping Methodology and Attributes

The fault map utilised for developing Fault Awareness Areas was derived using two main datasets:

- The upcoming 1:120,000-scale Taupō Rift geological map (GS Leonard and DB Townsend in preparation). This work has incorporated some detailed fault mapping using Bay of Plenty Regional Council LiDAR data in the eastern Taupō District (Villamor et al. 2017 and P Villamor unpublished data) and mapping using a 2-m-resolution Digital Surface Model in the Tongariro area.
- The high-resolution version of the New Zealand Active Faults Database. The scale varies from 1:16,000 in parts of the Taupō Rift to 1:250,000 in the NIDFB.

The attributes assigned to each fault are listed in Table 4.1. Key attributes for developing Fault Awareness Areas are highlighted in bold and are discussed further in Section 4.2. Many of the attributes were not populated for previously mapped faults, so were added in this study.

Table 4.1 Attributes for mapped active faults in areas not covered by LiDAR data in the Taupō District for the purposes of developing Fault Awareness Areas. Key attributes for developing Fault Awareness Areas are shown in bold.

Attribute	Name in Shapefile	Definition
Fault name	FAULT_NAME	The name given to an active fault.
Dominant sense	DOM_SENSE	Dominant or primary sense of movement on the fault (normal or dextral – see Appendix 1 for a full list and further details).
Subordinate sense	SUB_SENSE	Secondary sense of movement on the fault (normal – see Appendix 1 for a full list and further details).
Down quadrant	DOWN_QUAD	The direction of the down-thrown side of the fault described in terms of compass quadrants.
Accuracy	ACCURACY	Accuracy of the location of the fault on the ground surface (accurate, approximate, uncertain or inferred).
Certainty	Certainty	The level of confidence that the mapped features are an active fault (definite, likely or possible – see Table 4.2 for further details).
Surface form	Surf_form	How clearly the mapped feature can be seen on the ground (well-expressed, moderately expressed or not expressed – see Table 4.3 for a full list and further details).
Buffer distance	BUFF_DIST	The buffer width used to create the Fault Awareness Area (125 or 250 m – see list in Section 4.2 for details).
Recurrence interval class	RI_Class RI_Years	The average time between surface-rupturing events on a fault, grouped into six classifications (RI Class I, IV and V – see Table 3.3 for a full list and further details).

Table 4.2 Definitions of Certainty categories, from Barrell et al. (2015).

Category	Definition
Definite	The mapped feature is without doubt an active fault.
Likely	The mapped feature is probably an active fault, but other explanations for its origin cannot be ruled out (for example, it could have been formed by river erosion).
Possible	There is a possibility that the mapped feature is an active fault, but it is just as likely to be something else.

Table 4.3 Definitions of Surface Form categories, from Barrell et al. (2015). In practise, all faults in the Taupō District for which Fault Awareness Areas were defined are classified as 'Well-expressed', 'Moderately expressed' or 'Not expressed'.

Category	Definition
Well-expressed	The mapped feature should be able to be located on the ground to better than ± 50 m – it can be clearly seen on the ground.
Moderately expressed	The mapped feature should be able to be located on the ground to better than ± 100 m – it is not so easily seen on the ground.
Not expressed	The mapped feature cannot be seen at the ground surface and would require detailed investigation to locate it (for example, it has been covered by river gravels since the last movement on the fault).
Unknown	This term is applied where, for example, vegetation obscures the ground surface, or where the natural landscape has been heavily modified by humans and the degree of expression cannot be assessed using aerial or satellite photos, or where no photos of suitable scale, or other data such as LiDAR, are available for making an assessment.

4.2 Fault Awareness Areas Construction Methodology

The Fault Awareness Areas were developed by buffering the mapped faults according to the level of Certainty and their Surface Form. That is, buffers of 125 m either side (total width 250 m) were applied to faults characterised as:

- Definite (well-expressed)
- Definite (moderately expressed)
- Likely (well-expressed)
- Likely (moderately expressed)
- Possible (well-expressed).

Buffers of 250 m either side (total width 500 m) were applied to faults characterised as:

- Possible (moderately expressed)
- Possible (not expressed).

This generally follows the methodology developed by Barrell et al. (2015), except for buffering the Possible (well-expressed) faults by 125 m either side (they recommend buffering by 250 m either side). The difference is that the Barrell et al. (2015) methodology was developed for faults mapped at 1:250,000 scale, and in this present study the Possible (well-expressed) faults have been mapped using LiDAR or a detailed Digital Surface Model. They are therefore relatively accurately located, so the buffer does not need to incorporate the locational uncertainty inherent in a 1:250,000 scale dataset.

The Fault Awareness Areas developed for the Taupō District are shown in Figure 4.1. They are briefly described in Sections 4.3 to 4.5, along with significant updates in the fault mapping.

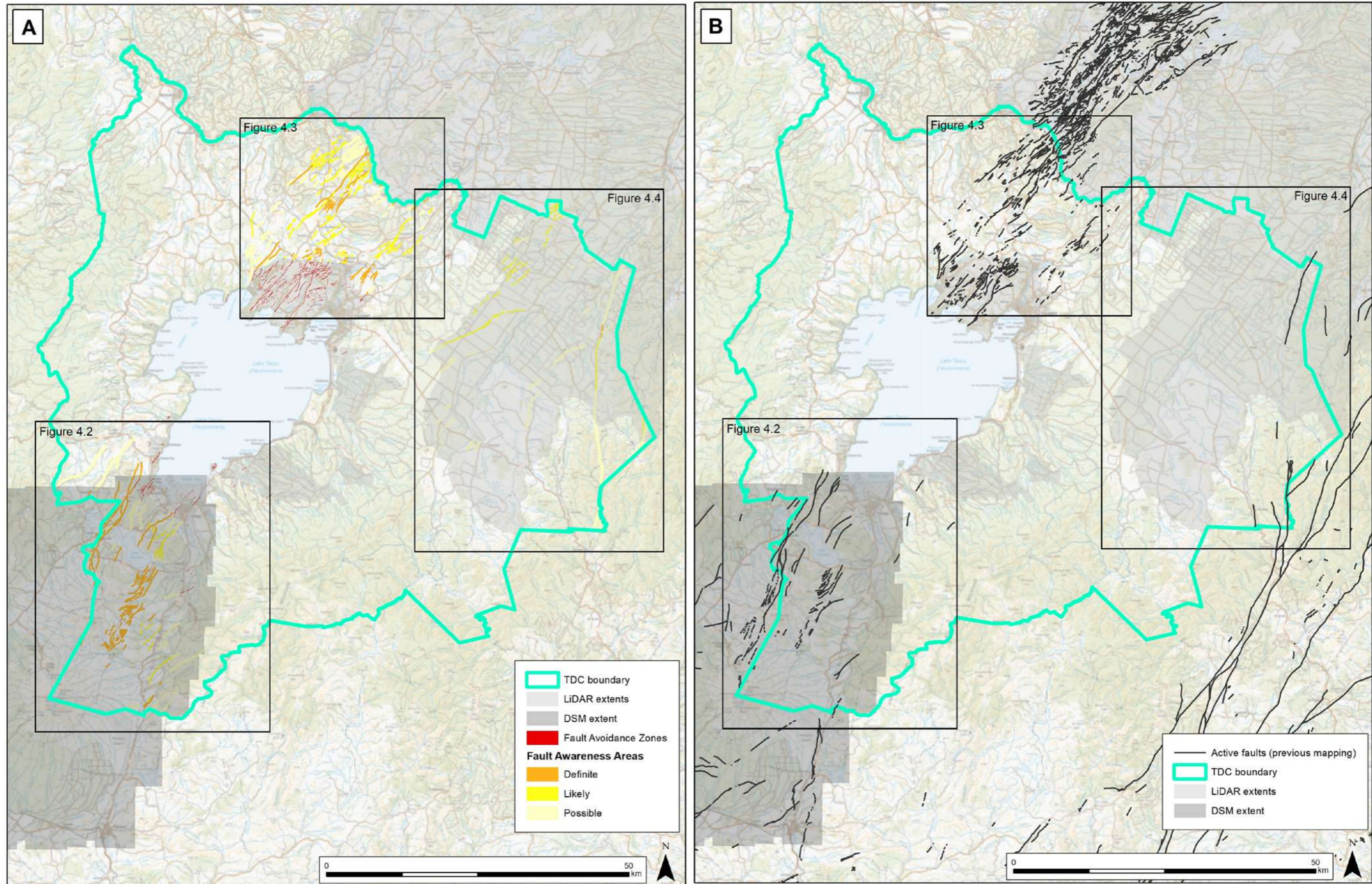


Figure 4.1 Fault Awareness Areas developed for the Taupō District Council (TDC). (A) Fault Awareness Areas (orange and yellow) developed for the Bay of Plenty Region LiDAR area and areas not covered by LiDAR data. (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

This page left intentionally blank.

4.3 Fault Awareness Areas in the Tongariro Domain

The updated fault map in the Tongariro Domain (Figure 4.2) includes many new fault traces west and south of Tūrangi and the removal of some faults. The removed faults are because there is no evidence for them in aerial photographs or the 2-m-resolution Digital Surface Model.

Many of the new fault traces have been assigned to previously mapped faults (e.g. National Park, Waihi, Taurewa, Rotopounamu, Poutu and Wahianoa faults). Two new faults have been mapped, the Treetrunk and Upper Waikato Stream faults. The Treetrunk Fault is named after the Treetrunk active fault earthquake source in the New Zealand National Seismic Hazard Model (Stirling et al. 2012) and the Upper Waikato Stream Fault was named and characterised by Gómez-Vasconcelos et al. (2016, 2017, 2019).

Most (90%) of the traces are classified as 'Definite' (well-expressed), 'Definite' (moderately expressed), 'Likely' (well-expressed), 'Likely' (moderately expressed) or 'Possible' (well-expressed), so the Fault Awareness Areas are 250 m wide (that is, 125 m either side of the mapped fault). The remainder are 'Possible' (moderately expressed) and the Fault Awareness Areas are 500 m wide.

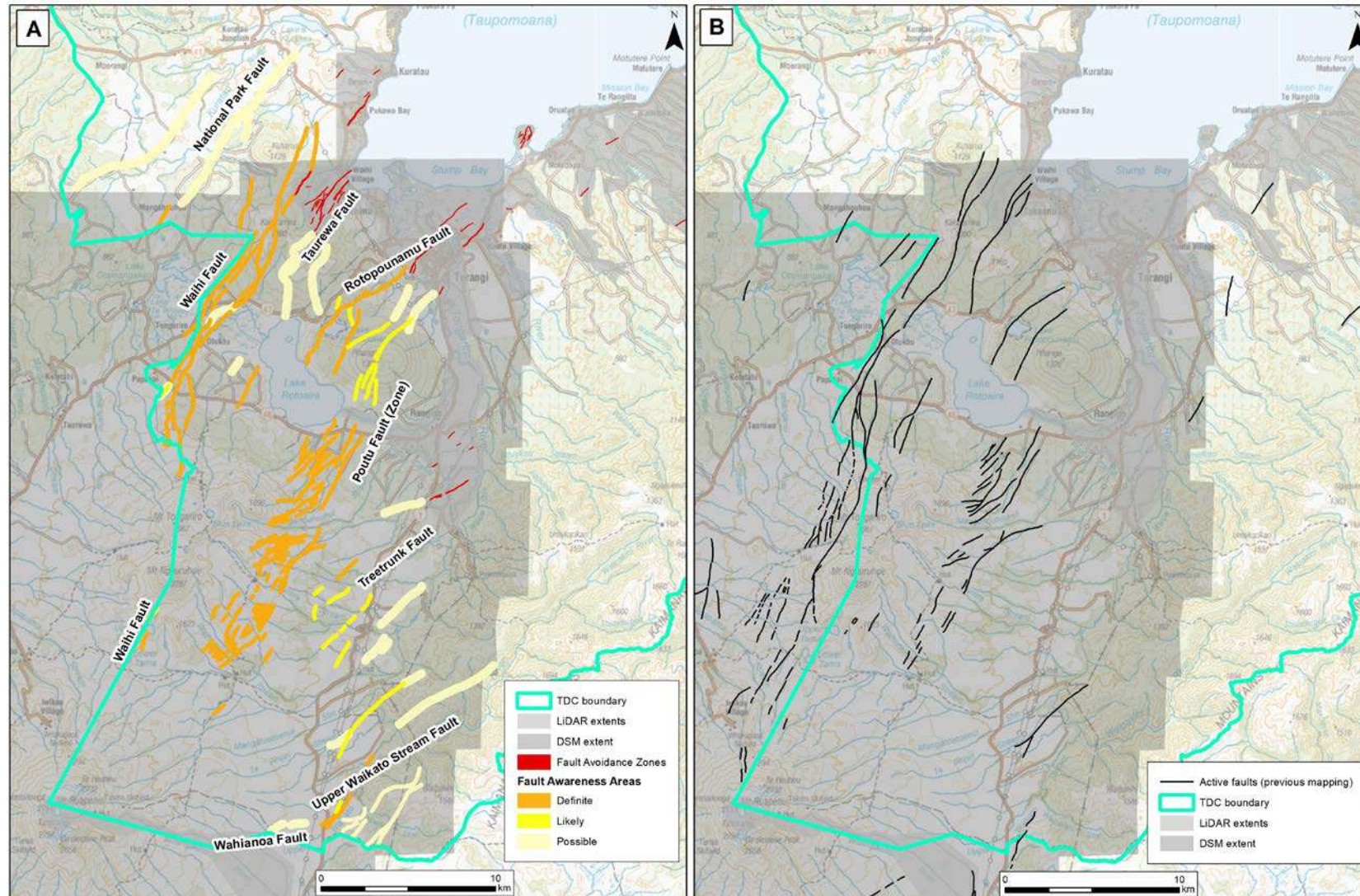


Figure 4.2 (A) Fault Awareness Areas (orange and yellow – classified by certainty) developed for areas not covered by LiDAR data in the Tongariro Domain. (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

4.4 Fault Awareness Areas in the Northern Taupō and Whakamaru Domains

Most of the faults in the updated fault map in the northern Taupō and Whakamaru domains (Figure 4.3) are identified from the high-resolution version of the New Zealand Active Faults Database, but a few have been added (for example, west of Wairakei Village from the mapping of McNamara et al. 2019). All of the newly mapped faults are inferred to be traces of previously identified named faults.

The majority (75%) of the traces are classified as ‘Definite’ (well-expressed), ‘Definite’ (moderately expressed), ‘Likely’ (well-expressed) or ‘Likely’ (moderately expressed) and so the Fault Awareness Areas are 250 m wide. The remainder are classified as ‘Possible’ (moderately expressed) and the Fault Awareness Areas are 500 m wide.

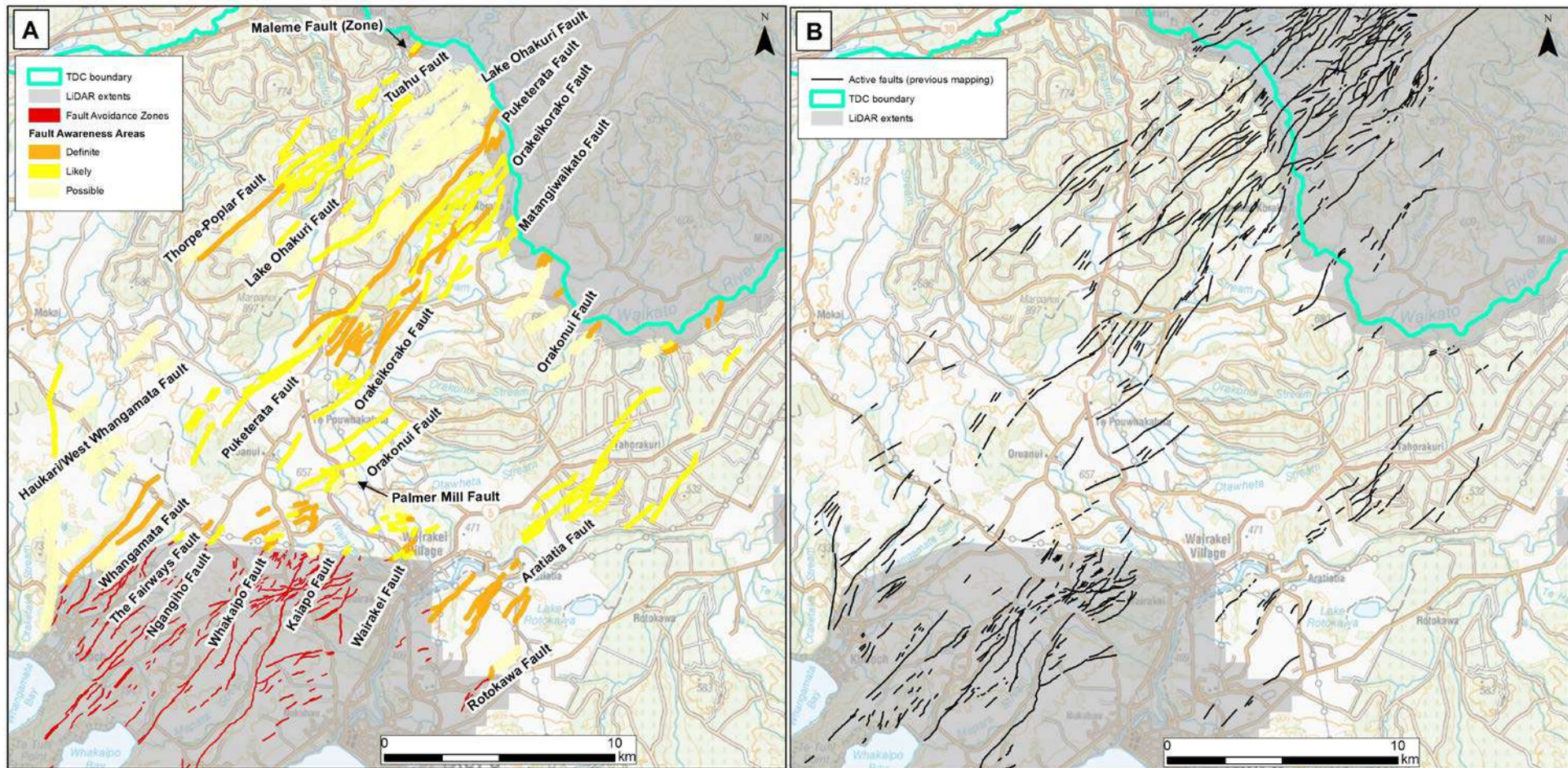


Figure 4.3 (A) Fault Awareness Areas (orange and yellow – classified by certainty) developed for areas not covered by LiDAR data in the Taupō and Whakamaru domains. (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

4.5 Fault Awareness Areas in the Eastern Taupō District

The eastern part of the Taupō District, including part of the NIDFB, is partly covered by Bay of Plenty Regional Council LiDAR data (Figures 1.1, 4.1, 4.4). Recent fault mapping using these data (P Villamor and DB Townsend unpublished data) has identified many new traces (both likely and possible fault traces) in the Rangitaiki–Wairapukau area (Figure 4.4). Although the age and tectonic origin of many of these traces is currently unknown, it was judged prudent to develop Fault Awareness Areas for them.

The newly identified, unnamed traces (both likely and possible) generally trend northeast and the majority are thought to be normal faults. If movement on these faults has occurred in the last 25,000 years, this would suggest that the Taupō Rift may be wider than previously defined (e.g. Figure 2.1). It would also imply that the Taupō Rift overlaps the western edge of the NIDFB (Wheao Fault). None of the traces have been grouped into faults or given names and none have a Certainty classification of 'Definite'. Instead they have been classified as 'Likely' (well-expressed), 'Likely' (moderately expressed), 'Possible' (well-expressed) and 'Possible' (moderately expressed). Only the latter have Fault Awareness Areas of 500 m wide, the remainder are 250 m wide.

The updated fault map for the part of the NIDFB in the Taupō District includes two faults, the Wheao and Te Whaiti faults (Figure 4.4). The LiDAR data reveal clear traces along the central Wheao Fault and a western strand of the Te Whaiti Fault. These traces have been classified as 'Definite' (moderately expressed) and 'Likely' (well-expressed) and the Fault Awareness Areas are accordingly 250 m wide. The remaining fault traces are classified as 'Possible' (moderately expressed) and 'Possible' (not expressed) and Fault Awareness Areas are 500 m wide. Three north-trending traces west of the Wheao Fault have been removed as there is no clear basis (e.g. features visible on aerial photographs) for their inclusion.

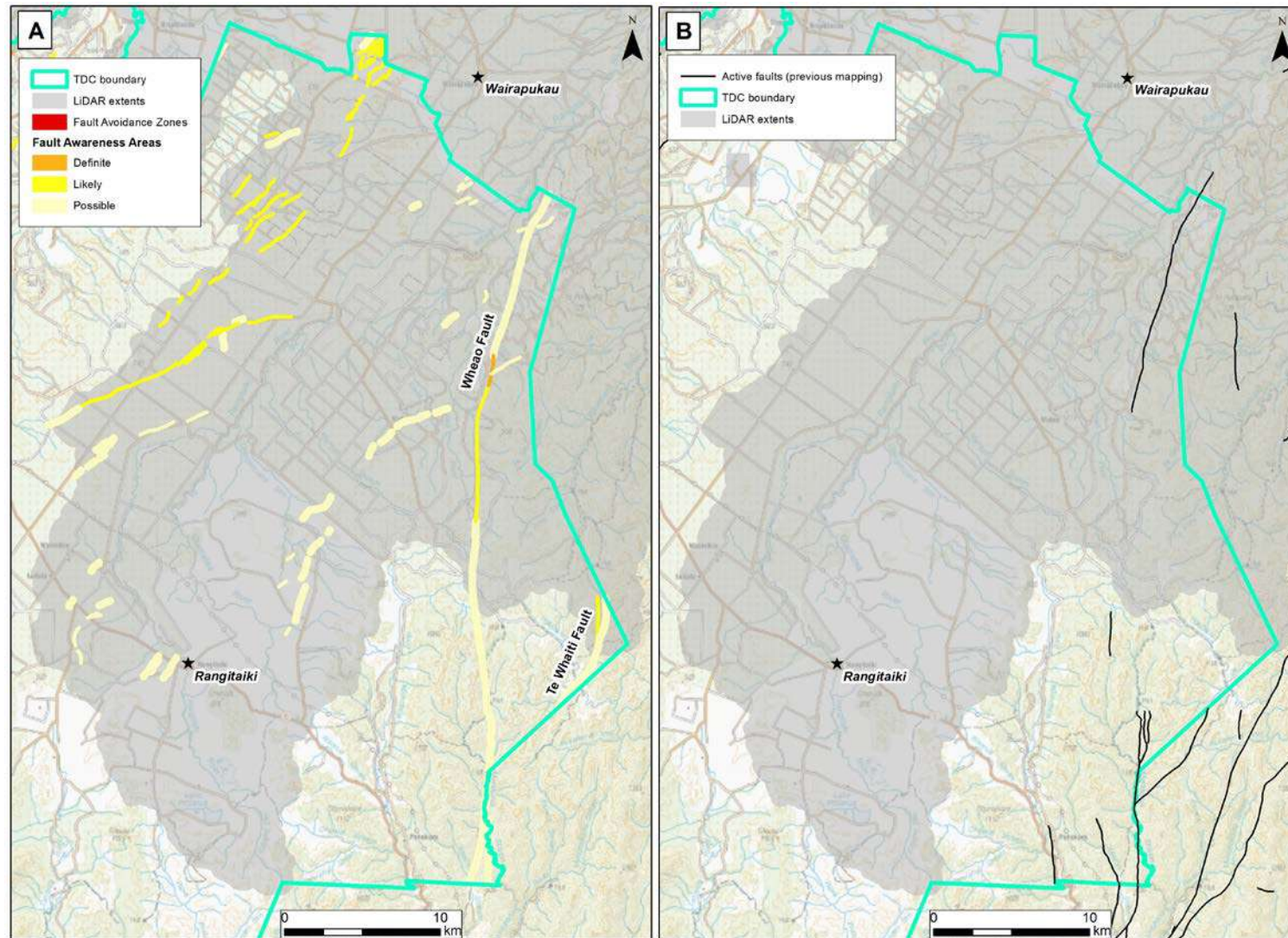


Figure 4.4 (A) Fault Awareness Areas (orange and yellow – classified by certainty) developed for the eastern Taupō District. (B) Previous active fault mapping from the high-resolution version of the New Zealand Active Faults Database.

5.0 ADVICE ON ACTIVE FAULT HAZARDS AND INCORPORATION INTO THE DISTRICT PLAN

5.1 Recurrence Intervals

5.1.1 Existing Data

Existing recurrence interval data for all the named faults in the Taupō District are compiled in Table 5.1 and are briefly summarised below.

Paleoseismic data are currently only available for a small proportion of the total number of faults in the Taupō District, as described in Section 2.4. For most faults, paleoseismic data have been obtained from a trench across one fault trace. These include the Kaiapo Fault (Villamor et al. 2015) and Aratiatia Fault (Berryman et al. 1994), for which recurrence intervals range from 3360 to >10,000 years, but those studies showed that not every fault trace that comprises the whole fault ruptures in every earthquake. That is, ground-rupturing earthquakes occur on these faults more often than is recorded in trenches across a single fault trace.

Recurrence intervals for an entire fault have also been calculated by dividing single-event displacement by slip rate. This has been undertaken using paleoseismic information from natural exposures for the Upper Waikato Stream, Waihi and Poutu fault (zone)s and the recurrence intervals range from 540 ± 100 years to 3500 years (Table 5.1; Gómez-Vasconcelos et al. 2016, 2017). For other faults, recurrence intervals were calculated for the NSHM, which models earthquakes on simplified, major faults for a range of purposes, including the New Zealand Loadings Standards (the Building Code). In the 2010 version of the NSHM (Stirling et al. 2012), recurrence intervals were calculated by dividing single-event displacement by slip rate, whereby single-event displacement was ultimately calculated from the length of earthquake rupture estimated for the specific modelled fault. These values were then evaluated (and validated) against paleoseismic data, where available. The mean calculated recurrence intervals for some of the major faults in the Taupō District range from 530 to 3030 years in the Taupō Rift and 8200 to 13,650 years in the NIDFB (Table 5.1 and Figure 5.1).

Table 5.1 Currently available recurrence interval (RI) data (previous studies) and estimated RIs (this study) for named faults in the Taupō District, arranged in alphabetical order.

Fault Name	Currently Available RI Data			Assigned RI Classes (This Study)		
	RI (Years)	Data Type	Data Source	RI Class	RI Class (Years)	Comments
Aratiatia	1190	Calculated	1, 2, 3	I	≤2000	Conservative min.*
Crater Moon	-	-	-	I	≤2000	Conservative min.*
Hauriki / West Whangamatā	530	Calculated	2, 3	I	≤2000	Possibly a conservative min.*
Kaiapo	3360–5000 major >10,000 minor (one strand only)	Paleoseismic	4	I	≤2000	Conservative min.*
Kaiapo West	-	-	-	I	≤2000	Conservative min.*
Karapiti	-	-	-	I	≤2000	Conservative min.*
Karapiti South	-	-	-	I	≤2000	Conservative min.*
Lake Ohakuri	670	Calculated	2, 3	I	≤2000	Possibly a conservative min.*
Maleme	3500 (one strand only)	Paleoseismic	5, 6	I	≤2000	Conservative min.*
Matangiwaikato	-	-	-	I	≤2000	Conservative min.*
National Park	-	-	-	I	≤2000	Conservative min.*
Ngangautu	-	-	-	I	≤2000	Conservative min.*
Ngangiho	1110	Calculated	2, 3	I	≤2000	Conservative min.*
Orakeikorako	600	Calculated	2, 3	I	≤2000	Possibly a conservative min.*
Orakonui	2000	Calculated	2, 3	I	≤2000	Conservative min.*
Palmer Mill	-	-	-	I	≤2000	Conservative min.*
Poutu	540 ± 100	Paleoseismic	7	I	≤2000	Possibly a conservative min.*
Puketerata	600	Calculated	2, 3	I	≤2000	Possibly a conservative min.*
Rotokawa	-	-	-	I	≤2000	Conservative min.*
Rotopounamu	-	-	-	I	≤2000	Conservative min.*
Taurewa	-	-	-	I	≤2000	Conservative min.*
Te Mihi	-	-	-	I	≤2000	Conservative min.*
Te Whaiti	8200	Calculated	3	IV	>5000– ≤10,000	-
The Fairways	-	-	-	I	≤2000	Conservative min.*
Thorpe–Poplar		Paleoseismic	8	I	≤2000	Conservative min.*
Treerunk	610	Calculated	3	I	≤2000	Possibly a conservative min.*
Tuahu	1140	Calculated	2, 3	I	≤2000	Conservative min.*

Fault Name	Currently Available RI Data			Assigned RI Classes (This Study)		
	RI (Years)	Data Type	Data Source	RI Class	RI Class (Years)	Comments
Tukairangi	-	-	-	I	≤2000	Conservative min.*
Upper Waikato Stream	1600–3500	Paleoseismic	9	I	≤2000	Conservative min.*
Wahianoa	3030	Calculated	3	I	≤2000	Conservative min.*
Waihi	570 ± 100	Paleoseismic	7	I	≤2000	Possibly a conservative min.*
Wairakei	-	-	-	I	≤2000	Conservative min.*
Whakaipo	1060	Calculated	2, 3	I	≤2000	Conservative min.*
Whakaipo West	-	-	-	I	≤2000	Conservative min.*
Whangamatā	630	Calculated	2, 3	I	≤2000	Possibly a conservative min.*
Wheao	13,650	Calculated	3	V	>10,000– ≤20,000	-

1: Berryman et al. (1994), 2: McVerry et al. (2005), 3: Stirling et al. (2012), 4: Villamor et al. (2015), 5: McClymont et al. (2009), 6: Villamor et al. (2011), 7: Gómez-Vasconcelos et al. (2017), 8: Villamor et al. (2003), 9: Gómez-Vasconcelos et al. (2016).

* The ≤2000 years recurrence interval applied to all traces of all named Taupō Rift faults are acknowledged to be a conservative minimum (min.) classification because it is possible that not every fault trace that comprises an entire fault ruptures in every earthquake (Figure 5.2). Therefore, the recurrence interval class for individual fault traces could be much longer (larger) than the fault as a whole.

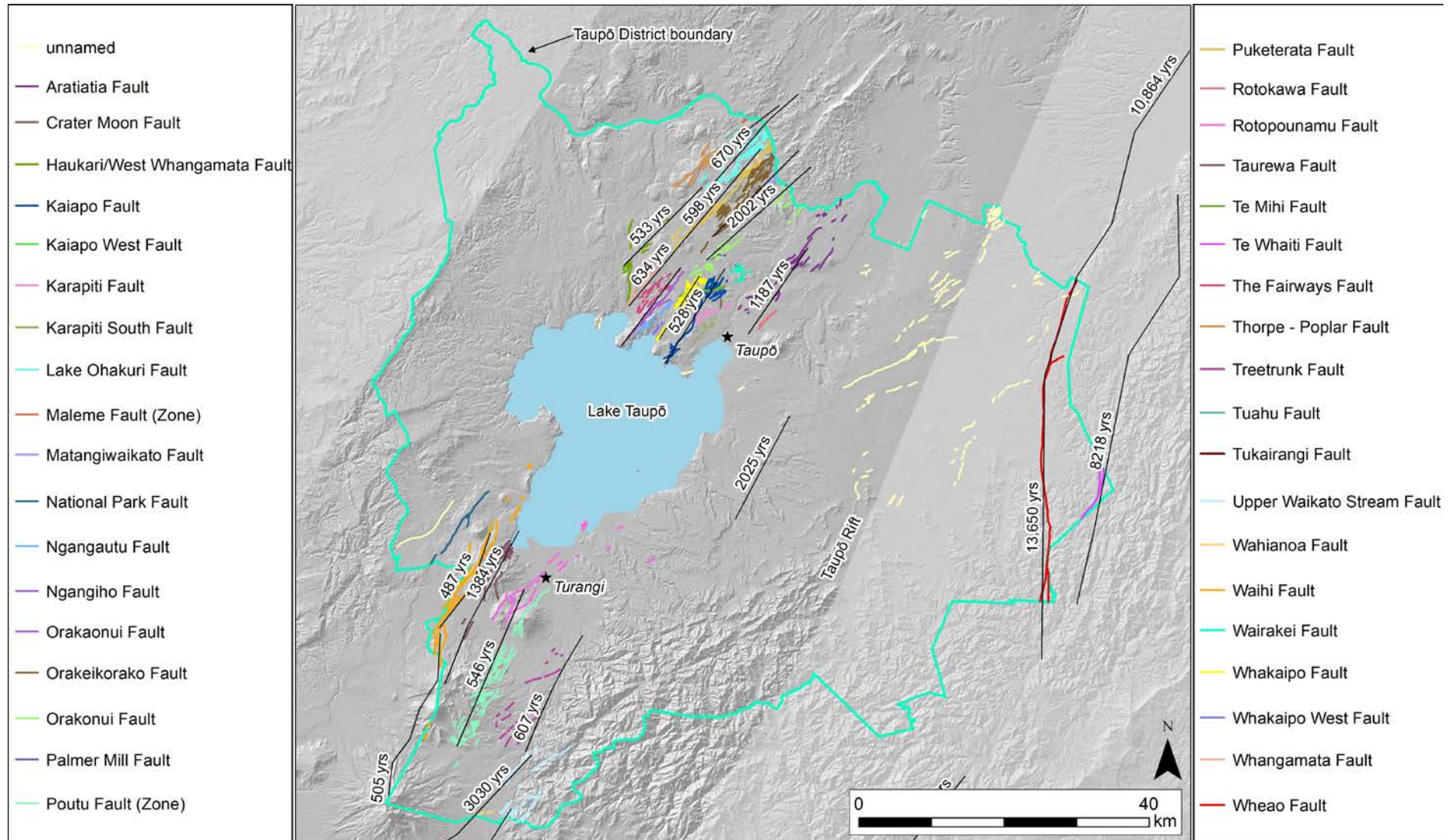


Figure 5.1 Active faults in the Taupō District (colour-coded by name), overlain by summary (generalised) major faults in the 2010 version of the NSHM (black lines). The values in years (yrs) are the calculated recurrence intervals.

5.1.2 Recurrence Interval Classes

There are many challenges to assigning recurrence interval classes to each fault and fault trace in the Taupō District. The largest is a lack of data, with no available paleoseismic data for the NIDFB faults and sparse data for the large number of Taupō Rift faults. Another key issue for the multi-trace Taupō Rift faults is that recurrence intervals vary through both time and space. Spatially, not all traces that comprise an entire fault have the same recurrence intervals because not all traces rupture in each earthquake. This is diagrammatically illustrated in Figure 5.2, whereby earthquakes recorded in a hypothetical trench – where the fault is represented by a single trace – may suggest a recurrence interval of 500 years. However, farther along the fault, where the fault may comprise many traces, each of those may only rupture in some earthquakes and therefore may have longer recurrence intervals.

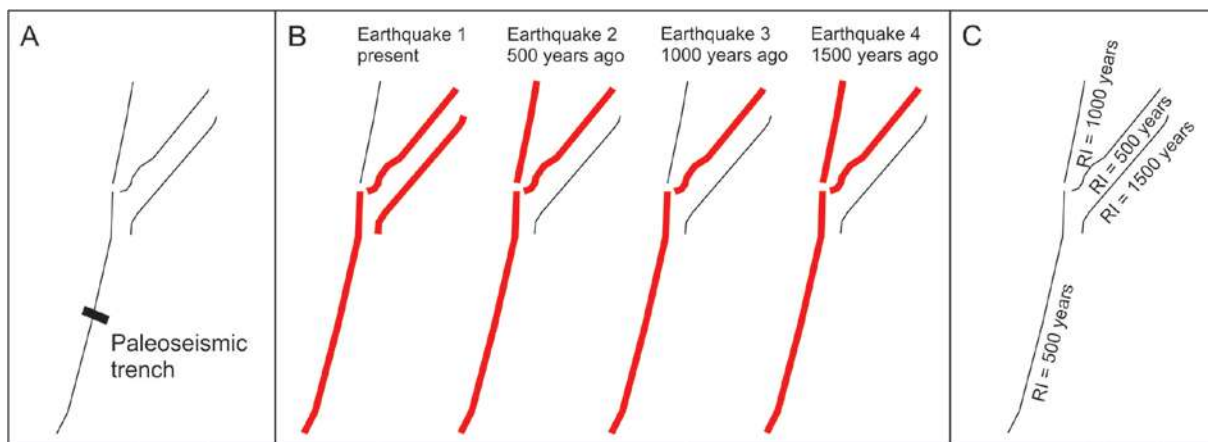


Figure 5.2 Schematic showing how recurrence intervals can vary for different traces on a Taupō Rift fault. (A) Hypothetical paleoseismic trench where past earthquake information is obtained. (B) Specific earthquakes may rupture different combinations of fault traces. (C) Illustrative recurrence intervals (RIs) for individual fault traces. In this hypothetical case – and considering the RI values shown – even though the RI of individual trace may vary considerably (in this case by a factor of 3), all traces would be assigned to RI Class I (≤ 2000 years).

We have therefore used the following method to assign recurrence interval classes to Taupō District faults (Table 5.1):

1. For the NIDFB, the calculated 2010 NSHM recurrence interval values are used to assign RI Classes V and IV to the Wheao and Te Whaiti faults, respectively. This is considered appropriate because the Wheao and Te Whaiti faults mainly consist of a single fault strand, and therefore a consistent recurrence interval can be assumed along-strike. However, we acknowledge that, because the recurrence interval is calculated from an inferred slip rate and an assumed fault rupture segment length, the recurrence interval is uncertain and the 2010 NSHM only calculated mean values.
2. For named Taupō Rift faults, the sparse paleoseismic and calculated NSHM recurrence interval values are used to assign all faults to RI Class I. For many individual fault traces, it is possible that this could be a minimum (conservative) RI Class assignment (i.e. the RI Class of an individual trace could be greater than Class I), but currently there is no robust method to estimate RI Class for every individual trace, so we assign this based on the fault as a whole.
3. For unnamed faults, for which there are no available data, no RI Class is assigned. These are mainly unnamed, newly mapped 'Likely' and 'Possible' fault traces west and east of previously identified Taupō Rift faults for which Fault Awareness Areas have been developed.

5.2 Recommendations for Incorporation for Planning Purposes

This section provides recommended planning actions for both the Fault Avoidance Zones and Fault Awareness Areas generated in this report. For Fault Avoidance Zones, these recommendations are based on the MfE Active Fault Guidelines (Kerr et al. 2003). For Fault Awareness Areas, the recommendations are based on the ECan FAA Guidelines (Barrell et al. 2015). This section also considers the inclusion of natural hazard information on Land Information Memorandums and Project Information Memorandums, with specific reference to Saunders and Mathieson (2016).

The recommended planning provisions provide a starting point for community consultation and the final planning provisions may be either more or less restrictive as deemed appropriate by the community and the Council.

5.2.1 Guiding Principles

It is understood that the Taupō District Plan is under a full review, is currently in Phase 1 of 3 of plan preparation and that natural hazards are captured within this phase. While it is recommended that the Fault Avoidance Zones and Fault Awareness Areas are incorporated into the Taupō District Plan, and any other hazard information maps for Taupō District (for example, the Waikato Regional Hazards Portal), it is recognised that the statutory process for incorporating new natural hazard information that has the potential to affect development into the District Plan is not straightforward and also somewhat open to interpretation of the territorial authority as to how it is applied. Therefore, guided by Section 32 and Schedule 1 of the Resource Management Act, when seeking to incorporate natural hazard information into a district plan, the following guidance principles, driven by transparency and information sharing, should be considered:⁶

1. Identify the areas and landowners affected by the imposition of Fault Avoidance Zones and Fault Awareness Areas, including their development potential (whether zoned appropriately or not).
2. Consider the potential planning implications of including the Fault Avoidance Zones and Fault Awareness Areas (as set out in Tables 5.2–5.4) in the Taupō District Plan. For example, are the areas affected by the Fault Avoidance Zones and Fault Awareness Areas potential residential development sites, located within sites protected through other statutory mechanisms or located through areas with minimal development potential.
3. Contemplate the overarching direction of the objectives and policies in relation to the Fault Avoidance Zones and Fault Awareness Areas. For example, seeking to avoid the effects of ground rupture on buildings.
4. Consider the activities that will be managed through active fault overlays. For example, will the MfE Active Fault Guidelines be adopted as drafted or will they be extended to structures over a certain size; how will buildings and/or building use be managed/differentiated; will earthworks, subdivision, infrastructure and hazardous substances be captured by active fault provisions?

6 It is also noted that the MfE Active Fault Guidelines contain the following four principles:

1. Gather accurate active fault hazard information.
2. Plan to avoid fault rupture hazard before development and subdivision.
3. Take a risk-based approach in areas already developed or subdivided.
4. Communicate risk in built-up areas subject to fault rupture.

5. Consider the development challenges the district faces. For example, are these focused on greenfield areas, infill or infrastructure. This report addresses greenfield and infill development, as the focus of the MfE Active Fault Guidelines is life safety. However, infrastructure providers will likely take an interest in active fault overlays within the District Plan.
6. Undertake analysis (e.g. using GIS) to determine the area of operative versus proposed zonings affected by active fault overlays, identify potential policy conflicts (for example, restrictions put in place by active fault overlays and residential zonings seeking to enable higher-density development) and contemplate the use of multi-tiered provision frameworks (for example, overlay provisions would typically take precedence over zoning provisions, and therefore precincts may be required).
7. Review the engineering options available to the activities managed by the active fault overlays and whether these could feasibly reduce the risk to an acceptable level, and enable the purpose of the active fault overlays to be achieved and land use to occur.
8. Socialise the Fault Avoidance Zones and Fault Awareness Areas, and their implications within a District Plan setting, with internal Council departments (resource consents, building consents, infrastructure controllers, parks and reserves, emergency managers), including gathering their existing processes with regard to development and active faults.
9. Socialise the Fault Avoidance Zones and Fault Awareness Areas, and their implications within a District Plan setting, with the Council's Executive and Councillors. This would likely require the involvement of the authors of this report to present findings and present ground-surface rupture hazard science.
10. Seek affirmation from the Council to proceed with the incorporation of Fault Avoidance Zones and Fault Awareness Areas into the District Plan.
11. Socialise the Fault Avoidance Zones and Fault Awareness Areas, and their implications, with landowners, focusing on land with significant and short- to mid-term development potential.
12. Socialise the Fault Avoidance Zones and Fault Awareness Areas with other groups, including Mana Whenua, Regional Council, ratepayers associations, residents groups, local boards, landowners, development groups and regional planning branches.
13. If timeframes allow, circulate a Draft District Plan for feedback, noting that this needs to occur approximately 12 months ahead of notifying a Proposed Plan.

Regarding the significant amount of engagement sought by these principles, Step 1 of GNS Science's Risk-Based Planning Toolbox contains guidance on the development of an engagement strategy, and internal and external communication.⁷

7 <https://www.gns.cri.nz/Home/RBP/Risk-based-planning/A-toolbox/Risk-based-planning-approach-and-steps/Step-1-Know-your-hazard/Building-an-engagement-strategy>
<https://www.gns.cri.nz/Home/RBP/Risk-based-planning/A-toolbox/Risk-based-planning-approach-and-steps/Step-1-Know-your-hazard/Internal-communication>
<https://www.gns.cri.nz/Home/RBP/Risk-based-planning/A-toolbox/Risk-based-planning-approach-and-steps/Step-1-Know-your-hazard/External-communication>

5.2.2 District Plan Maps

Examples of the incorporation of active fault mapping within District Plans around New Zealand occur in the following district plans:

- Proposed Kāpiti District Plan, which utilises the MfE Active Fault Guidelines methodology.
- Nelson Resource Management Plan, which applies a single Fault Hazard Overlay.
- Selwyn District Plan, which maps faults as a line.

It is recommended that all Fault Avoidance Zones and Fault Awareness Areas should be shown in the Taupō District Plan and any other planning or hazard information maps for Taupō District. Adopting the MfE Active Fault Guidelines and ECan FAA Guidelines, Sections 5.2.3 and 5.2.4 set out the resource consent activity status for buildings within the Fault Avoidance Zones and Fault Awareness Areas.

5.2.3 Fault Avoidance Zones

Based on the MfE Active Fault Guidelines, which takes a risk-based approach formulated around life safety, recommended resource consent categories for activities within the Fault Avoidance Zones are given in Tables 5.2 and 5.3. Building importance categories and the relationships between recurrence interval class and building importance class from the MfE Active Fault Guidelines are contained in Appendix 3.

Table 5.2 Recommended resource consent categories for greenfield sites in relation to fault complexity for the Fault Avoidance Zones generated in this study.

Greenfield Sites						
Building Importance Category (See Appendix 3 for Definitions)		1	2a	2b	3	4
RI Class	Fault Complexity	Resource Consent Category				
Aratiatia, Crater Moon, Hauriki / West Whangamatā, Kaiapo, Kaiapo West, Karapiti, Karapiti South, Lake Ohakuri, Maleme, Matangiwaikato, National Park, Ngangautu, Ngangiho, Puketerata, Orakeikorako, Orakonui, Palmer Mill, Poutu, Puketerata, Rotokawa, Rotopounamu, Taurewa, Wairakei, Te Mihi, The Fairways, Thorpe–Poplar, Treetrunk, Tuahu, Tukairangi, Upper Waikato Stream, Wahianoa, Waihi, Wairakei, Whakaipo, Whakaipo West, Whangamatā faults						
I <2000 years	Well-defined Distributed Uncertain	Permitted Permitted Permitted	<i>Non-complying</i> <i>Discretionary</i> <i>Discretionary</i>	<i>Non-complying</i> <i>Non-complying</i> <i>Non-complying</i>	<i>Non-complying</i> <i>Non-complying</i> <i>Non-complying</i>	Prohibited Non-complying Non-complying
Te Whaiti Fault						
IV 5000–10,000 years	Well-defined Distributed Uncertain	Permitted Permitted Permitted	Permitted* Permitted Permitted	Permitted* Permitted Permitted	<i>Non-complying</i> <i>Discretionary</i> <i>Discretionary</i>	Non-complying Non-complying Non-complying
Wheao Fault						
V 10,000–20,000 years	Well-defined Distributed Uncertain	Permitted Permitted Permitted	Permitted* Permitted Permitted	Permitted* Permitted Permitted	Permitted* Permitted Permitted	Non-complying Non-complying Non-complying

* The recommended resource consent category is permitted but could be controlled or discretionary, given that the fault location is well-defined.

Italics show that the activity status is more flexible. For example, where '*Discretionary*' is indicated, controlled activity status may be considered more suitable.

Table 5.3 Recommended resource consent categories for developed and already subdivided sites in relation to fault complexity for the Fault Avoidance Zones generated in this study.

Developed and Already Subdivided Sites						
Building Importance Category (See Appendix 3 for Definitions)		1	2a	2b	3	4
RI Class	Fault Complexity	Resource Consent Category				
Aratiatia, Crater Moon, Hauriki / West Whangamatā, Kaiapo, Kaiapo West, Karapiti, Karapiti South, Lake Ohakuri, Maleme, Matangiwaikato, National Park, Ngangautu, Ngangiho, Puketerata, Orakeikorako, Orakonui, Palmer Mill, Poutu, Puketerata, Rotokawa, Rotopounamu, Taurewa, Wairakei, Te Mihi, The Fairways, Thorpe–Poplar, Treetrunk, Tuahu, Tukairangi, Upper Waikato Stream, Wahianoa, Waihi, Wairakei, Whakaipo, Whakaipo West, Whangamatā faults						
I <2000 years	Well-defined	Permitted	<i>Non-complying</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
	Distributed	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
	Uncertain	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
Te Whaiti Fault						
IV 5000–10,000 years	Well-defined	Permitted	Permitted*	Permitted*	Permitted*	Non-complying
	Distributed	Permitted	Permitted	Permitted	Permitted	Non-complying
	Uncertain	Permitted	Permitted	Permitted	Permitted	Non-complying
Wheao Fault						
V 10,000–20,000 years	Well-defined	Permitted	Permitted*	Permitted*	Permitted*	Permitted
	Distributed	Permitted	Permitted	Permitted	Permitted	Permitted**
	Uncertain	Permitted	Permitted	Permitted	Permitted	Permitted**

* The recommended resource consent category is permitted but could be controlled or discretionary, given that the fault location is well-defined.

** Although the activity status is permitted, care should be taken in locating Building Importance Category (BIC) 4 structures on or near known active faults. Controlled or discretionary activity status may be more suitable.

Italics show that the activity status is more flexible. For example, where '*Discretionary*' is indicated, controlled activity status may be considered more suitable.

5.2.4 Fault Awareness Areas

Taking a risk-based approach using the ECan FAA Guidelines, recommended actions for activities within the Fault Awareness Areas for these faults are given in Table 5.4.

Table 5.4 Recommended actions for the Fault Awareness Areas generated in this study.

Proposed Activity	Recommended Actions		
	For FAA categories: 'Definite' (well-expressed), 'Definite' (mod. expressed), 'Likely' (well-expressed), 'Likely' (mod. expressed), with RI Class I, II or III	For FAA categories: 'Definite' (well-expressed), 'Definite' (mod. expressed), 'Likely' (well-expressed), 'Likely' (mod. expressed), with RI Class IV, V or VI	For all other FAA categories: 'Definite' (not expressed), 'Likely' (not expressed), 'Possible'
Single residential dwelling (BIC 2a and 2b, in part)	Permitted activity.		
Normal structures and structures not in other categories (BIC 2b, apart from single dwellings)	Consideration of the surface fault rupture hazard should be a specific assessment matter if resource consent for a new structure is required for some other reason. Site-specific investigation, including detailed fault mapping at 1:35,000 or better and appropriate mitigation measures for the accurately mapped fault (e.g. set-back or engineering measures).	Permitted activity.	
Important or critical structures (BIC 3 and 4)	Consideration of the surface fault rupture hazard should be a specific assessment matter if resource consent for a new structure is required for some other reason. Site-specific investigation, including detailed fault mapping at 1:35,000 or better and appropriate mitigation measures determined for the accurately mapped fault (e.g. set-back or engineering measures).		
New subdivision (excluding minor boundary adjustments)	Consideration of the surface fault rupture hazard should be a specific assessment matter. Site-specific investigation, including detailed fault mapping at 1:35,000 or better and appropriate mitigation measures for the accurately mapped fault (e.g. set-back or engineering measures).	New subdivision (excluding minor boundary adjustments).	
Plan changes	Consideration of the surface fault rupture hazard should be a specific assessment matter. Site-specific investigation, including detailed fault mapping at 1:35,000 or better and appropriate mitigation measures for the accurately mapped fault (e.g. set-back or engineering measures).		

5.2.5 Land Information Memoranda and Property Information Memoranda

Guidance for including information about Fault Awareness Areas on Land Information Memoranda (LIMs) and Property Information Memoranda (PIMs) is provided in the ECan FAA Guidelines. This guidance, with some minor modifications, can also be used for Fault Avoidance Zones, which are based on more detailed mapping.

An analysis of the role of LIMs in the communication of natural hazard information is provided in Saunders and Mathieson (2016). A key point raised within Saunders and Mathieson (2016) revolves around the interaction between information on a LIM and information within a district plan. A legal opinion was obtained, which considered that:

“Information does not need to be included on a LIM if it is apparent from an operative district plan. It follows that until a proposed district plan is operative, the relevant information must still be included on a LIM.”

Local Government New Zealand has also produced a guidance publication on this matter,⁸ but note that this area is complex and councils should seek specific legal advice where necessary.

With regard to regional and district level planning, Saunders and Mathieson (2016) make the following recommendations:

- Establish a working group within the region to create consistency of what natural hazards information is included in the LIMs for the region.
- Standardise, at the regional level, what hazard information goes into the LIMs, especially if there has been modelling or research that shows the entire region has the potential to be affected by a natural hazard.
- The express and standard LIM services need to be consistent with each other. The information they contain needs to offer the same advice, in the same format.
- Include real estate agents and property lawyers in any dissemination of information. This could include a seminar to present new information specifically for real estate agents and property lawyers.
- List on the LIM any remedial works done to mitigate hazards.

5.3 Ground-Surface Rupture Hazard

5.3.1 Ground-Surface Rupture Features

Historical ground-surface fault ruptures in the Taupō District are summarised in Section 2.2 and paleoseismic data in Section 2.4. We also provide summaries of the M_w 6.5 1987 Edgumbe, M_w 7.1 2010 Darfield and M_w 7.8 2016 Kaikōura earthquake ground deformation characteristics in Appendix 2.

For faults in the NIDFB that are predominantly strike-slip (Appendix 1.2), the ground-surface ruptures will likely be dominated by horizontal displacement, but will probably also result in vertical steps, with *en-echelon* (overlapping, curved) cracks, and both vertically and horizontally deform infrastructure such as roads and fence lines. The Darfield and Kaikōura earthquakes provide useful analogues, such as those shown in Figure 5.3.

⁸ <https://www.lgnz.co.nz/assets/Uploads/16edd4fd27/46292-LGNZ-Climate-Change-3-Natural-Hazards.pdf>

For faults within the Taupō Rift, fault ruptures in the 1987 Edgecumbe earthquake provide an analogue of future deformation. These are normal faults with predominant relative movement of the blocks across the fault of uplift and subsidence (Appendix 1.2). They are often also associated with gashes or fissures and with folding of the ground. The Taupō Rift normal faults are likely to produce vertical steps accompanied by extensional cracks, similar to the Edgecumbe earthquake examples in Figure 5.4. The Edgecumbe earthquake is also a useful analogue because the soil structures in the Rangitaiki Plains are similar to the Taupō District. The loose, pumice-type soils in much of the Taupō District will mean that multiple centimetre- to decimetre-scale ruptures distributed over a zone several metres wide (Figure 5.3B, C) will be common.

These examples all show that ground-surface ruptures resulting from moderate to large earthquakes on active faults in the Taupō District are likely to range from centimetre to metre scale. This deformation can in places be either relatively concentrated (i.e. discrete) or spread-out (i.e. distributed). Both the amount of displacement, and the manner in which that displacement is either concentrated or distributed, influences the impact that surface rupture may have on structures sited on or across that rupture. For the northern Taupō Rift, Villamor et al. (2001) assign an average co-seismic displacement of ~1–1.5 m, which is also applicable to this area.

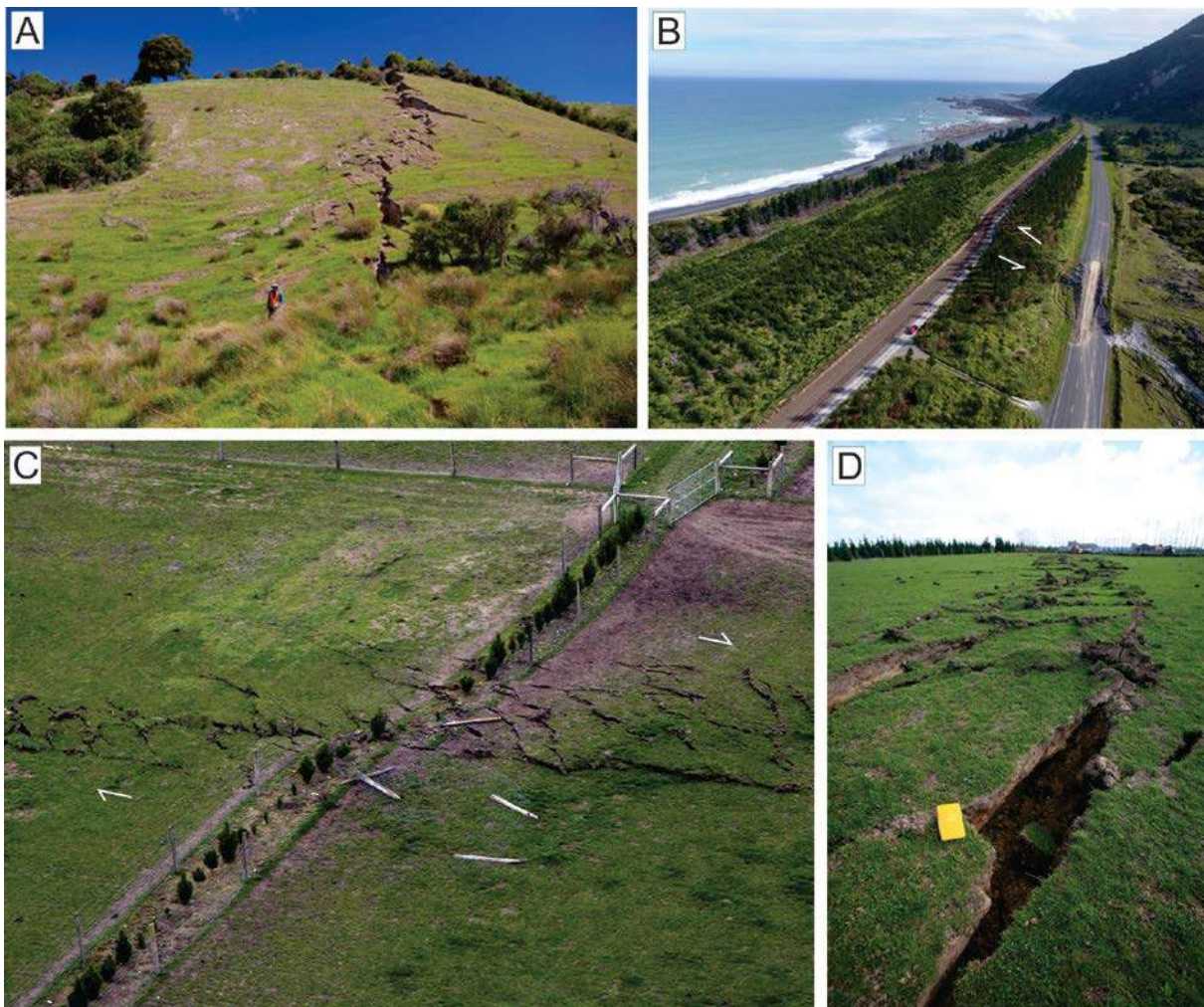


Figure 5.3 Examples of strike-slip ground-surface fault rupture in the 2016 Kaikōura (A, B) and 2010 Darfield (C, D) earthquakes. Photographs taken by Kate Pedley (A), Julian Thompson (B), Nicola Litchfield (C) and unknown (D).

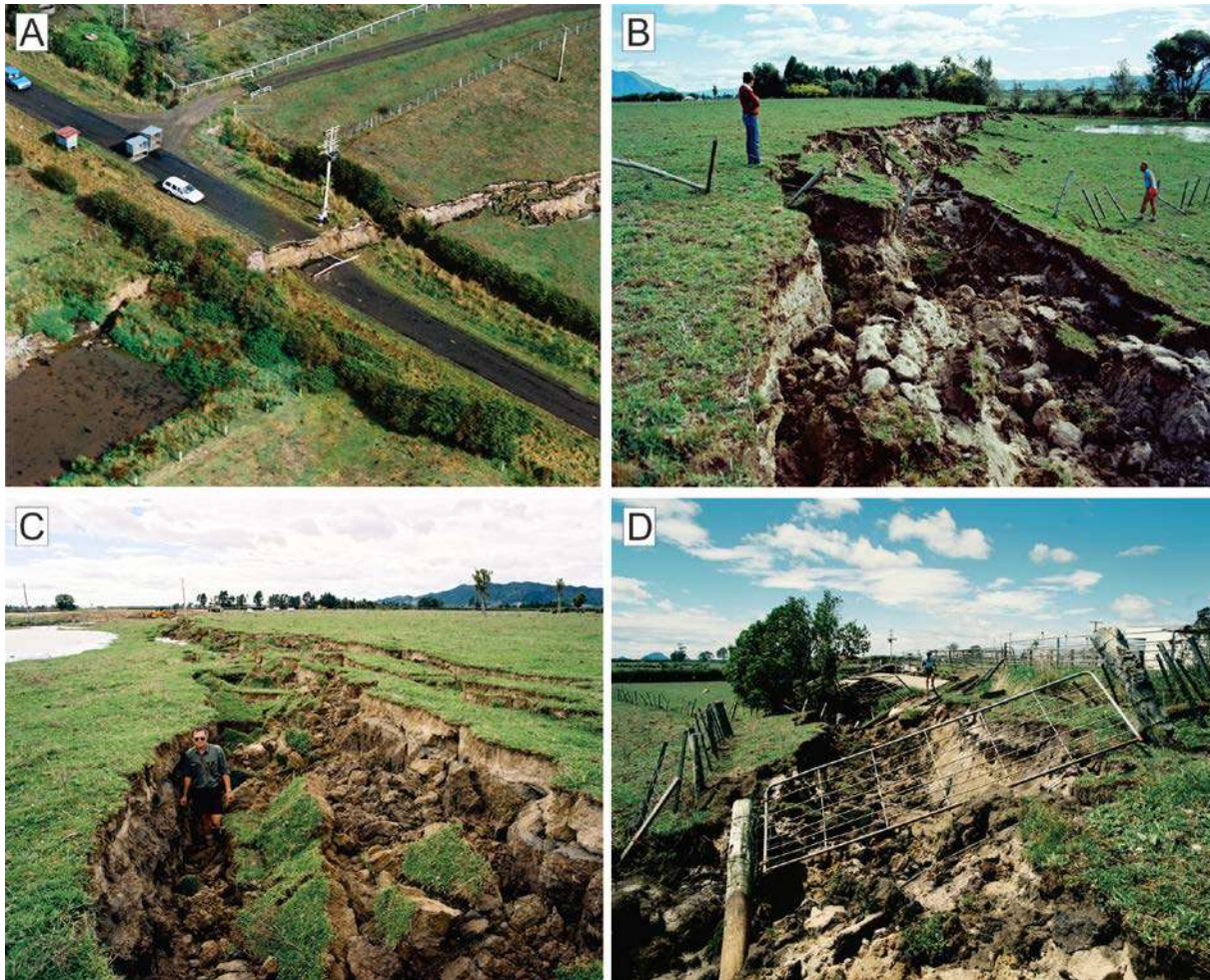


Figure 5.4 Examples of normal ground-surface fault rupture in the 1987 Edgecumbe earthquake. Photographs by Lloyd Homer.

5.3.2 Ground-Surface Rupture Impacts on Small to Medium Timber-Framed Houses

The MfE Active Fault Guidelines is the primary document in New Zealand providing guidance with regards to the mitigation of ground-surface fault rupture hazard. In these guidelines, the recommended mitigation strategy is avoidance; however, engineering mitigation strategies are also permitted in appropriate circumstances, though little, if any, guidance is provided regarding what those engineering strategies and appropriate circumstances might be. This deficiency was largely the consequence of a lack of data. That is, at the time that the guidelines were issued, there were very few New Zealand examples to draw from where New Zealand engineered structures had been impacted by ground-surface fault rupture, and the impacts of that rupture evaluated with regards to: a) the characterisation of the ground strains and displacements generated by that surface rupture, b) the structural damage the surface rupture produced and c) the possible engineering strategies that could be employed to mitigate that damage.

Since the MfE Active Fault Guidelines were published, there have been two large New Zealand earthquakes that have generated ground-surface fault rupture that has directly impacted engineered buildings; the 2010 Darfield earthquake and the 2016 Kaikōura earthquake (Van Dissen et al. 2011, 2019). The amount and style of surface rupture deformation varied considerably, ranging from decimetre-scale distributed folding with estimated shear strains in the order of $\leq 10^{-2}$ to metre-scale discrete rupture with estimated shear strains up to 10^0 . Collectively, about two dozen buildings were directly damaged by ground-surface fault rupture

resulting from these two earthquakes. These were typically single-storey timber-framed houses, barns and woolsheds with regular-shaped floor plans and lightweight roofing materials. Based on these examples (which are elaborated on in Appendix 2), several pertinent observations can be made regarding the performance of New Zealand residential structures when subjected to surface fault rupture deformation of varying levels of strain and amounts of displacement.

1. Single-storey, regular-shaped, timber-framed residential structures with light roofs and of modest dimensions (floor area of $\leq \sim 200 \text{ m}^2$) subjected to low/moderate surface fault rupture deformation (i.e. shear strains $\leq 10^{-2}$ and discrete displacements of decimetre-scale or less) do not appear to pose a collapse hazard.
2. At those levels of deformation, the prospects of damage-control and repairability (and therefore post-event functionality) appear to be improved for such residential structures if the cladding contributes to the robustness of the superstructure (e.g. plywood, timber weatherboard) and is not brittle.
3. This favourable behaviour is enhanced if building systems moderate the direct transmission of ground deformation into the superstructure (either by decoupling or by other means) and allow for re-levelling of the structure post-event.
4. For residential structures with the above-mentioned attributes, non-collapse performance can be achieved at even higher levels of strain ($\sim 10^0$) and larger discrete displacements (metre-scale) in a predominantly horizontal displacement setting (i.e. strike-slip) if the superstructure decouples from (is isolated from) the underlying ground deformation. The New Zealand dataset does not contain examples of the performance of residential structures subjected to such large surface fault rupture strains and displacements in a predominantly vertical displacement setting. In a horizontal displacement setting, the decoupled superstructure still rests on (and is supported by) the ground. This may not be the case in a predominantly vertical displacement setting where there is the possibility that fault rupture will leave a significant portion of the decoupled superstructure un-supported and this may lead, if not to collapse, then at least to significant tilting and angular distortions. In addition, in a reverse/thrust vertical displacement setting there is the potential for a 'bulldozer zone' to develop at the base of the scarp where fault-displacement forces the scarp to thrust horizontally across the ground surface, and this too can severely impact structures.

In Appendix 2, we present case-study examples from the 2010 Darfield and 2016 Kaikōura earthquakes, and the 1987 Edgecumbe earthquake also, showing the impacts surface fault rupture had on residential (or residential-type) structures. These examples provide insight into construction styles that could be employed, in suitable circumstances, to facilitate non-collapse performance resulting from surface fault rupture and, in certain instances, post-event functionality. We also provide comment on how these examples may enable a more nuanced application of the MfE Active Fault Guidelines in, again, appropriate circumstances.

5.4 Active Fault Completeness

There are three important factors to take into account when assessing the completeness of the active fault map presented in this study: 1) uncertainty of the tectonic origin of some mapped faults (i.e. whether they are indeed faults), 2) uncertainty of whether the faults are currently active (i.e. are we sure that the feature is a fault but no longer active) and 3) no surface expression of an active fault (i.e. the potential for missing faults).

1) Of the Taupō District active faults mapped in this study, 76% are classified as 'Definite' (40%) or 'Likely' (26%). Of the remaining 24% classified as 'Possible', we estimate that the majority are probably active faults but cannot rule out other origins for some. Potential other origins include river erosion near some of the rivers and larger streams, landslide scars in the steeper hill country or eroded bedrock landforms in older sedimentary rocks. In addition, we highlighted earlier that the age of the recently mapped, unnamed faults in the Rangitaiki–Wairapukau area is unknown. Further studies including paleoseismic trenches can reveal the origin of the mapped feature.

2) A general indication of whether the mapped Taupō District faults are currently active can be obtained from comparing them with mapped inactive faults. In Figure 5.5, we show 'Inactive' and 'Probably inactive' faults in the 1:250,000-scale geological map of New Zealand (black lines; Heron 2014 and updated in 2018). This shows that, of the active faults mapped in this study, only two faults correspond to those mapped by Heron (2014) as 'Inactive' and 'Probably inactive' (A and B on Figure 5.5). It is possible that these three faults are inactive faults as previously mapped, but our interpretation from the currently available datasets (aerial photographs and 2-m- and 8-m-resolution DSMs) suggests they may be active. We also note that we have been finding new active fault traces as LiDAR data becomes available but, conversely, some faults are now considered inactive. It will therefore be important to revisit the potential activity for those faults when LiDAR data are available in those areas.

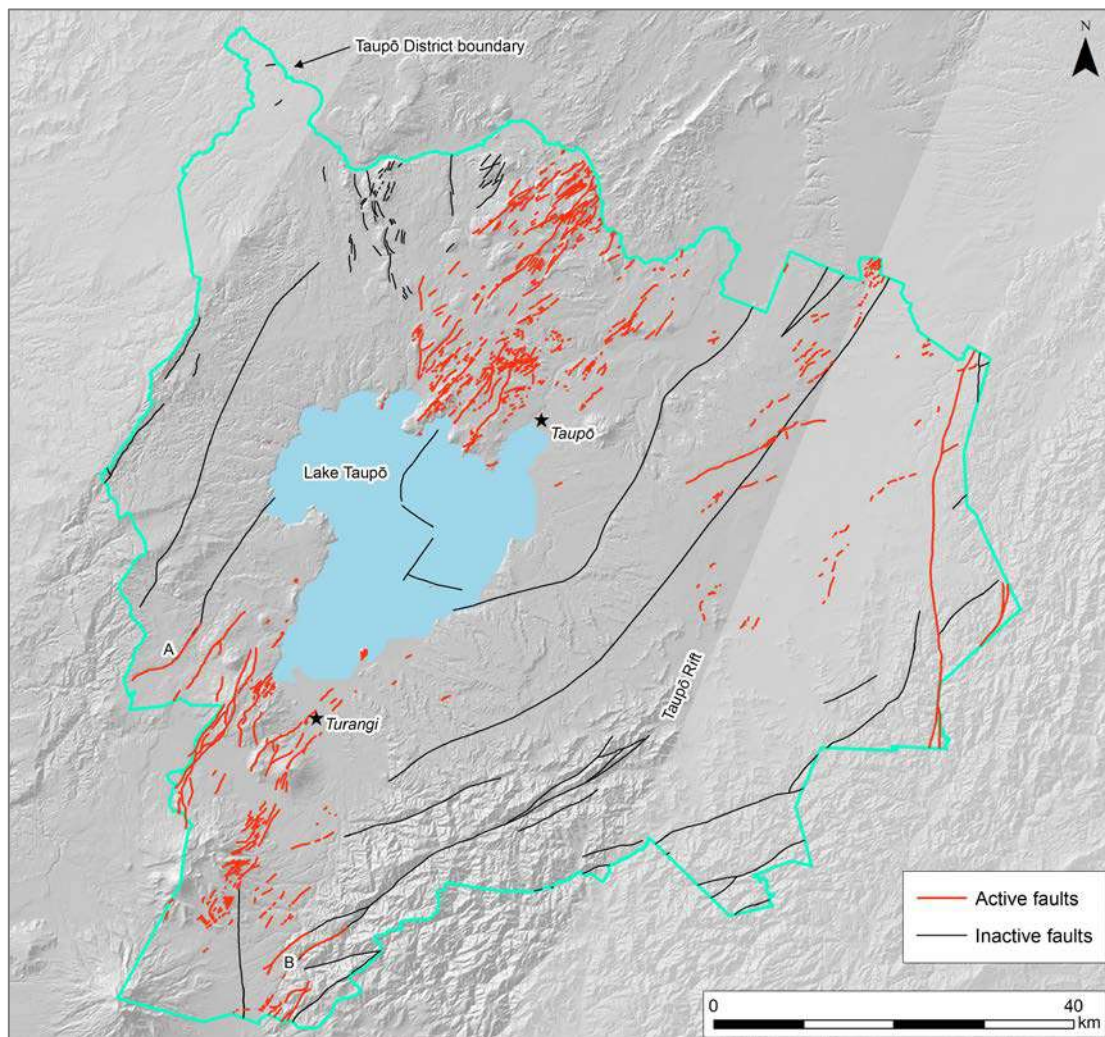


Figure 5.5 Taupō District active faults (this study) superimposed upon 'Inactive' and 'Probably inactive' faults. The 'Inactive' and 'Probably inactive' faults are from Heron (2014). A and B are faults discussed in the text.

3) Large volcanic eruptions within the Taupō Rift mantle the landscape with layers of ash and pyroclastic flows that, if thick enough, can cover fault traces/scarps. The fault scarps that we are able to map are those that are either: a) very active and produce scarps high enough that they are not totally buried by the volcanic materials, or were previously covered but have subsequently created new scarps displacing the new materials; or b) faults that are not very active (and thus have been buried by volcanic materials) but have ruptured very recently (e.g. the last 2000 years). These latter faults tend to be associated with small, subtle scarps and are usually only detected using LiDAR data or high-resolution aerial photographs. It is possible that we will locate new fault scarps in areas with no LiDAR data once the data are available, but even in areas with LiDAR data we could be missing some faults that are either not very active or have not ruptured recently. For this latter situation, mitigation for planning purposes may not be possible. This is particularly important for the area around Lake Taupō covered by the ~1700-year-old Taupō Ignimbrite.

5.5 Recommendations for Work Needing to be Undertaken for an Individual Wishing to Build in a Fault Avoidance Zone or Fault Awareness Area

As requested in the project brief, in this section we make some specific recommendations regarding a process for an individual wishing to build within a Fault Avoidance Zone or Fault Awareness Area. More general recommendations from this study are contained in Section 6.

Regarding work needed to be undertaken for *an individual wishing to build in a Fault Awareness Area and to have an expert define a Fault Avoidance Zone*, GNS Science recommends:

- Assess the Building Importance Category of the proposed building and the recurrence interval of the fault to determine the level of work required, based on the recommendations in Table 5.2.
- If the building is not a permitted activity, then consider obtaining a geotechnical assessment to determine if the building could be moved outside the Fault Awareness Area.
- If this is not possible, then:
 - determine the best available dataset to map the fault as accurately as possible (preferably LiDAR, but, if necessary, a Digital Surface Model or aerial photographs).
 - Map the fault in a GIS.
 - Characterise the mapped fault with the attributes shown in Tables 3.1–3.3.
 - Develop the Fault Avoidance Zone based on the methodology in Section 3.3.
- If possible, plan to build outside of the Fault Avoidance Zone. If not, then follow steps such as below.

Regarding work needed to be undertaken *for an individual wishing to build in a Fault Avoidance Zone and to determine specific risks and whether building there is acceptable*, GNS Science recommends:

- Assess the Building Importance Category of the proposed building and the recurrence interval of the fault to determine the level of work required, based on the recommendations in Table 5.3.

- If the building is a non-complying activity, obtain a geotechnical assessment to assess if the building could be moved outside the Fault Avoidance Zone. If this is not possible, then undertake a field investigation to either: 1) assess the proposed tectonic origin of the mapped faults (if it is a 'possible' fault), 2) assess the recurrence interval in case it could be larger than assigned here, and/or 3) locate the likely fault rupture zone more precisely.
 - 1) and 2) will likely require consultation with a paleoseismology expert. Such a study could include techniques such as exposing the fault plane in a trench, logging and surveying the trench and assessing the timing of past earthquakes. This will also help with point 3) (see below).
 - 3) could be approached by excavating a trench to determine the exact location of the faults and the extents of the likely fault rupture zone. A setback of 20 m will have to be applied to the likely fault rupture zone, outside of which the building can be placed. This approach (3) does not involve a complete assessment of the fault (recurrence interval, etc.). Instead, it only aims to better define the Fault Avoidance Zone and usually reduces the Fault Avoidance Zone substantially. Note that this approach will benefit from consulting with an expert in paleoseismology, but, at minimum, it will require that the trench walls are cleaned to remove digger scrape marks, identify faults, photograph and survey the location of the faults to add them to the site plans. This type of excavation differs substantially from geotechnical exploration pits in that the trench has to be excavated in a safe way for the consultants/scientist to be able to assess the trench walls.

The above recommendations are specifically for individual buildings and are not suitable for subdivision development. For subdivisions, we would recommend the following order of options:

- Avoidance of Fault Awareness Areas or Fault Avoidance Zones.
- Development configuration for open space in the Fault Awareness Areas or Fault Avoidance Zones (including ground-truthing geotechnical assessment).
- Development configuration for roading in the Fault Awareness Areas or Fault Avoidance Zones (including ground-truthing geotechnical assessment).

6.0 RECOMMENDATIONS

Based on the findings in this report, GNS Science recommends that Taupō District Council:

- Replace any active fault datasets currently held and being used by Taupō District Council with those from this study.
- Include all Fault Avoidance Zones and Fault Awareness Areas developed in this study in the Taupō District Plan and in any other planning or hazard information maps for Taupō District.
- Develop planning provisions using the information provided in this report, including guiding principles and the risk-based decision-making tools of the MfE Active Fault Guidelines and the ECan FAA Guidelines.
- Consider if engineering mitigation options are allowed for buildings, and under what general circumstances.
- Consider ground-surface rupture hazard for assessing lifeline developments that cross active faults in the District.
- Encourage consultants to follow the recommendations and methodologies presented in this report for assessing active fault ground-surface rupture hazard.
- When LiDAR data are obtained in areas not currently covered, update the fault map and, where possible, replace Fault Awareness Areas with Fault Avoidance Zones.
- Obtain better constraints on recurrence interval class, in particular for faults where future population growth is expected. This could be achieved through a combination of site-specific paleoseismic (trenching) studies and more detailed analysis of fault scarp height and morphology using LiDAR data.

7.0 ACKNOWLEDGEMENTS

Robert Langridge and Kyle Bland (GNS Science) provided peer review of this report.

8.0 REFERENCES

- Alloway BV, Lowe DJ, Barrell DJA, Newnham RM, Almond PC, Augustinus PC, Bertler NAN, Carter L, Litchfield NJ, McGlone MS, et al. 2007. Towards a climate event stratigraphy for New Zealand over the past 30 000 years (NZ-INTIMATE project). *Journal of Quaternary Science*. 22(1):9–35. doi:10.1002/jqs.1079.
- Barrell DJA. 2013. General distribution and characteristics of active faults and folds in the Selwyn District, North Canterbury. Dunedin (NZ): GNS Science. 53 p. Consultancy Report 2012/325. Prepared for: Environment Canterbury.
- Barrell DJA. 2019. General distribution and characteristics of active faults and folds in the Queenstown Lakes and Central Otago districts, Otago. Dunedin (NZ): GNS Science. 99 p. Consultancy Report 2018/207. Prepared for: Otago Regional Council.
- Barrell DJA, Jack H, Gadsby M. 2015. Guidelines for using regional-scale earthquake fault information in Canterbury. Dunedin (NZ): GNS Science. 30 p. Consultancy Report 2014/211. Prepared for: Canterbury Regional Council (Environment Canterbury).
- Barrell DJA, Townsend DB. 2012. General distribution and characteristics of active faults and folds in the Hurunui District, North Canterbury. Dunedin (NZ): GNS Science. 30 p. + 1 CD. Consultancy Report 2012/113. Prepared for: Environment Canterbury.
- Beanland S, Haines J. 1998. The kinematics of active deformation in the North Island, New Zealand, determined from geological strain rates. *New Zealand Journal of Geology and Geophysics*. 41(4):311–323. doi:10.1080/00288306.1998.9514813.
- Berryman KR, Beanland S, Wesnousky S. 1998. Paleoseismicity of the Rotoitipakau Fault Zone, a complex normal fault in the Taupo Volcanic Zone, New Zealand. *New Zealand Journal of Geology and Geophysics*. 41(4):449–465. doi:10.1080/00288306.1998.9514822.
- Berryman KR, Johnston DM, Otway PM, Wilson CJN. 1994. Analysis of active fault data for seismotectonic hazard assessment of Aratiatia hydro and Taupo control gates. Lower Hutt (NZ): Institute of Geological & Nuclear Sciences. 41 p. Client Report 333905. Prepared for: WORKS Consultancy Services; Electricity Corporation of New Zealand.
- Berryman KR, Villamor P, Nairn IA, Van Dissen RJ, Begg JG, Lee JM. 2008. Late Pleistocene surface rupture history of the Paeroa Fault, Taupo Rift, New Zealand. *New Zealand Journal of Geology and Geophysics*. 51(2):135–158. doi:10.1080/00288300809509855.
- Bland KJ, Nicol A, Kamp PJJ, Nelson CS. 2019. Stratigraphic constraints on the late Miocene–Pleistocene evolution of the North Island Fault System and axial ranges in the central Hikurangi subduction margin, New Zealand. *New Zealand Journal of Geology and Geophysics*. 62(2):248–272. doi:10.1080/00288306.2018.1545675.
- Canora-Catalán C, Villamor P, Berryman KR, Martínez-Díaz JJ, Raen T. 2008. Rupture history of the Whirinaki Fault, an active normal fault in the Taupo Rift. *New Zealand Journal of Geology and Geophysics*. 51(4):277–293. doi:10.1080/00288300809509866.
- Gómez-Vasconcelos MG, Villamor P, Cronin SJ, Procter J, Kereszturi G, Palmer A, Townsend DB, Leonard GS, Berryman KR, Ashraf S. 2016. Earthquake history at the eastern boundary of the South Taupo Volcanic Zone, New Zealand. *New Zealand Journal of Geology and Geophysics*. 59(4):522–543. doi:10.1080/00288306.2016.1195757.

- Gómez-Vasconcelos MG, Villamor P, Cronin S, Procter J, Palmer A, Townsend DB, Leonard GS. 2017. Crustal extension in the Tongariro graben, New Zealand: insights into volcano-tectonic interactions and active deformation in a young continental rift. *Geological Society of America Bulletin*. 129(9–10):1085–1099. doi:10.1130/b31657.1.
- Gómez-Vasconcelos MG, Villamor P, Procter J, Palmer A, Cronin S, Wallace C, Townsend DB, Leonard GS. 2019. Characterisation of faults as earthquake sources from geomorphic data in the Tongariro Volcanic Complex, New Zealand. *New Zealand Journal of Geology and Geophysics*. 62(1):131–142. doi:10.1080/00288306.2018.1548495.
- Grange LI. 1932. Taupo earthquakes, 1922: rents and faults formed during earthquake of 1922 in Taupo District. *New Zealand Journal of Science and Technology*. 14(3):139–141.
- Grindley GW. 1960. Geological map of New Zealand: sheet 8 Taupo [map]. 1st ed. Wellington (NZ): Department of Scientific and Industrial Research. 1 folded map, scale 1:250,000. (Geological map of New Zealand 1:250,000; 8).
- Grindley GW, Hull AG. 1986. Historical Taupo earthquakes and earth deformation. In: *Recent crustal movements of the Pacific region*. Wellington (NZ): Royal Society of New Zealand. p. 173–186. (Royal Society of New Zealand Bulletin; 24).
- Heron DW, custodian. 2014. Geological map of New Zealand [map]. 1st ed. Lower Hutt (NZ): GNS Science. 1 CD, scale 1:250,000. (GNS Science geological map 1:250,000; 1).
- Kerr J, Nathan S, Van Dissen RJ, Webb P, Brunson D, King AB. 2003. Planning for development of land on or close to active faults: a guideline to assist resource management planners in New Zealand. Lower Hutt (NZ): Institute of Geological & Nuclear Sciences. 71 p. Client Report 2002/124. Prepared for: Ministry for the Environment.
- Langridge RM, Morgenstern R. 2018. Active fault mapping and fault avoidance zones for Horowhenua District and Palmerston North City. Lower Hutt (NZ): GNS Science. 72 p. Consultancy Report 2018/75. Prepared for: Horizons Regional Council.
- Langridge RM, Ries WF, Litchfield NJ, Villamor P, Van Dissen RJ, Barrell DJA, Rattenbury MS, Heron DW, Haubrock S, Townsend DB, et al. 2016. The New Zealand Active Faults Database. *New Zealand Journal of Geology and Geophysics*. 59(1):86–96. doi:10.1080/00288306.2015.1112818.
- Lee JM, Bland KJ, Townsend DB, Kamp PJJ, compilers. 2011. Geology of the Hawke's Bay area [map]. Lower Hutt (NZ): GNS Science. 93 p. + 1 folded map, scale 1:250,000. (GNS Science 1:250,000 geological map; 8).
- Leonard GS, Begg JG, Wilson CJN, compilers. 2010. Geology of the Rotorua area [map]. Lower Hutt (NZ): GNS Science. 102 p. + 1 folded map, scale 1:250,000. (GNS Science 1:250,000 geological map; 5).
- Litchfield NJ, Morgenstern R, Van Dissen RJ, Langridge RM, Pettinga JR, Jack H, Barrell DJA, Villamor P. 2019. Updated assessment of active faults in the Kaikōura District. Lower Hutt (NZ): GNS Science. 71 p. Consultancy Report 2018/141. Prepared for: Canterbury Regional Council (Environment Canterbury).
- Litchfield NJ, Van Dissen R, Sutherland R, Barnes PM, Cox SC, Norris R, Beavan RJ, Langridge R, Villamor P, Berryman K, et al. 2014. A model of active faulting in New Zealand. *New Zealand Journal of Geology and Geophysics*. 57(1):32–56. doi:10.1080/00288306.2013.854256.
- McClymont AF, Villamor P, Green AG. 2009. Fault displacement accumulation and slip rate variability within the Taupo Rift (New Zealand) based on trench and 3-D ground-penetrating radar data. *Tectonics*. 28:TC4005. doi:10.1029/2008tc002334.

- McNamara DD, Milicich SD, Massiot C, Villamor P, McLean K, Sépulveda F, Ries WF. 2019. Tectonic controls on Taupo Volcanic Zone geothermal expression: insights from Te Mihi, Wairakei Geothermal Field. *Tectonics*. 38(8):3011–3033. doi:10.1029/2018tc005296.
- McVerry GH, Stirling MW, Villamor P. 2005. Estimation of spectra for Waikato River bridge, east Taupo bypass. Lower Hutt (NZ): Institute of Geological & Nuclear Sciences. 39 p. Client Report 2005/124. Prepared for: Opus International Consultants.
- Mouslopoulou V, Nicol A, Little TA, Walsh JJ. 2007. Displacement transfer between intersecting regional strike-slip and extensional fault systems. *Journal of Structural Geology*. 29(1):100–116. doi:10.1016/j.jsg.2006.08.002.
- Nicol A, Walsh J, Berryman K, Villamor P. 2006. Interdependence of fault displacement rates and paleoearthquakes in an active rift. *Geology*. 34(10):865–868. doi:10.1130/g22335.1.
- Otway PM, Grindley GW, Hull AG. 1984. Earthquakes, active fault displacement and associated vertical deformation near Lake Taupo, Taupo Volcanic Zone. Lower Hutt (NZ): New Zealand Geological Survey. 73 p. Report NZGS 110.
- Rowland JV, Sibson RH. 2001. Extensional fault kinematics within the Taupo Volcanic Zone, New Zealand: soft-linked segmentation of a continental rift system. *New Zealand Journal of Geology and Geophysics*. 44(2):271–283. doi:10.1080/00288306.2001.9514938.
- Saunders WSA, Mathieson JE. 2016. Out on a LIM: the role of Land Information Memorandum in natural hazard management. Lower Hutt (NZ): GNS Science. 97 p. (GNS Science miscellaneous series; 95).
- Stirling M, McVerry G, Gerstenberger M, Litchfield N, Dissen R, Berryman K, Barnes P, Wallace L, Villamor P, Langridge R, et al. 2012. National Seismic Hazard Model for New Zealand: 2010 update. *Bulletin of the Seismological Society of America*. 102(4):1514–1542. doi:10.1785/0120110170.
- Townsend DB, Leonard GS, Conway CE, Eaves SR, Wilson CJN, compilers. 2017. Geology of the Tongariro National Park area [map]. Lower Hutt (NZ): GNS Science. 109 p. + 1 sheet, scale 1:60,000. (GNS Science geological map; 4).
- Villamor P, Berryman KR. 2001. A late Quaternary extension rate in the Taupo Volcanic Zone, New Zealand, derived from fault slip data. *New Zealand Journal of Geology and Geophysics*. 44(2):243–269. doi:10.1080/00288306.2001.9514937.
- Villamor P, Berryman KR. 2006. Evolution of the southern termination of the Taupo Rift, New Zealand. *New Zealand Journal of Geology and Geophysics*. 49(1):23–37. doi:10.1080/00288306.2006.9515145.
- Villamor P, Berryman KR, Nairn IA, Wilson KJ, Litchfield NJ, Ries W. 2011. Associations between volcanic eruptions from Okataina Volcanic Center and surface rupture of nearby active faults, Taupo rift, New Zealand: insights into the nature of volcano-tectonic interactions. *Geological Society of America Bulletin*. 123(7–8):1383–1405. doi:10.1130/b30184.1.
- Villamor P, Berryman KR, Webb TH, Stirling MW, McGinty PJ, Downes GL, Harris JS, Litchfield NJ. 2001. Waikato seismic loads – Task 2.1 revision of seismic source characterisation. Lower Hutt (NZ): Institute of Geological & Nuclear Sciences. 109 p. Client Report 2001/59. Prepared for: URS & Mighty River Power.
- Villamor P, Clark KJ, Watson M, Rosenberg MD, Lukovic B, Ries W, Gonzalez A, Milicich SD, McNamara DD, Pummer B, et al. 2015. New Zealand geothermal power plants as critical facilities: an active fault avoidance study in the Wairakei Geothermal Field, New Zealand. In: Horne R, Boyd T, editors. *Proceedings, World Geothermal Congress 19–24 April 2015, Australia-New Zealand*. Bochum (DE): International Geothermal Association. 12 p.

- Villamor P, Nicol A, Seebeck HF, Rowland J, Townsend DB, Massiot C, McNamara DD, Milicich SD, Ries WF, Alcaraz SA. 2017. Tectonic structure and permeability in the Taupō Rift: new insights from analysis of LiDAR derived DEMs. In: *Proceedings 39th New Zealand Geothermal Workshop, 22–24 November 2017, Rotorua, New Zealand*. Auckland (NZ): University of Auckland. Paper 25.
- Villamor P, Van Dissen RJ, Alloway BV, Palmer AS, Litchfield NJ. 2007. The Rangipo Fault, Taupo rift, New Zealand: an example of temporal slip-rate and single-event displacement variability in a volcanic environment. *Geological Society of America Bulletin*. 119(5–6):529–547. doi:10.1130/b26000.1.
- Villamor P, Wilson KJ. 2007. Active fault mapping at Mapara Valley, Taupo district. Lower Hutt (NZ): GNS Science. 5 p. Consultancy Report 2007/289LR. Prepared for: Taupō District Council.
- Wilson CJN, Rowland JV. 2016. The volcanic, magmatic and tectonic setting of the Taupo Volcanic Zone, New Zealand, reviewed from a geothermal perspective. *Geothermics*. 59(B):168–187. doi:10.1016/j.geothermics.2015.06.013.

This page left intentionally blank.

APPENDICES

This page left intentionally blank.

APPENDIX 1 ACTIVE FAULT DEFINITIONS

A1.1 What is an Active Fault?

Active faults are those faults considered capable of generating strong earthquake shaking and ground-surface fault rupture, causing significant damage. Ground-surface-rupturing earthquakes are typically of magnitude $M_W > 6.5$, although, in the Taupō Rift, centimetre- to metre-scale ground deformation has occurred in swarms of smaller earthquakes.

An active fault in New Zealand is generally defined as one that has deformed the ground surface within the past 125,000 years (Langridge et al. 2016). This is defined in part, for practical reasons, as those faults that deform marine terraces and alluvial surfaces that formed during the 'Peak Last Interglacial period' or Marine Isotope Stage (MIS) 5e or younger (MIS 1–4; e.g. Alloway et al. 2007). The exception to this definition is the Taupō Rift, which is considered to be evolving so quickly that an active fault is defined as one that has deformed the ground surface within the past 25,000 years (Villamor and Berryman 2001; Langridge et al. 2016). In practise, these are faults that cut the widespread Oruanui volcanic and fluvial deposits that are 25,000 years or younger. For the Taupō District, we therefore define active faults in the Taupō Rift as those with evidence of activity in the last 25,000 years, and for those in the North Island Dextral Fault Belt (NIDFB) as those with evidence of activity in the last 125,000 years.

The purpose of this Appendix is to introduce how active faults express themselves, i.e. their behaviour, styles of deformation, activity and geomorphic expression. Active faults are typically expressed in the landscape as linear traces displacing surficial geologic features, which may include hillslopes, alluvial terraces and fans. The age of these displaced features can be used to define how active a fault is.

Active faults are often defined by a fault scarp or trace. A fault scarp is formed when a fault displaces or deforms the land surface or seafloor and produces an abrupt linear step, which smooths out with time to form a scarp (Figure A1.1). In some cases, where a fault moves horizontally, only a linear trace or furrow may be observed.

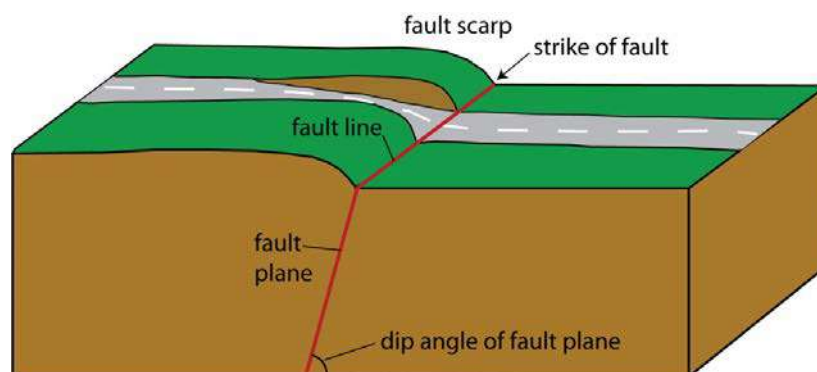


Figure A1.1 Block model of a generic active fault. Fault displacement produces a scarp along the projection of the fault plane at the Earth's surface (fault line or trace).

A1.2 Styles of Fault Movement

Faults can be categorised as: strike-slip faults, where the dominant style (sense) of motion is horizontal (movement in the strike direction of the fault), and dip-slip faults, where the dominant sense of motion is vertical (defined by movement in the dip direction of the fault).

Strike-slip faults are defined as either right-lateral (dextral), where the motion on the opposite side of the fault is to the right (Figure A1.2), or left-lateral (sinistral), where the opposite side of the fault moves to the left. The Wheao and Te Whaiti faults in the eastern Taupō District are predominantly dextral strike-slip faults.

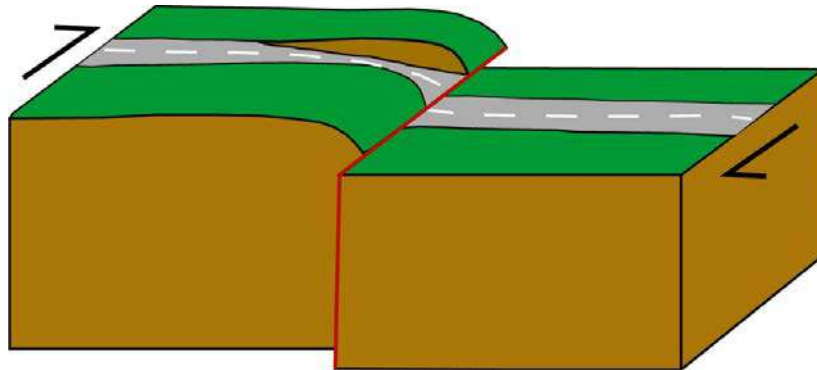


Figure A1.2 Block model of a strike-slip fault (red line). The fault is a right-lateral (dextral) fault, as shown by the black arrows and the sense of movement across the two blocks and a right separation across the road.

Dip-slip faults can be divided into reverse faults, formed mainly under contraction (where the hanging-wall block of the fault is pushed up; Figure A1.3) and normal faults, formed under extension (where the hanging-wall block of the fault drops down; Figure A1.4). The majority of faults in the Taupō District are normal faults, formed in association with extension and volcanism in the Taupō Rift and Taupō Volcanic Zone.

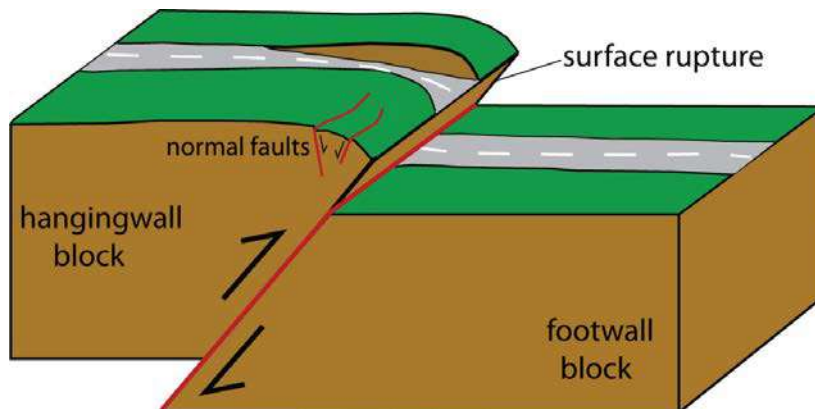


Figure A1.3 Block model of a reverse dip-slip fault that has recently ruptured. Movement of the blocks is vertical and in the dip direction of the fault plane. In this case, the hanging-wall block has been pushed up over the footwall block. Folding and normal faulting are common features of deformation in the hanging-wall block of reverse faults.

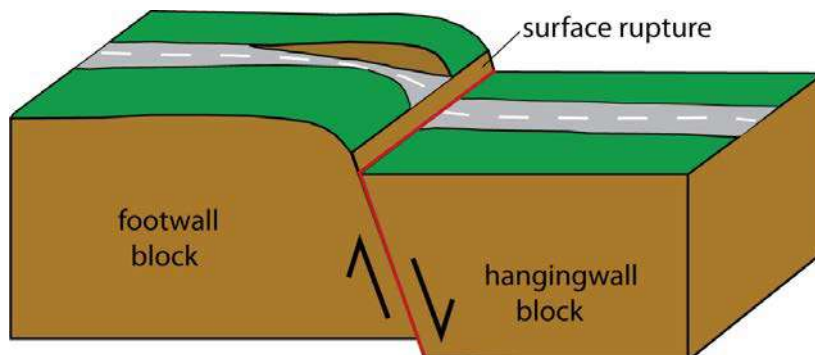


Figure A1.4 Block model of a normal dip-slip fault. The relative movement of the blocks is vertical and in the dip direction of the fault plane. The hanging-wall block has dropped down, enhancing the height of the fault scarp.

APPENDIX 2 IMPACTS OF SURFACE FAULT RUPTURE ON RESIDENTIAL STRUCTURES IN RECENT NEW ZEALAND EARTHQUAKES AND IMPLICATION FOR THE MITIGATION OF SURFACE FAULT RUPTURE HAZARD

A2.1 Introduction

The New Zealand Ministry for the Environment's active fault guidelines titled 'Planning for development of land on or close to active faults: A guideline to assist resource management planners in New Zealand' (Kerr et al. 2003) is the primary document providing guidance with regard to the mitigation of ground-surface fault rupture hazard. In these guidelines (hereafter referred to as the MfE Active Fault Guidelines), the recommended mitigation strategy is avoidance; however, engineering mitigation strategies are also permitted in appropriate circumstances, though little, if any, guidance is provided regarding what those engineering strategies and appropriate circumstances might be. This deficiency was largely the consequence of a lack of data. That is, at the time that the guidelines were issued, there were very few New Zealand examples to draw from where New Zealand engineered structures had been impacted by ground-surface fault rupture and the impacts of that rupture evaluated with regards to: a) the characterisation of the ground strains and displacements generated by that surface rupture, b) the structural damage the surface rupture produced and c) possible engineering strategies that could be employed to mitigate that damage.

Since the MfE Active Fault Guidelines were published, there have been two large earthquakes in New Zealand that have generated ground-surface fault rupture that has directly impacted engineered buildings; the 2010 Darfield earthquake and the 2016 Kaikōura earthquake (Figure A2.1). Collectively, about two dozen buildings or residential-type structures were directly damaged by ground-surface fault rupture resulting from these two earthquakes. In this Appendix, we present approximately a dozen case-study examples from these two earthquakes, and the 1987 Edgecumbe earthquake also, illustrating the impacts surface fault rupture had on residential (or residential-type) structures. These examples provide insight into construction styles that could be employed, in suitable circumstances, to facilitate non-collapse performance resulting from surface fault rupture and, in certain instances, post-event functionality. We also provide comment on how these examples may enable a more nuanced application of the MfE Active Fault Guidelines in, again, appropriate circumstances.

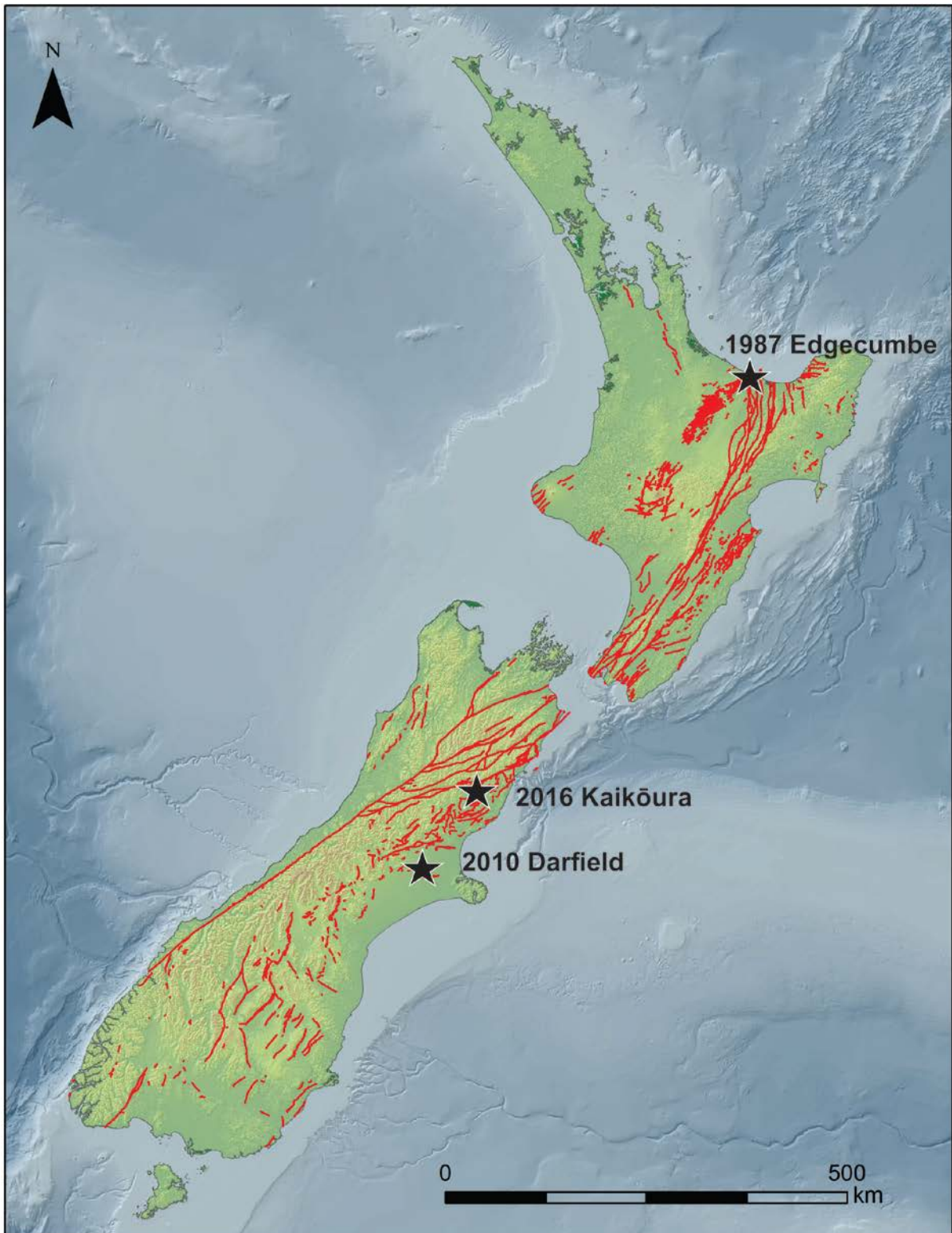


Figure A2.1 On-land known active faults of New Zealand (red lines) and epicentres of New Zealand's three most recent ground-surface-rupturing earthquakes (black stars): 1987 M_w 6.5 Edgecumbe earthquake, 2010 M_w 7.1 Darfield earthquake and 2016 M_w 7.8 Kaikōura earthquake. Active faults from Langridge et al. (2016).

A2.2 1987 Edgecumbe Earthquake

The Edgecumbe earthquake struck the Rangitaiki Plains, eastern Bay of Plenty, on 2 March 1987 (Figure A2.2). The earthquake had a magnitude of M_L 6.3, and generated metre-scale ground-surface fault rupture along the Edgecumbe Fault (maximum displacement, 2.5 m vertical and 1.8 m extension) (Figures A2.3 and A2.4) and decimetre- to centimetre-scale surface rupture displacement on several other nearby faults (Anderson and Webb 1989, Beanland et al. 1989, Nairn and Beanland 1989). The predominant sense of displacement on all these faults was normal.

Damage to residential structures caused by the Edgecumbe earthquake was primarily the result of strong ground shaking and, subordinately, liquefaction (e.g. Pender and Robertson 1987). However, ground-surface fault rupture along the Edgecumbe Fault did extend through and severely damage the concrete yards of two milking sheds in the McCracken Road area (Figures A2.5 and A2.6). The impact that Edgecumbe Fault ground-surface rupture had on these yards provides an informative illustration of the severe structural damage that could be expected to result from metre-scale normal fault rupture extending through a lightly reinforced concrete slab foundation of a residential structure.

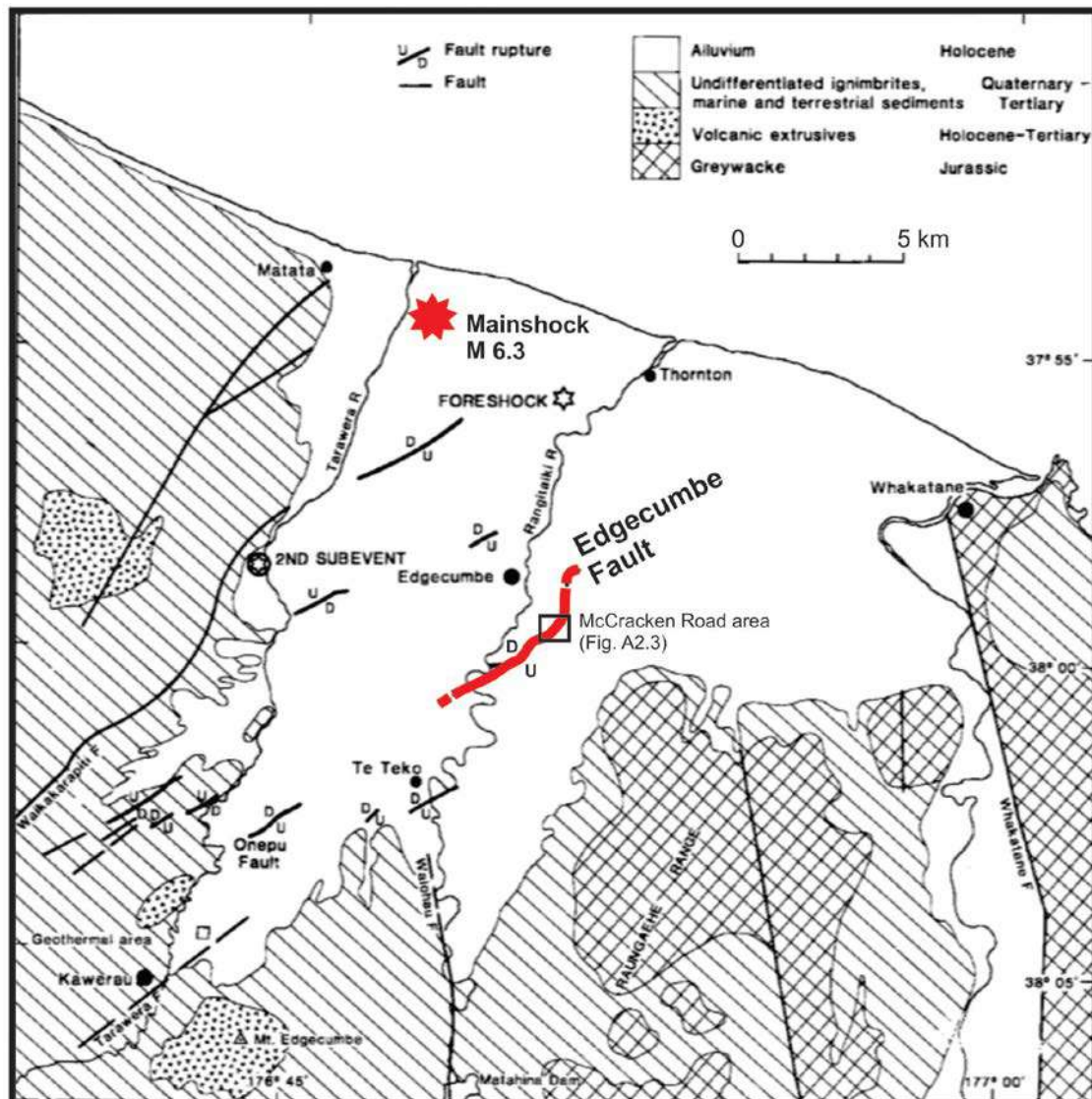


Figure A2.2 Edgecumbe earthquake: 2 March 1987, M_w 6.5 (M_L 6.3). Map shows location of mainshock epicentre (red star) and Edgecumbe Fault rupture (red line). Also shown is the location of the McCracken Road area depicted in Figure A2.3. After Figure 1 of Anderson and Webb (1989).

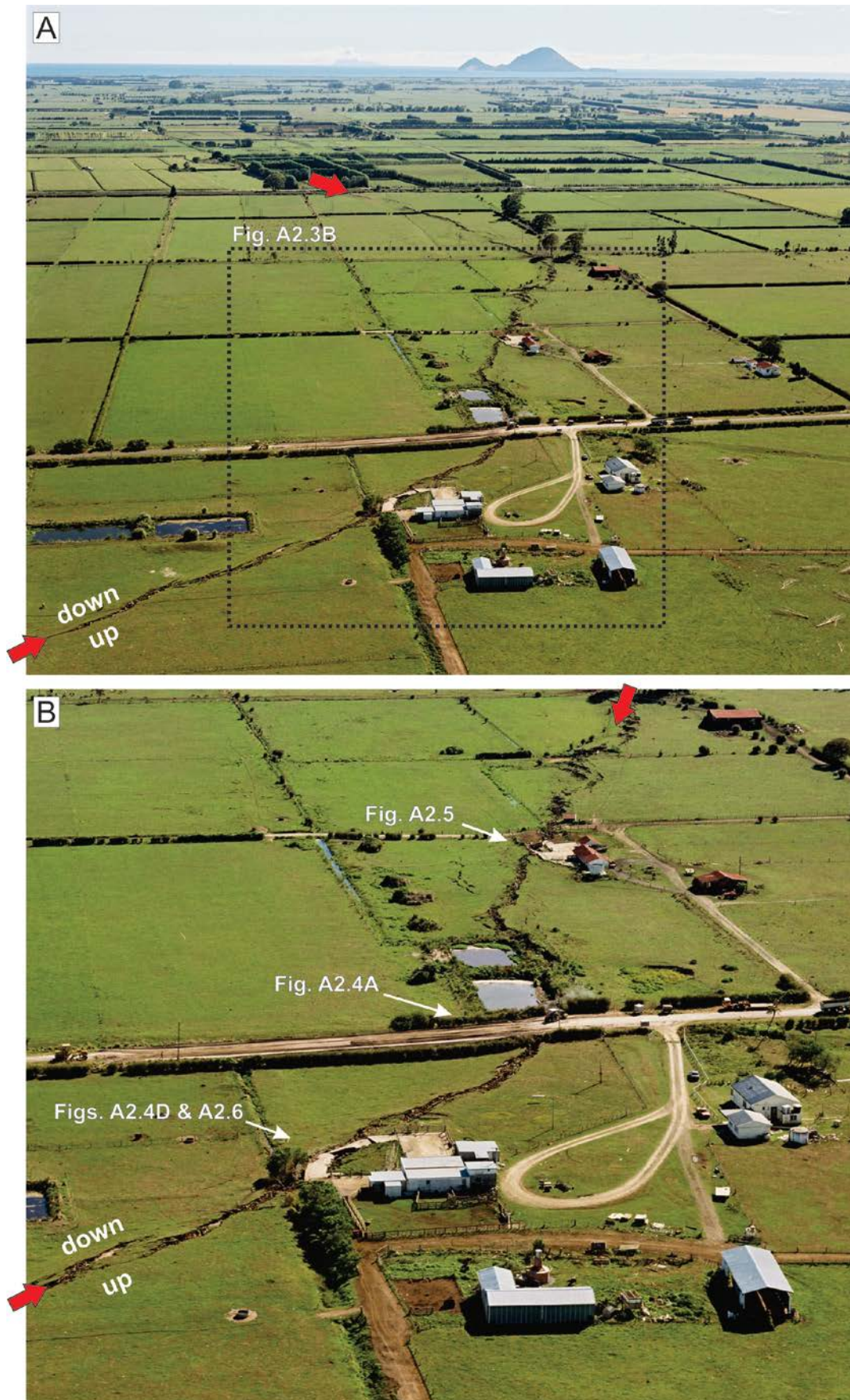


Figure A2.3 Edgecumbe Fault ground-surface rupture (red arrows) in the McCracken Road area, 1987 Edgecumbe earthquake. (A) Oblique aerial view looking northeast. (B) Enlarged portion of (A), showing locations of Figures A2.4A, D; A2.5; and A2.6. Photos by Lloyd Homer.

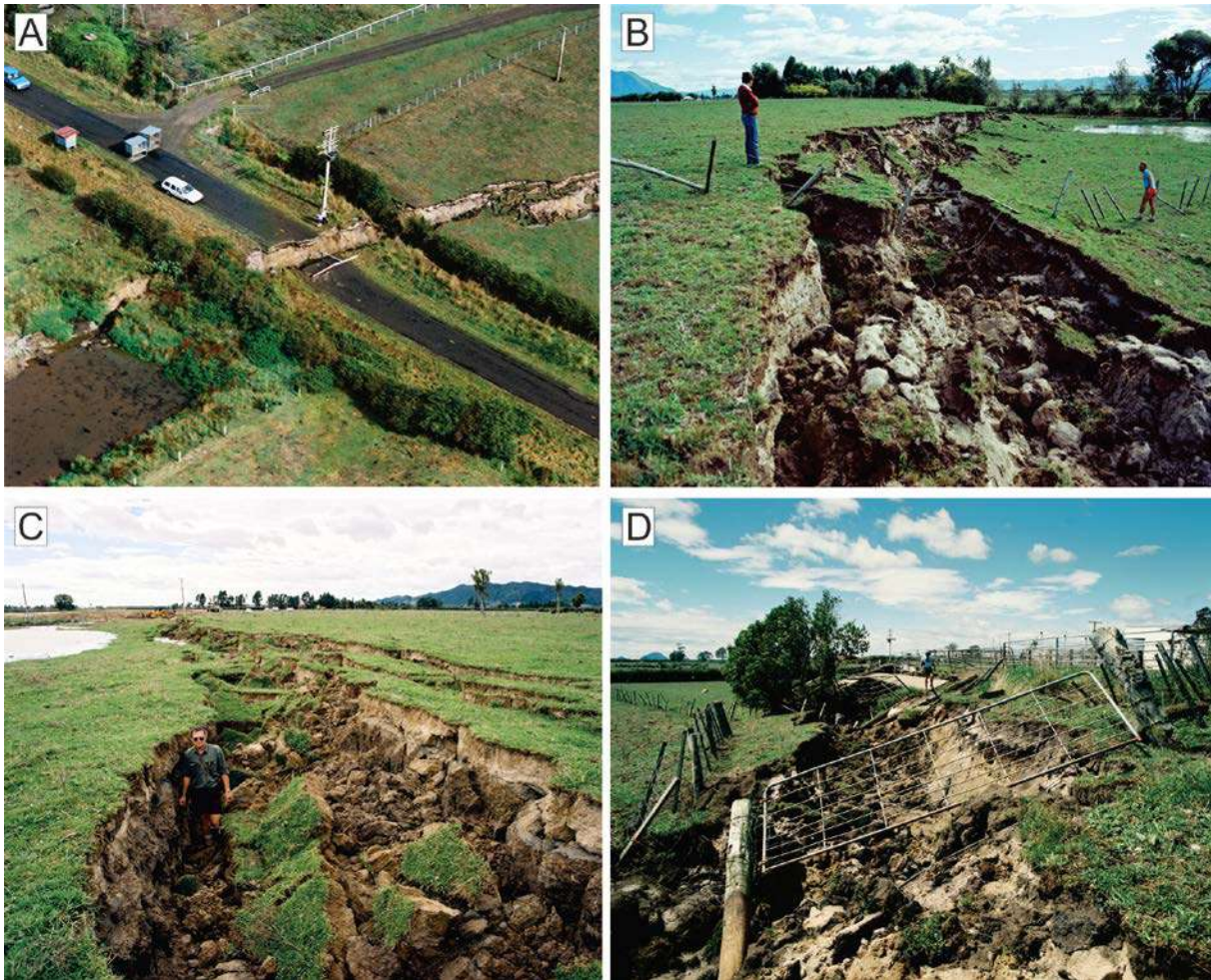


Figure A2.4 Examples of metre-scale normal ground-surface fault rupture along the Edgecumbe Fault, 1987 Edgecumbe earthquake. Photos by Lloyd Homer.

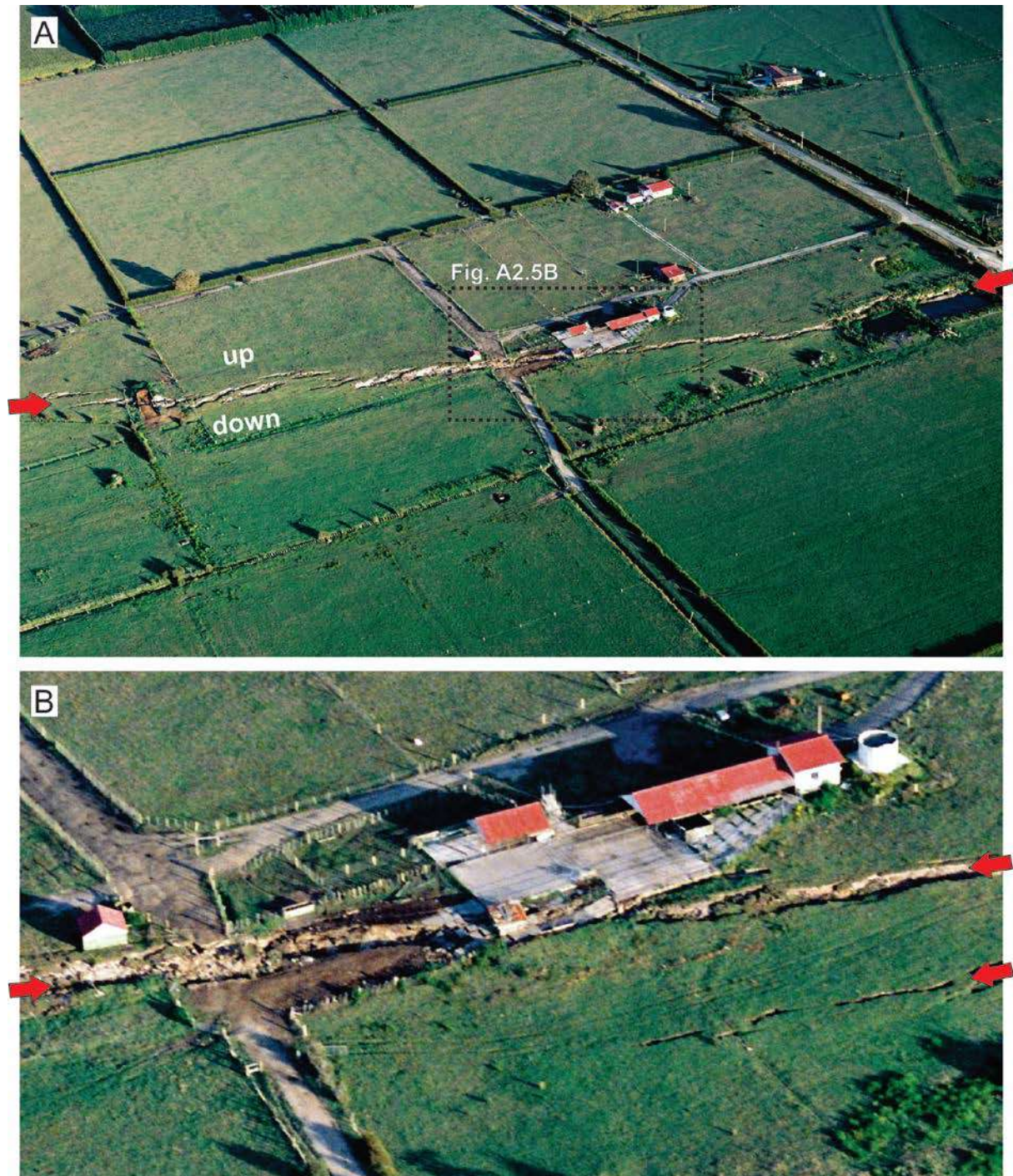


Figure A2.5 Edgecumbe Fault ground-surface rupture (red arrows) and damage to concrete yard of milking shed north of McCracken Road, 1987 Edgecumbe earthquake. (A) Oblique aerial view looking east-southeast. (B) Enlarged portion of (A). See Figure A2.3B for location. Photos by Lloyd Homer.

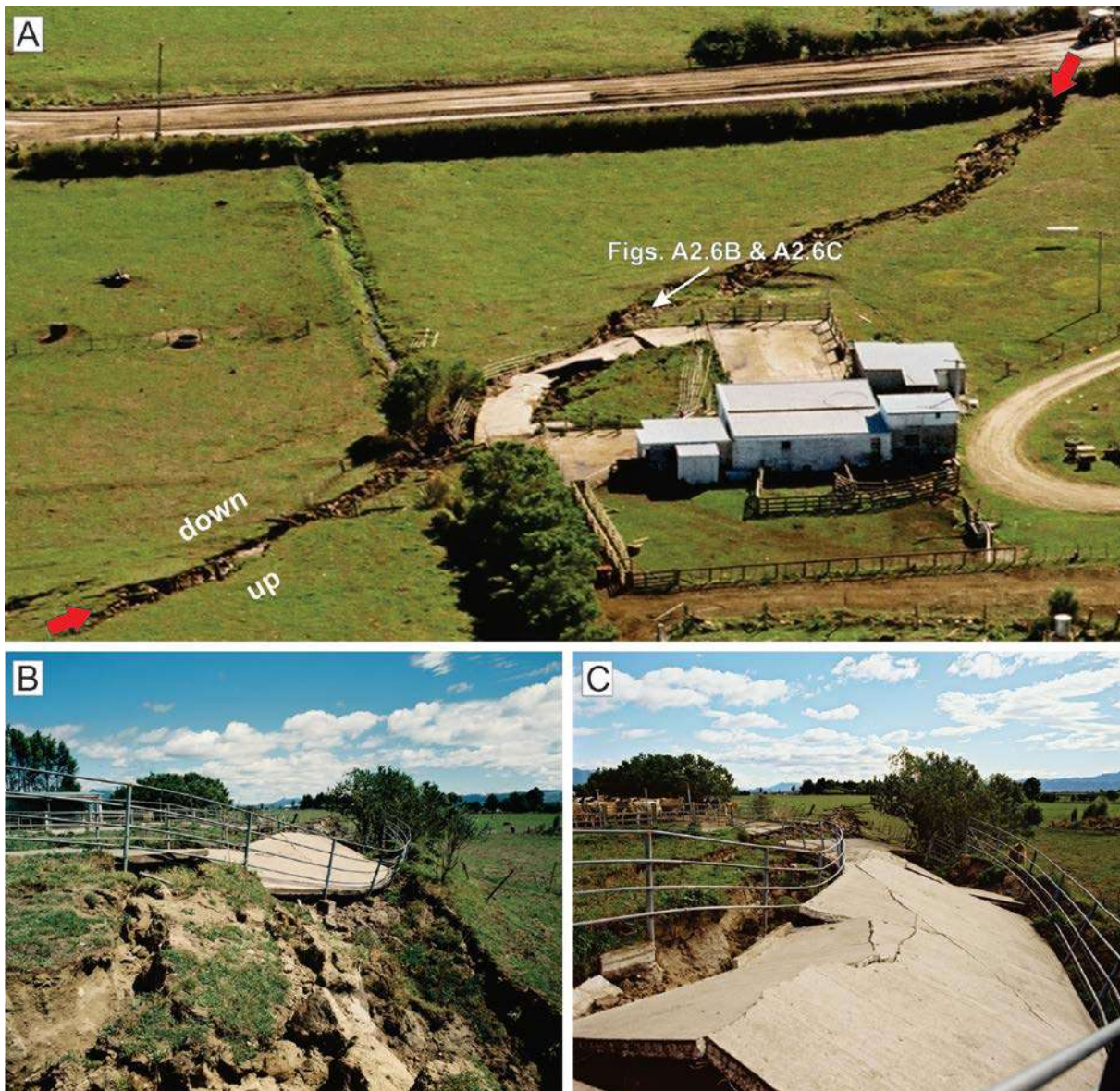


Figure A2.6 Edgcumbe Fault ground-surface rupture (red arrows) and damage to concrete race of milking shed south of McCracken Road, 1987 Edgcumbe earthquake. (A) Oblique aerial view looking northeast. See Figure A2.3B for location. (B, C) Details of reinforced concrete milking shed race damaged by metre-scale normal fault rupture. Views looking west-southwest. Photos by Lloyd Homer.

A2.3 2010 Darfield Earthquake

Much of the material presented in this section comes from Van Dissen et al. (2011).

A2.3.1 Introduction

The M_w 7.1 Darfield earthquake of 4 September 2010 had a shallow focus (~11 km deep) and an epicentre located within ~40 km west of Christchurch (Figure A2.7). It was a complex event, involving rupture of multiple fault planes with most of the earthquake's moment release resulting from slip on the previously unknown Greendale Fault (Beavan et al. 2010, Gledhill et al. 2010, Holden et al. 2011). Greendale Fault rupture propagated to the ground surface and extended east–west for ~30 km (Quigley et al. 2010, 2012). Surface rupture was mainly dextral strike-slip (Figures A2.7–2.9).

About a dozen buildings, mainly single-storey houses and farm sheds, were affected by Greendale Fault ground-surface rupture but none collapsed, largely because most of the buildings were relatively flexible and resilient timber-framed structures and also because deformation was distributed over a relatively wide zone. In this section of the Appendix, we present a summary of the characteristics of Greendale Fault surface rupture deformation and the impacts this deformation had on residential (or residential-type) structures.

A2.3.2 Greendale Fault Surface Rupture Displacement and Expression

A variety of methods were used to map and characterise the Greendale Fault surface rupture, including tape and compass, GPS surveys, aerial photography, airborne LiDAR and shallow excavations (Quigley et al. 2010, 2012; Duffy et al. 2013; Hornblow et al. 2014). The zone of Greendale Fault ground-surface rupture deformation extends for about 30 km from ~4 km west of the hamlet of Greendale (from which the fault gets its name) to an eastern tip ~2 km north of the town of Rolleston (Figure A2.7). The gross morphology of the surface rupture is that of an *en-echelon* series of east–west-striking, left-stepping surface traces (Figures A2.7 and A2.8). The largest step-over is ~1 km wide, and there is a multitude of smaller ones. Push-up ‘bulges’ formed at most of these restraining left-steps, with amplitudes up to ~1 m but typically less than 0.5 m (Figure A2.8B, C).

Displacement along the full length of surface rupture averages ~2.5 m (predominantly dextral) with maximum of ~5 m along the central section of fault trace. Perpendicular to the strike of the Greendale Fault, surface rupture displacement is distributed across a ~30–300-m-wide deformation zone, largely as horizontal flexure. The width of the surface rupture deformation zone is greatest at step-overs and damaging ground strains developed within these. On average, 50% of the horizontal displacement occurs over 40% of the total width of the deformation zone, with offset on discrete shears, where present, typically accounting for less than about 30% of the total displacement. Across the paddocks deformed by fault rupture, there is a threshold of surface rupture displacement of ~1–1.5 m; greater than this discrete ground cracks and shears occur and form part of the surface rupture deformation zone and less than this they are rarely present. The distributed nature of Greendale Fault surface rupture displacement undoubtedly reflects a considerable thickness of poorly consolidated alluvial gravel deposits underlying the Canterbury Plains at this location.

A2.3.3 Engineered Structures Impacted by Surface Fault Rupture

About a dozen buildings, typically single-storey timber-framed houses and farm sheds with lightweight roofs, lay either wholly, or partially, within the Greendale Fault’s surface rupture deformation zone (Figures A2.7, A2.8, A2.10–13). None of these buildings collapsed, but all were more damaged than comparable structures immediately outside the zone of surface rupture deformation. From a life-safety standpoint, all these buildings performed satisfactorily, but, with regard to post-event functionality, there are notable differences. Houses with only lightly reinforced concrete slab foundations suffered moderate to severe structural and non-structural damage. Three other buildings performed more favourably: one had a robust concrete slab foundation, another had a shallow-seated pile foundation that isolated ground deformation from the superstructure, and the third had a structural system that enabled the house to tilt and rotate as a rigid body. Below, we present four informative case-study examples.

A2.3.3.1 Telegraph Road House – Greendale Fault

The Telegraph Road house (Figure A2.10) was a timber-framed, brick-clad residential structure with a concrete slab foundation (at most, only lightly reinforced) and lightweight roof. It was located within the Greendale Fault's ground-surface fault rupture deformation zone (~150 m wide at this site) that accommodated a total of 4–5 m of dextral displacement. The house was badly damaged by distributed deformation, and ~0.5 m of discrete strike-slip rupture that entered the house through the front door (Figure A2.10B) passed through the house's foundation (including living room) and exited through the back door (Figure A2.10D).

Not long after the earthquake, this house was demolished and a new one constructed nearby.

A2.3.3.2 Kivers Road Woolshed – Greendale Fault

The Kivers Road woolshed was a timber-framed structure located within a 25–50-m-wide ground-surface fault rupture deformation zone of the Greendale Fault. At this site, surface fault rupture deformation comprised both discrete shears and distributed deformation and accommodated ~2.7 m of net slip (predominantly strike-slip) (Figure A2.11). The woolshed was made up of two parts, a larger metal-clad structure with a timber floor founded on shallow-seated ~700-mm-high concrete piles (Figure A2.11D) and a smaller lean-to structure attached to the side (Figure A2.11A, C). The lean-to was a pole building (part metal-clad and part wood-clad) with an unreinforced concrete floor. The response of the two different construction styles to surface fault rupture was noticeably different. The support poles of the lean-to were set into the ground; dextral fault rupture under the lean-to led to lateral displacement of the support poles on either side of the rupture and significant distortion of the walls and roof (Figure A2.11C). In contrast, surface rupture deformation under the larger piled structure was, in large measure, isolated from the superstructure by rotation of the shallow-seated piles. The timber flooring and framing and metal cladding proved a resilient structural system that limited internal distortion.

This woolshed has subsequently been demolished.

A2.3.3.3 Greendale Substation – Greendale Fault

The Greendale substation (Figure A2.12) is a light-industrial building with a reportedly well-reinforced concrete slab foundation. During the Darfield earthquake, the building was tilted and rotated, but relatively undamaged by ~1.7 m dextral and < 1 m vertical displacement (south-side up) distributed across a ~100-m-wide surface rupture deformation zone of the Greendale Fault. The long axis of the building is oriented ~55° counter-clockwise to the general strike of the fault rupture. Distributed displacement imposed tensile ground strains across the site with an orientation roughly sub-parallel to the building's long axis. The foundation of the building was robust enough to resist these strains (i.e. no cracking of the foundation was evident) and, instead, the soil pulled away from either end of the building's foundation (yellow 't' in Figure A2.12C, D).

The Greendale substation is still in service today, ten years after the Darfield earthquake and the Greendale Fault's ground-surface rupture.

A2.3.3.4 Gillanders Road House – Greendale Fault

The Gillanders Road house (Figure A2.13) is a light-gauge steel-framed, plywood- and weatherboard-clad residential structure with a steel pile foundation, steel I-beam bearers, steel joists and plywood flooring. As a result of Greendale Fault ground-surface rupture, the house was tilted and rotated, but only slightly damaged, by ~1 m of distributed vertical and dextral fault rupture spread over several tens of metres width. Despite this house being essentially ‘locked’ into the ground (piles are concreted to ~1 m depth into the ground), it suffered only slight damage because surface rupture deformation was distributed and relatively evenly spread across the site, and because the structural system was strong and stiff enough to tilt and rotate as a rigid body. Given this structure’s resilient, and somewhat uncommon, construction style, it proved a relatively straightforward process to reinstate.

This building was subjected to both ground-surface fault rupture and strong ground shaking and performed in a fashion that not only greatly exceeded life-safety objectives, but also greatly facilitated post-event reinstatement. However, if the building had been subjected to greater amounts of deformation, especially discrete displacement, the pile foundation may have been able to transfer enough deformation into the superstructure to damage it. Design modifications to potentially mitigate this, yet still retain the building’s noteworthy resilience, could be to: 1) use piles specifically designed to yield during surface fault rupture; and/or 2) use two sets of bearers, with one set attached to the piles and oriented parallel to the strike of the fault and another orthogonal set on top, onto which the floor joists are attached. With due geological and engineering consideration, both of these options (and conceivably others) could potentially be employed to successfully isolate ground rupture from the superstructure and still retain the advantageous ease of re-levelling qualities of this type of construction.

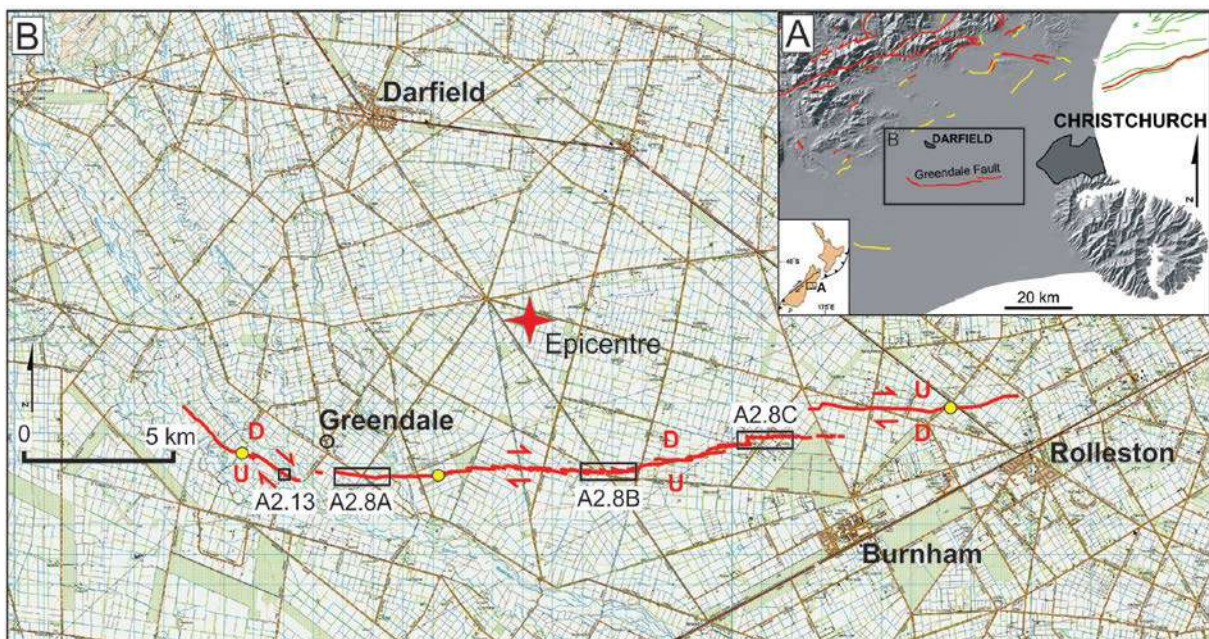


Figure A2.7 (A) Digital Elevation Model (DEM) of the Christchurch area of the Canterbury region showing locations of the Greendale Fault and other known tectonically active structures. Red lines are active faults, and yellow and green lines are, respectively, on-land and offshore active folds (combined data from Forsyth et al. [2008] and GNS Active Faults Database, <http://data.gns.cri.nz/af/>). (B) Mapped surface trace of the Greendale Fault (Quigley et al. 2010). Red arrows indicate relative sense of lateral displacement, while vertical displacement is denoted by red U = up and D = down. Also shown are locations of Figures A2.8A–C and A2.13, Darfield earthquake epicentre (red star; Gledhill et al. 2010) and buildings damaged by surface fault rupture (yellow dots) that are neither encompassed by Figure A2.8 nor depicted elsewhere in this Appendix.

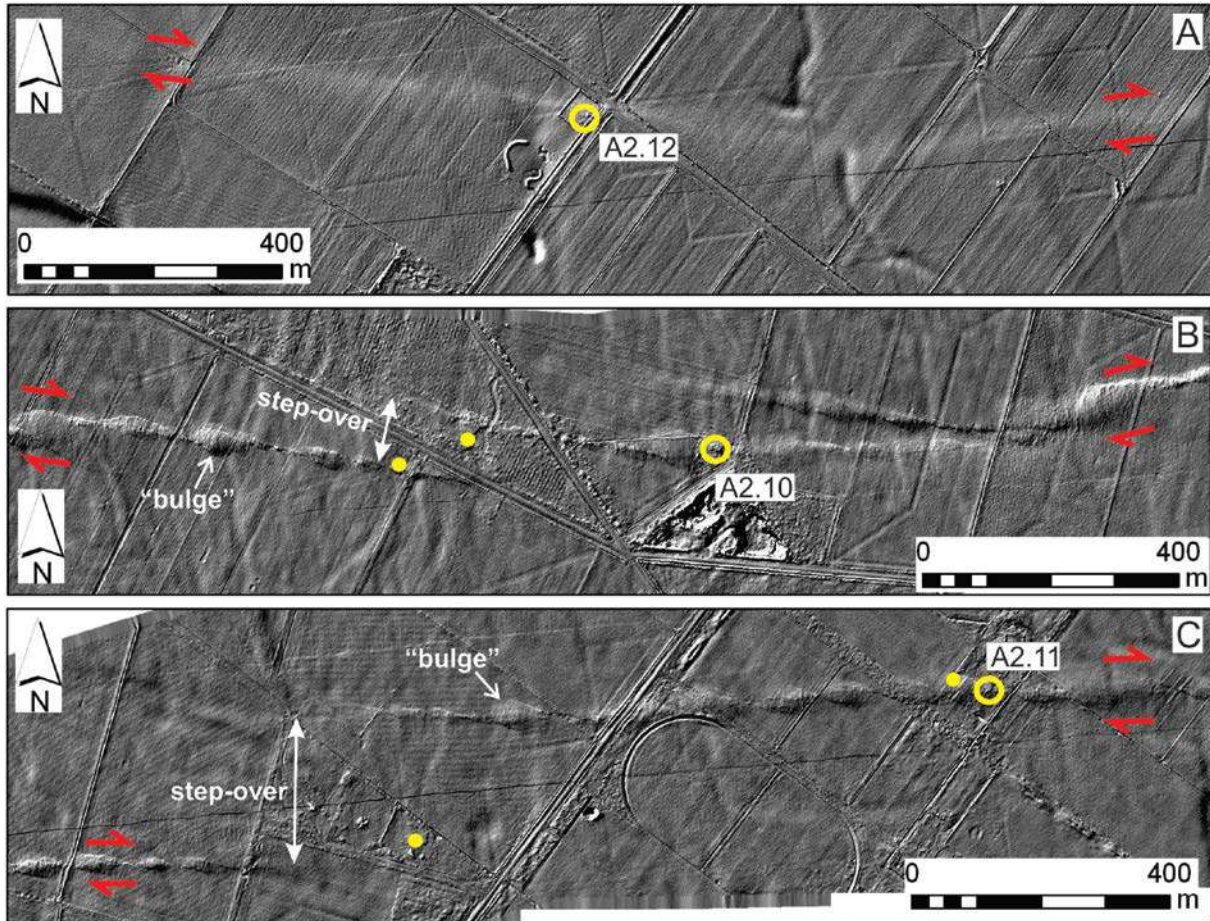


Figure A2.8 LiDAR hillshade DEMs (illuminated from the northwest) of three ~1.8-km-long sections of the Greendale Fault (see Figure A2.7 for locations), showing characteristic left-stepping *en-echelon* rupture pattern (especially evident in B and C) and dextral offset of roads, fences, irrigation channels, hedges and crop rows. Red arrows straddle the surface fault rupture and show the sense of lateral displacement. Representative examples of fault step-overs and push-up 'bulges' are identified in B and C. Open yellow circles show the locations of buildings damaged by surface fault rupture that are depicted in Figures A2.10–12. Small yellow dots show the locations of other buildings damaged by surface rupture deformation that are not discussed in this appendix. The general amount of net surface rupture displacement in A, B and C is, respectively, 1.5–2.5 m (horizontal to vertical ratio ~3:1, south-side up), 4–5 m (predominantly dextral) and 2.5–4 m (predominantly dextral).



Figure A2.9 Examples of metre-scale dextral strike-slip ground-surface fault rupture along the Greendale Fault, 2010 Darfield earthquake.



Figure A2.10 Telegraph Road house and Greendale Fault surface rupture; see Figures A2.7 and A2.8 for location. Red arrows denote location of discrete surface fault rupture. (A) Aerial view looking south. Photo by Richard Cosgrove. (B) View looking west-northwest. Photo by Hayden Mackenzie. (C) View looking south-southwest. Photo by Hayden Mackenzie. (D) View looking east-southeast. Photo by Dougal Townsend.



Figure A2.11 Kivers Road woolshed and Greendale Fault surface rupture; see Figures A2.7 and A2.8 for location. Red arrows denote location of discrete surface fault rupture. (A) Aerial view looking northeast – note dextral offset of irrigation channel in right-hand side of photograph. Photo by Richard Cosgrove. (B) View looking west. Photo by Dougal Townsend. (C) View looking east. Photo by Dougal Townsend. (D) View looking southwest showing detail of shallow-seated concrete piles. Photo by Russ Van Dissen.



Figure A2.12 Greendale substation and Greendale Fault surface rupture; see Figures A2.7 and A2.8 for location. (A) Aerial view looking northeast. Red arrows denote location, strike and sense of lateral displacement of the surface rupture deformation zone. Photo by Richard Jongens. (B) View looking southwest along fence line adjacent to the substation that crosses the surface rupture deformation zone and records the amount, width and distributed style of fault displacement here (camera location for B is shown by black 'f' in (A)). Photo by Russ Van Dissen. (C, D) Views looking northwest. 't' is where soil has pulled away from the building's foundation. See text for details. Photos by Russ Van Dissen.



Figure A2.13 Gillanders Road house and Greendale Fault surface rupture; see Figure A2.7 for location. (A) View looking east. (B) View looking northwest. (C) Close-up of detached down-pipe on east-southeast side of the house. View looking west-northwest. (D) Close-up of pile, bearer and deformed bolted connection. View looking west-northwest. Photos by Russ Van Dissen.

A2.4 2016 Kaikōura Earthquake

Much of the material presented in this section comes from Van Dissen et al. (2019).

A2.4.1 Introduction

The Kaikōura earthquake struck at two minutes past midnight on 14 November 2016. Its epicentre was located near the South Island township of Waiiau (Figure A2.14) and, with a magnitude of M_w 7.8, it was the largest on-land earthquake to hit New Zealand in more than a century (Downes and Dowrick 2014). The Kaikōura earthquake generated damaging levels of ground shaking throughout much of north Canterbury, eastern Marlborough and beyond (Bradley et al. 2017; Kaiser et al. 2017). It triggered thousands of landslides (Dellow et al. 2017; Massey et al. 2018) and locally significant liquefaction (Cubrinovski et al. 2017; Stringer et al. 2017; Bastin et al. 2018). The earthquake caused vertical deformation, primarily uplift, along more than 100 km of coastline between Cape Campbell and the Hundalee Fault south of Kaikōura (Clark et al. 2017) (Figure A2.14) and spawned a tsunami with up to ~7 m run-up height – the impacts of which were lessened by the fact that the earthquake occurred at low tide and much of the potentially affected coastline had been uplifted (Power et al. 2017).

In a global context, the Kaikōura earthquake was also one of the most complex earthquakes yet documented, with about two dozen major and minor faults rupturing the ground surface (Figure A2.14) (Hamling et al. 2017; Stirling et al. 2017; Litchfield et al. 2018). Collectively, over 220 km of surface fault rupture was generated by the Kaikōura earthquake (Figure A2.14). This rupture directly impacted several residential (or residential-type) structures. In this section of the Appendix, we document several examples of the impacts this surface fault rupture had on these buildings.

A2.4.2 Residential Structures Impacted by Surface Fault Rupture

About a dozen buildings, mostly single-storey timber-framed houses, barns and woolsheds, were directly impacted by surface fault rupture in the Kaikōura earthquake. Here we present seven instructive case-study examples.

A2.4.2.1 *Bluff Cottage – Kekerengu Fault*

Of the residential structures impacted by surface fault rupture during the Kaikōura earthquake, Bluff Cottage (Figures A2.15 and A2.16) deserves special mention because of its noteworthy life-safety (non-collapse) performance when subjected to extreme surface fault rupture deformation. Bluff Cottage – which has since been demolished – was a timber-framed single-storey residential structure (house) with a corrugated metal roof and a combination of timber weatherboard and concrete brick cladding. It had a roughly rectangular floor plan (area of ~90 m²), a timber floor comprising a combination of particle board sheets and tongue and groove hardwood strips/planks and a pre-cast concrete chimney and fireplace (with some steel-rod reinforcing) encased by concrete brick. It had a concrete perimeter foundation with shallow-seated concrete piles. The timber floor joists were skew-nailed to the timber wall plates, which were in turn bolted to the perimeter foundation, and the timber floor bearers were attached to the piles via wire ties.

The age of construction of Bluff Cottage is composite, and not known in detail. The original hut that formed the core of the cottage was constructed prior to the late 1940s (the oldest set of aerial photographs for this part of the country date from 1947 and show that the hut was already in existence). Later, in the late 1970s / early 1980s, a kitchen and sitting room were

added, along with the concrete perimeter foundation. Bluff Cottage was sited on a relatively thin layer (<1–2 m thick) of Holocene loosely packed gravel-dominated Kekerengu River alluvium overlying weak, fault-damaged, bedrock.

Approximately 10 m of discrete (i.e. concentrated, as opposed to distributed) horizontal and 1–2 m vertical surface fault rupture displacement extended through the footprint of Bluff Cottage on the Kekerengu Fault (Figure A2.16) (Kearse et al. 2018). Offset fence lines within ~450 m either side of the cottage also document lateral displacements of ~10–11 m and narrow fault deformation zone widths (Figures A2.15 and A2.17). The foundation of Bluff Cottage was cut in half and displaced by fault rupture. The superstructure of the house was low mass, flexible, regular in shape, timber-floored and relatively weakly attached to the foundation. These properties allowed the superstructure to detach from the mainly laterally displacing foundation and isolate it from the extreme ground deformation taking place beneath. The house suffered severe structural damage, but it did not collapse. From a life-safety perspective, and considering the large displacement and small fault zone width at this site (i.e. metre-scale strike-slip displacements and shear strains in the order of 10^0), this house performed admirably.

A2.4.2.2 Harkaway Villa – Papatea Fault

Harkaway Villa is a timber-framed single-storey house with timber weatherboard cladding and a corrugated metal roof on framed rafters, with internal load-bearing walls (Figures A2.14, A2.18–20). It has a roughly square floor plan (area of ~130 m²), timber strip (plank) flooring and a timber pile foundation (~60 cm above ground), with joists attached to piles via wire ties and skew nails.

The age of construction of Harkaway Villa is composite. It was built around 1910. About a hundred years later, in 2009, it was moved onto the site (in three pieces) and, at this time, significant renovations were undertaken. The villa is sited on several metres of late Holocene fan alluvium (comprising interbedded silt, sand and loosely packed gravel) which, in turn, likely overlies gravel-dominated Clarence River alluvium.

Harkaway Villa is located within the surface rupture deformation zone of the Papatea Fault which, at this site, is ~90 m wide, comprising both discrete fault rupture and distributed deformation and accommodating ~5 m of vertical deformation (reverse, southwest-side up) and a comparable (or lesser) amount of left-lateral horizontal slip (Figures A2.18–20) (Langridge et al. 2018). The villa is situated ~200 m west from the true-right bank of the Clarence River on the hanging-wall side (southwest side) of the Papatea Fault in the hinge zone between the higher vertical displacement gradient fold/fault scarp to the northeast and the lower vertical displacement gradient 'back limb' to the southwest (Figure A2.20). The ground encompassed by the footprint of the structure experienced decimetre-scale folding, horizontal sinistral flexure (i.e. fault drag) and up to ~80 cm of distributed N–S-oriented extension (Figures A2.19 and A2.20). The villa was also tilted ~5° in a down-to-the-NE sense. Fortunately, the superstructure of the house is low mass, flexible, regular in shape, timber-floored and relatively weakly attached to the pile foundation, all of which allowed the superstructure to detach from the foundation and thus isolate much of the ground extension from the superstructure. Despite this house suffering damage significant enough to be 'red-tagged', it performed commendably, from a life-safety perspective. It experienced very strong ground shaking, local decimetre-scale surface fault rupture deformation and is located within the hinge zone of a reverse fault scarp that has been classified in other earthquakes as a zone of 'severe building damage' (Kelson et al. 2001), yet the villa did not collapse. Not only

did it not collapse, it appears that it could potentially be re-piled and re-levelled, suggesting the possibility of post-event reinstatement (as opposed to demolition and reconstruction).

As stated above, and illustrated in Figure A2.20, Harkaway Villa is located in the transition zone between the higher strain fold/fault scarp to the northeast and the lower strain 'back limb' to the southwest. Utilising a combination of field observations, a differential LiDAR digital elevation model (DEM; 2013 LiDAR subtracted from post-earthquake 2016 LiDAR) at the site (Figure A2.20B, C) and assuming simple shear, ground strains at the villa site can be approximated.

At the steepest portion of the fold/fault scarp region to the northeast of the villa, dip-slip shear strains of ~ 0.2 – 0.4 can be derived based on ~ 1.5 m of elevation gain over 7 m of fault-perpendicular horizontal distance (Figure A2.20C), an estimated/observed fault dip of 45° – 90° (Langridge et al. 2018) and assuming simple shear. Strike-slip shear strains of ≤ 0.2 can be estimated based on an observed horizontal-to-vertical ratio of displacement of ≤ 1 (Langridge et al. 2018), ~ 1.5 m of elevation gain over 7 m of fault-perpendicular horizontal distance and assuming simple shear. Based on the above dip-slip and strike-slip shear strain considerations, net shear strains oriented parallel to the plane of the fault of ~ 0.2 – 0.4 (rounded to 10^{-1}) are approximated in the region of the fold/fault scarp.

In the 'back limb' area, dip-slip shear strains of ~ 0.02 – 0.04 can be estimated based on ~ 1 m of elevation gain over 50 m of fault-perpendicular horizontal distance (Figure A2.20C), an estimated/observed fault dip of 45° – 90° (Langridge et al. 2018) and assuming simple shear. Strike-slip shear strains of ≤ 0.02 can be estimated based on an observed horizontal-to-vertical ratio of displacement of ≤ 1 (Langridge et al. 2018), ~ 1 m of elevation gain over 50 m of fault-perpendicular horizontal distance and assuming simple shear. In the 'back limb' area, and based on the above dip-slip and strike-slip shear strain considerations, net shear strains oriented parallel to the fault plane of approximately 0.02 – 0.04 (rounded to 10^{-2}) are estimated.

Because Harkaway Villa is located between the fold/fault scarp and 'back limb' regions, we estimate that the ground-surface beneath Harkaway Villa experienced fault-parallel net shear strains in the order of 10^{-2} – 10^{-1} , comprising a combination of reverse dip-slip and left-lateral shear strain.

In addition, at the villa site, N–S-oriented horizontal tensile strains of ~ 0.06 (rounded to 10^{-2}) are estimated based on the observation that the N–S extent of the villa's foundation piles was about 0.8 m greater than the ~ 13 m N–S length of the superstructure (Figure A2.19D).

A2.4.2.3 Grey House – Papatea Fault

Grey House is a timber-framed single-storey residential structure with a corrugated metal roof and timber weatherboard cladding (Figures A2.18 and A2.21). It has a concrete slab foundation that the owner reports as having been poured 'double thick'. It has a roughly square floor plan with an approximate area of 140 m^2 .

Grey House was moved onto its present site in 1933. In 2004, the owner had the house placed on a concrete slab and renovated the house 'from top to bottom'. The only original components of the house are the roof and some weatherboards, windows and interior doors. The site conditions at Grey House are similar to those at Harkaway Villa (i.e. several metres of late Holocene fan alluvium that most likely overlie gravel-dominated Clarence River alluvium).

Grey House is located about 100 m west of Harkaway Villa within the surface rupture deformation zone of the Papatea Fault. At this locality, the Papatea Fault accommodates approximately 6 m of vertical deformation (reverse, southwest-side up), a comparable (or lesser) amount of left-lateral horizontal slip (Langridge et al. 2018) and defines a ~100+-m-wide surface fault rupture deformation zone comprising both discrete fault rupture and distributed deformation (Figure A2.21). The house is located on the hanging-wall side (southwest side) of the Papatea Fault, with metre-scale surface fault rupture passing within ~45 m northeast of the house, metre- to decimetre-scale surface fault rupture passing within ~10 m southwest of the house and centimetre-scale surface fault rupture intersecting the footprint of the house (Figure A2.21A, B). Nevertheless, the house came through the earthquake in good shape. It did not suffer significant structural damage and, following the earthquake, it was judged suitable for habitation and is currently occupied (as at 2020). In addition, the house is located within a portion of the surface rupture deformation zone that experienced minimal tilt; this, too, no doubt facilitated post-event occupation.

Utilising a combination of field observations, a differential LiDAR DEM at the site (Figure A2.21D, E) and assuming simple shear, ground strains at the Grey House site can be approximated. At the location of the house, dip-slip shear strains of ~0.02–0.03 can be estimated based on ~0.5 m of elevation gain over 25 m of fault-perpendicular horizontal distance (Figure A2.21E), an estimated/observed fault dip of 45°–90° (Langridge et al. 2018) and assuming simple shear. Strike-slip shear strains of ≤ 0.02 can be estimated based on an observed horizontal to vertical ratio of displacement of ≤ 1 (Langridge et al. 2018), ~0.5 m of elevation gain over 25 m of fault-perpendicular horizontal distance and assuming simple shear. Based on the above dip-slip and strike-slip shear strain considerations, net shear strains oriented parallel to the fault plane of ~0.03–0.04 (rounded to 10^{-2}) are approximated at the Grey House site.

A2.4.2.4 Middle Hill Cottage – Papatea Fault

Middle Hill cottage was a timber-framed single-storey residential structure with a corrugated metal roof, timber weatherboard cladding and timber pile foundation (Figures A2.14, A2.22 and A2.23). It had a roughly rectangular floor plan with an approximate area of 75 m².

Middle Hill Cottage was probably constructed in the mid-1900s (the oldest aerial photographs we have access to for this part of the country date from 1961 and show that the cottage was already in existence). It was sited on several metres of Holocene gravel-dominated fan alluvium that likely overlies gravel-dominated Clarence River alluvium.

Middle Hill Cottage was located within the surface rupture deformation zone of the Papatea Fault which, at this site, is ~100 m wide, comprising both discrete fault rupture and distributed deformation and accommodating ~7.5 m of vertical deformation (reverse, west-side up) and a comparable (or lesser) amount of left-lateral horizontal slip (Figures A2.22 and A2.23) (Langridge et al. 2018). The cottage was located on the hanging-wall side of the Papatea Fault, close to the crest of the broad fold/fault scarp that is cut by extensional fissures (Figure A2.22C). The ground encompassed by the footprint of the structure experienced decimetre-scale folding, horizontal sinistral flexure (i.e. fault drag), tilting and distributed E–W-oriented extension. As a result of the Kaikōura earthquake, this house suffered damage significant enough to be ‘red-tagged’, and it has since been demolished. However, from a life-safety perspective, this house performed creditably – it experienced very strong ground shaking, tilting and decimetre-scale surface fault rupture deformation, but it did not collapse.

Utilising a combination of field observations, a differential LiDAR DEM at the site (Figure A2.23B, C), assuming simple shear and adopting a fault dip of 45°–90° and a horizontal to vertical ratio of displacement of ≤ 1 (Langridge et al. 2018), we estimate that the ground-surface beneath Middle Hill Cottage experienced fault parallel net shear strains in the order of 10^{-2} – 10^{-1} , comprising a combination of left-lateral and reverse dip-slip shear strain.

A2.4.2.5 Paradise Cottage – Papatea Fault

Paradise Cottage is a timber-framed single-storey house with corrugated metal roof and cladding (Figures A2.24 and A2.25). It has a roughly square floor plan (area of ~ 85 m²). Most of the structure is founded on timber piles, but the laundry room at the back (west side) of the cottage has a concrete slab foundation. About 13 m to the south of the cottage, there is a timber-framed and timber-clad shed.

Paradise Cottage was constructed prior to the early 1960s (aerial photographs from 1961 show that the cottage was already in existence). Paradise Cottage is sited on several metres of Holocene gravel-dominated colluvium and alluvium, and beach sand and gravel, overlying moderately strong bedrock.

At the coast, where Paradise Cottage is located, the Papatea Fault comprises several main strands; the cottage is located across and immediately adjacent to the westernmost of these (Langridge et al. 2018). Here, the western strand of the Papatea Fault accommodates approximately 3.5 m of vertical deformation (east-side up) (Figure A2.24D), a subordinate amount of left-lateral horizontal slip (Langridge et al. 2018) and defines an 8–10-m-wide surface fault rupture deformation zone primarily comprising discrete fault rupture. The cottage is located on the up-thrown side of the fault, at the eastern edge of the surface rupture deformation zone and has had its back-side ripped out by surface fault rupture. The nearby timber shed is located entirely within the fault scarp and has been severely tilted and deformed. Neither the house nor the shed collapsed.

Employing a combination of field observations and a differential LiDAR DEM at the site (Figure A2.24C, D), assuming simple shear and adopting a sub-vertical fault dip and a horizontal to vertical ratio of displacement of < 1 (Langridge et al. 2018), we estimate that the ground-surface beneath the shed and the southwest corner of the cottage experienced fault-parallel net shear strains in the order of 10^{-1} .

A2.4.2.6 Glenbourne Woolshed – The Humps Fault

The Glenbourne woolshed is a single-storey, timber-framed structure with corrugated metal roof and cladding (Figures A2.26 and A2.27) and a rectangular floor plan (area of ~ 300 m²). The structure stands on concrete piles and has timber flooring overlying timber joists.

The Glenbourne woolshed was constructed in 1980. It is sited on a 2–4 m thickness of late Pleistocene–Holocene loosely packed fluvial gravel above moderately strong bedrock.

Glenbourne Farm is located near the north-east margin of the Culverden Basin, where the low relief topography of the Emu Plains transitions into the steeper slopes of the Mt Stewart Range (Figure A2.14). Here, surface rupture of The Humps Fault comprises three to four main traces mapped over a 3.5 km width perpendicular to fault strike (Figure A2.27) (Nicol et al. 2018). Net dextral displacement across these traces is a factor of 2 larger compared to the average dextral displacement on the western ~ 20 km of the fault (Nicol et al. 2018). Along the fault, vertical displacements are variably north- or south-side up. At the Glenbourne woolshed, surface rupture displacement was measured using RTK-GPS with the primary trace, located

only ~5 m from the woolshed (Figures A2.26A, C and A2.27A), having ~1–2 m of dextral and ~1.2 m of north-side-up vertical displacement. The woolshed is situated on the down-thrown side of the primary discrete trace in a 10–20-m-wide zone of decimetre-scale ground subsidence that encompasses minor fracturing and small faults with vertical displacements of up to 10 cm (Figure A2.26A). This zone of ground subsidence extends from the stockyard adjacent to, and southwest of, the woolshed to the northeast for over 50 m. Fault-rupture-induced damage to the Glenbourne woolshed appears to be limited to rotation of some of the shallow-seated concrete piles (Figure A2.26B). The superstructure itself is relatively undamaged and intact. We suspect that rotation of the piles isolated the superstructure from the decimetre-scale fault rupture ground deformation underneath. It is pertinent to note that a similarly constructed and piled woolshed sited across the 2010 surface rupture of the Greendale Fault displayed similar performance, with rotation of shallow-seated piles isolating, to a large extent, the superstructure from the underlying fault rupture ground deformation (Figure A2.11) (Van Dissen et al. 2011).

At this location, and elsewhere along The Humps and Leader faults, we have access to pre- and post-earthquake photogrammetric point clouds. Iterative closest point (ICP) differencing of pre- and post-earthquake point clouds (e.g. Nissen et al. 2012) yields gridded values of displacements in the vertical, northing and easting directions at 50 m grid spacings. These gridded values were interpolated into three separate 10 m grid-size rasters (one for each component/direction), and we construct fault-perpendicular transects on these rasters, crossing the structures, to estimate the fault-parallel net shear strains at the location of the structures that incorporate both horizontal and vertical displacements (Figure A2.27). Given the decametre-scale resolution of the ICP method, our shear strain estimations need to be augmented by field observations to accommodate the location, and amount, of discrete displacements that would otherwise be smoothed by the ICP method. Nevertheless, the ICP method provides the opportunity to document the amount and style of broad-scale net displacement across the surface rupture deformation zone, and distributed deformation within the deformation zone, that may otherwise not be readily apparent, or well-characterised, by field measurements of discrete displacement alone. While the ICP method is used here to estimate 3D displacements that should be internally consistent across fault profiles, there is some uncertainty introduced in both gridding processes, and this yields uncertainty regarding the exact amount and distribution of deformation along the profiles at the specific location of the structures. This, in turn, yields uncertainty in our strain estimations. However, we expect that this effect is small, given the order of magnitude strain estimates reported in this Appendix, and acknowledging that field observations of discrete displacement are taken into account. Using these data, and assuming simple shear and a sub-vertical fault dip (80–90°) at the woolshed site, we estimate net shear strains of $\sim 10^{-2}$.

A2.4.2.7 Hillview Cottage – The Humps Fault

Hillview Cottage is a timber-framed, single-storey residential structure with a corrugated metal roof and Fibrolite cladding. It has a concrete slab foundation and a rectangular floor plan with an area of ~50 m² (Figures A2.28 and A2.29).

Hillview Cottage was constructed prior to the early 1950s (aerial photographs from 1950 show that the cottage was already in existence). It is sited on late Pleistocene loosely to tightly packed fan-gravel and stiff loess >15 m thick.

Hillview Cottage is located on a zone of concentrated deformation in the central section of The Humps Fault. Just west of the cottage, there is a prominent, ~25-m-wide pull-apart depression that transitions to the east into a narrow zone of Riedel shears and tension fractures

(Figures A2.28 and A2.29A). In the field, an adjacent fault-offset fence yielded RTK-derived offset measurements of 0.9 m dextral and 0.5 m vertical (Nicol et al. 2018). The cottage experienced a chimney collapse (Figure A2.28B) and multiple fractures to the concrete foundation (Figure A2.28C, D). Timber supports for the roof/veranda at the front of the cottage experienced minor amounts of shear and were deformed out-of-plumb (Figure A2.28C, D). Several cladding planks at the base of the exterior of the cottage were broken (Figure A2.28D). Although surface rupture caused structural damage to the cottage, it appears to be far from collapse. Using a combination of the ICP-based analysis (see Glenbourne section) and field observations, we estimate centimetre-scale vertical and decimetre-scale dextral displacement at the site of the cottage. Assuming simple shear and a sub-vertical fault plane, we estimate a net shear strain across the foot print of the structure of $\sim 10^{-2}$.

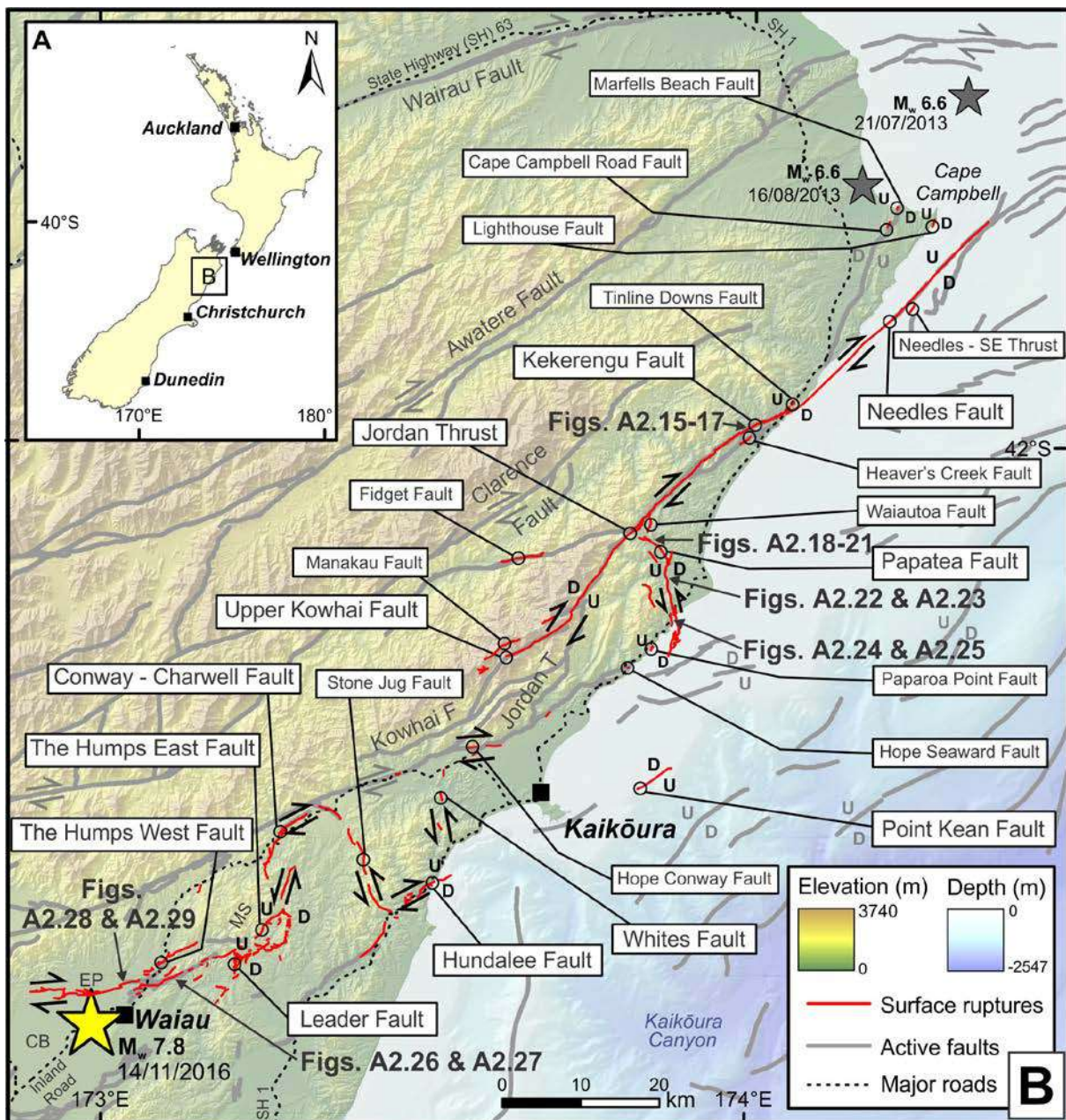


Figure A2.14 Kaikōura earthquake surface fault ruptures (red lines) from Litchfield et al. (2018). Also shown are the locations of Figures A2.15–29, the epicentre of the 2016 Kaikōura earthquake (large yellow star) from Nicol et al. (2018) and the epicentres of the two 2013 Cook Strait earthquakes (small grey stars) from Holden et al. (2013). Abbreviations: CB = Culverden Basin, EP = Emu Plains, F = fault, MS = Mt Stewart Range, T = thrust. A 1:250,000-scale digital version of 2016 surface ruptures is available for download at <https://data.gns.cri.nz/af/> (choose 'Download data – Kaikōura'; Langridge et al. 2016).

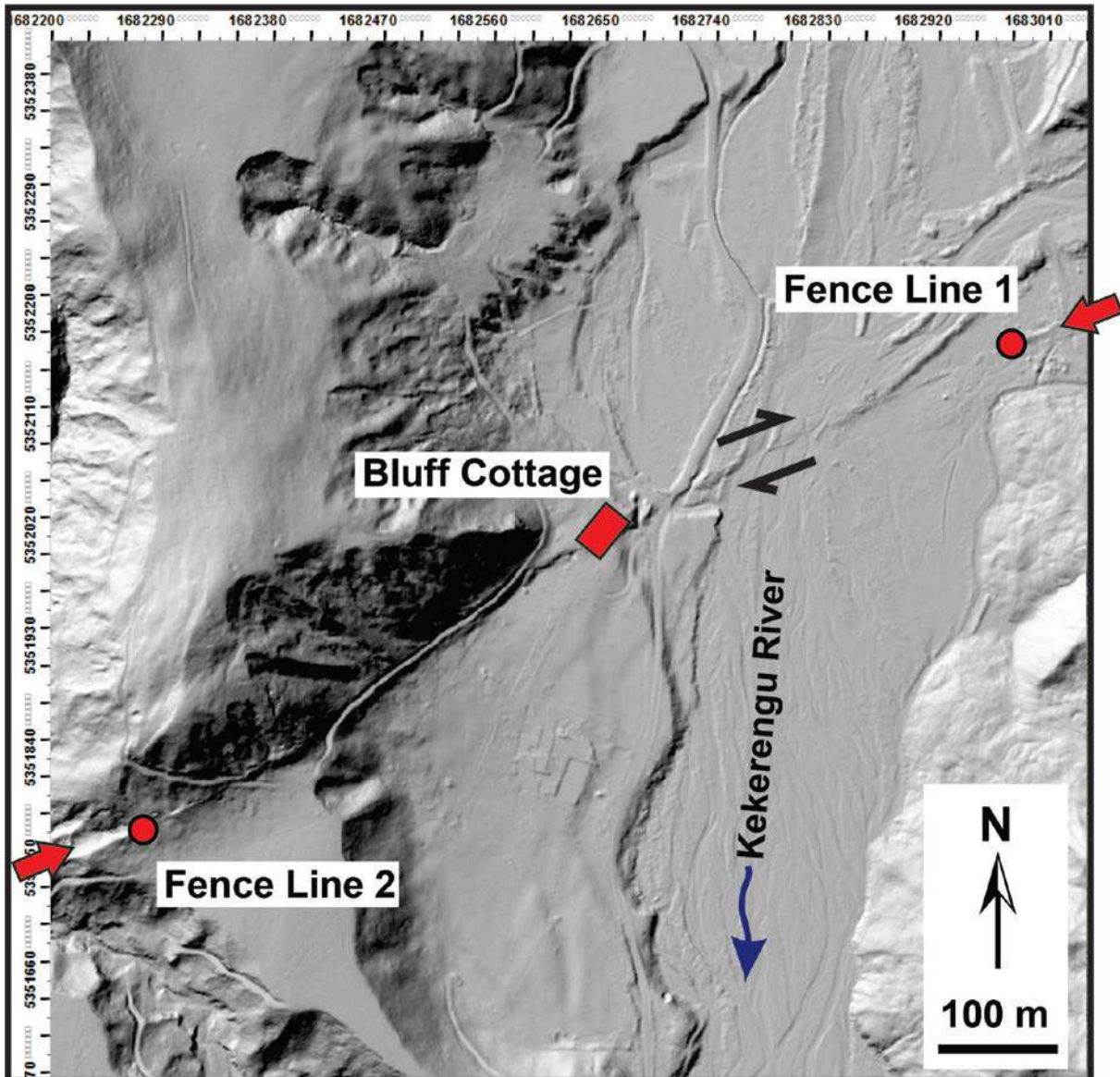


Figure A2.15 2016 post-earthquake LiDAR hill shade DEM, illuminated from the northwest showing location of surface rupture trace of the Kekerengu Fault (red arrows), Bluff Cottage (Figure A2.16), the two offset fence lines depicted in Figure A2.17 and the sense of strike-slip on the Kekerengu Fault (black arrows). Though the size of Bluff Cottage portrayed in this figure is significantly exaggerated, its orientation is accurate. Coordinates are New Zealand Transverse Mercator 2000.

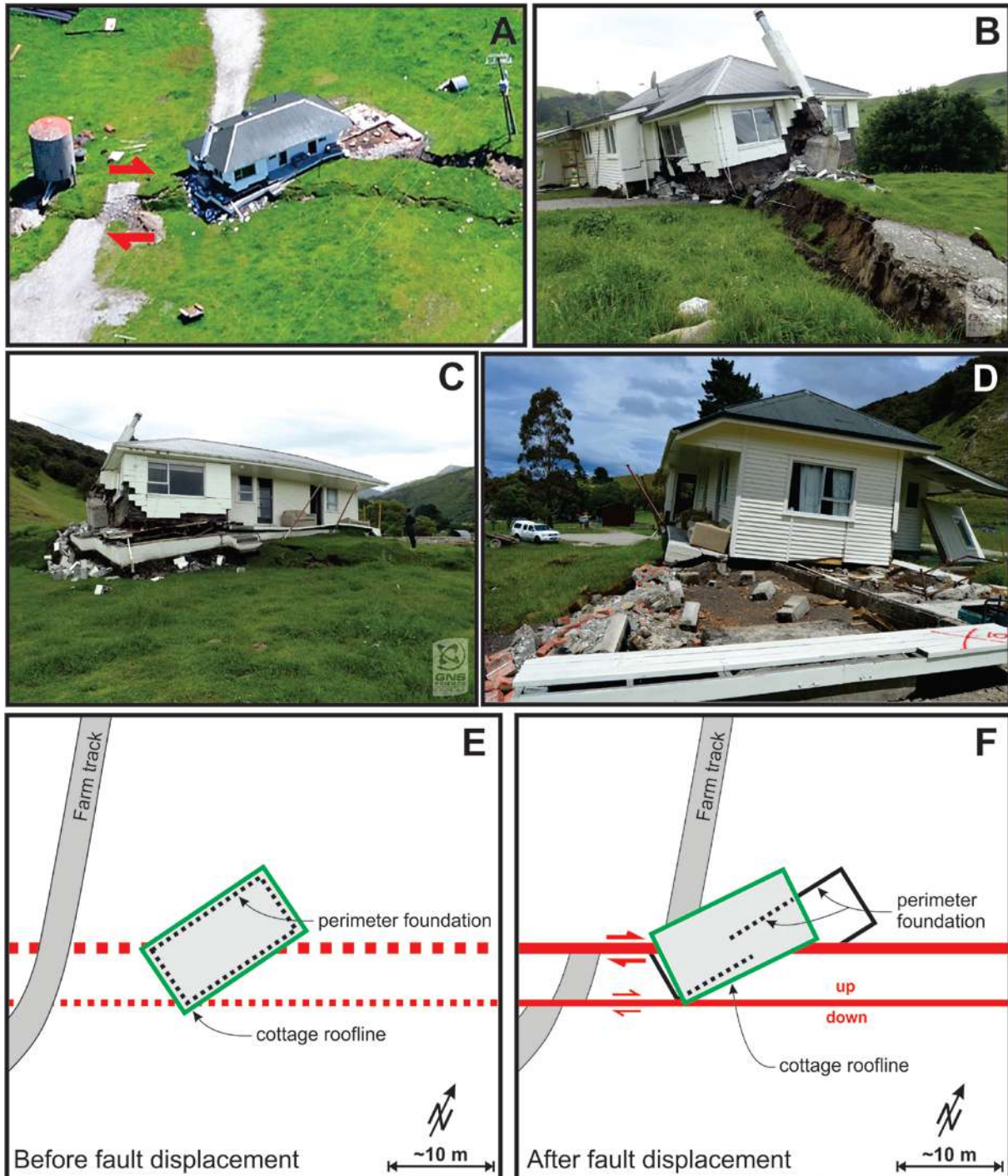


Figure A2.16 Bluff Cottage and Kekerengu Fault surface rupture; see Figures A2.14 and A2.15 for location (Lat: -41.9796, Long: 173.9976). (A) Oblique aerial view looking northwest. Red arrows show the sense of slip of the Kekerengu Fault that generated ~10 m of right-lateral surface rupture displacement at this locality. Photo by Dougal Townsend, taken in November 2016. (B) View of Bluff Cottage looking northeast along the strike of the surface rupture of the Kekerengu Fault. Right-laterally offset farm track to left of cottage in Figure A2.16A is the same farm track visible in lower right and middle left of Figure A2.16B. Photo by Nicola Litchfield, taken in November 2016. (C) View looking northwest. Photo by Nicola Litchfield, taken in November 2016. (D) View looking southwest. Note that the concrete perimeter foundation and piles that were once under the cottage have now been torn from the superstructure of the cottage and laterally displaced toward the viewer, relative to the cottage. Photo by Robert Zinke, taken in November 2016. (E) Schematic map of Bluff Cottage and farm track prior to surface rupture of the Kekerengu Fault. (F) Schematic map of Bluff Cottage and farm track after fault displacement.

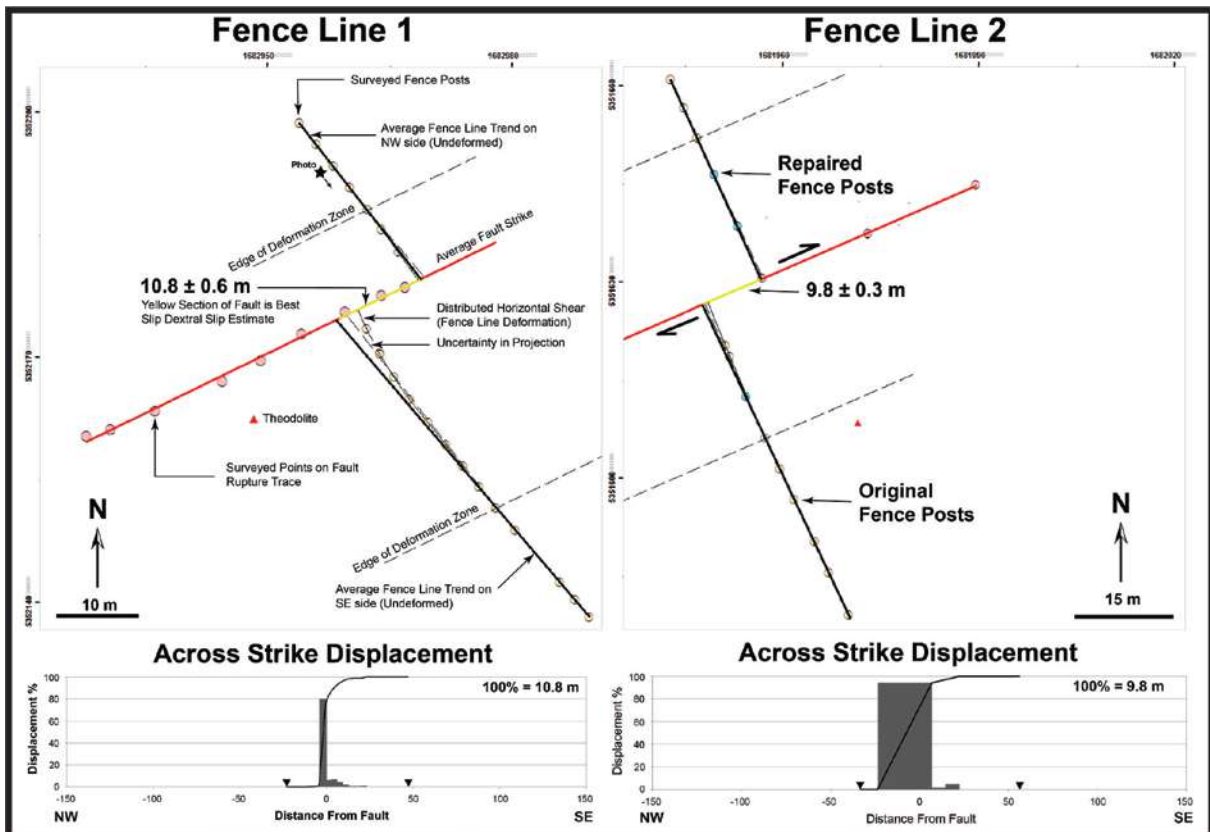


Figure A2.17 Examples of fence line displacements along the Kekerengu Fault near Bluff Cottage that document both the amount of right-lateral displacement and how that displacement is distributed as a function of distance perpendicular to fault strike (see Kearse et al. [2018] for more detail). See Figure A2.15 for locations. Coordinates are New Zealand Transverse Mercator 2000.

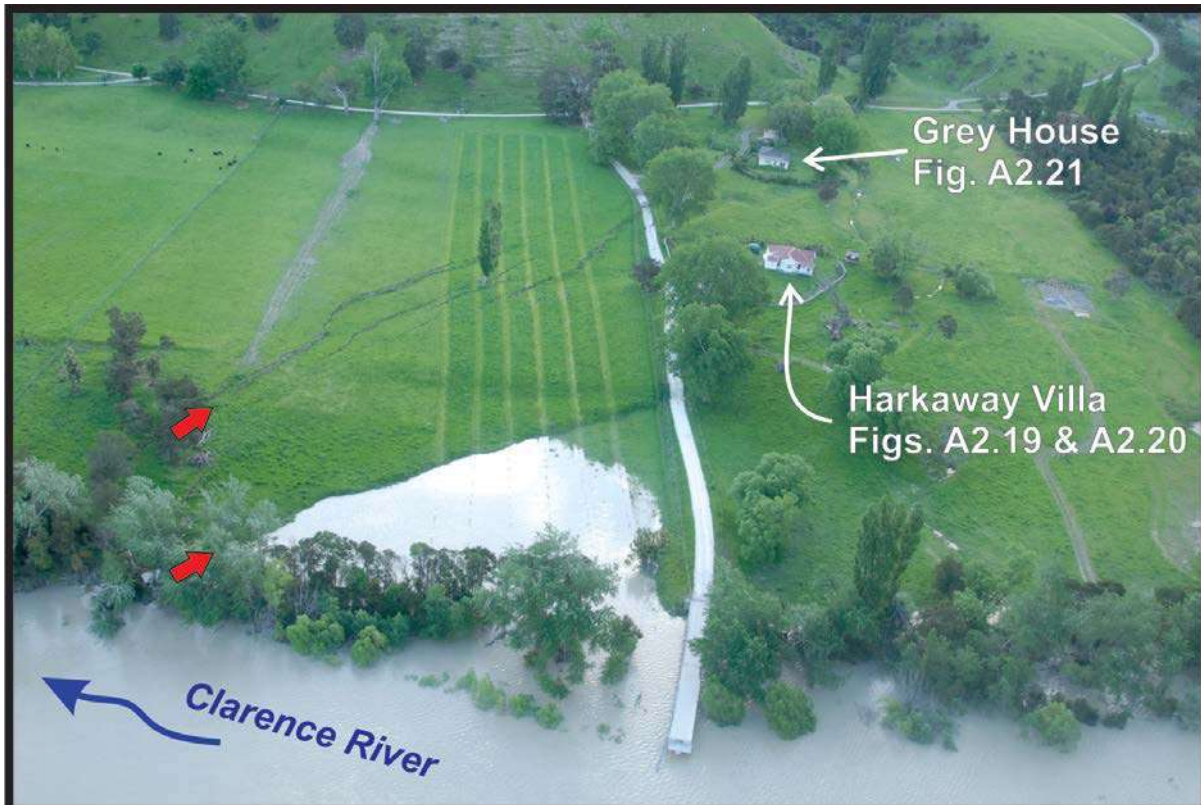


Figure A2.18 Harkaway Villa (Lat: -42.1105, Long: 173.8384), Grey House (Lat: -42.1105, Long: 173.8372) and the Papatea Fault surface rupture; see Figure A2.14 for location. Oblique aerial view looking west, with red arrows denoting position of prominent discrete ruptures in the surface rupture deformation zone of the Papatea Fault. Photo by Will Ries, taken in November 2016.

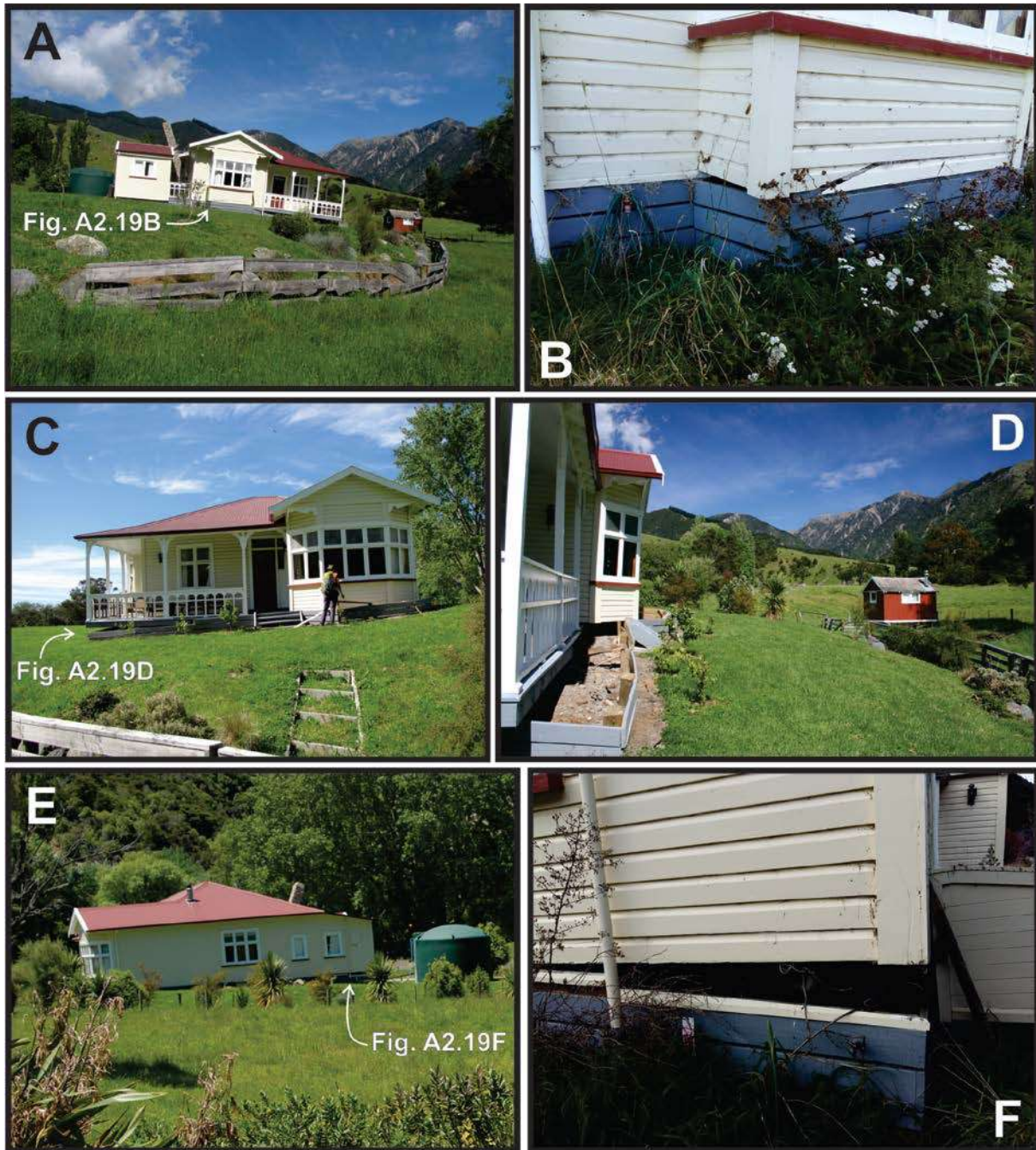


Figure A2.19 Harkaway Villa and Papatea Fault surface rupture. (A) View looking west showing northeast-ward tilt of the villa on the up-thrown (hanging-wall) side of the Papatea Fault. Photo by Julie Rowland, taken in November 2016. (B) View looking northwest showing detail of damage to the east side of the villa. Photo by Julian Garcia-Mayordomo, taken about 18 months after the 2016 Kaikōura earthquake. (C) View looking south of the north side of the villa. Photo by Rob Langridge, taken in November 2016. (D) View looking west of the north side of the villa, showing offset of the foundation piles from the superstructure. Photo by Julie Rowland, taken in November 2016. (E) View looking east of the west side of Harkaway Villa. Photo by Rob Langridge, taken in November 2016. (F) View looking east, showing detail of damage to the west side of the villa. Photo by Julian Garcia-Mayordomo, taken in May 2018.

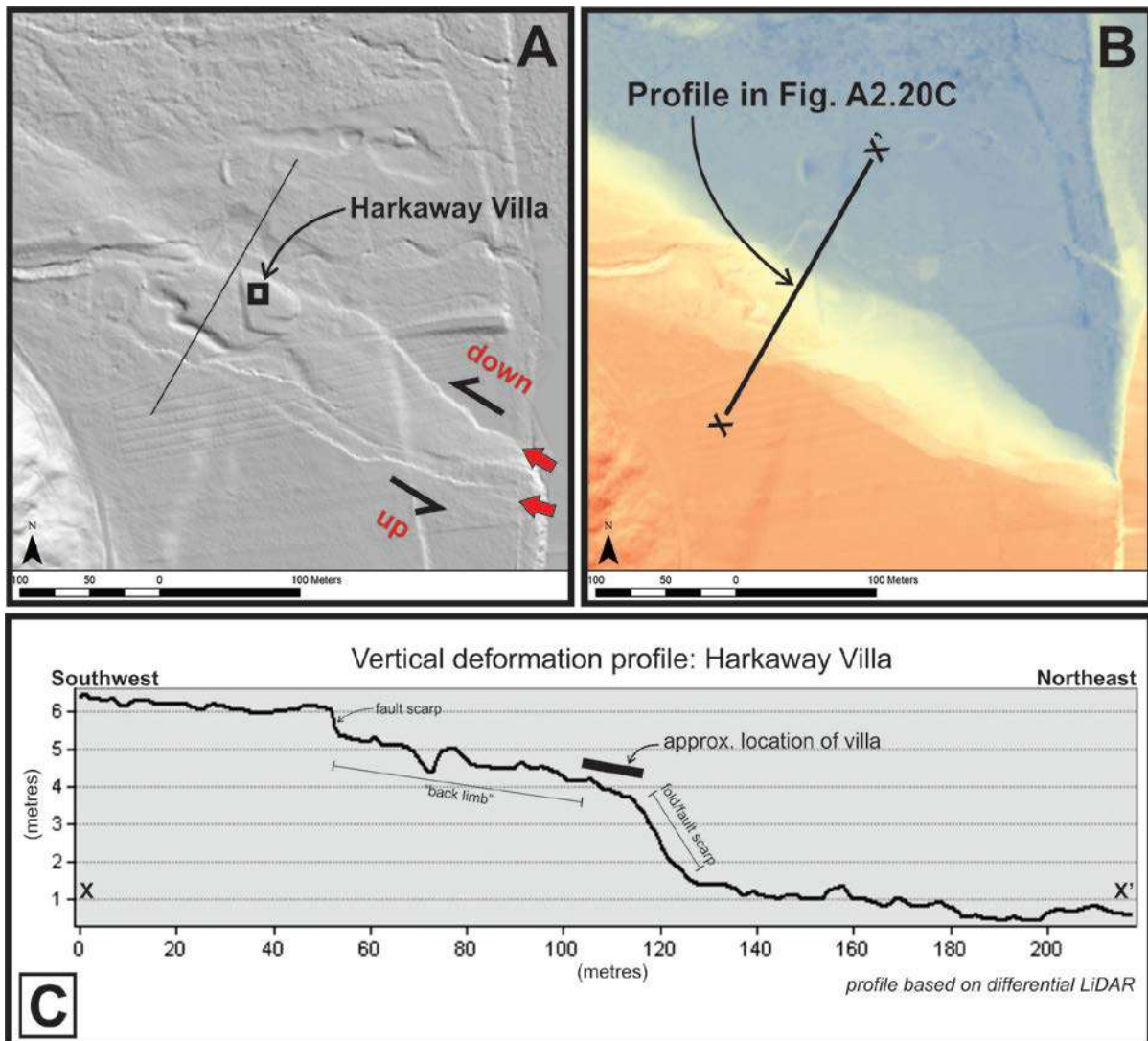


Figure A2.20 Harkaway Villa and Papatea Fault surface rupture. (A) 2016 post-earthquake LiDAR hill shade DEM with black square denoting villa's location and red arrows showing location of prominent discrete ground-surface ruptures. (B) Differential LiDAR DEM with blue colours denoting little vertical change and red colours denoting significant positive vertical change (see C for more detail regarding scale). (C) Vertical deformation profile derived from the differential LiDAR DEM. Vertical exaggeration = 7.5.

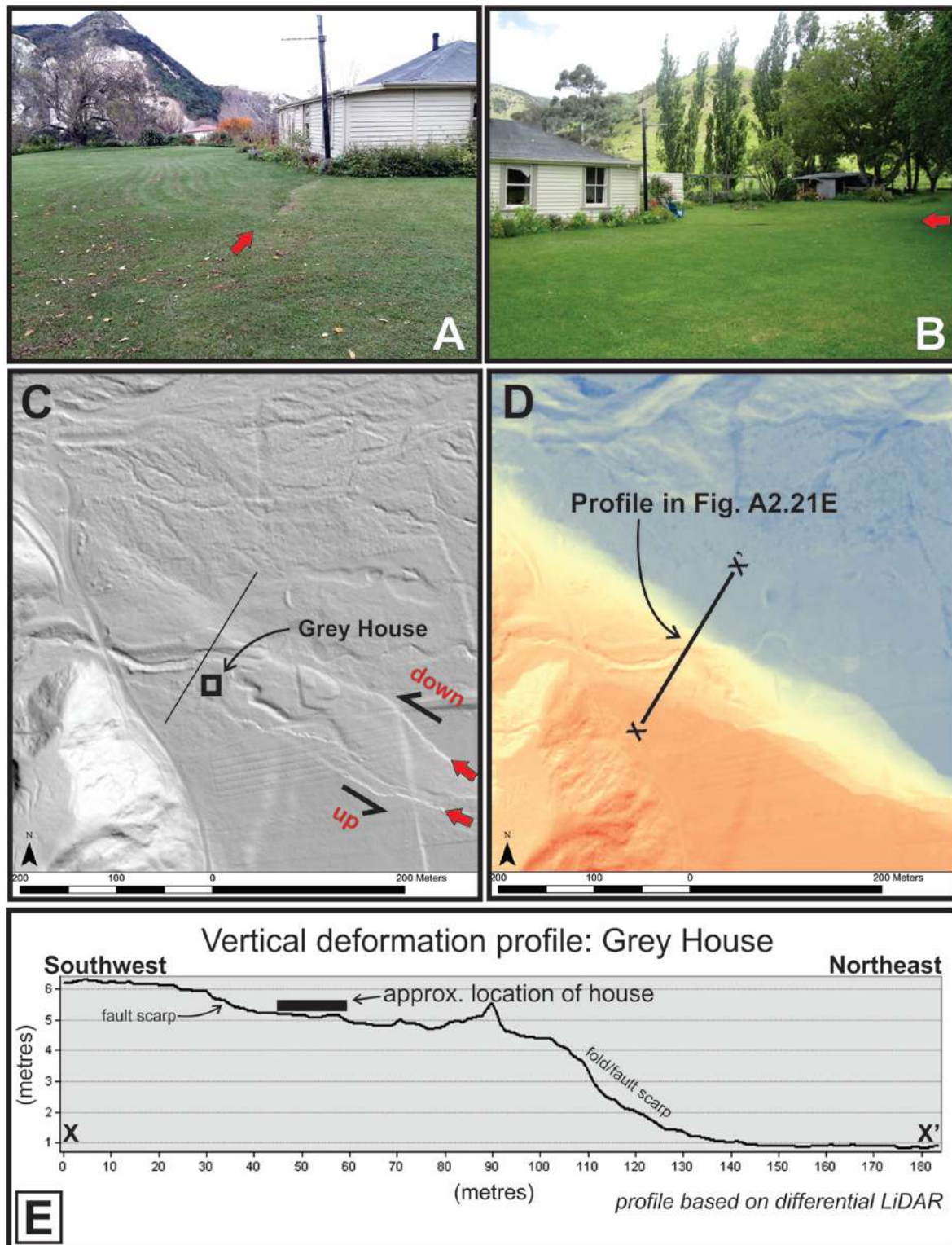


Figure A2.21 Grey House and Papatea Fault surface rupture. (A) View looking east-southeast with red arrow showing location of centimetre-scale discrete rupture that intersects northwest corner of the house. Harkaway Villa (Figures A2.18 and A2.19) is visible in the middle distance. Photo by Julian Garcia-Mayordomo, taken about 18 months after the 2016 Kaikōura earthquake. (B) View looking southwest. Red arrow denotes the location of centimetre-scale discrete rupture that intersects the northwest corner of the house. (C) 2016 post-earthquake LiDAR hill shade DEM with the black square denoting the house's location and red arrows showing the location of prominent discrete ground-surface ruptures. (D) Differential LiDAR DEM with blue colours denoting little vertical change and red colours denoting significant positive vertical change (see E for more detail regarding scale). (E) Vertical deformation profile derived from the differential LiDAR DEM. Vertical exaggeration = 6.4.

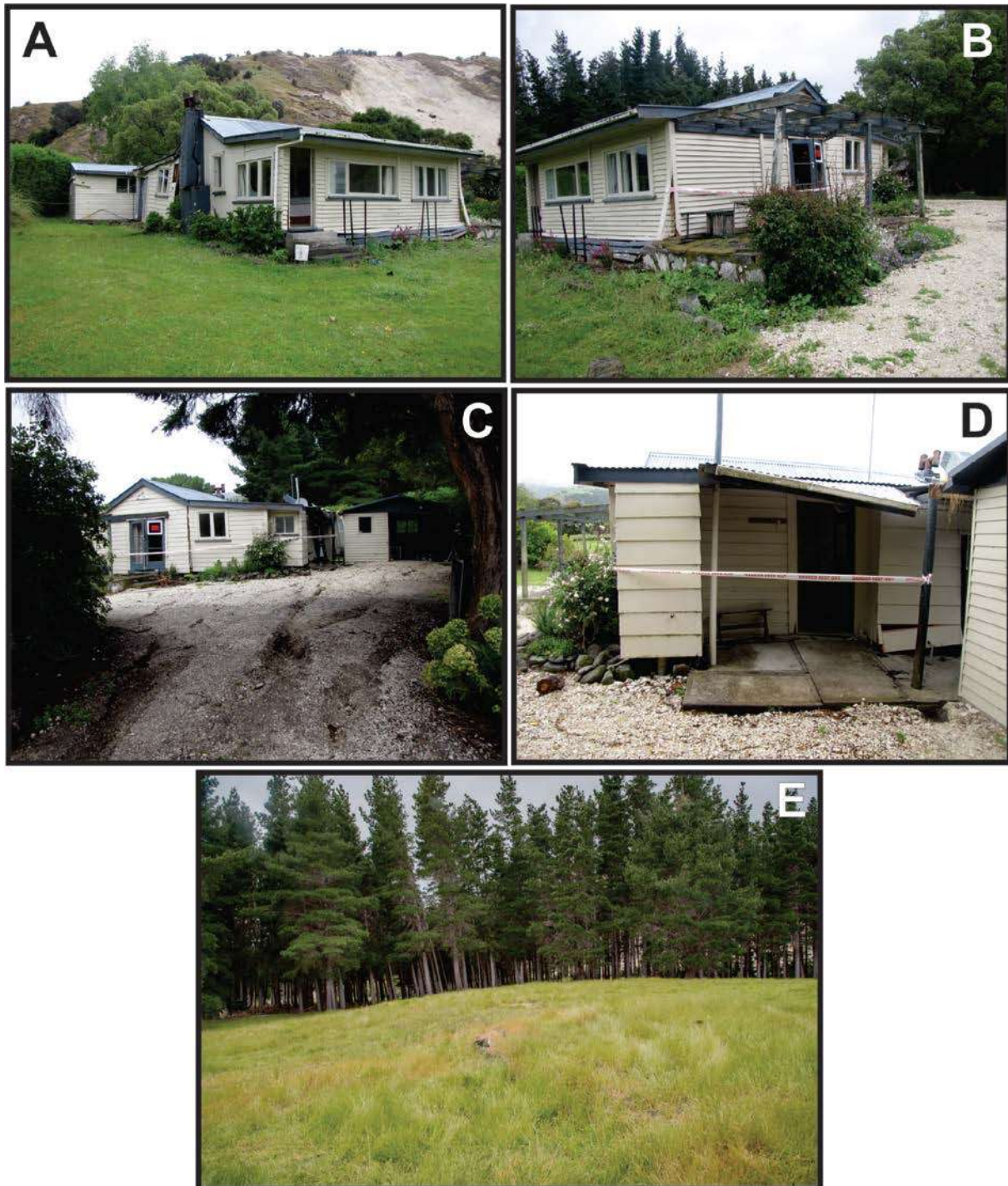


Figure A2.22 Middle Hill Cottage and Papatea Fault surface rupture; see Figure A2.14 for location (Lat: -42.1536, Long: 173.8667). (A) View looking west. Photo by Rob Langridge, taken in December 2016. (B) View looking south-southwest. Photo by Rob Langridge, taken in December 2016. (C) View looking southeast along the strike of extensional fissures located in the crestal region of the primary fold/fault scarp that extend toward, and intersect, the cottage. Photo by Rob Langridge, taken in December 2016. (D) View looking northeast. Photo by Rob Langridge, taken in December 2016. (E) View from the cottage looking south-southeast along-strike of the Papatea Fault's surface rupture deformation zone. Prior to the 2016 rupture of the Papatea Fault, the ground surface in this photograph was approximately flat and horizontal, and the trunks of the pine trees were all sub-vertical. Photo by Stefano Pucci, taken about a year after the earthquake.

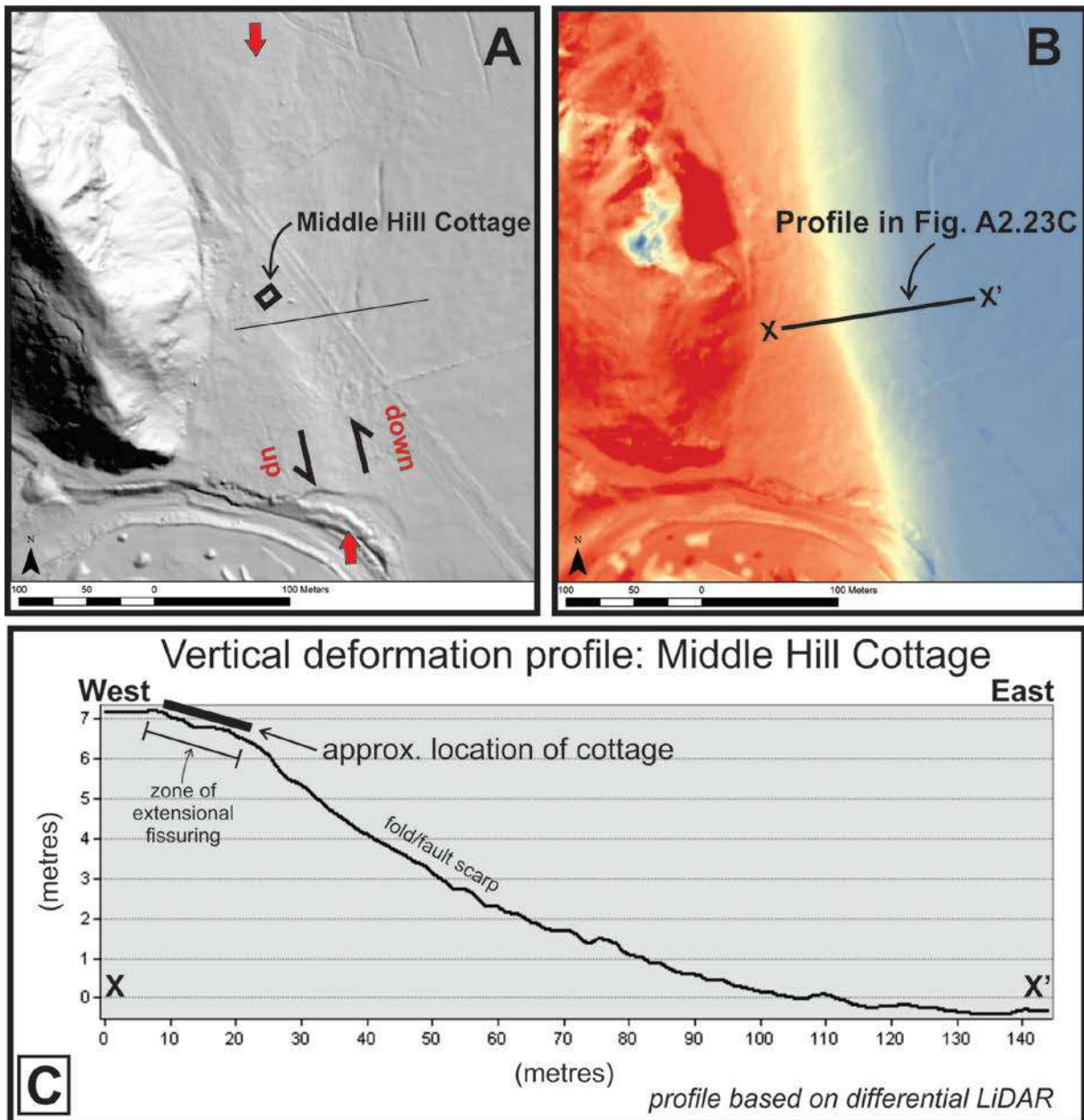


Figure A2.23 Middle Hill Cottage and Papatea Fault surface rupture. (A) 2016 post-earthquake LiDAR hill shade DEM with the black square denoting cottage's location and red arrows showing the location the surface fault rupture scarp. (B) Differential LiDAR DEM with blue colours denoting little vertical change and red colours denoting significant positive vertical change (see C for more detail regarding scale). (C) Vertical deformation profile derived from the differential LiDAR DEM. Vertical exaggeration = 6.1.

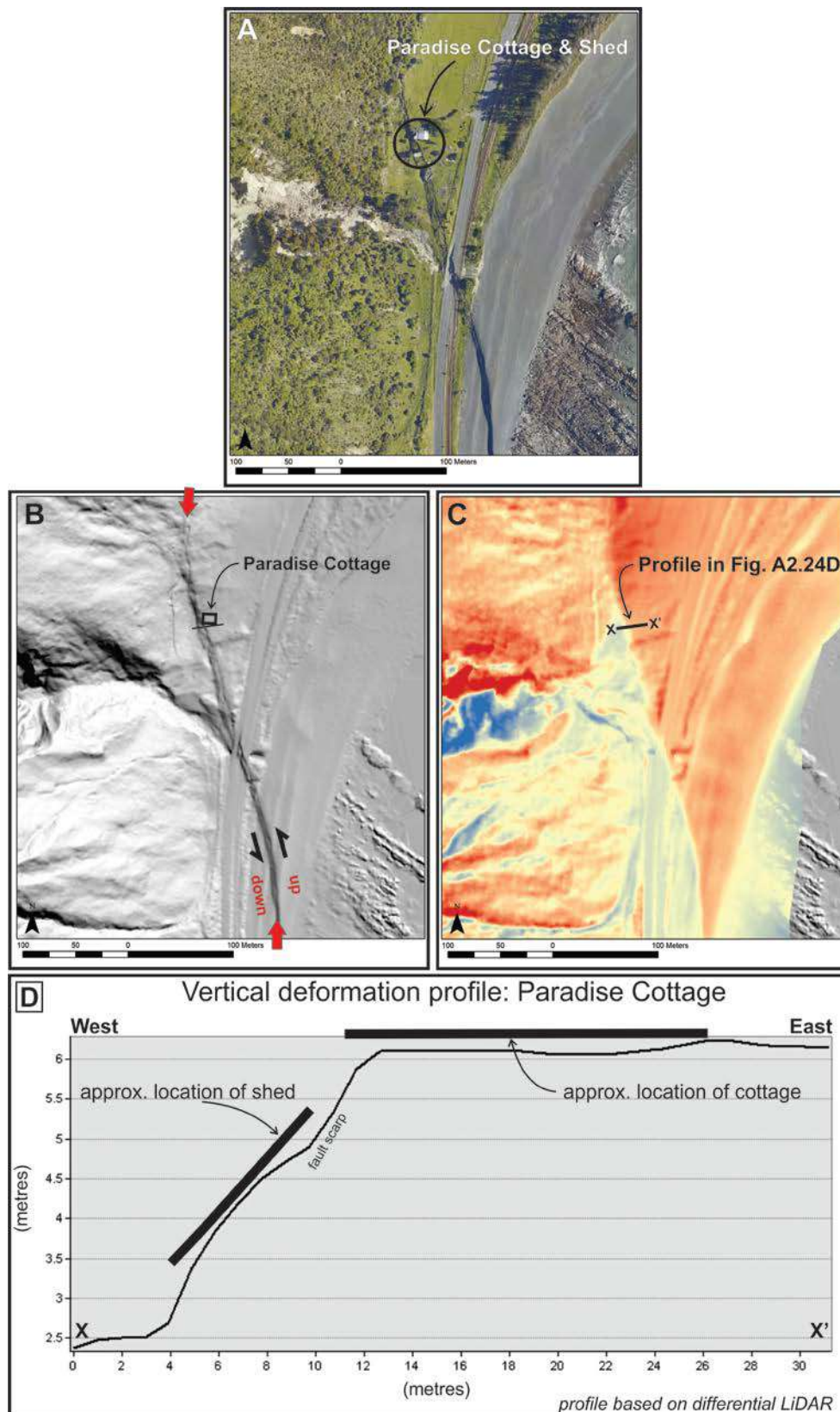


Figure A2.24 Paradise Cottage and Papatea Fault surface rupture; see Figure A2.14 for location (Lat: -42.2010, Long: 173.8753). (A) 2016 post-earthquake vertical aerial orthophotograph. Black circle denotes location of cottage and shed to the south. (B) 2016 post-earthquake LiDAR hill shade DEM showing location of cottage (black square) and prominent discrete ground-surface ruptures (red arrows). (C) Differential LiDAR DEM with blue colours denoting little vertical change and red colours denoting significant positive vertical change (see D for more detail regarding scale). (D) Vertical deformation profile derived from differential LiDAR DEM located half-way between the cottage and the shed. Vertical exaggeration = 3.3.

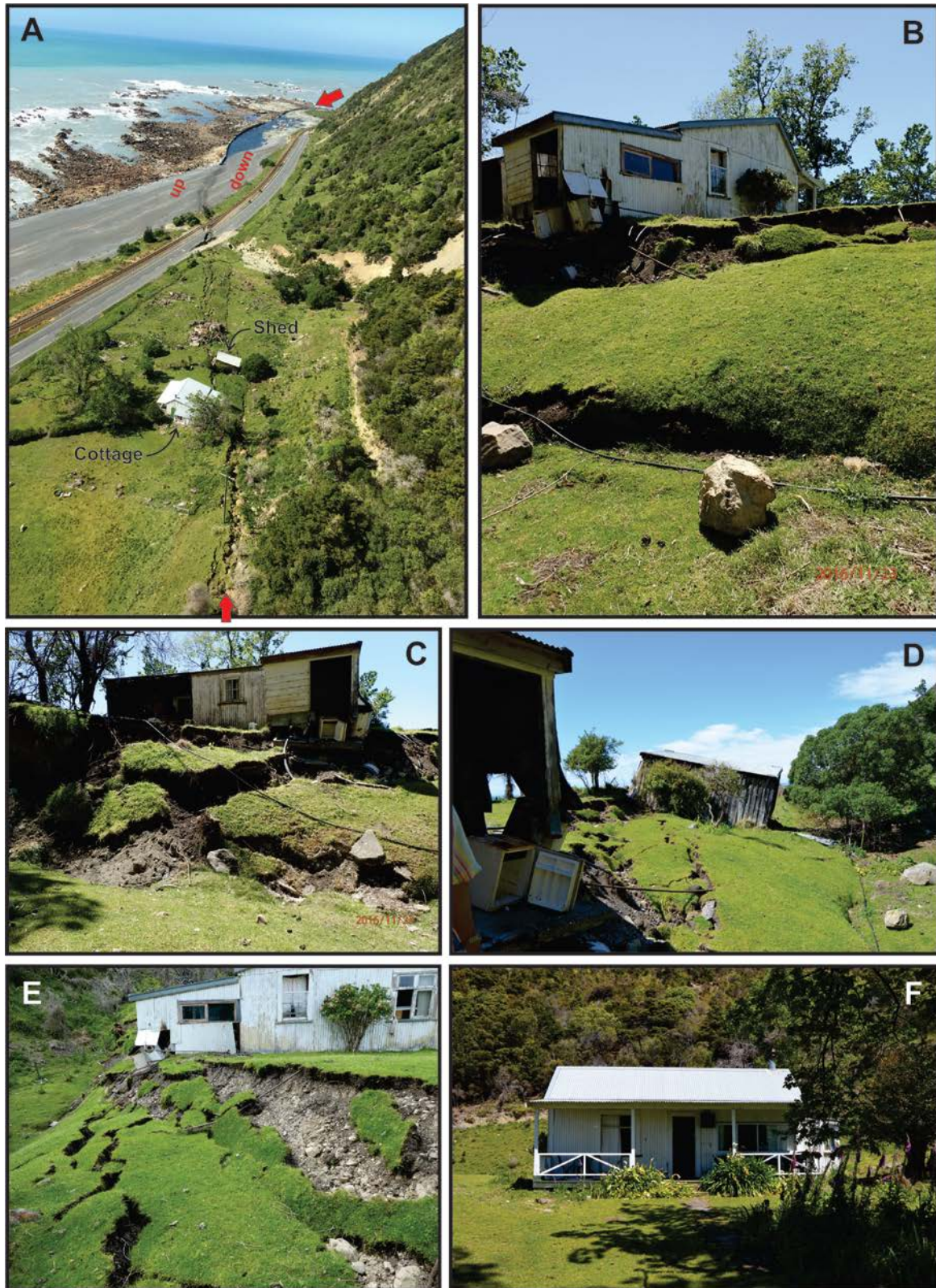


Figure A2.25 Paradise Cottage and Papatea Fault surface rupture; see Figure A2.14 for location. (A) Oblique aerial view looking south-southeast along the strike of the western strand of the Papatea Fault. Red arrows denote the position of prominent discrete rupture. Photo by Will Ries, taken in November 2016. (B) View looking northeast. Photo by Alex Hatem, taken in November 2016. (C) View looking east. Photo by Alex Hatem, taken in November 2016. (D) View looking south-southeast towards the shed. Photo by Robert Zinke, taken in November 2016. (E) View looking north-northwest along-strike of the surface fault rupture. Photo by Tim Little, taken in November 2016. (F) View looking east towards the front side of the cottage. The front of the cottage appears to be little damaged compared with the significant damage behind it. Photo by Robert Zinke, taken in November 2016.

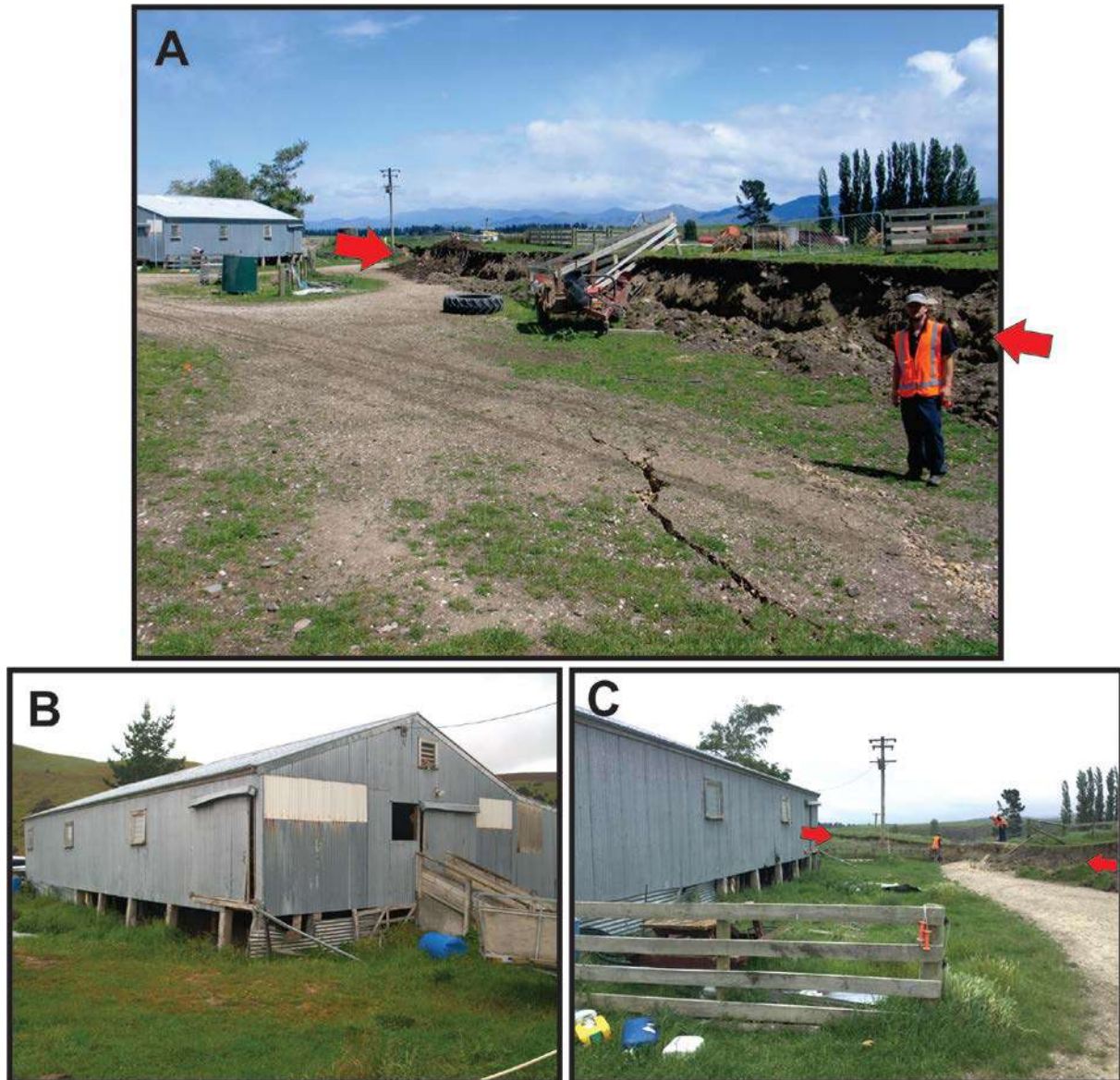


Figure A2.26 Glenbourne Woolshed and The Humps Fault surface rupture; see Figures A2.14 and A2.27 for location (Lat: -42.6152, Long: 173.1058). (A) View looking southwest along the fault rupture towards the woolshed. Note distributed centimetre-scale cracking in the foreground (in front of the high-vis geologist), adjacent to the main trace (red arrow, and behind the high-vis geologist). The distributed centimetre-scale cracking persists along-strike for many tens of metres. Photo by Jarg Pettinga, taken in November 2016. (B) View looking south at the woolshed (main fault scarp is behind the camera). Tilt and rotation of the shallow-seated concrete piles is the only recognisable damage. Photo by Clark Fenton, taken in December 2016. (C) View looking southwest along the side of the woolshed and towards the main fault scarp at this site. Photo by Tim Stahl, taken in November 2016.

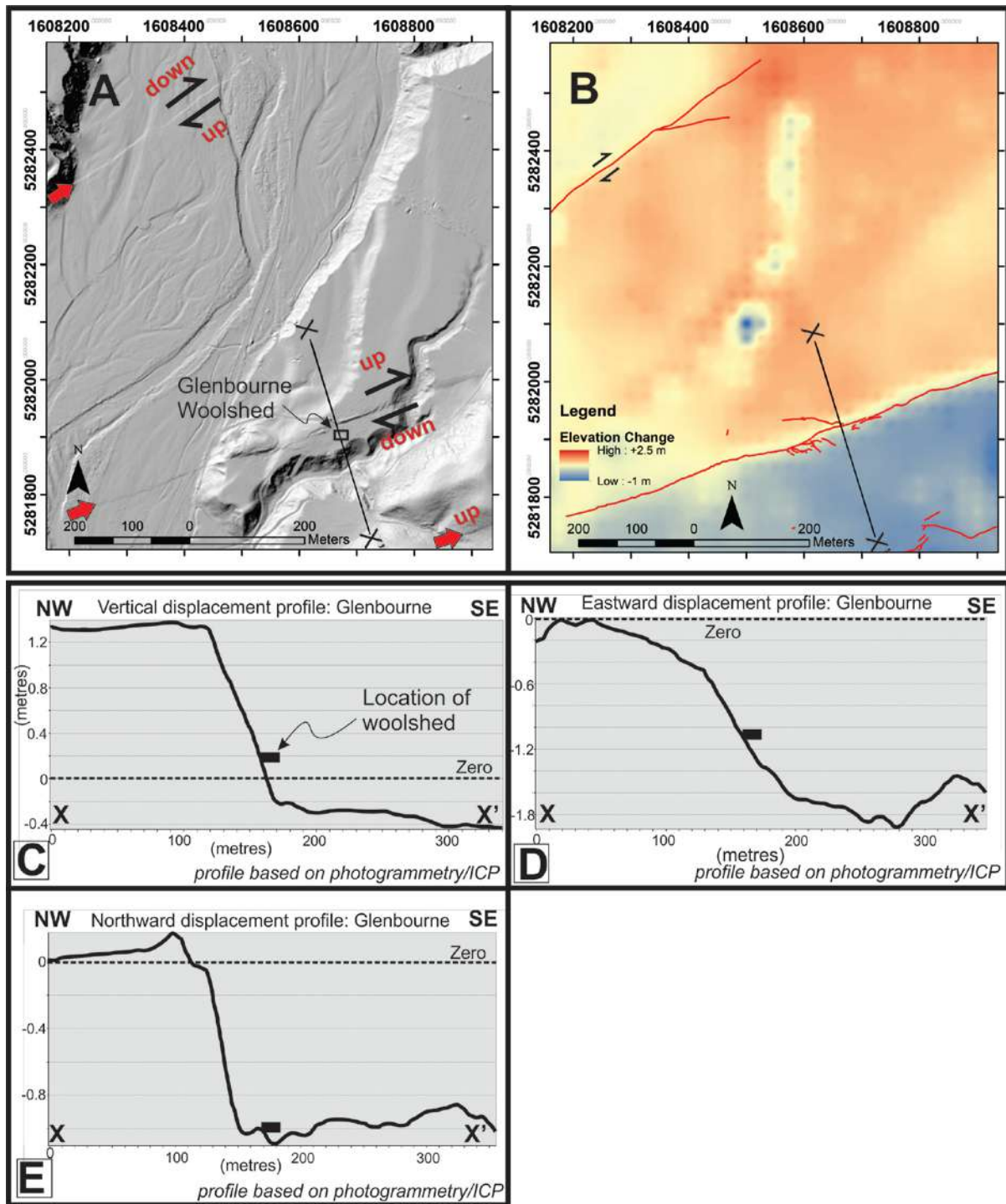


Figure A2.27 Glenbourne Woolshed and The Humps Fault surface rupture. (A) LiDAR hill shade DEM showing location of the woolshed and two prominent discrete fault traces (red arrows), one of which is within ~5 m of the woolshed (see Figure A2.26A, C). (B) Raster of vertical displacements in the same area as (A), using ICP method outlined in the text. (C), (D) and (E) are the vertical, eastward and northward displacement profiles from X to X' on the top two images. The location of the woolshed is shown on each profile. Note that, while relative motions were mapped in the field, the absolute sense of displacement is more complex, with the down-thrown side of the fault moving southwest-ward and the up-thrown side of the fault remaining relatively stable, except in the vertical direction. Y-axis exaggeration in (C) and (D) = 85. Y-axis exaggeration in (E) = 130.

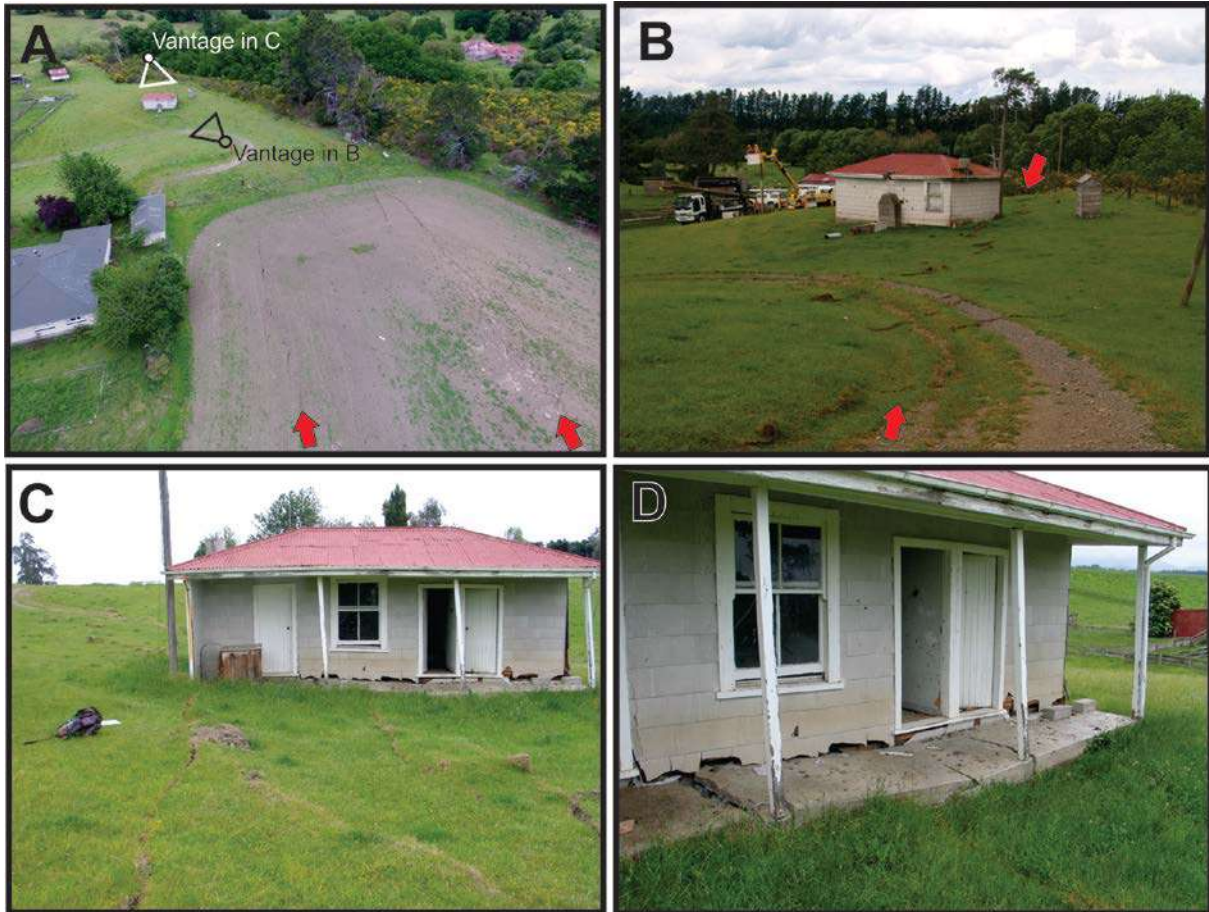


Figure A2.28 Hillview Cottage and The Humps Fault surface rupture; see Figures A2.14 and A2.29 for location (Lat: -42.6287, Long: 173.0154). (A) Oblique aerial view looking east toward the cottage along discrete dextral-normal surface fault ruptures (red arrows). Photo courtesy of Sam McColl, taken from a drone in November 2016. (B) View looking northeast. At this location, the cottage is impacted by decimetre-scale discrete fault rupture (in this case Riedel shears) and centimetres to decimetres of distributed deformation between the shears. Note the collapsed chimney. Photo by Clark Fenton, taken in November 2016. (C, D) Details of damage to the cottage caused by decimetre-scale surface fault rupture. Photos by Jarg Pettinga, taken in November 2016.

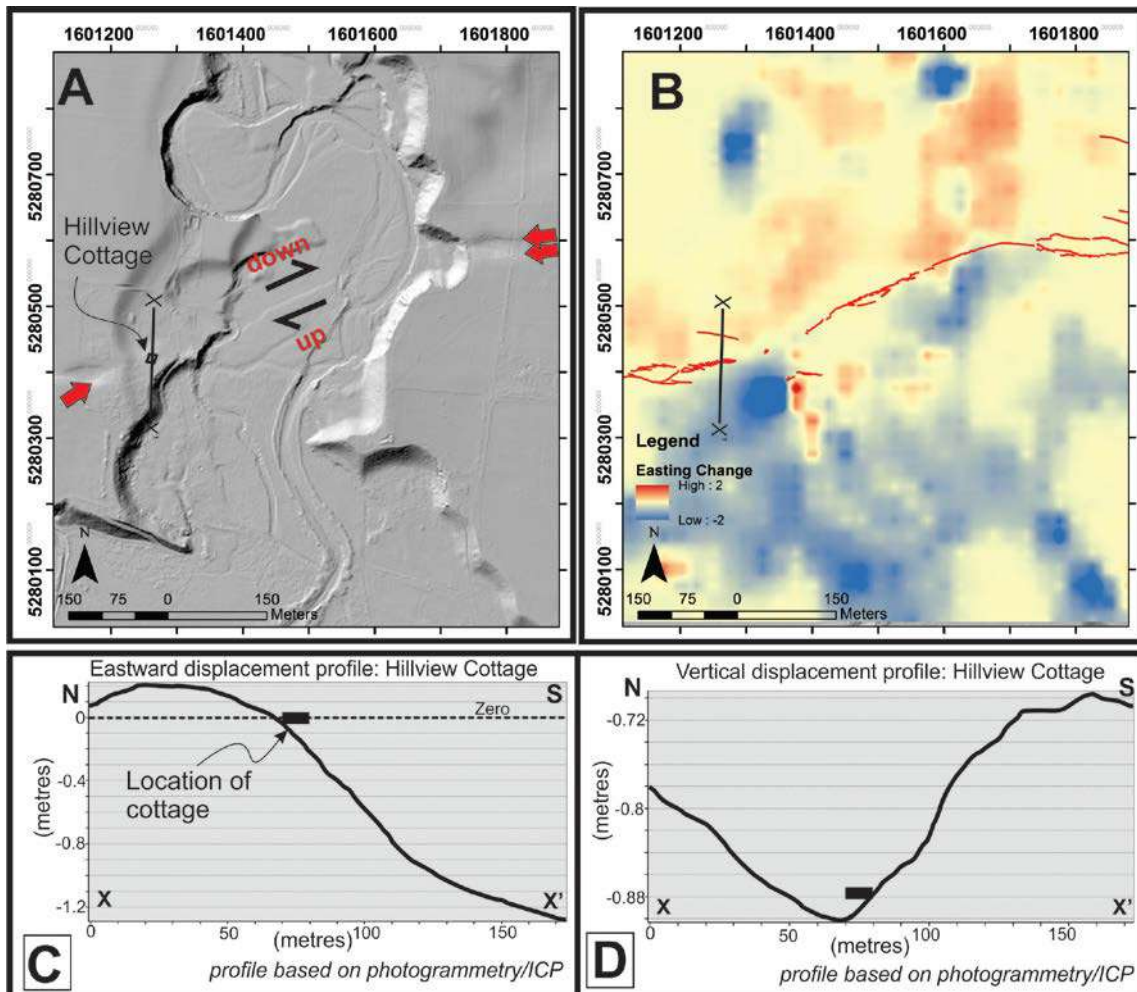


Figure A2.29 Hillview Cottage and The Humps Fault surface rupture. (A) LiDAR hill shade DEM showing location of the cottage within a relatively narrow fault rupture deformation zone (red arrows). (B) Raster of displacement in the east direction (positive is east, negative is west) calculated using ICP method described in text. Some anomalies and artefacts of the grid exist within the dataset, but the overall pattern is one of predominantly dextral displacement. West of the cottage is a small pull-apart, while the 100-m-scale fault geometry is that of a restraining bend. (C, D) The eastward and vertical deformation profiles from X to X', respectively. Y-axis exaggeration in (C) = 60. Y-axis exaggeration in (D) = 385.

A2.5 Discussion

Characterising the hazards associated with surface fault rupture and developing design strategies to mitigate those hazards have been the focus of several publications by JD Bray (e.g. Bray 2001, 2009; Bray and Kelson 2006). In these, he consistently highlights four principal means for mitigating the hazard posed by ground-surface fault rupture:

- land-use planning
- engineering geology
- geotechnical engineering, and
- structural engineering.

Depending on fault rupture characteristics and site conditions, he advocates several potentially effective design measures that include: establishing non-arbitrary setback distances; constructing earth fills to partially absorb and distribute underlying rupture; isolating foundations from underlying ground movement (e.g. through the use of slip layers); and designing strong, ductile foundations that resist imposed earth pressures.

Observations of building response in recent New Zealand ground-surface fault rupture earthquake are supportive of Bray's recommendations. Those houses with lightly reinforced concrete slab foundations would have benefited from having foundations that were stronger and more ductile and/or able to isolate underlying fault rupture from the overlying house. Buildings less damaged by surface rupture deformation were those that had foundations that were strong enough to resist imposed strains or isolated ground deformation (wholly or partly) from the superstructure. From the perspective of post-event reinstatement, buildings that performed best also had the capacity to tilt and rotate as a rigid body, thereby limiting the amount of internal deformation/damage. For buildings that could be subjected to tilting due to surface rupture deformation, design measures that not only limit damage, but also facilitate re-levelling are advantageous.

In a large earthquake, surface fault rupture deformation places additional demands on structures, compared to similar structures exposed only to strong ground shaking. Based on the building damage examples presented in this Appendix, some pertinent observations can be made regarding the performance of New Zealand residential structures when subjected to surface fault rupture deformation of varying levels of strain and amounts of displacement.

1. Single-storey, regular-shaped, timber-framed residential structures with light roofs and of modest dimensions (floor area of $\leq \sim 200 \text{ m}^2$) subjected to low/moderate surface fault rupture deformation (i.e. shear strains $\leq 10^{-2}$ and discrete displacements of decimetre-scale or less) do not appear to pose a collapse hazard.
2. At those levels of deformation, the prospects of damage control and repairability (and therefore post-event functionality) appear to be improved for such residential structures if the cladding contributes to the robustness to the superstructure (e.g. plywood, timber weatherboard) and is not brittle.
3. This favourable behaviour is enhanced if building systems moderate the direct transmission of ground deformation into the superstructure (either by decoupling or by other means) and allow for re-levelling of the structure post-event. For additional discussion regarding the mitigation of surface fault rupture hazard via the decoupling of ground deformation from the superstructure, see, for example, Lazarte et al. (1994), Murbach et al. (1999), Bray (2001, 2009), Bray and Kelson (2006), Van Dissen et al. (2011) and Oettle and Bray (2013).
4. For residential structures with the above-mentioned attributes, non-collapse performance can be achieved at even higher levels of strain ($\sim 10^0$) and larger discrete displacements (metre-scale) in a predominantly horizontal displacement setting (i.e. strike-slip) if the superstructure decouples from (is isolated from) the underlying ground deformation. Our New Zealand dataset does not contain examples of the performance of residential structures subjected to such large surface fault rupture strains and displacements in a predominantly vertical displacement setting. In a horizontal displacement setting, the decoupled superstructure still rests on (and is supported by) the ground. This may not be the case in a predominantly vertical displacement setting where there is the possibility that fault rupture will leave a significant portion of the decoupled superstructure un-supported and this may lead, if not to collapse, then at least to significant tilting and angular distortions. In addition, in a reverse/thrust vertical displacement setting, there is the potential for a 'bulldozer zone' to develop at the base of the scarp where fault displacement forces the scarp to thrust horizontally across the ground surface, and this too can severely impact structures (Kelson et al. 2001).

In New Zealand, the primary document providing guidance with regards to the mitigation of surface fault rupture hazard is the Ministry for the Environment (MfE) report titled 'Planning for development of land on or close to active faults: A guideline to assist resource management planners in New Zealand' (Kerr et al. 2003; see also Van Dissen et al. 2006). In this guidance document, with its life-safety focus, a distinction is made between single-storey timber-framed residential structures (Building Importance Category 2a structures – i.e. BIC 2a structures) and other normal structures (BIC 2b structures), with more permissive resource consent categories applied to the former. The non-collapse performance of single-storey timber-framed structures when subjected to surface fault rupture in the 2010 Darfield and 2016 Kaikōura earthquakes strongly supports this distinction. In addition, the MfE document makes a distinction between *well-defined* (i.e. concentrated) deformation and *distributed* deformation, with more restrictive resource consent categories applied to the former. Our observations that the severity of damage, in general, increases with both increasing total displacement and increasing strain supports this distinction.

The MfE guidance document also recommends that the siting and construction of a BIC 2a structure (i.e. single-storey timber-framed house) in a greenfield setting within a distributed deformation zone of an active fault with a recurrence interval ≤ 3500 years be considered a *Discretionary* activity. However, given the life-safety focus of the MfE guidance document, and the non-collapse performance of BIC 2a structures – especially when subjected to distributed lower-strain surface fault rupture deformation, consideration could be given to adopting a more permissive resource consent category such as *Controlled*. Nevertheless, we must stress that consideration of more permissive resource consent categories is only germane from a life-safety perspective. From a damage-control perspective, or a post-event-functionality perspective, application of more permissive resource consent categories will, in general, run counter to those objectives.

A2.6 Conclusions

About two dozen buildings, typically single-storey timber-framed houses, barns and woolsheds with regular shaped floor plans and lightweight roofing materials, have been directly impacted by surface fault rupture in recent New Zealand earthquakes. The amount and style of surface rupture deformation varied considerably, ranging from decimetre-scale distributed folding with estimated shear strains in the order of $\leq 10^{-2}$, to metre-scale discrete rupture with estimated shear strains up to 10^0 . While the severity of damage generally increased with both increasing total displacement and increasing strain, none of these buildings collapsed. From a life-safety standpoint, all of these buildings performed well and provide insight into construction styles that could best be employed to facilitate non-collapse performance resulting from surface fault rupture and, in certain instances, post-event functionality.

A2.7 Appendix 2 References

- Anderson H, Webb T. 1989. The rupture process of the 1987 Edgecumbe earthquake, New Zealand. *New Zealand Journal of Geology and Geophysics*. 32(1):43–52. doi:10.1080/00288306.1989.10421387.
- Bastin SH, Ogden M, Wotherspoon LM, van Ballegooy S, Green RA, Stringer M. 2018. Geomorphological influences on the distribution of liquefaction in the Wairau Plains, New Zealand, following the 2016 Kaikōura earthquake. *Bulletin of the Seismological Society of America*. 108(3B):1683–1694. doi:10.1785/0120170248.
- Beanland S, Berryman KR, Blick GH. 1989. Geological investigations of the 1987 Edgecumbe earthquake, New Zealand. *New Zealand Journal of Geology and Geophysics*. 32(1):73–91. doi:10.1080/00288306.1989.10421390.
- Beavan J, Samsonov S, Motagh M, Wallace L, Ellis S, Palmer N. 2010. The Darfield (Canterbury) earthquake: geodetic observations and preliminary source model. *Bulletin of the New Zealand Society for Earthquake Engineering*. 43(4):228–235. doi:10.5459/bnzsee.43.4.228-235.
- Bradley BA, Razafindrakoto HNT, Ahsan Nazer M. 2017. Strong ground motion observations of engineering interest from the 14 November 2016 M_w 7.8 Kaikōura, New Zealand earthquake. *Bulletin of the New Zealand Society for Earthquake Engineering*. 50(2):85–93. doi:10.5459/bnzsee.50.2.85-93.
- Bray JD. 2001. Developing mitigation measures for the hazards associated with earthquake surface fault rupture. In: *A Workshop on Seismic Fault-Induced Failures: possible remedies for damage to urban facilities, Tokyo, Japan, 11–12 January 2001*. Tokyo (JP): Japan Society for the Promotion of Science. p. 55–79.
- Bray JD. 2009. Designing buildings to accommodate earthquake surface fault rupture. In: Goodno B, editor. *ATC and SEI Conference on Improving the Seismic Performance of Existing Buildings and Other Structures*. 2009 Dec 9–11; San Francisco (CA). Reston (VA): American Society of Civil Engineers. p. 1269–1280.
- Bray JD, Kelson KI. 2006. Observations of surface fault rupture from the 1906 earthquake in the context of current practice. *Earthquake Spectra*. 22(2-suppl):69–89. doi:10.1193/1.2181487.
- Clark KJ, Nissen E, Howarth JD, Hamling I, Mountjoy J, Ries W, Jones K, Goldstien S, Cochran U, Villamor P, et al. 2017. Highly variable coastal deformation in the 2016 M_w 7.8 Kaikōura earthquake reflects rupture complexity along a transpressional plate boundary. *Earth and Planetary Science Letters*. 474:334–344. doi:10.1016/j.epsl.2017.06.048.
- Cubrinovski M, Bray JD, de la Torre C, Olsen MJ, Bradley BA, Chiaro G, Stocks E, Wotherspoon L. 2017. Liquefaction effects and associated damages observed at the Wellington CentrePort from the 2016 Kaikōura earthquake. *Bulletin of the New Zealand Society for Earthquake Engineering*. 50(2):152–173. doi:10.5459/bnzsee.50.2.152-173.
- Dellow S, Massey C, Cox S, Archibald G, Begg J, Bruce Z, Carey J, Davidson J, Della Pasqua F, Glassey P, et al. 2017. Landslides caused by the M_w 7.8 Kaikōura earthquake and the immediate response. *Bulletin of the New Zealand Society for Earthquake Engineering*. 50(2):106–116. doi:10.5459/bnzsee.50.2.106-116.
- Downes GL, Dowrick DJ. 2014. Atlas of isoseismal maps of New Zealand earthquakes: 1843–2003. 2nd ed. (revised). Lower Hutt (NZ): GNS Science. 1 DVD. (GNS Science monograph; 25).
- Duffy B, Quigley M, Barrell DJA, Van Dissen R, Stahl T, Leprince S, McInnes C, Bilderback E. 2013. Fault kinematics and surface deformation across a releasing bend during the 2010 M_w 7.1 Darfield, New Zealand, earthquake revealed by differential LiDAR and cadastral surveying. *GSA Bulletin*. 125(3–4):420–431. doi:10.1130/b30753.1.

- Forsyth PJ, Barrell DJA, Jongens R, compilers. 2008. Geology of the Christchurch area [map]. Lower Hutt (NZ): GNS Science. 67 p. + 1 folded map, scale 1:250,000. (GNS Science 1:250,000 geological map; 16).
- Gledhill KR, Ristau J, Reyners ME, Fry B, Holden C. 2010. The Darfield (Canterbury) earthquake of September 2010: preliminary seismological report. *Bulletin of the New Zealand Society for Earthquake Engineering*. 43(4):215–221. doi:10.5459/bnzsee.43.4.215-221.
- Hamling IJ, Hreinsdóttir S, Clark K, Elliott J, Liang C, Fielding E, Litchfield N, Villamor P, Wallace L, Wright TJ, et al. 2017. Complex multifault rupture during the 2016 Mw 7.8 Kaikōura earthquake, New Zealand. *Science*. 356(6334):eaam7194. doi:10.1126/science.aam7194.
- Holden C, Beavan RJ, Fry B, Reyners ME, Ristau J, Van Dissen RJ, Villamor P, Quigley M. 2011. Preliminary source model of the Mw 7.1 Darfield earthquake from geological, geodetic and seismic data. In: *Ninth Pacific Conference on Earthquake Engineering: building an earthquake resilient society, April 14–16, 2011, University of Auckland, Auckland, New Zealand*. Auckland (NZ): 9PCEE. Paper 164.
- Holden C, Kaiser AE, Van Dissen RJ, Jury R. 2013. Sources, ground motion and structural response characteristics in Wellington of the 2013 Cook Strait earthquakes. *Bulletin of the New Zealand Society for Earthquake Engineering*. 46(4):188–195. doi:10.5459/bnzsee.46.4.188-195.
- Hornblow S, Quigley M, Nicol A, Van Dissen RJ, Wang N. 2014. Paleoseismology of the 2010 Mw 7.1 Darfield (Canterbury) earthquake source, Greendale Fault, New Zealand. *Tectonophysics*. 637:178–190. doi:10.1016/j.tecto.2014.10.004.
- Kaiser A, Balfour N, Fry B, Francois-Holden C, Litchfield N, Gerstenberger M, D'Anastasio E, Horspool N, McVerry G, Ristau J, et al. 2017. The 2016 Kaikōura, New Zealand, earthquake: preliminary seismological report. *Seismological Research Letters*. 88:727–739. doi:10.1785/0220170018.
- Kearse J, Little TA, Van Dissen RJ, Barnes PM, Langridge R, Mountjoy J, Ries W, Villamor P, Clark KJ, Benson A, et al. 2018. Onshore to offshore ground-surface and seabed rupture of the Jordan–Kekerengu–Needles fault network during the 2016 Mw 7.8 Kaikōura earthquake, New Zealand. *Bulletin of the Seismological Society of America*. 108(3B):1573–1595. doi:10.1785/0120170304.
- Kelson KI, Kang K-H, Page WD, Lee C-T, Cluff LS. 2001. Representative styles of deformation along the Chelungpu Fault from the 1999 Chi-Chi (Taiwan) Earthquake: geomorphic characteristics and responses of man-made structures. *Bulletin of the Seismological Society of America*. 91(5):930–952. doi:10.1785/0120000741.
- Kerr J, Nathan S, Van Dissen RJ, Webb P, Brunson D, King AB. 2003. Planning for development of land on or close to active faults: a guideline to assist resource management planners in New Zealand. Wellington (NZ): Ministry for the Environment; [accessed 2020 May]. [https://www.mfe.govt.nz/sites/default/files/media/RMA/planning-development-faults-graphics-dec04%20\(1\).pdf](https://www.mfe.govt.nz/sites/default/files/media/RMA/planning-development-faults-graphics-dec04%20(1).pdf).
- Langridge RM, Ries WF, Litchfield NJ, Villamor P, Van Dissen RJ, Barrell DJA, Rattenbury MS, Heron DW, Haubrock S, Townsend DB, et al. 2016. The New Zealand Active Faults Database. *New Zealand Journal of Geology and Geophysics*. 59(1):86–96. doi:10.1080/00288306.2015.1112818.
- Langridge R, Rowland J, Villamor P, Mountjoy J, Townsend D, Nissen E, Madugo C, Ries W, Gasston C, Canva A, et al. 2018. Coseismic rupture and preliminary slip estimates for the Papatea Fault and its role in the 2016 Mw 7.8 Kaikōura, New Zealand, earthquake. *Bulletin of the Seismological Society of America*. 108(3B):1596–1622. doi:10.1785/0120170336.

- Lazarte CA, Bray JD, Johnson AM, Lemmer RE. 1994. Surface breakage of the 1992 Landers earthquake and its effects on structures. *Bulletin of the Seismological Society of America*. 84(3):547–561.
- Litchfield NJ, Villamor P, Dissen RJV, Nicol A, Barnes PM, A. Barrell DJ, Pettinga JR, Langridge RM, Little TA, Mountjoy JJ, et al. 2018. Surface rupture of multiple crustal faults in the 2016 Mw 7.8 Kaikōura, New Zealand, earthquake. *Bulletin of the Seismological Society of America*. 108(3B):1496–1520. doi:10.1785/0120170300.
- Massey C, Townsend D, Rathje E, Allstadt KE, Lukovic B, Kaneko Y, Bradley B, Wartman J, Jibson RW, Petley DN, et al. 2018. Landslides triggered by the 14 November 2016 Mw 7.8 Kaikōura earthquake, New Zealand. *Bulletin of the Seismological Society of America*. 108(3B):1630–1648. doi:10.1785/0120170305.
- Murbach D, Rockwell TK, Bray JD. 1999. The relationship of foundation deformation to surface and near-surface faulting resulting from the 1992 Landers earthquake. *Earthquake Spectra*. 15(1):121–144. doi:10.1193/1.1586032.
- Nairn IA, Beanland S. 1989. Geological setting of the 1987 Edgecumbe earthquake, New Zealand. *New Zealand Journal of Geology and Geophysics*. 32(1):1–13. doi:10.1080/00288306.1989.10421383.
- Nicol A, Khajavi N, Pettinga JR, Fenton C, Stahl T, Bannister S, Pedley K, Hyland-Brook N, Bushell T, Hamling I, et al. 2018. Preliminary geometry, displacement, and kinematics of fault ruptures in the epicentral region of the 2016 Mw 7.8 Kaikōura, New Zealand, earthquake. *Bulletin of the Seismological Society of America*. 108(3B):1521–1539. doi:10.1785/0120170329.
- Nissen E, Krishnan AK, Arrowsmith JR, Saripalli S. 2012. Three-dimensional surface displacements and rotations from differencing pre- and post-earthquake LiDAR point clouds. *Geophysical Research Letters*. 39(16):L16301. doi:10.1029/2012gl052460.
- Oettle NK, Bray JD. 2013. Geotechnical mitigation strategies for earthquake surface fault rupture. *Journal of Geotechnical and Geoenvironmental Engineering*. 139(11):1864–1874. doi:10.1061/(ASCE)GT.1943-5606.0000933.
- Pender MJ, Robertson TW. 1987. Edgecombe earthquake: reconnaissance report. *Bulletin of the New Zealand Society for Earthquake Engineering*. 20(3):201–249. doi:10.5459/bnzsee.20.3.201-249.
- Power WL, Clark KJ, King DN, Borrero J, Howarth JD, Lane EM, Goring D, Goff J, Chagué-Goff C, Williams J, et al. 2017. Tsunami runup and tide-gauge observations from the 14 November 2016 M7.8 Kaikōura earthquake, New Zealand. *Pure and Applied Geophysics*. 174(7):2457–2473. doi:10.1007/s00024-017-1566-2.
- Quigley M, Van Dissen RJ, Litchfield NJ, Villamor P, Duffy B, Barrell DJA, Furlong K, Stahl T, Bilderback E, Noble D. 2012. Surface rupture during the 2010 Mw 7.1 Darfield (Canterbury) earthquake: implications for fault rupture dynamics and seismic-hazard analysis. *Geology*. 40(1):55–58. doi:10.1130/g32528.1.
- Quigley M, Van Dissen RJ, Villamor P, Litchfield NJ, Barrell DJA, Furlong K, Stahl T, Duffy B, Bilderback E, Noble D, et al. 2010. Surface rupture of the Greendale Fault during the Darfield (Canterbury) Earthquake, New Zealand: initial findings. *Bulletin of the New Zealand Society for Earthquake Engineering*. 43(4):236–242. doi:10.5459/bnzsee.43.4.236-242.
- Stirling M, Litchfield N, Villamor P, Van Dissen RJ, Nicol A, Pettinga J, Barnes P, Langridge R, Little T, Barrell DJA, et al. 2017. The Mw7.8 Kaikōura earthquake: surface fault rupture and seismic hazard context. *Bulletin of the New Zealand Society for Earthquake Engineering*. 50(2):73–84.

- Stringer ME, Bastin S, McGann CR, Cappellaro C, El Kortbawi M, McMahon R, Wotherspoon LM, Green RA, Aricheta J, Davis R, et al. 2017. Geotechnical aspects of the 2016 Kaikōura earthquake on the South Island of New Zealand. *Bulletin of the New Zealand Society for Earthquake Engineering*. 50(2):117–141. doi:10.5459/bnzsee.50.2.117-141.
- Van Dissen RJ, Barrell DJA, Litchfield NJ, Villamor P, Quigley M, King AB, Furlong K, Begg JG, Townsend DB, Mackenzie H, et al. 2011. Surface rupture displacement on the Greendale Fault during the M_w 7.1 Darfield (Canterbury) Earthquake, New Zealand, and its impact on man-made structures. In: *Ninth Pacific Conference on Earthquake Engineering: building an earthquake resilient society, April 14–16, 2011, University of Auckland, Auckland, New Zealand*. Auckland (NZ): 9PCEE. 8p. Paper 186.
- Van Dissen RJ, Heron DW, Becker JS, King AB, Kerr JE. 2006. Mitigating active fault surface rupture hazard in New Zealand: development of national guidelines, and assessment of their implementation. In: *8th US National Conference on Earthquake Engineering, 2006 Apr 18–22; San Francisco, CA*. Oakland (CA): Earthquake Engineering Research Institute. 10 p. Paper 633.
- Van Dissen RJ, Stahl T, King A, Pettinga JR., Fenton C, Little TA, Litchfield NJ, Stirling MW, Langridge RM, Nicol A, et al. 2019. Impacts of surface fault rupture on residential structures during the 2016 M_w 7.8 Kaikōura earthquake, New Zealand. *Bulletin of the New Zealand Society for Earthquake Engineering*. 52(1):1–22. doi:10.5459/bnzsee.52.1.1-22.

APPENDIX 3 BUILDING IMPORTANCE CATEGORIES AND RELATIONSHIP WITH RECURRENCE INTERVALS

Table A3.1 Building Importance Categories from the MfE Active Fault Guidelines (Kerr et al. 2003).

Building Importance Category	Description	Examples
1	Temporary structures with low hazard to life and other property	<ul style="list-style-type: none"> Structures with a floor area of <30 m² Farm buildings, fences Towers in rural situations
2a	Timber-framed residential construction	<ul style="list-style-type: none"> Timber-framed single-storey dwellings
2b	Normal structures and structures not in other categories	<ul style="list-style-type: none"> Timber-framed houses with area >300 m² Houses outside the scope of NZS 3604 'Timber-Framed Buildings' Multi-occupancy residential, commercial and industrial buildings accommodating <5000 people and <10,000 m² Public assembly buildings, theatres and cinemas <1000 m² Car parking buildings
3	Important structures that may contain people in crowds or contents of high value to the community or pose risks to people in crowds	<ul style="list-style-type: none"> Emergency medical and other emergency facilities not designated as critical post-disaster facilities Airport terminals, principal railway stations, schools Structures accommodating >5000 people Public assembly buildings >1000 m² Covered malls >10,000 m² Museums and art galleries >1000 m² Municipal buildings Grandstands >10,000 people Service stations Chemical storage facilities >500 m²
4	Critical structures with special post-disaster functions	<ul style="list-style-type: none"> Major infrastructure facilities Air traffic control installations Designated civilian emergency centres, medical emergency facilities, emergency vehicle garages, fire and police stations

Table A3.2 Relationship between fault recurrence interval and Building Importance Category, from the MfE Active Fault Guidelines.

Recurrence Interval Class	Average Recurrence Interval of Surface Rupture	Building Importance (BI) Category Limitations (Allowable Buildings)	
		Previously Subdivided or Developed Sites	'Greenfield' Sites
I	≤2000 years	BI Category 1 Temporary buildings only	BI Category 1 Temporary buildings only
II	>2000–≤3500 years	BI Category 1 and 2a Temporary and residential timber-framed buildings only	
III	>3500–≤5000 years	BI Category 1, 2a and 2b Temporary, residential timber-framed and normal structures	BI Category 1 and 2a Temporary and residential timber-framed buildings only
IV	>5000–≤10,000 years	BI Category 1, 2a, 2b and 3 Temporary, residential timber-framed, normal and important structures (but not critical post-disaster facilities)	BI Category 1, 2a and 2b Temporary, residential timber-framed and normal structures
V	>10,000–≤20,000 years		BI Category 1, 2a, 2b and 3 Temporary, residential timber-framed, normal and important structures (but not critical post-disaster facilities)
VI	>20,000–≤125,000 years	BI Category 1, 2a, 2b, 3 and 4 Critical post-disaster facilities cannot be built across an active fault with a recurrence interval ≤20,000 years	

Note: Faults with average recurrence intervals >125,000 years are not considered active.



www.gns.cri.nz

Principal Location

1 Fairway Drive, Avalon
 Lower Hutt 5010
 PO Box 30368
 Lower Hutt 5040
 New Zealand
 T +64-4-570 1444
 F +64-4-570 4600

Other Locations

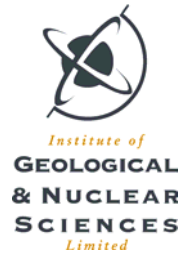
Dunedin Research Centre
 764 Cumberland Street
 Private Bag 1930
 Dunedin 9054
 New Zealand
 T +64-3-477 4050
 F +64-3-477 5232

Wairakei Research Centre
 114 Karetoto Road
 Private Bag 2000
 Taupo 3352
 New Zealand
 T +64-7-374 8211
 F +64-7-374 8199

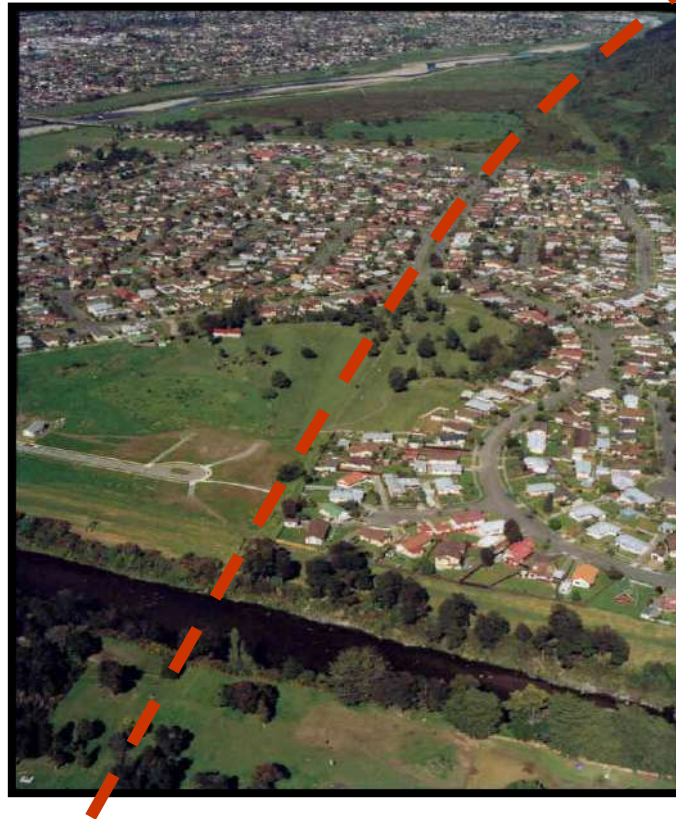
National Isotope Centre
 30 Gracefield Road
 PO Box 30368
 Lower Hutt 5040
 New Zealand
 T +64-4-570 1444
 F +64-4-570 4657



Ministry for the
Environment
Manatū Mō Te Taiao



Planning for Development of Land on or Close to Active Faults



A guideline to assist resource management planners in New Zealand

Report prepared for the Ministry for the Environment by
Janine Kerr, Simon Nathan, Russ Van Dissen, Peter Webb,
David Brunson and Andrew King

Published in July 2003 by the
Ministry for the Environment
Manatu Mo Te Taiao
PO Box 10-362, Wellington, New Zealand

ISBN: 0-478-18901
ME number: 483

Institute of Geological & Nuclear Sciences client report 2002/124
Project Number: 440W3301

The data presented in this report are available to GNS for other use from May 2003.



Titlepage photo: Totara Park suburb, Upper Hutt City. A “greenfield” development that has mitigated the fault rupture hazard of the Class 1 Active Wellington fault (The photo dates from the late 1970’s, before Totara Park was fully developed). The photo shows, in the distance, right of centre, the dual carriageway of California Drive leading into California Park, the large open space at centre. The Wellington fault underlies the median strip of California Drive, crosses California Park, through the centre of the photo, and continues to the lower left. It underlies a walkway between California Park and the Hutt River, just left of the leftmost group of houses nearest the camera, on the far bank of the Hutt River. The fault crosses into the river, at the leftmost of the trees aligned along the far riverbank. It continues to lower left, through Harcourt Park, another recreational reserve. Photo D.L. Homer, GNS CN18547/39

Contents

1	Introduction	1
	1.1 Why we developed the guidelines	1
	1.2 Summary of the contents	2
2	Principles for Planning Approaches	3
	2.1 Principle 1: Gather accurate active fault hazard information	3
	2.2 Principle 2: Plan to avoid fault rupture hazard before development and subdivision	3
	2.3 Principle 3: Take a risk-based approach in areas already developed or subdivided	3
	2.4 Principle 4: Communicate risk in built up areas subject to fault rupture	4
3	Understanding Earthquakes and Active Faults	5
	3.1 Definitions	5
4	Taking a Risk-based Approach	8
	4.1 Using a risk management standard	8
	4.2 Summary of the steps	8
5	Mapping Active Faults	10
	5.1 The importance of mapping	10
	5.2 Required scale of fault maps	10
6	Fault Avoidance Zones	12
	6.1 Definition	12
7	Fault Recurrence Interval	13
	7.1 Definition	13
8	Fault Complexity	15
	8.1 Definition	15
9	Building Importance Category	20
	9.1 Definition	20
10	Planning for Fault Rupture Hazard	23
	10.1 The RMA and the Building Act	23
	10.2 Responsibilities under the RMA	23
	10.3 Agreement among councils	24
	10.4 Role of the regional policy statement	25
	10.5 Provisions in the regional policy statement	25
	10.6 Role of the district plan	26
	10.7 Gathering information	27
	10.8 Assessing the risk	27
	10.9 Identifying the issues	28
	10.10 Developing objectives and policies	28
	10.11 Developing methods	30
	10.12 Non-regulatory methods	31
	10.13 Regulatory methods (rules)	31
	10.14 Section 32 analysis	32

10.15	Cross-boundary issues	32
10.16	Monitoring	33
10.17	Does your district plan need amending?	34
11	Taking a Risk-based Approach to Resource Consent	35
11.1	Determining consent categories	35
11.2	Exercises	38
11.3	Answers	39
11.4	Assessment criteria	39
11.5	AEE requirements	40
12	Case Studies – Implementing the Guidelines	41
13	Acknowledgements	55
14	Further Reading	56
	Appendix 1: AS/NZ 4360:1999	59
	Appendix 2: Maps of Active Faults	60
	Appendix 3: Classification of Faults	64

1 Introduction

Controlling the development of land on or close to active faults is a Resource Management Act 1991 issue. These guidelines provide direction on land use planning approaches for land on or close to active faults. They aim to help local authorities minimise the hazard risk and the time it takes for individuals, communities, and the government to recover from fault rupture.

The guidelines aim to assist planners, emergency managers, earth scientists, and people in the building industry to avoid or mitigate the fault rupture hazard.

We hope that using these guidelines will help to avoid or mitigate the risks associated with building on or close to active faults. Different planning approaches are appropriate in different areas – councils can establish appropriate policies and criteria which are more or less restrictive than those represented here if necessary.

A working party of representatives from the Institute of Geological & Nuclear Sciences, Geological Society of New Zealand, New Zealand Society for Earthquake Engineering, BRANZ, Earthquake Commission and Ministry for the Environment developed these guidelines. Consultation took place with members from various local authorities. The collaborative approach drew together a range of expertise from professions that have an interest in land use issues and hazard risk reduction.

Note that these guidelines are only concerned with the avoidance and mitigation of risk arising from active fault rupture. They don't discuss other earthquake-related hazards, such as strong ground shaking, liquefaction, uplift, subsidence, landslide and tsunami.

1.1 Why we developed the guidelines

New Zealand's precarious location at the edge of two converging tectonic plates means we are subject to natural hazards like earthquake shaking, earthquake fault rupture, and land deformation. As these tectonic plates continue to move, New Zealand will continue to be subject to earthquake-related hazards.

In March 2001, the Parliamentary Commissioner for the Environment released the report *Building on the Edge – The Use and Development of Land On or Close to Fault Lines*. The Commissioner's investigation arose following public concern that local authorities were not able to adequately manage the use and development of land on or close to active faults.

The PCE report focused on the Building Act 1991 and the Resource Management Act 1991 (RMA). It reached a number of key conclusions.

- There is no technology to prevent earthquake damage to buildings built across faults.
- Few territorial authorities identify and plan for seismic hazards, despite their responsibilities for subdivision and land use.
- Practical guidelines are urgently needed to reduce the risks associated with fault rupture.

Recommendation 1 (below) of the PCE report was the catalyst for the development of these guidelines:

The Ministry for the Environment [is] working together with the Institute of Geological and Nuclear Sciences and other interested organisations with structural and geotechnical expertise to develop best practice guidelines for territorial authorities in avoiding or mitigating seismic hazard through the district plan process.

We suggest that users of these guidelines also read the PCE report, to gain an overview of active fault and land use issues.

1.2 Summary of the contents

The first part of this guide (sections 2–9) focuses on the need for a risk-based approach to planning for land use on and near active faults. It recommends that councils:

- identify active faults in their district, with maps that are at the right scale for the purpose
- create fault hazard avoidance zones on their district planning maps
- evaluate the fault rupture hazard risk within each fault avoidance zone
- avoid building within fault hazard avoidance zones where possible
- mitigate the fault rupture hazard when building has taken place or will take place within a fault hazard avoidance zone.

The main elements of the risk-based approach are:

- the fault recurrence interval, which is an indicator of the likelihood of a fault rupturing in the near future
- the fault complexity, which establishes the distribution and deformation of land around a fault line
- the Building Importance Category, which indicates the acceptable level of risk of different types of buildings within a fault avoidance zone.

The second part of this report (sections 10–11) discuss the role of regional councils and territorial authorities in planning for fault rupture hazard. Section 11 describes how councils can take a risk-based approach to establishing resource consent categories for buildings within a fault hazard avoidance zone.

The appendices to the guide contain information that councils can use to begin identifying active faults in their districts.

2 Principles for Planning Approaches

The information in this guide is based on the four over-arching principles below. However, past planning decisions have not always taken that approach. The principles recognise that a different planning approach is needed for an area that has not been developed (a greenfield site) and an area that has been developed or subdivided, or where there exists an expectation to build. Defining a Greenfield site is something that each council needs to do. It may be an area where there is currently no expectation to build (e.g. no zoning for intensive development) or may be an undeveloped area of a certain defined size (e.g. < 20 acres).

2.1 Principle 1: Gather accurate active fault hazard information

Identifying and accurately locating hazards on planning maps is an essential step towards communicating hazard risk and mitigating hazards. Collecting information will often require specialised scientific knowledge and surveys. Maps showing the location of hazards around property boundaries must be developed at the right scale. Because the existence of a particular hazard may have a major effect on a decision to purchase or build on a property, all information on hazards should be as accurate as technology and resources permit.

2.2 Principle 2: Plan to avoid fault rupture hazard before development and subdivision

Building away from areas of fault rupture can avoid, or certainly mitigate, the fault hazard risk. For example, a new subdivision can be required to avoid building in an area of fault rupture (a *fault avoidance zone* in the district plan). This is the safest and most satisfactory long-term solution for current and later landowners and for the territorial authority. It can also be achieved for little or no extra cost (although we recognise that loss of development opportunities are a cost to the developer).

2.3 Principle 3: Take a risk-based approach in areas already developed or subdivided

If land has already been subdivided and sites have been purchased, there is an expectation that building on these sites will be allowed. Planning for land use in a fault avoidance zone helps to avoid or mitigate the hazard risks caused by land-use intensification (such as urban infill) and inappropriate building.

These guidelines propose a risk-based, approach, based on risk management standard AS/NZS 4360:1999. This standard takes into account the fault recurrence interval and fault complexity, and the Building Importance Category of the building proposed for the site.

This approach does not guarantee that a building will not suffer damage from fault rupture in an earthquake. It does establish that the risk of damage is sufficiently low to be generally accepted.

2.4 Principle 4: Communicate risk in built up areas subject to fault rupture

One of the most difficult problems concerning fault rupture hazard is dealing with urban areas where buildings have already been constructed on or close to an active fault. One of the clearest examples of this situation is the suburb of Thorndon in Wellington. Although the risk posed by building in such a location is obvious to us now, it was not clear when urban subdivision started in New Zealand in the 19th century.

The ideal approach in this situation would be to avoid further development in high-risk areas, to limit existing use rights to rebuild, and to limit the use of buildings.

The most realistic approach, however, is to accept the status quo whilst ensuring that:

- any further development and use of buildings is consistent with the level of risk posed
- district plan maps clearly show fault rupture hazard zones.

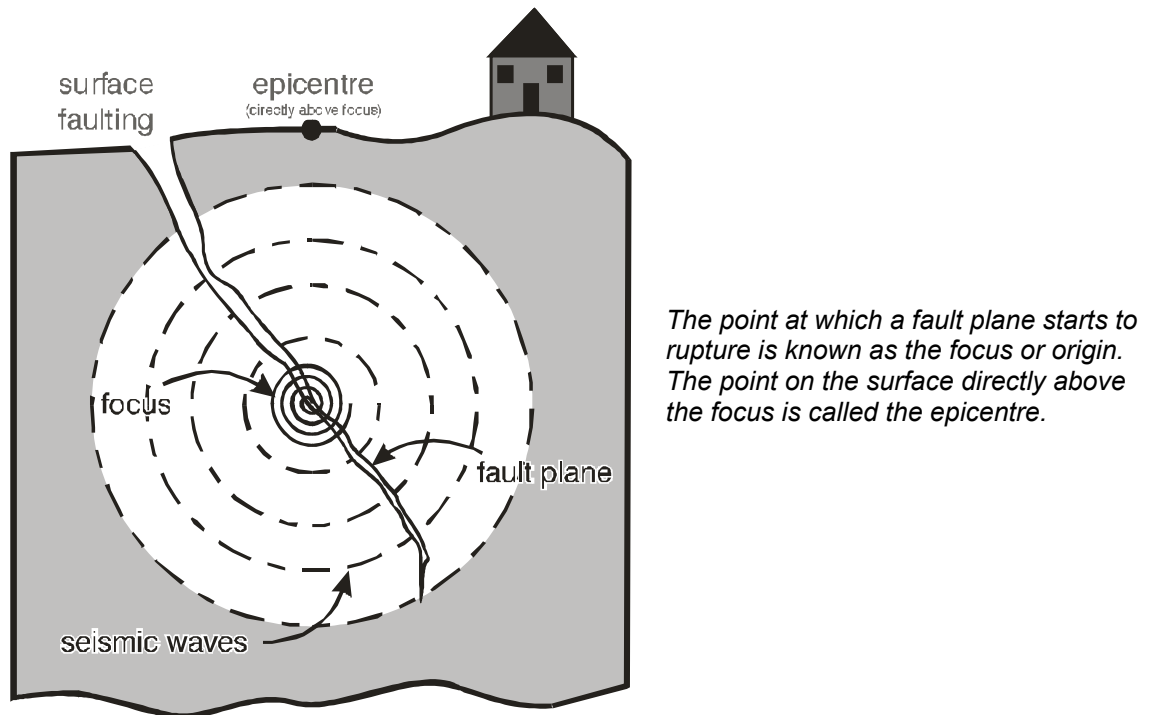
Non-regulatory approaches, such as hazard education programmes and incentives to retire at-risk land, would also ensure that landowners and building occupiers are made aware of the hazard, and the probability of future fault rupture.

3 Understanding Earthquakes and Active Faults

3.1 Definitions

A **fault** is a fracture in the Earth's crust. The opposite sides of the fracture are held together by pressure and friction, but as stress builds up a fault may suddenly rupture. In a large rupture, shock waves cause the earth to shake violently and produce an **earthquake**.

Figure 3.1: Relationship between faults and earthquakes



An **active fault** is a fault that has ruptured repeatedly in the past, and whose history indicates that it is likely to rupture again. An active fault creates a **fault hazard risk**. The level of that risk depends on the fault recurrence interval (section 7), fault complexity (section 8), and nature of development in the area.

New Zealand geological maps use a distinctive colour for faults that have moved in the last 120,000 years. This is generally regarded as the upper limit for a fault to be classified as active. Most of New Zealand's major active faults have been identified and mapped, at least on small-scale maps.

In a large earthquake, the fault rupture may extend up to the ground surface, and suddenly form a **fault scarp** (the disrupted land form created by the rupture). For example, in the 1987 Edgecumbe earthquake, a man climbing a tree felt the ground shaking and saw a fault scarp develop across the field on either side of him.

All buildings close to the epicentre of a large shallow earthquake will be strongly shaken, and this shaking causes most of the earthquake damage. Any building sited across a fault scarp is likely to suffer more damage, especially if the foundations are offset. It is unlikely that any building sited across the fault scarps in Figures 3.2(a)–3.2(c) would avoid major damage or collapse.

Figure 3.2: Examples of fault displacement



a) *Edgecumbe Fault – The 1987 Edgecumbe earthquake resulted in about 7 km of surface rupture along the Edgecumbe fault, and up to about 2 m of vertical displacement of the ground surface at the fault (Beanland et al 1989). Arrows mark the location of surface fault rupture.*

Photo by DL Homer: CN 10115/37.

b) *White Creek Fault – The 1929 Murchison earthquake resulted in over 4 m of vertical displacement of the ground surface at the White Creek fault (Berryman 1980). Note the cyclist standing on the upthrown side of road that is displaced by the fault.*



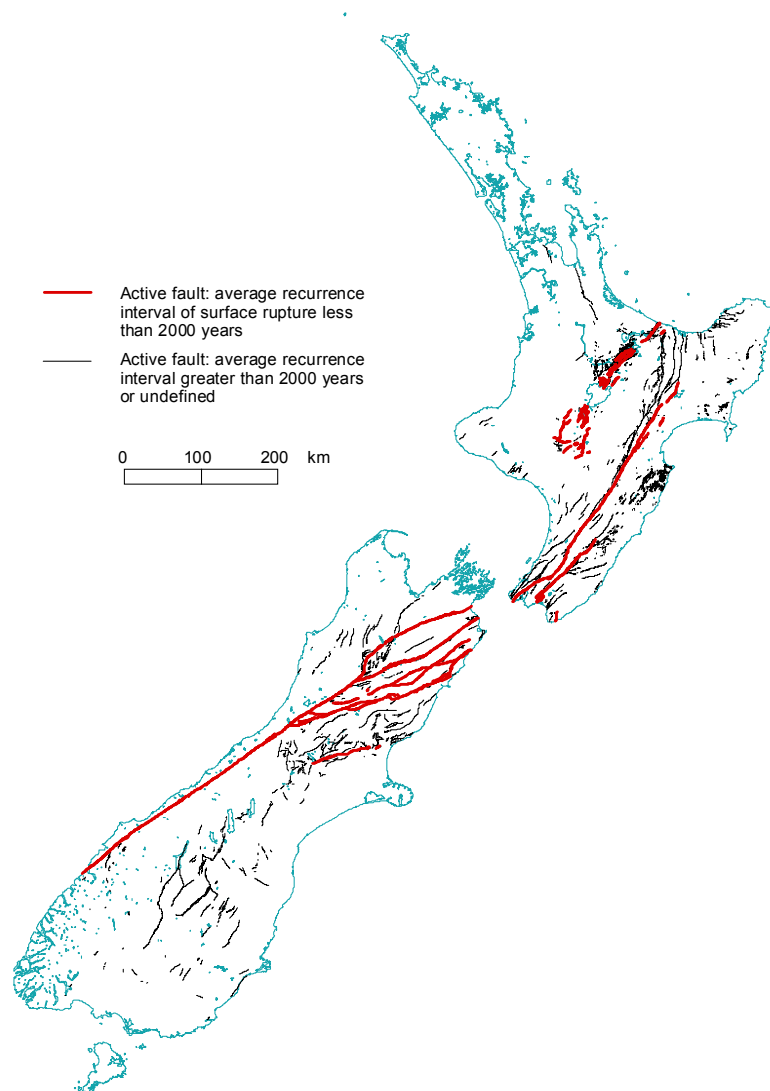
c) *Hope Fault – The 1888 earthquake on the Hope fault resulted in about 3 m of right lateral displacement of the ground surface at the fault. The offset fence-line shows the amount of displacement across the fault (Cowan 1991).*

Faults may show horizontal offset, vertical offset, or a combination of the two.

Table 3.1 Historic examples of surface fault rupture that have accompanied major earthquakes in New Zealand over the last 160 years

Year	Event	Approximate maximum surface offset (metres)	Sense of displacement	Photo in text
1848	Awatere Fault, Marlborough	7	Strike slip	Fig 5.5(c)
1855	Wairarapa Fault	13	Strike slip	Fig 5.3
1888	Hope Fault, North Canterbury (Glenn Wye)	3	Strike slip	Fig 5.2(c)
1929	White Creek Fault, Murchison	4	Reverse and strike slip	Fig 5.2(b)
1931	Napier	2	Reverse and strike slip	–
1934	Pahiatua	4	Reverse	–
1968	Inangahua	1	Reverse	–
1987	Edgumbe	2	Normal	Fig 5.2(a)

Figure 3.3: Active faults map of New Zealand



4 Taking a Risk-based Approach

4.1 Using a risk management standard

We recommend that councils use this risk-based approach, based on risk management standard AS/NZS 4360:1999, when they develop provisions for their district plans. (AS/NZS 4360:1999 is set out fully in Appendix 1.)

This risk-based approach combines the key elements of fault recurrence interval (section 7), fault complexity (section 8), and Building Importance Category (section 9).

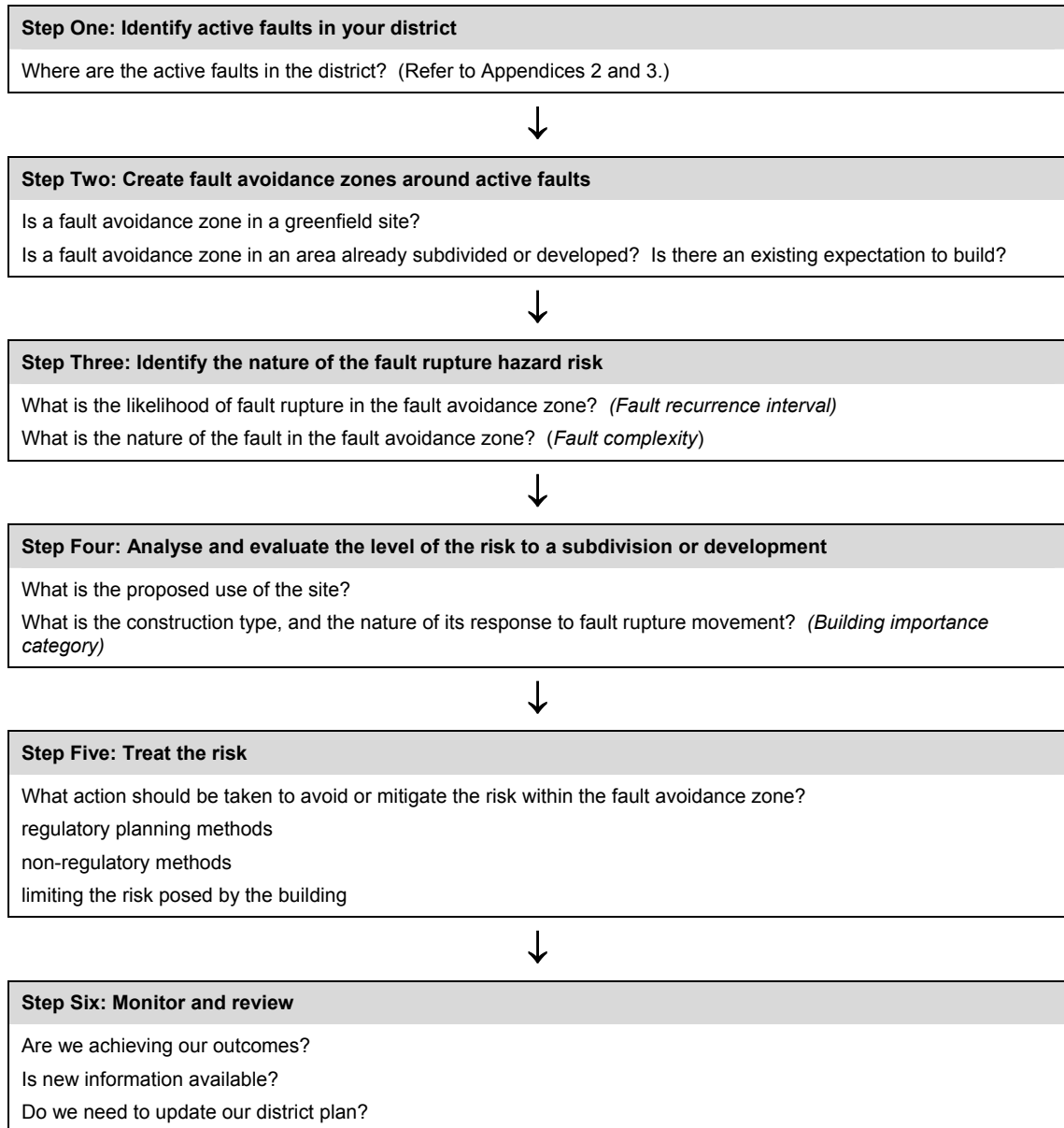
Key points to remember about the fault recurrence interval, fault complexity, and Building Importance Category are:

- **Fault Recurrence Interval:** The longer the recurrence interval of an active fault, the lower the risk that the fault will rupture in the near future.
- **Fault Complexity:** A fault rupture with a wide and distributed deformation is lower risk than a narrow, well-defined fault line.
- **Building Importance Category:** The Building Importance Category shows the need for an assessment of the suitability of a building in a fault avoidance zone.

4.2 Summary of the steps

Figure 4.1 summarises the steps involved in the recommended risk-based approach. Note that this approach depends upon accurate information and mapping of active faults. Identifying and mapping faults are part of the *Gathering information* stage of district plan preparation.

Figure 4.1: Risk-based planning approach



5 Mapping Active Faults

5.1 The importance of mapping

Faults must be accurately located, and mapped at a scale appropriate for end use purposes, to enable planners to make decisions about land use on or close to active faults.

Geologists with particular experience of mapping faults are the most appropriate professionals to investigate, locate and assess active faults. Engineers with recognised qualifications and experience in geotechnical engineering are also able to investigate faults.

Active faults are complex and often have multiple breaks. A number of methods and evaluative tools need to be used in investigation.

Once a fault has been accurately located and assessed, the fault features should be clearly marked out (for example, pegged) so they can be surveyed onto cadastral maps.

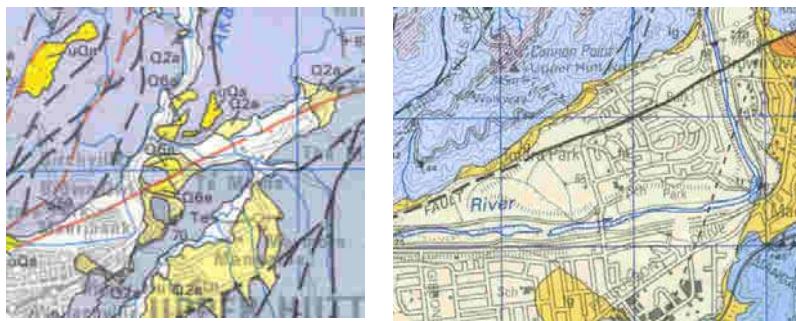
5.2 Required scale of fault maps

For planning purposes, faults should be mapped and classified at a minimum scale of 1:10,000. At present, few local authorities have mapped active faults to this scale, instead relying on existing fault maps for indicative purposes. This can create severe limitations for land use planning. (See Appendix 2 for an indication of faults in your district.)

Most of New Zealand's major active faults are mapped on small-scale geological maps (1:250,000 or 1:50,000 scale). This does not provide adequate detail for planning purposes, which requires detail to at least property boundary level. This is shown in Figure 5.1, and in more detail in Figure 5.2.

Figure 5.1: Example of fault mapping

Two recently published geological maps show the Wellington Fault, but neither is sufficiently accurate to be used for planning purposes.

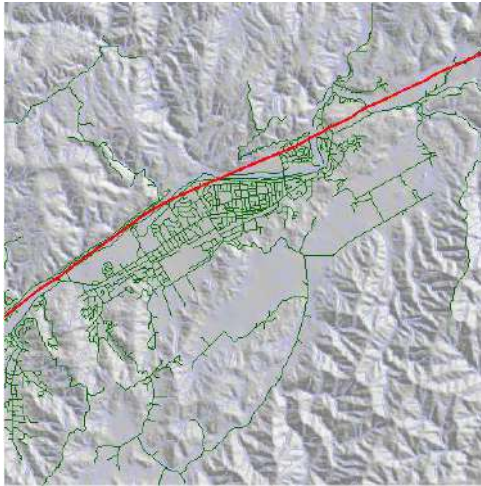


1: 250,000 scale

1: 50,000 scale

A map should only be interpreted at the scale it is compiled at. Figure 5.2 shows what happens when published maps are enlarged.

Figure 5.2: Interpreting fault maps



1: 250,000

1: 250,000 publication scale

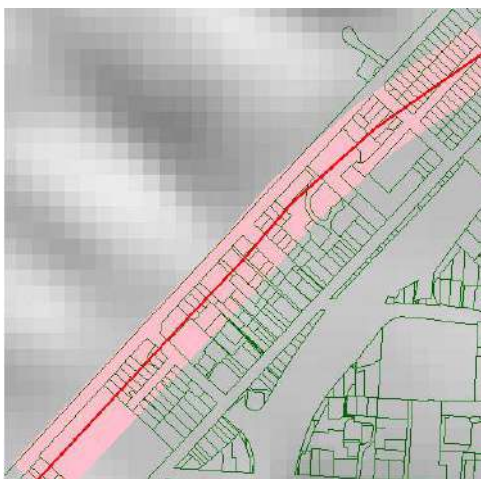
Geological maps in New Zealand are often published at the 1:250,000 scale. The fault data is simplified for map clarity.



1: 50,000

1: 50,000 compilation scale

Fault data is drawn on maps at this scale when being compiled for 1: 250,000 scale presentation, but the data is then simplified for publication.



1: 10,000

1: 10,000 scale

If a 1: 250,000 scale map is enlarged to this degree (as it often is, especially on photocopiers) the fault will be inaccurately portrayed and its placement interpreted wrongly. A key mistake is thinking that a fault intersects a particular property when it does not.

On the 1: 10,000 scale map, the pink area represents the width of the line portraying the fault in the 1: 250,000 scale map. In reality, the fault is unlikely to be this wide, although the zone of deformation around the fault could be wider.

Faults shown on planning maps at 1: 10,000 scale must be compiled, and features located, at a scale consistent with end use.

Data should not be transferred from larger scale maps (1: 250,000) to typical district plan maps (1: 10,000), or used for detailed land use planning purposes.

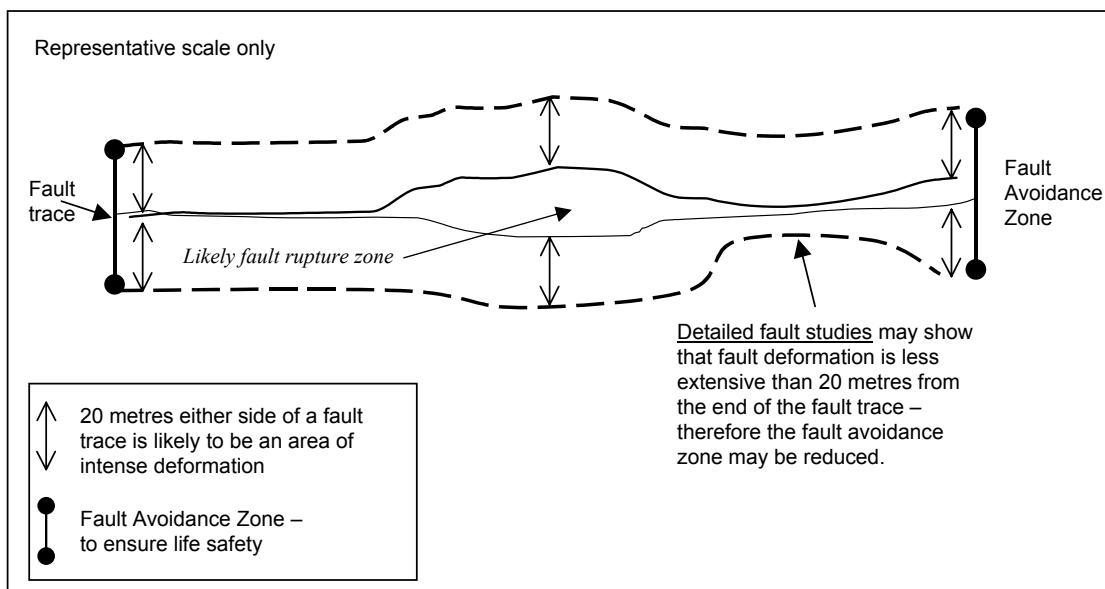
6 Fault Avoidance Zones

6.1 Definition

A fault avoidance zone is an area created by establishing a buffer zone either side of the known fault trace (or the identified likely fault rupture zone). These Guidelines recommend a minimum buffer zone of 20 metres either side of the known fault trace or likely fault rupture zone.

Twenty metres has been chosen because intense deformation and secondary ruptures are commonly experienced as a result of fault movement within this distance from the primary plane of the fault rupture. These effects can occur because near-surface weak materials deform instead of breaking cleanly, and structures built near an area of fault rupture can cause surface rupture to divert around them unpredictably. Twenty metres also represents a precautionary approach to ensure a level of life safety.

Figure 6.1: A fault avoidance zone on a district planning map



Defining a fault avoidance zone on district planning maps, which is supported by policies and methods (including rules) will allow a council to:

- restrict development within the fault avoidance zone
- take a risk-based approach to development in built-up areas.

The determination of the extent of a fault avoidance zone is closely related to fault complexity (refer section 8). A wide and complex likely fault rupture zone is likely to have a significant fault avoidance zone.

Displacement across a fault usually decreases with its distance from the fault trace. The fault avoidance zone can be reduced if a detailed fault study shows that the zone of intense deformation and secondary rupture is less than 20 metres from the likely fault rupture zone.

7 Fault Recurrence Interval

7.1 Definition

The fault recurrence interval is the average time between surface ruptures on a fault. We consider it is the best measure to use when evaluating the hazard risk of an active fault.

Historic and geological evidence shows that faults rupture repeatedly along the same narrow fracture. For example, there is evidence of two major fault ruptures on the Wellington Fault within the last 700 years, each with a horizontal offset of about four metres. There is also evidence of a total offset of almost one kilometre on the Wellington Fault in the last 140,000 years, indicating at least 200 major earthquake ruptures during this time. Along the Wairarapa Fault, up to 130 metres has been displaced along the same fault scarp that first ruptured in 1855. This indicates that multiple surface ruptures have occurred in the same location along the same fault scarp.

Figure 7.1: Wairarapa Fault – repeated rupture on same fault



Faults with short recurrence intervals are generally more likely to rupture in the near future than faults with a longer recurrence interval. It is important to remember that this is a statistical measurement only, and may not be an accurate predictor of future movement on a fault. For example, although the White Creek Fault has a long recurrence interval of more than 20,000 years, it actually ruptured in the 1929 Murchison earthquake.

Detailed investigation, usually involving trenching, is needed to determine the fault recurrence interval.

Recurrence intervals of surface rupture on New Zealand faults range from several hundred years (for example, the Hope and Alpine faults) to tens of thousands of years (for example, the Waverly, Whitemans and White Creek faults).

Table 7.1 groups together fault recurrence interval classes.

Table 7.1: Fault recurrence interval classes

Recurrence interval class	Average fault recurrence interval of surface rupture
I	≤2000 years
II	>2000 years to ≤3500 years
III	>3500 years to ≤5000 years
IV	>5000 years to ≤10,000 years
V	>10,000 years to ≤20,000 years
VI	>20,000 years to ≤125,000 years

The fault recurrence interval measure can also be related to accepted levels of risk in the current Building Code. Appendix 3 gives details of most of New Zealand's known active faults, and indicates which regional council jurisdictions these faults fall within. It also gives a confidence rating of these faults' average recurrence intervals.

8 Fault Complexity

8.1 Definition

Fault complexity refers to the width and distribution of the deformed land around the fault trace.

Many faults appear to be a simple linear feature on the ground surface, with a narrow zone of deformation only a few metres wide, as shown in Figures 8.1(a)–8.1(c).

Others have a complex and distributed zone of deformation, as shown in Figures 8.2(a)–8.2(c).

Figure 8.1: Examples of simple linear fault features



a) *Wellington Fault at Totara Park.*

Photo by D.L. Homer; CN 14444/10.

- b) *Wairau Fault. The most recent rupture along the well-defined trace of the Wairau section of the Alpine fault in Marlborough resulted in about 3–5 m of right lateral displacement at the fault (Lensen 1976, Zachariassen et al. 2001).*

*Photo by D.L. Homer;
CN 17871/24.*



- c) *The 1848 earthquake on the eastern section of the Awatere fault resulted in over 100 km of surface rupture along the fault, and as much as about 7 m of right-lateral displacement of the ground surface at the fault (Grapes et al. 1998, Benson et al. 2001).*

Photo by D.L. Homer; CN 3940/12

Figure 8.2: Examples of complex deformation on the Ostler fault trace



These photos show the complex trace of the Ostler fault where surface rupture deformation, though concentrated at the fault, is also distributed over a relatively broad region on either side of the fault (Van Dissen et al. 1994). Arrows mark the location of surface fault rupture.

Photos by D.L. Homer, CN 3418/a, 576/b and 6435/23 respectively.



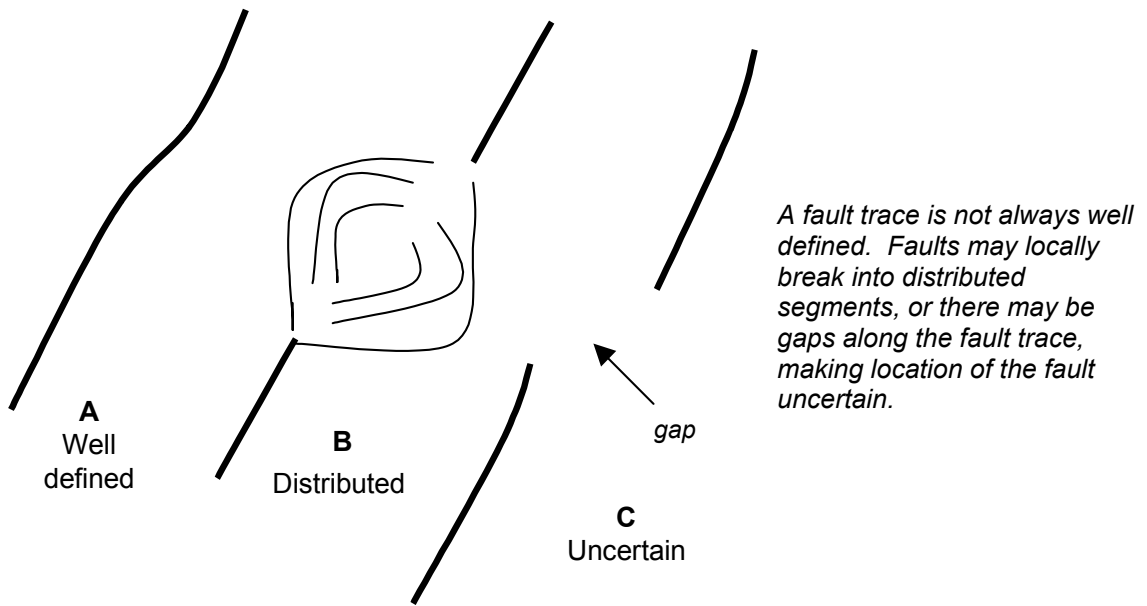


Table 8.1 proposes a three-fold classification for fault complexity: well defined, distributed or uncertain.

Table 8.1: Defining fault complexity types

A Well defined	A well defined fault trace of limited geographic width Typically metres to tens of metres wide
B Distributed	Deformation is distributed over a relatively broad geographic width Typically tens to hundreds of metres wide Usually comprises multiple fault traces and/or folds
C Uncertain	The location of fault trace(s) is uncertain as it either has not been mapped in detail or it cannot be identified. This is typically a result of gaps in the trace(s), or erosion or coverage of the trace(s)

Figure 8.3: View of fault complexity types



Recent fault location studies have shown (refer case studies Section 12) that certain faults can demonstrate all three levels of fault complexity at different parts of the fault. Variations on the three types of complexities discussed above may therefore be warranted.

9 Building Importance Category

9.1 Definition

It is not always possible to avoid building within a fault avoidance zone. Past planning decisions may have resulted in buildings being within a fault avoidance zone, or people may have an expectation to build there now. Also, where the level of certainty is low regarding the fault location, its complexity and recurrence interval, it may be difficult to justify rules that limit any building in these areas.

Buildings within a fault avoidance zone, particularly buildings crossing active faults, are very likely to be damaged in a fault rupture. A Building Importance Category states the relative importance of assessing the suitability of a building within, or proposed for, a fault avoidance zone.

The categories are based on risk levels for building collapse according to the building type, use and occupancy. Category one is least importance; category four is most importance.

Councils can use Building Importance Categories to make decisions about resource consents (Section 11), and to require conditions on buildings within fault avoidance zones.

Table 9.1: Building Importance Categories: a modified version of New Zealand Loading Standard classifications

Building Importance Category (BIC)	Description	Examples
1	Structures presenting a low degree of hazard to life and other property	Structures with a total floor area of less than 30m ² Farm buildings, isolated structures, towers in rural situations Fences, masts, walls, in-ground swimming pools
2a	Residential timber-framed construction	Timber framed single-story dwellings
2b	Normal structures and structures not in other categories	Timber framed houses of plan area of more than 300 m ² Houses outside the scope of NZS 3604 "Timber Framed Buildings" Multi-occupancy residential, commercial (including shops), industrial, office and retailing buildings designed to accommodate less than 5000 people and also those less than 10,000 m ² gross area. Public assembly buildings, theatres and cinemas of less than 1000 m ² Car parking buildings
3	Structures that, as a whole, may contain people in crowds or contents of high value to the community or pose risks to people in crowds	Emergency medical and other emergency facilities not designated as post disaster facilities Buildings where more than 300 people can congregate in one area Buildings and facilities with primary school, secondary school or day care facilities with capacity greater than 250 Buildings and facilities with capacity greater than 500 for colleges or adult education facilities Health care facilities with a capacity of 50 or more residents but not having surgery or emergency treatment facilities Airport terminals, principal railway stations, with a capacity of more than 250 people Any occupancy with an occupancy load greater than 5000 Power generating facilities, water treatment and waste water treatment facilities and other public utilities not included in Importance Category 4 Buildings and facilities not included in Importance Category 4 containing hazardous materials capable of causing hazardous conditions that do not extend beyond the property boundaries
4	Structures with special post disaster functions	Buildings and facilities designated as essential facilities Buildings and facilities with special post-disaster function Medical emergency or surgical facilities Emergency service facilities such as fire, police stations and emergency vehicle garages Utilities required as backup for buildings and facilities of importance level 4 Designated emergency shelters Designated emergency centres and ancillary facilities Buildings and facilities containing hazardous materials capable of causing hazardous conditions that extend beyond the property boundaries.

Table 9.2 shows the relationship between the fault recurrence interval and Building Importance Category in previously subdivided or developed areas, and in greenfield sites.

It shows which Building Importance Categories are acceptable in a fault avoidance zone with a particular fault recurrence interval.

Table 9.2: Relationship between fault recurrence interval and Building Importance Category

Recurrence interval class	Fault recurrence interval	Building importance category (BIC) limitations* (allowable buildings)	
		Previously subdivided or developed sites	"Greenfield" sites
I	≤2000 years	BIC 1	BIC 1
II	>2000 years to ≤3500 years	BIC 1 and 2a	
III	>3500 years to ≤5000 years	BIC 1, 2a and 2b	BIC 1 and 2a
IV	>5000 years to ≤10,000 years	BIC 1, 2a, 2b and 3	BIC 1, 2a, and 2b
V	>10,000 years to ≤20,000 years		BIC 1, 2a, 2b and 3
VI	>20,000 years to ≤125,000 years	BI Category 1, 2a, 2b, 3 and 4	

Note: Faults with average recurrence intervals >125,000 years are not considered active.

10 Planning for Fault Rupture Hazard

10.1 The RMA and the Building Act

Councils need to make a planned response to fault rupture hazard in regional policy statements and district plans. A combination of controls through the RMA and the Building Act can avoid or mitigate the effects of fault rupture hazard.

The RMA concerns land use issues such as the location of a building and the effects of its intended use, while the Building Act concerns a building's construction and the safety and integrity of the structure.

Under the Building Act, all building work must comply with the mandatory Building Code 1992. The Building Code sets out a series of minimum performance criteria for buildings. The council must be satisfied that the criteria of Clause B1 of the Building Code will be met before it issues a building consent. However:

- no guidance is available to councils to help them decide whether a design will comply with Clause B1
- no existing technology will prevent damage to buildings sited across a fault, meaning significant damage can occur even if the Building Code is complied with.

Therefore, relying solely on the Building Act to address the adverse effects of fault rupture is not effective. Councils need to consider and develop a policy response in their district plans, with the Building Act being one of the methods that can avoid or mitigate the risk.

Using controls under the RMA and Building Act are just part of a council's response to managing hazards. Protecting essential infrastructure and undertaking civil defence emergency management planning are also required under other Acts, such as the Civil Defence Emergency Management Act 2002.

10.2 Responsibilities under the RMA

Under the RMA, both regional councils and territorial authorities have responsibilities for natural hazards. Sections 30 and 31 reflect the fact that some natural hazards are best managed at a regional council level, and others at a territorial authority level.

Section 30 of the RMA lists the functions of **regional councils**. They include “the control of the use of land for the purpose of... the avoidance or mitigation of natural hazards”. Regional councils are required to:

- prepare a **regional policy statement**, which helps to set the direction for the management of all resources across the region
- produce **regional plans** where appropriate

- co-ordinate investigations into natural hazards, and maintain information about hazards of regional significance
- integrate the approaches to manage the risk posed by fault rupture, and work with the territorial authorities as to who will do what.

Section 31 of the RMA says that **territorial authorities** are responsible for, among other things, “the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards ...”.

Territorial authorities are required to:

- prepare a **district plan**, the primary document for setting out district wide policies and controls on what people can and can't do on their land
- gather information on hazards associated with land use.

Generally, provisions in the regional policy statement should set out what approach the district plan will take. The district plan should contain the specific policies to address hazard risk, and any controls concerning land use and fault rupture.

10.3 Agreement among councils

Regional councils and territorial authorities must agree on their respective responsibilities for managing hazards under the RMA. It is not effective for councils in the same region and subject to the same hazards to work independently.

The way that councils work together to reach agreement will depend on the issues and resources within each district in a region. Councils can reach agreement:

- during the regional policy statement development process
- by consulting during plan or policy statement preparation
- through a Memoranda of Understanding.

The issues that need to be agreed on include:

- who will be the key information provider (and what this information is)
- who will identify and map hazards
- who will carry out education and communication campaigns
- who will be responsible for planning and responding to hazards (under the RMA as well as a Civil Defence response)
- who will develop and implement specific hazard mitigation plans for particular hazards
- who will be responsible for writing objectives, policies, and rules in plans.

Section 62(1)(i)(i) of the RMA says that a regional policy statement must state “the local authority responsible in the whole or any part of the region for specifying the objectives, policies, and methods for the control of the use of land to avoid or mitigate natural hazards or any group of hazards”. If the regional policy statement does not clarify these responsibilities, then they default to the regional council.

However, territorial authorities issues building consents, and control the subdivision of land and most land uses. District plans are usually the best place to control land use to avoid or mitigate fault rupture hazard.

10.4 Role of the regional policy statement

A key purpose of the regional policy statement is to identify the regional council's and territorial authority's agreed responsibilities for planning for fault hazards.

The regional policy statement should therefore:

- state clearly which council (regional or district) has the primary responsibility for dealing with fault rupture
- be quite specific as to what each will do.

For example: the regional council will co-ordinate hazard investigation, and the district councils will develop objectives, policies and methods to control use of land to avoid or mitigate fault rupture hazard.

Environment Waikato actually recognises in one of its objectives the need for the regional and district councils to agree on their roles.

“The roles of all relevant agencies for the management of natural hazards in the Waikato Region clearly identified and their responsibilities consistently implemented” (Waikato Regional Policy Statement)

The Wellington Regional Council spells out the division of responsibilities in a table.

	Responsibilities for developing objectives	Responsibilities for developing policies	Responsibilities for developing rules
Coastal marine area	WRC	WRC	WRC
Beds of lakes and rivers	WRC	WRC	WRC
Other land	WRC*	WRC	WRC
	TA	TA	TA*

WRC = Wellington Regional Council, TA = territorial authorities, * = primary responsibility

Source: Wellington Regional Policy Statement

10.5 Provisions in the regional policy statement

The regional policy statement also:

- provides an overview of the resource management **issues** facing the region
- sets region-wide **objectives** and **policies**
- identifies the **methods** to be used across the region to address the objectives and implement the policies.

Regional policy statement provisions tend to be reasonably generic (for example, by considering all natural hazards within the same objective or policy). However, a regional council can be more specific if it wishes, and can set a clear policy direction for the districts to follow. The regional policy statement can identify fault rupture hazard as an issue across the region, and then state the objectives and policies that explain how the issue will be addressed.

Regional policy statements also tend to have similar **objectives**. The objective is usually to avoid or mitigate the adverse effects of natural hazards on life, property and the environment.

For example:

“To avoid or mitigate the adverse effects of natural hazards upon human life, infrastructure and property, and the natural environment” (horizons.mw Regional Policy Statement)

“Any adverse effects of natural hazards on the environment of the Wellington Region are reduced to an acceptable level” (Wellington Regional Policy Statement)

“To avoid or mitigate natural hazards within the Taranaki region by minimising the nett costs or risks of natural hazards to people, property and the environment of the region” (Taranaki Regional Policy Statement)

Environment Waikato also seeks to increase public resilience to natural hazards:

“The adverse effects associated with natural hazards minimised, the resilience of the community and public awareness of the causes and potential effects of natural hazards events increased”

Policies in regional policy statements vary, but can be grouped into the following categories:

- raising awareness
- improving knowledge
- imposing planning controls, especially with respect to high risk areas
- preparing for hazard events and Civil Defence response.

10.6 Role of the district plan

The district plan should contain the specific policies to address fault rupture hazard risk, and any controls concerning land use and fault rupture.

Section 75(2)(b) of the RMA states that a district plan must “not be inconsistent” with the regional policy statement.

Before developing and adopting objectives, policies, and methods for the district plan, councils needs to:

- gather information about fault rupture hazards
- assess the risk of fault rupture hazard
- identify and assess earthquake and fault rupture issues.

Plan provisions need to be appropriate to the community's circumstances. No one policy response to fault rupture hazard will work for all communities within New Zealand. The issues and objectives between districts affected by active faults may be similar, but the methods (or mix of methods) used to address the risk will often be different.

10.7 Gathering information

The first step is to determine whether there are any active faults in the district.

Information can be gathered from:

- the regional council, especially hazard information and hazard maps (the territorial authority might create more detailed maps after assessing the active faults in the district)
- geotechnical information provided as part of resource consent applications
- data gathered from site-specific investigations
- Crown Research Institutes, such as the Institute of Geological and Nuclear Sciences
- private companies involved in the geology, earthquake engineering, and geotechnical professions.

The data may be very general in nature, incomplete, or contain conflicting conclusions. Initial information gathering may show the need for further studies. Data also needs to be kept up to date: section 35(5)(j) of the RMA requires councils to keep records of natural hazards that are sufficient for the local authority to discharge its functions effectively.

The cost of obtaining fault data can be expensive, and prohibitive for smaller councils. Cost sharing between neighbouring councils and agreements with the regional council may help.

The most hazardous faults in the district need to be accurately located, surveyed and mapped in enough detail to provide accuracy at property boundary level (a scale of 1: 5000 to 1: 10,000). This enables the development of appropriate objectives, policies, and methods.

It is not feasible to map all faults in the district, and not always possible to know where they are. Highest priority needs to be given to faults with recurrence intervals of less than 5000 years, and faults closest to urban areas or set aside for future urban development.

10.8 Assessing the risk

Having identified active faults in its district, the council needs to define a fault avoidance zone around each active fault in the district planning maps. It then needs to assess the fault hazard risk within each fault avoidance zone.

As outlined in Figure 4.1, the main elements that determine the risk of fault hazard are the fault recurrence interval and the fault complexity.

The likely displacement along active faults is also important. Vertical and horizontal displacement along the fault plane will result in more damage during a fault rupture.

In assessing the fault hazard risk, the council should also take account of:

- community values and expectations (what the community wants and what it does not want)
- which areas of the district are, or are likely to be, under pressure for development
- what infrastructure already exists near faults (buildings, network utilities etc) and the value of that infrastructure
- what level of risk the community is prepared to accept or not accept (in practice, it is easier to define what the community will not accept).

Risk assessment requires an understanding of the likely magnitude or consequences of events, and the risks of injury or loss of life and damage to property and investment. It also requires consideration of the cost of clean-up or repair or replacement of damaged property or services after the event.

10.9 Identifying the issues

Gathering information and assessing the risk will determine whether the risk is a significant issue that the community wants addressed. If so, the issue needs to be included in the district plan, and a policy response developed (objectives, policies, and methods, including rules, to address the issue) to help to avoid or mitigate the fault hazard risk.

10.10 Developing objectives and policies

Many district councils take an ‘all-hazards’ approach to developing hazard-related objectives and policies in their plans. This provides simplicity and may be acceptable for an overall hazard objective and some policies. However, a hazard-specific approach is likely to be more effective and easier to implement.

When formulating policies, it is important to focus on the effects that need to be addressed to achieve the objective, and to state how those effects are going to be dealt with.

As in regional policy statements, **objectives** in district plans tend to relate to the territorial authority’s statutory function for natural hazards prescribed in section 31 of the RMA: to avoid or mitigate adverse effects of the use of land for the purpose of avoiding or mitigating natural hazards.

For example:

“The avoidance, remedying or mitigation of the adverse effects of natural hazards on the environment” (Objective 14.3.1 of the Upper Hutt District Plan)

“To avoid or reduce the risk to people and their property from natural hazards associated with seismic action, landslides, flooding and coastal hazards” (Objective in Section 14H 1.1.1 of the Hutt City Proposed District Plan)

“To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment” (Objective 4.2.7 of the Wellington City District Plan)

The Tasman District Council takes a different approach. Its objective (subject to appeal) is:

“Management of areas subject to natural hazard, particularly flooding, instability, coastal and river erosion, inundation and earthquake hazard to ensure that development is avoided or mitigated, depending on risk” (Objective 13.1.0 of the Tasman Proposed Resource Management Plan)

A less common objective seeks to ensure that land use activities do not increase or worsen the effects of the natural hazard:

“Activities and development do not create, accelerate, displace, or increase the effects of a natural hazard” (Objective 31.2.2 of the Taupo Proposed District Plan)

“Safe land use practices which do not increase the risk of adverse effects from natural hazards on the environment, people and their property” (Objective 11.2.3 of the South Waikato District Plan)

The use of a specific earthquake objective is rare. Examples include:

“To minimise the risk from earthquakes to the wellbeing and safety of the community” (Objective C12.1 of the Porirua City District Plan)

“To minimise the risks of earthquakes affecting people and property in the District as far as practicable” (Objective 5 in Section 3.2 of the Matamata Piako Proposed District Plan)

In low-risk areas, the objective may instead seek to improve knowledge of potential risk:

“Increase Council and community understanding of the earthquake risk and associated natural hazard” (Objective 8.3.1 of the Waimakariri Proposed District Plan)

Policies in district plans generally fall into the same groupings as in regional policy statements, but are at a more detailed level. Essentially, policies specify:

- collection of information, development of a hazards register or database, and identification of at-risk areas
- provision of information and advice, to raise public awareness and to encourage good practices
- inclusion of controls in plans, so that activities are located and designed to avoid or mitigate adverse effects in at-risk areas
- required standards for emergency responses and essential services following an earthquake event.

For example:

“To develop a database on natural hazards including implementing a hazards identification system for risk assessment” (Policy 15.2 of the Masterton District Plan)

“Promote community awareness of natural hazards to encourage avoidance of adverse effects of hazards” (Policy 5 in Section C.15.1 of the Kapiti Coast District Plan)

“In areas of known susceptibility to natural hazards, activities and buildings are to be designed and located to avoid, remedy, or mitigate, where practicable, adverse effects of natural hazards on people, property and the environment” (Policy 14.4.2 of the Upper Hutt District Plan)

“To provide warnings and emergency response systems for areas at risk from or affected by natural hazards” (Policy 13.1.6 of the Tasman Resource Management Plan)

Hutt City has a policy specific to fault rupture in its plan:

“That the area at risk from fault rupture causing permanent ground deformation along the Wellington Fault be managed by the Wellington Fault Special Study Area to address the effects of subdivision and development on the safety of people and their property”

South Waikato realises the importance of working with the regional council on hazard issues:

“To work with Environment Waikato to develop measures to ensure that land use practices do not cause or promote natural hazards” (Policy 11.3.6 of the South Waikato District Plan)

10.11 Developing methods

Although it is not practical or possible to eliminate fault rupture hazard risk completely, doing nothing is not an option. Methods should be developed specifically to address the effects of fault rupture.

The plan needs to contain methods that address different aspects of the risk: what is the likelihood of the hazard occurring? What are the consequences? Does the risk need treating?

District plan rules are not necessarily the only option: a mixture of rules and other methods can be adopted. The exact makeup will vary, depending on the level of risk and the outcome of the section 32 analysis (see below).

Methods can become more permissive as the risk of fault rupture decreases, by, for example:

- allowing a greater range of buildings to be located in an area of fault rupture
- allocating a less restrictive consent activity category
- relying more on the Building Act for controls
- relying more on non-regulatory approaches such as education and advocacy.

10.12 Non-regulatory methods

Non-regulatory methods are good for encouraging people to avoid putting themselves at risk. One of the more important things a council can do is communicate the risk to the community.

Some of the non-regulatory methods available to councils include:

- purchasing at-risk land for passive recreational purposes
- exchanging at-risk land with land that can be put to some other purpose
- allowing greater development rights if land is retired or covenanted
- taking at-risk land as a condition of subdivision consent (reserves contribution)
- using financial incentives (for example, rates relief on at-risk land if it isn't built upon)
- promoting and helping fund the use of covenants (privately or through the QEII National Trust) for the voluntary protection from development of open space on private land
- educating to raise awareness of the risk and to encourage people to locate buildings away from the fault rupture hazard
- using the Building Act to ensure that structures are safe and will remain intact throughout the life of the building.
- including fault hazard information in LIM and PIM reports.

Fault avoidance zones still need to be clearly identified on district plan maps if non-regulatory methods are used. This ensures that risk is communicated, and that landowners and building occupiers can be made aware of the hazard.

10.13 Regulatory methods (rules)

Building within a fault avoidance zone should be discouraged wherever possible. Even when a fault has a long recurrence interval, the chance exists that the fault may move during the lifetime of a building.

Rules in the district plan can allow development in a fault avoidance zone only if resource consent is granted. This approach is suitable for well-defined faults, or distributed faults that have been accurately located. Section 11 describes how the fault recurrence interval, fault complexity, and Building Importance Category can be used to establish resource consent categories.

Rules need to be based upon risk. The approach used in built-up areas should differ from the approach used in a greenfields area. In greenfields areas it is much easier to require a subdivision to be planned around the likely fault rupture zone and buffer zone (i.e. the fault avoidance zone). In built-up areas, buildings may have been established without the knowledge of the risk posed by fault rupture. The community may have an expectation to continue living there and be prepared to live with the risk despite the potential for damage.

Existing use rights under the RMA also mean that when an existing building over a fault is damaged or burnt down, or requires rebuilding for whatever reason, it can be rebuilt, even once the risk has been realised.

The district plan may have to include provisions to ensure that the risk is not increased by intensified land use (such as urban infill) or by new building on sites not already occupied. It can also require geotechnical investigations and appropriate earthquake-resistant design where appropriate.

Some councils have taken a precautionary approach to fault rupture.

For example:

“To take a precautionary approach to development in suspected risk areas until further information on the extent and nature of earthquake risk becomes available”
(Policy P1 in Section 3.2.2.5 of the Matamata Piako Proposed District Plan)

The council can also require a report, including certification from an appropriately qualified person, stating that the land is suitable for the activities anticipated.

Nelson City Council has the following rule:

“Construction or alteration of a building within the Fault Hazard Overlay is permitted if:

- a) in the case of any site where a fault trace is identified and can be precisely located by reference to the Council conditions book, subdivision files, site files, or GIS database, buildings are set back 5 metres from the fault trace”*
(Rule REr.71.1 of the Nelson Proposed Resource Management Plan)

The faults identified in Nelson City have low activity and long recurrence intervals. However, Nelson City considered that it was best to design new subdivisions to avoid building on them.

10.14 Section 32 analysis

Before a council adopts any objective, policy, rule, or other method, it has a duty under section 32 of the RMA to consider alternatives.

Essentially, the council is required to evaluate the costs and benefits of its proposed objective, policy, or method.

Section 32 ensures that the proposed provisions are necessary, and that accurate data has been used to carry out the evaluation.

It means that a council cannot simply adopt the approach of a neighbouring council – it must first justify its reasoning. Any response the council chooses to take has to be supported by the community and backed up by a section 32 analysis.

10.15 Cross-boundary issues

Natural hazards do not stop at local authority boundaries. It is important to consider how the plan will co-ordinate with the plans of territorial authorities that share the same hazards, to ensure that provisions are integrated across councils.

10.16 Monitoring

The plan needs to specify measurable outcomes that will ensure that issues are addressed, and objectives and policies achieved.

These can be measured by looking at:

- number of houses being built on at-risk land
- type of houses being built (construction and use)
- land subject to active faults being set aside/purchased
- the level of awareness of the community and their acceptance of risk-based plan provisions.

If monitoring shows that the provisions aren't reducing fault rupture hazard risk, councils need to revise the provisions. If new information becomes available, councils need to review the level of acceptable risk, and revise the provisions.

Advances in scientific information and technology will affect existing data held by councils, and create new data that needs to be considered for incorporation into planning policy. Councils need to identify new information should happen on an ongoing basis, to ensure plan provisions are kept up to date, and ensure decisions based on the most accurate data.

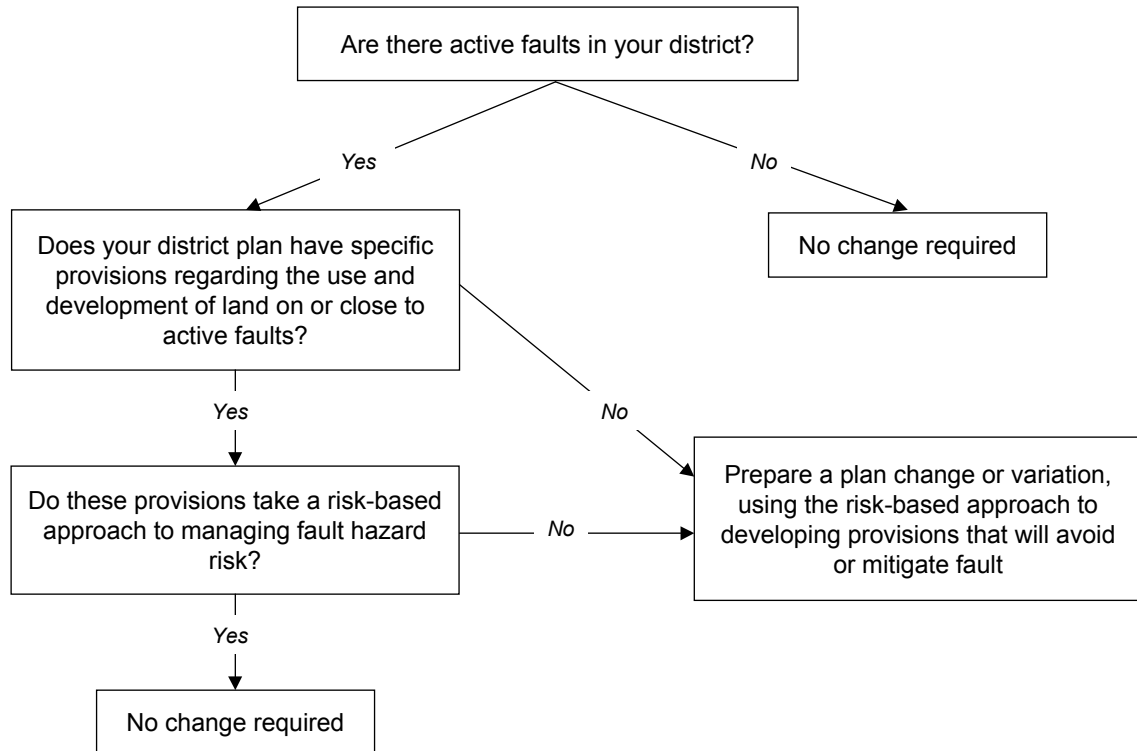
Regional and district plan reviews are a good time to consider new information and data relating to active faults. A programme of consultation should accompany any changes to hazard information gained by the council.

To measure the effectiveness of policies and methods contained in plans, section 35(2A) of the RMA requires that the results of plan monitoring be made available to the public every five years. Keeping communities informed about the hazards they face, and changes to existing fault knowledge is important because it not only lets them know what is going on in terms of plans development, but raises awareness of hazards in the community.

10.17 Does your district plan need amending?

The following flow chart can help councils determine whether the district plan needs amending.

Figure 10.1: Clarifying whether a district plan needs amending



Note: information on the location and type of faults to be found in New Zealand is contained on the website: <http://data.gns.cri.nz/af/index.jsp>

11 Taking a Risk-based Approach to Resource Consent

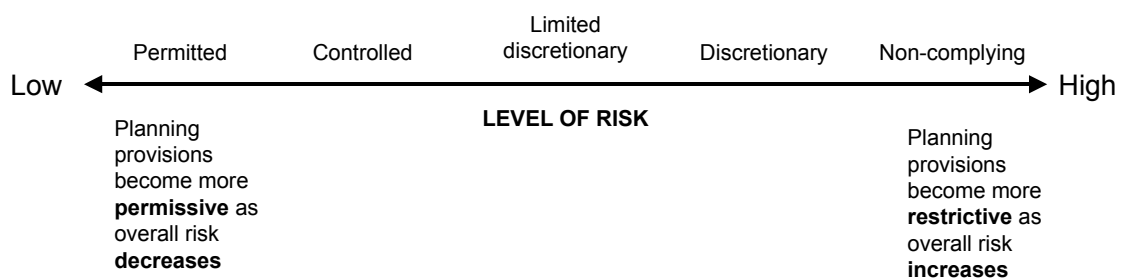
11.1 Determining consent categories

Determining consent categories for buildings within a fault avoidance zone involves evaluating the fault recurrence interval, fault complexity, and Building Importance Category alongside the risk the community is prepared to accept.

Differing types of buildings will be placed into different resource consent activity categories, based upon the risk. The council needs to be satisfied that the risk isn't significant, or that appropriate mitigation measures have been taken, before granting resource consent.

Clearly, as the risk increases, the consent category should become more restrictive, and the range of matters the council needs to consider will increase. The council needs to set requirements for the bulk, location and foundations of any structure, so it can impose the consent conditions that will avoid or mitigate the adverse effects of fault rupture.

Figure 11.1: Scale of risk and relationship to planning provisions



A rule may require resource consent for a new building, but with a requirement that a geotechnical report be included with the application (confirming that the building will be located at least 20 metres from an area subject to fault rupture, or that necessary engineering precautions have been taken).

For example:

“For all structures and buildings, an engineering report will be required to confirm that the Wellington Fault is not within 20.0m of any proposed structure or building; or that the necessary engineering precautions have been taken”
(Standard 14H 2.1.1.2 to Rule 14H 2.1 of the Hutt Proposed District Plan)

Each council will want to apply the resource consent activity status categories that suits its own circumstances. *The key is to ensure that the council has the ability to address the fault rupture hazard risk properly when assessing a resource consent application.* The matters over which the council can reserve control or restrict its discretion include:

- the proposed use of the building
- site layout, including building setback and separation distance
- building height and design

- construction type (for resource management purposes)
- financial contributions (for example, reserves contributions).

Tables 11.1 and 11.2 show an example of resource consent activity status for proposed buildings within a fault hazard avoidance area. The activity status will depend on the Building Importance Category, the fault recurrence interval, and the fault complexity.

Table 11.1: Resource consent activity status for greenfield sites

Building importance category	1	2a	2b	3	4
Fault complexity	Activity status				
Fault recurrence interval class I less than or equal to 2000 years					
A – Well defined	Permitted	<i>Non-complying</i>	<i>Non-complying</i>	<i>Non-complying</i>	Prohibited
B – Distributed	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
C – Uncertain [†]	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
Fault recurrence interval class II greater than 2000 but less than or equal to 3500 years					
A – Well defined	Permitted	<i>Non-complying</i>	<i>Non-complying</i>	<i>Non-complying</i>	Prohibited
B – Distributed	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
C – Uncertain [†]	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
Fault recurrence interval class III greater than 3500 to but less than or equal to 5000 years					
A – Well defined	Permitted	Permitted*	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
B – Distributed	Permitted	Permitted	<i>Discretionary</i>	<i>Discretionary</i>	Non-complying
C – Uncertain [†]	Permitted	Permitted	<i>Discretionary</i>	<i>Discretionary</i>	Non-complying
Fault recurrence interval class IV greater than 5000 but less than or equal to 10,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	<i>Non-complying</i>	Non-complying
B – Distributed	Permitted	Permitted	Permitted	<i>Discretionary</i>	Non-complying
C – Uncertain [†]	Permitted	Permitted	Permitted	<i>Discretionary</i>	Non-complying
Fault recurrence interval class V greater than 10,000 but less than or equal to 20,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	Permitted*	Non-complying
B – Distributed	Permitted	Permitted	Permitted	Permitted	Non-complying
C – Uncertain [†]	Permitted	Permitted	Permitted	Permitted	Non-complying
Fault recurrence interval class VI greater than 20,000 but less than or equal to 125,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	Permitted*	Permitted*
B – Distributed	Permitted	Permitted	Permitted	Permitted	Permitted**
C – Uncertain [†]	Permitted	Permitted	Permitted	Permitted	Permitted**

Note: Faults with a recurrence interval of greater than 125,000 years are not considered active.

* The activity status is permitted, but could be controlled or discretionary because the fault location is well defined.

** Although the activity status is permitted, care should be taken in locating BIC 4 structures on or near known active faults. Controlled or discretionary activity status may be more suitable.

† Where the fault trace is uncertain, specific fault studies may provide more certainty on the location of the fault. Moving the fault into the distributed or well defined category would allow a reclassification of the activity status and fewer assessment criteria.

Italics show that the activity status is more flexible. For example, where *discretionary* is indicated, controlled activity status may be considered more suitable.

Table 11.2: Resource consent activity status for developed and already subdivided sites

Building importance category	1	2a	2b	3	4
Fault complexity	Activity status				
Recurrence interval class I less than or equal to 2000 years					
A – Well defined	Permitted	<i>Non-complying</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
B – Distributed	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
C – Uncertain [†]	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
Recurrence interval class II greater 2000 but less than or equal to 3500 years					
A – Well defined	Permitted	Permitted*	<i>Non-complying</i>	<i>Non-complying</i>	Non-complying
B – Distributed	Permitted	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	Non-complying
C – Uncertain [†]	Permitted	Permitted	<i>Discretionary</i>	<i>Non-complying</i>	Non-complying
Recurrence interval class III greater than 3500 but less than or equal to 5000 years					
A – Well defined	Permitted	Permitted*	Permitted*	<i>Non-complying</i>	Non-complying
B – Distributed	Permitted	Permitted	Permitted	<i>Discretionary</i>	Non-complying
C – Uncertain [†]	Permitted	Permitted	Permitted	<i>Discretionary</i>	Non-complying
Recurrence interval class IV greater than 5000 but less than or equal to 10,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	Permitted*	Non-complying
B – Distributed	Permitted	Permitted	Permitted	Permitted	Non-complying
C – Uncertain [†]	Permitted	Permitted	Permitted	Permitted	Non-complying
Recurrence interval class V greater than 10,000 but less than or equal to 20,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	Permitted*	Non-complying
B – Distributed	Permitted	Permitted	Permitted	Permitted	Non-complying
C – Uncertain [†]	Permitted	Permitted	Permitted	Permitted	Non-complying
Fault recurrence interval class VI greater than 20,000 but less than or equal to 125,000 years					
A – Well defined	Permitted	Permitted*	Permitted*	Permitted*	Permitted*
B – Distributed	Permitted	Permitted	Permitted	Permitted	Permitted**
C – Uncertain [†]	Permitted	Permitted	Permitted	Permitted	Permitted**

Note: Faults with a recurrence interval of greater than 125,000 years are not considered active.

* The activity status is permitted, but could be controlled or discretionary because the fault location is well defined.

** Although the activity status is permitted, care should be taken in locating BIC 4 structures on or near known active faults. Controlled or discretionary activity status may be more suitable.

† Where the fault trace is Uncertain, specific fault studies may provide more certainty on the location of the fault. Moving the fault into the Distributed or Well Defined category would allow a reclassification of the activity status and fewer assessment criteria.

Italics – show that the activity status is more flexible. For example, where *discretionary* is indicated, controlled activity status may be considered more suitable.

Note that the (restricted) discretionary category has not been shown in Tables 11.1 and 11.2 but may be considered more effective than the non-complying activity status as it allows for targeted assessment criteria to be developed.

11.2 Exercises

Example 1

A developer with a *Greenfield site* proposes to build a *Building Importance Category 2a* structure (a typical New Zealand wood-framed house) within a fault avoidance zone). The fault through this zone has a *Fault Recurrence Interval Class* of III (>3500 to ≤5000 years) and the *Fault Complexity* is A (well defined).

Q: What type of resource consent would have to be applied for? ¹

A: _____

Example 2

A philanthropist decides to make use of a spare plot of land she owns to build an art gallery to display local work. The site is located within a densely built-up inner city suburb in a fault avoidance zone. The proposed art gallery will have a floor area of 700m² (refer to Table 7.1 to determine the *Building Importance Category*). The *Fault Recurrence Interval Class* is III and the *Fault Complexity* is B.

Q: What type of resource consent would have to be applied for? ²

A: _____

Example 3

The philanthropist decides to move the proposed gallery to the country, where she owns 20 hectares of undeveloped rural land. The proposed location is within a fault avoidance zone where the *Fault Recurrence Interval Class* is II and the *Fault Complexity* is C?

Q: What type of resource consent would have to be applied for? ³

A: _____

Example 4

A local health care facility is proposed that will accommodate up to 60 elderly patients who will live at the facility (refer to table xx for the Building Importance Category). The proposed site is in a rural area that has recently been subdivided into five-acre blocks, and is within a fault avoidance zone. A well-defined active fault with a 4000-year fault recurrence interval runs through the site.

Q: What type of resource consent would have to be applied for? ⁴

A: _____

11.3 Answers

- 1 Permitted* activity (but a district plan may want to make this activity controlled or discretionary given that the *Fault Complexity* is well defined).
- 2 Permitted. The building is a *BIC 2b* structure (defined as either a retail building less than 10,000 m², or a public assembly building less than 1000 m²) to be located where the *Fault Recurrence Interval* is >3500 to ≤5000 (Class III) and the *Fault Complexity* is distributed (B).
- 3 Non-complying activity. The activity is proposed where the *Fault Recurrence Interval* is <2000 to ≥35,000 years (Class II), the *Fault Complexity* is uncertain (C) and the building is a *BIC 2b* structure (defined as either a retail building less than 10,000 m², or a public assembly building less than 1000 m²). The activity is classed Non complying as the site allows for alternative siting of the gallery outside the fault avoidance zone – which would reduce the risk to life and property.
- 4 Non-complying activity. The *Fault Recurrence Interval Class* is III (>3000 to ≤5000 years), the *Fault Complexity* is A (well defined) and the building is a *BIC 3* (a health care facility with a capacity of 50 or more residents but does not have surgery or emergency treatment facilities).

11.4 Assessment criteria

Where there are rules in a district plan limiting development in a Fault Avoidance Zone, the district plan needs to include assessment criteria that make clear what the council will consider when assessing resource consents. Matters may include:

- the risk to life, property and the environment posed by the natural hazard
- the likely frequency and magnitude of movement
- the type, scale and distribution of any potential effects from the natural hazard
- the effects of ground shaking and ground displacement caused by earthquakes
- the distance of any proposed structure from the fault (as shown on either the district plan map, or from a site-specific study locating the fault trace)
- the degree to which the building, structural or design work to be undertaken can avoid or mitigate the effects of the natural hazard
- the accuracy and reliability of any engineering and geotechnical information (e.g. the extent to which such a report shows how the risk of building failure following fault rupture can be reduced to minimise the effects of the fault rupture on the safety of occupants and neighbours).

If the council has not located the fault trace, and the developer does not wish to locate it, the developer needs to prove that the building is resilient enough to withstand fault rupture.

11.5 AEE requirements

An applicant lodging a resource consent application to build on or near an active fault is required by section 88 of the RMA to provide an adequate AEE with any application. The district plan needs to spell out what is required of the resource consent applicants.

An AEE should:

- consider alternatives
- provide a risk analysis
- identify the hazard
- show mitigation measures.

12 Case Studies – Implementing the Guidelines

In this section we examine how two territorial authorities within the Wellington Region, Wellington City Council (WCC) and Kapiti Coast District Council (KCDC), have used these Guidelines when reviewing active fault hazard provisions in their district plans. The case studies are preceded by an explanation of the unique tectonic setting in the Wellington region to help explain the fault rupture hazard.

12.1 The Wellington Region's Tectonic Environment

Both WCC and KCDC sit within the Wellington region; the jurisdiction of Greater Wellington – The Regional Council. The tectonic environment within the Wellington region is very active given its location astride the constantly moving Pacific and Australian plates. As a result, a large number of active faults of varying complexity and recurrence interval classifications are present within the region (refer Figure 1).

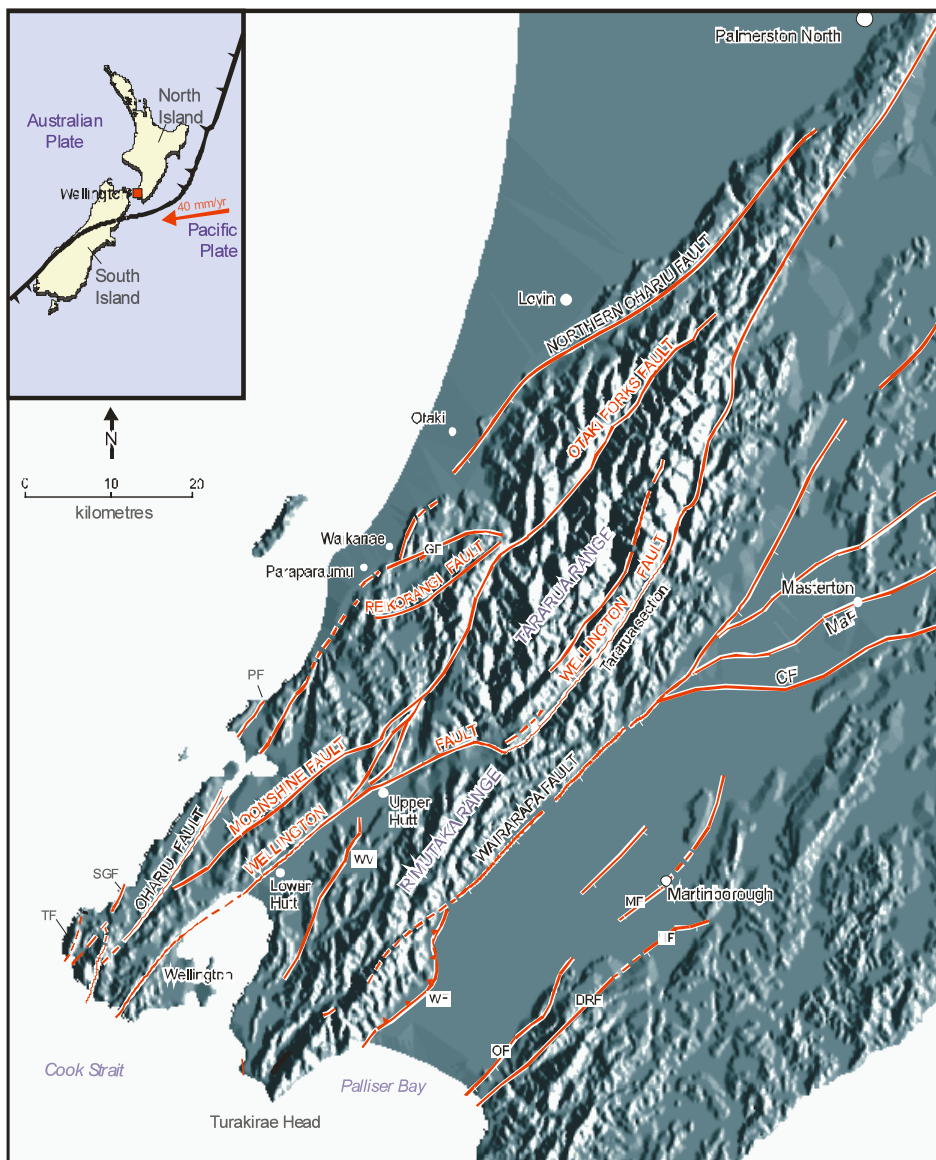


Figure 1: Schematic Representation of Major Faults in the Wellington Region. Adapted from: Begg, J.G and Van Dissen, R.J. (2000).

The most active fault in the region (i.e., the one with the shortest recurrence interval) is the **Wellington Fault** which extends northwards from the Cook Strait (its most southernmost known location) past the south Wellington shoreline, through Wellington and the Hutt Valley and through the Tararua Range to the Manawatu River. At this point, the name of the Fault changes but continues north to the Bay of Plenty coastline.

The **Wairarapa Fault**, the source of the great 1855 Wairarapa earthquake, extends northeastward along the base of the eastern flank of the Tararua Ranges. With a recurrence interval of about 1500 years, it is a Class 1 active fault. Its average slip rate of just under 10mm/year means it is moving faster than the Wellington Fault. Past surface rupturing earthquakes on the Wairarapa Faults have resulted in up to 10 metres or more of lateral slip at the fault trace, with regional uplift and tilting east of the Fault.

The **Ohariu Fault** extends approximately 70km north-northeastward from offshore of the Wellington south coast, through Porirua to Waikanae (Heron *et al.* 1998, Begg & Johnston 2000) and probably continues a further 60 km northwards as the **Northern Ohariu Fault** to just south of Palmerston North (e.g. Van Dissen *et al.* 1999, Palmer and Van Dissen. 2002). The **Gibbs Fault** is less constrained than the Ohariu and Northern Ohariu faults, but is thought to branch off the Ohariu Fault near MacKays Crossing and extend 30km north north-east to within 3-4 kms of the **Otaki Forks Fault** which passes through Kapiti Coast District hill country to the east for about 10-15 kms. Little is known about the **Southeast Reikorangi Fault** which most likely extends from the Gibbs Faults about 20km in the hills east of Kapiti Coast (Van Dissen *et al.* 2003).

12.1.1 Fault Rupture in the Region

In the Wellington region, the Wairarapa fault is the only fault that has ruptured in historical times (during the 1855 Magnitude (M) 8 Wairarapa earthquake). The most known recent surface fault rupture on the Wellington Fault occurred about 400 years ago (Van Dissen and Berryman, 1996) and on the Ohariu Fault about 1000 years ago (Litchfield *et al.* 2004).

It is estimated that the Wellington Fault is capable of generating earthquakes in the order of M 7.5 with a 10 percent probability of it rupturing in the next 50 years. Such a rupture could move the ground along the fault horizontally by 4-5 metres and vertically by about 1 metre (Froggatt & Rhodes 1996, Van Dissen & Berryman 1996).

The Ohariu fault is capable of an earthquake about M 7.5 with expected fault rupture of 3-5 metres of right-lateral displacement at the ground surface with lesser and more variable vertical displacement. (Heron *et al.* 1998). The Northern Ohariu Fault, Gibbs Fault and Otaki Forks Fault are all capable of generating earthquakes M7+ and metre-scale surface rupture displacements ((Litchfield *et al.* 2004, Van Dissen *et al.*, 2003).

The region's most active faults (Wellington, Wairarapa and Ohariu) all have varying *fault complexity* at stages along the fault meaning that while parts of these faults are well-defined, other parts are distributed or the location is uncertain. Finding the fault location can be difficult in some areas due to two key reasons: fault traces have been removed by natural processes (landslide, weather, and coastal); and/or the intensity of urban development has obscured the fault trace.

12.2 The Wellington City Council

Wellington City Council's District Plan Change 22 amended the Hazard (Fault Line) Area for the Wellington Fault on district plan maps, and amended a number of district plan provisions relating to the fault hazard.

12.2.1 Background

In 2001, the Wellington Emergency Management Office (WEMO) engaged the Institute of Geological & Nuclear Sciences (GNS) to assess the impact on property from an earthquake along the Wellington fault. The work by GNS uncovered the fact that the Wellington City district plan maps depicting the Wellington Fault did not reflect GNS's understanding of the fault location.

The district plan team engaged GNS to undertake a Wellington Fault location review to provide up-to-date information on the location of the urban section of the Wellington Fault from Aotea Quay to the lower Karori Reservoir to include the Port, Railways Yards and the parts of the suburbs Thorndon, Northland, Kelburn and Karori. WCC decided to concentrate the fault location investigation solely on the Wellington Fault (although they were also aware of the other active faults in the district these were not considered as high risk as the Wellington Fault). The findings of the GNS report highlighted inaccuracies in the existing Hazard (Fault Line) Area as shown on district plan maps and as a result identified two new updated fault hazard zones:

1. **Likely fault rupture hazard zone:** The area containing the likely position of the Wellington Fault, and the zone within which the fault is likely to rupture (but not across its entire width). The width of the zone varies from approximately 10 to 50 metres.
2. **Recommended fault rupture hazard zone:** The width of this zone ranges from 50 to 90 metres as it includes the recommended (as per the Guidelines) 20 metre buffer zone either side of the *likely fault rupture hazard zone*. In its report, GNS recommended that this *recommended fault rupture hazard zone* be used for district planning purposes as it accommodates uncertainties in the location and width of the *likely fault rupture hazard zone*.

12.2.2 Properties Affected

The Wellington Fault location review identified **665 properties** within the new *recommended fault rupture hazard zone* (some properties straddle both the *likely fault rupture zone* and the *recommended fault rupture hazard zone* or buffer zone). Of these 665 properties, there were **244 more properties** than currently identified on the planning maps. Approximately **35 properties** were removed from the fault rupture hazard zone.

12.2.3 Justification for Plan Change

In light of the new information from the Wellington Fault location review, the WCC decided to look at whether a district plan change was justified to reflect the findings.

In addition to learning that the planning maps depicted the Wellington Fault in the wrong location, the district plan team recognised that the current district plan fault hazard zone provisions were not proving effective. A review of the existing plan provisions (which has been developed as part of the district plan review in 1999) showed that they were not achieving their intention (e.g. multiple unit developments had been approved and built in areas identified in the

district plan as active fault zones). Although the district plan policies reflected the intention to limit development in these areas, the rules were not explicit enough and the planning team decided they were in need of updating.

Clearer information requirements for developers were also needed and planners needed to have better assessment criteria to use when assessing resource consent applications for development in the fault rupture hazard zone.

12.2.4 Public Information Process

Prior to initiating Plan Change 22, the WCC undertook an extensive **public consultation campaign** to clearly communicate the findings of the Wellington Fault location review. Affected property owners and occupiers were targeted to gauge initial responses. Less than two weeks after receiving the final GNS report WCC undertook the following:

- letters were sent to over 700 property owners affected by the fault rupture hazard zones
- an information centre was established on Tinakori Road (i.e. close to the affected properties)
- a public meeting was held.

Over 70 people dropped into the information centre during its three days of opening, and about 65 people attended the public meeting. The GNS scientists who worked on the Wellington Fault location review attended the public meeting along with WCC staff. GNS's role was to explain the science behind the hazard zones, and WCC staff outlined the plan change process. A facilitator was used to help manage the questions that followed the main presentations.

Key issues raised by the public at the information centre and public meeting related to:

- the 20m buffer zone and whether there was scope to change this
- the nature of information included on Land Information Memorandums
- requests that no new significant buildings be built in the fault hazard area, whereas others were concerned about the level of existing regulation in the Plan.
- the impact on house values, insurance premiums and council rates
- expectations about compensation where the fault hazard zone now covered a property
- whether or not property owners were now required to strengthen their homes.

Revised fault zone adds 244 properties

CHRIS MIRAMS

WELLINGTON'S fault line has been revised, moving another 244 properties in Thorndon and Northland into the "red zone".

The fault line — which runs from Cook Strait, through the Hutt Valley and on to Bay of Plenty — was depicted as a single line on town planning maps.

Now, after two years of research by Wellington City Council and Geological and Nuclear Sciences Ltd, an inner area, "the red zone", varying between 10 and 50 metres wide has been added.

The research has been peer reviewed.

Before the research 421 properties in Thorndon and Northland were affected, and now an additional 244 properties will come under stricter building regulations.

Thirty-four properties fall out of the zone and are no longer subject to the regulations.

There is no prohibition on building within the zone but restrictions include building no higher than eight metres and bans on some construction materials.

Councillor Andy Foster said that the rateable value of the affected properties was unlikely to be altered and



Andy Foster: Value change unlikely.

The buildings and homes most affected are in Thorndon and the port area.

About 700 letters have been sent to property owners in the affected areas and the council will open an information centre on Tinakori Rd, beside Ford's Cafe, from today.

A public meeting will be held at St Paul's Cathedral on Wednesday night.

Real estate agent Bill Mathieson said he doubted property prices in Thorndon or Northland would be affected.

"The fault line has always been there and it hasn't affected prices yet," he said.

"It might scare some people off. But anyone researching a property for purchase will know it's there.

"I can't see it having a dramatic difference."

Insurance Council chief executive Chris Ryan expected minimal impact on premiums.

He said insurers took a global view on earthquake risk.

"They'll look on it, at the very least, as a Wellington-wide hazard."

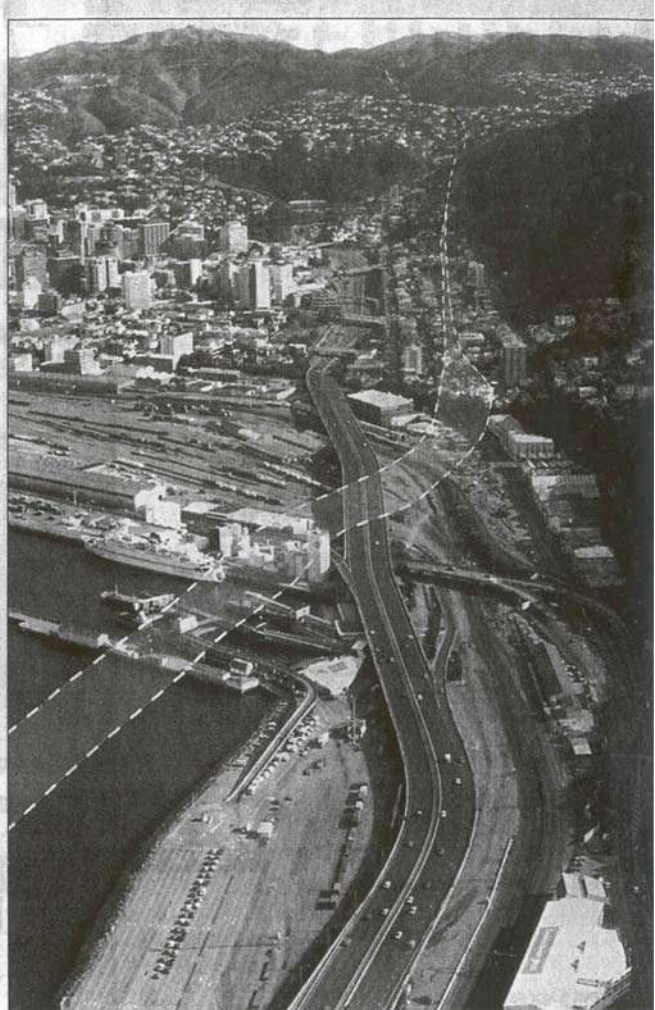


Figure 2 Newspaper article showing the line of the newly mapped Wellington Fault (looking south). The photo does not show the Fault Rupture Hazard Zone with the buffer. The article reflects effective communication between the WCC and the Dominion Post which has reported positively and discussed key issues such as building restrictions, valuations, public consultation and insurance.

Source: Dominion Post, Wellington, 5 April 2003

12.2.5 The Plan Change

A number of options were considered when recommending the final Plan Change 22 which included "do nothing" and reducing the buffer zone around the likely fault rupture hazard zone. The final recommendations included:

- Amend the existing planning maps to re-align the Hazard (Fault Line) Area to reflect the GNS recommendations which suggested a 20 metre buffer area either side of the *likely fault rupture hazard zone*
- Delete reference to NZS4203:1992 and replace with definitions of 'light roof' and 'light wall cladding' (from NZS 3604:1999 (Timber Framed Buildings))
- Allow for only one residential unit as a Permitted Activity in the Hazard (Fault Line) Area

- Provide for multi-unit developments to be assessed as a Discretionary (Unrestricted) Activity (this would have the effect of allowing appropriate assessment criteria to be developed for use by resource consent planners unlike a Non-Complying Activity status).
- Amend the explanation of the hazard policies to include specific reference to earthquake hazards, and that the damage caused by such hazards can be reduced with mitigation measures.
- Provide assessment criteria to give planners more scope when determining the effects to a specific site from fault rupture including the opportunity to obtain geotechnical and engineering information.
- Provide for geotechnical reports and engineering design reports to be supplied as part of any resource consent in the hazard area.
- Changes to other associated rules in the plan.

12.2.6 Issues raised by submitters

Following notification, Plan Change 22 received eleven submissions and four further submissions, with the majority of the submitters opposing aspects of the Plan Change or seeking amendments. Issues raised by submitters included:

- a) The width of the 20m buffer zone.
- b) Whether a whole property was affected by the hazard zone rules, or only land within the Hazard (Fault Line) Area.
- c) The requirement to provide geotechnical and engineering design reports with any resource consent in the Hazard (Fault Line) Area
- d) The proposed change to reduce the number of permitted residential units to one per site
- e) The impact of this information on property values, insurance premiums and compensation

Of these, the first two points were considered the most significant but all are discussed below:

a) The width of the 20m buffer zone

Both the Guidelines and the GNS report recommend a minimum 20 metre buffer zone. Public concerns were mostly related to this additional 20 metre zone rather than the narrower *likely fault rupture hazard zone* - suggesting that residents accepted the risk of living on the fault. Those residents not within the *likely fault rupture hazard zone* however, questioned the necessity of their inclusion within the buffer zone.

It was decided, that if a smaller buffer zone (i.e. less than 20 metres) was put in place it would not resolve the fundamental problem that there would always be some properties *just within the zone* that would argue to be taken out of the zone. WCC acknowledged that the science of accurately locating fault rupture areas will continue to improve with new technology, and better understanding of the hazard itself. If relevant information became known as site specific geotechnical investigations were carried out this may allow WCC to narrow the fault rupture hazard zone even further.

b) Whether a whole property was affected by the hazard zone rules, or only land within the Hazard (Fault Line) Area.

As with any type of zoning that does not strictly adhere to property boundaries, issues arose over interpretation of properties that i) had a boundary aligned with a line of the hazard zone, ii) were partially within the hazard zone, iii) had a right of way or similar within the fault rupture hazard zone (Figure 3):

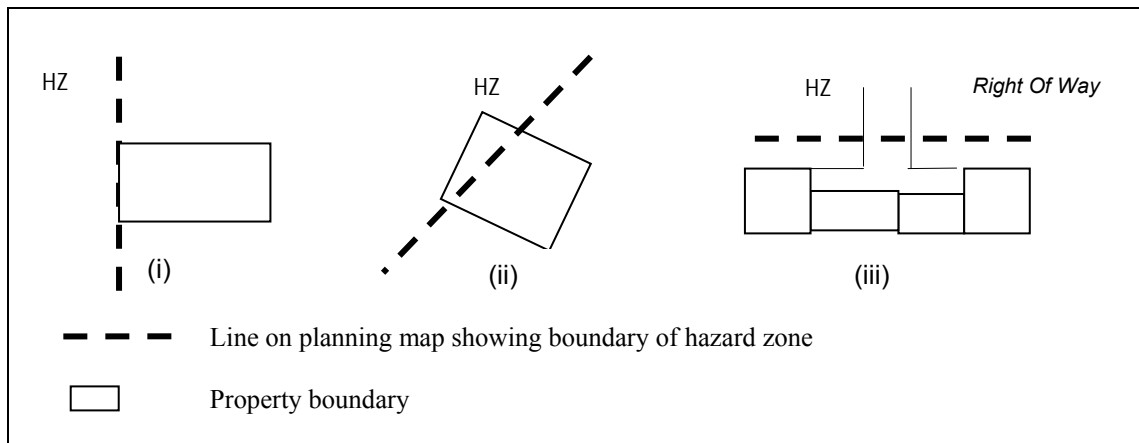


Figure 3 Interpreting fault rupture hazard zone lines

The WCC was required to make decisions on these situations in relation to whether or not the hazard information would be included in a LIM report; however the interpretations could easily apply to resource consent decisions. In scenario (i) planning staff assessed this property as being *out* of the hazard zone. In scenario (ii) the hazard information had to be included in a LIM, but the rules in the plan only apply to that portion of the land covered by the hazard area. Likewise with scenario (iii), the information had to be included in a LIM, but an extra note was included on that LIM explaining it was only the ROW affected by the hazard area and not the building itself.

Notes were put on **property files** for those properties where interpretation of the fault rupture hazard zone lines was unclear (as in the scenarios above) to provide clarity for property owners and planners assessing development proposals. In most cases, the planner will be able to interpret whether or not a property is in the hazard zone from the planning maps.

c) Requirement to provide geotechnical & engineering reports

The requirement for geotechnical and engineering reports as part of a resource consent application was objected to by a utility company on the grounds that such structures were designed to withstand ground-shaking events, that the structures are small in comparison to other structures (such as houses) and the potential environmental impacts are minor.

The requirement for geotechnical and engineering reports were part of Plan Change 22 as they allow for ground conditions (which can vary from site to site) to be assessed and also provide WCC with information about how a fault rupture event may affect a certain development. It was agreed that as the focus of the rules was on structures where people live, work and play and therefore no need for utility structures to be subject to the requirement to provide geotechnical and engineering reports.

d) Limiting residential units to one per site

Although the district plan already permitted only one residential unit per site in most of the area covered by the hazard zone (i.e. Thorndon), other areas of Wellington that were currently permitted two units per site, were affected by a rule in the Plan Change.

The rule does not prevent landowners from building more than one dwelling on a site but outlines what is permitted as of right without requiring resource consent. The assessment criteria, geotechnical and engineering requirements, developed as part of Plan Change 22, will allow WCC the opportunity to gather the information needed to assess any proposals in the hazard area that require a resource consent.

e) Property values, Insurance Premiums and Compensation

While some property owners accepted the hazard risk by living in the area, others were concerned about the impact of a hazard zone on property values and insurance premiums.

Although difficult to accurately confirm, there has been no evidence to suggest that the fault hazard zone has affected property prices in the past; similarly insurance premiums have not reflected any increase due to the risk identified in the fault rupture hazard zone. Even if it had been proven that property values decreased as a direct result of the fault hazard zone, WCC had not prohibited any development along the fault allowing people to still make reasonable use of their land. No compensation would be required.

12.2.7 Council hearing and decision-making process

The hearing for Plan Change 22 was held in February 2004 and attended by three submitters. The hearing was notable for the level of detail that the Hearings Committee went into in order to establish the appropriateness of the hazard zone in areas that were contested by submitters. One submitter bought along their own geotechnical advisor, which helped to raise the level of the debate about the accuracy of the hazard zones. The Committee found itself in a position of weighing the evidence from its District Planning Team geotechnical advisors against the expert bought in by the submitter. As a consequence of this debate between the experts, the Committee decided that there was enough evidence to narrow the fault rupture hazard area at two specific locations as argued by the submitter's expert. The Committee considered that it was ultimately better to narrow the *fault rupture hazard area* based on good quality information, rather than to reduce the 20m buffer area to appease submitters. Upon reflection, these changes were agreeable to GNS also, and consequently the hazard zones were revised for the decision.

Some changes were made to clarify some of the rules.

In June 2004, Plan Change 22 has received no appeals at the close of the appeal period.

Plan Change 22 resulted in planning map inaccuracies being fixed with properties that were no longer within the fault rupture hazard zone removed from the zone and no longer be subject to the rules for the Hazard (Fault Line) Area. Similarly, properties not currently within the fault rupture hazard area, but included in the fault rupture hazard zone recommended by GNS became subject to the Hazard (Fault Line) Area rules.

12.2.8 Key lessons

- Once WCC had the findings of the GNS report they **acted quickly by initiating an extensive public consultation campaign** that included the information centre, a public

meeting and media liaison. A lot of questions the public had related to science and geotechnical issues which were able to be answered by the GNS staff who attended the meeting, and who had written the Wellington Fault location review report. As a result, **very few written submissions were received** on the proposed Plan Change 22. Of those that were received, they were all very focused and did not generally cover issues that could not be resolved in the plan change process. WCC considered that because of their well executed public campaign the submissions received were far more manageable than anticipated.

- The **information requirements**, developed as part of the plan change for inclusion within the district plan, needed to be explained clearly for both the planner (to request the right information) and the developer (to provide the right information). The cost of these requirements needed to be considered and should be met by the developer.
- If a council requires **geotechnical and engineering information** then it is important to have staff who can explain what is needed and interpret the information when it is received. The WCC now have a geotechnical staff member.
- It is important for **assessment criteria** to be very clear as it gives the consent planner a good basis when assessing an application and reasoning to refuse consent if necessary.

12.3 The Kapiti Coast District Council

The Kapiti Coast District is the fastest growing area in the Wellington Region (approximately 2% population increase per year) and is traversed by five known active faults – Ohariu, Northern Ohairu, Gibbs, Otaki Forks and South East Reikorangi. The Ohairu and Northern Ohariu faults are two of the more significant earthquake generating faults in the Wellington Region, and they both pass through areas of urban, semi-urban and rural development.

Following a comprehensive review of all the known fault traces in the district, the Kapiti Coast District Council (KCDC) is now in the process of reviewing and updating its district plan provisions for the development and subdivision of land on or close to active faults.

Plan Change 64 (Fault traces), while not yet complete, will seek to update the GIS and District Plan maps by more accurately depicting the locations of faults traces, as well as amending the supporting package of objectives, policies, rules and standards in the district plan.

12.3.1 Background

In November 2000, KCDC notified a Proposed Plan Change that sought better planning and management of development on or close to the active faults in the district. The plan change however, was withdrawn after submissions highlighted that further research was needed to more accurately define the fault trace locations in the district.

In 2003 KCDC, along with Greater Wellington – the Regional Council, commissioned GNS to carry out a comprehensive study of the known active fault traces in Kapiti.

Although KCDC already had some data regarding the location and type of fault generated features for some parts of the district, the information had been gathered in a piecemeal and site specific manner, and was basically confined to small sections of the Ohariu and Gibbs faults only. In addition, the accuracy of the information was in some cases limited to +/- 100 metres. A fault trace study was therefore necessary to improve the existing information held by KCDC and improve the detail and accuracy of fault trace locations on the district plan maps.

12.3.2 Current planning for fault rupture

The Kapiti Coast District Plan currently contains provisions in the rural and residential zones restricting the construction of buildings within 20 metres of an earthquake fault trace shown on district plan maps. Any building proposal falling within 20 metres of a fault trace requires Controlled Activity resource consent and conditions are usually applied to ensure appropriate engineering requirements are included in the building design in order to avoid, remedy or mitigate any adverse effects resulting from ground rupture.

12.3.3. Findings

The GNS report presented a comprehensive study of all known active fault traces in Kapiti. The locations were mapped into GIS to allow for incorporation into the Council's GIS system and onto the district plan planning maps. The findings were presented in a way compatible with the process set out in the Guidelines.

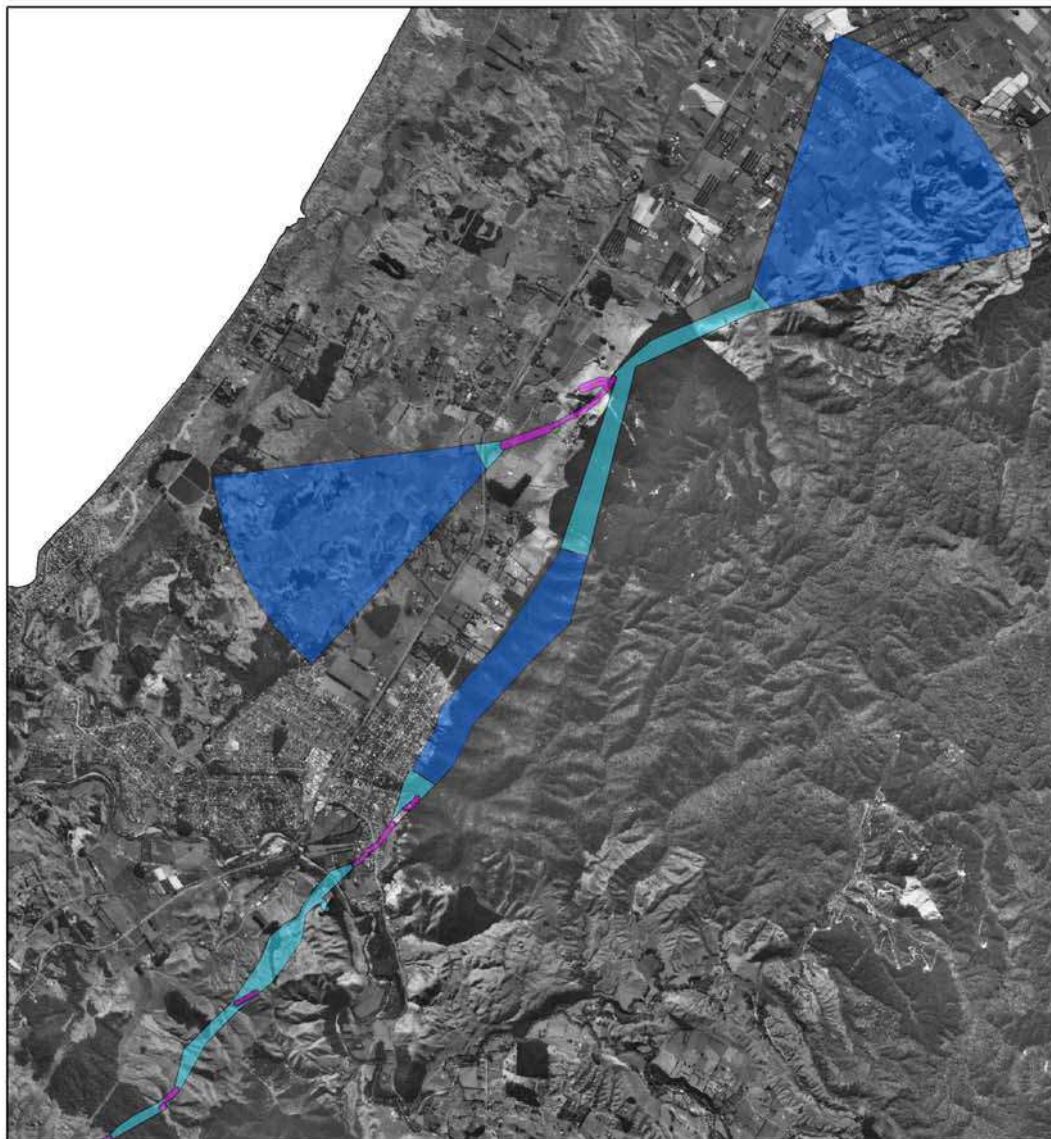
GNS established Fault Avoidance Zones (this is the same as the terminology in the Guidelines, whereas WCC used the term *fault rupture hazard zone*) based on fault locations and complexity (*well defined, distributed, and uncertain*). A Fault Avoidance Zone includes the fault rupture hazard zone, and the buffer zone.

Due to the particular fault trace complexities in Kapiti, GNS found it necessary to expand upon these categories to include:

- *Well defined*– fault rupture is well defined and of limited geographic width
- *Well defined – extended* – a well defined fault had either been buried or eroded over short distances but its position is tightly constrained
- *Distributed* – fault rupture can be constrained to lie within a relatively broad geographic width (tens to hundreds of metres) typically as multiple fault traces and/or folds.
- *Uncertain – constrained* - areas where the location of the fault rupture is uncertain because evidence has been eroded or buried but where the location can be constrained to within a reasonable geographic extent (e.g. \leq to 300 metres)
- *Uncertain – poorly constrained* where the fault trace was uncertain to be within 300 metres usually because deformation has been buried or eroded or the fault features are widely spaced and/or very broad.

Fault Avoidance Zones are defined along all the faults based on the rupture complexity of the particular fault, and the precision to which its location can be constrained. The Fault Avoidance Zones identified range in width from about 40m (*well defined*) to greater than 300m (*uncertain-poorly constrained*).

The GNS report also provided examples of resource consent activity classes appropriate to different Fault Avoidance Zones based on the fault *recurrence interval, fault complexity* and *building importance category*. This approach is consistent with the Guidelines and was included in order to provide assistance in drafting the district plan rules relating to fault traces.



Legend

- well defined
- well defined - extension
- distributed
- uncertain - constrained
- uncertain - poorly constrained

1 0 1 2 3 4 km



Figure 4. The Ohariu fault (northern end) showing Fault Avoidance Zones.

Figure 4 The Ohariu Fault (northern end) showing Fault Avoidance Zone. An example of the complex nature of faulting in the Kapiti district. Van Dissen. R., and Heron. D (2003).

12.3.4 Public consultation

As soon as KCDC received the GNS report and considered its findings, planning staff set about putting into action a public consultation process that would advise landowners affected by the report findings and seek feedback to assist the council with preparing a plan change.

Letters were sent to all landowners in September 2003, along with an Information Sheet summarising the fault trace study results and the implications. A large number of responses were received, including 32 written comments, which raised a raft of concerns including:

- The effect of the new information on property value, insurance premiums and insurance policy coverage
- The nature and extent of fault trace information included on Land Information Memorandums
- Expectations for compensation where the fault trace hazard now covers a property, as well as a reduction in council rates
- Concerns regarding existing houses built on or very close to a fault – what can landowners do to reduce risk and damage? Should owners be strengthening their homes?
- Greenfield areas should not be treated any differently to areas that are already developed
- The approach proposed is overly conservative and risk adverse, especially in areas where risk is uncertain (i.e. *uncertain-unconstrained* areas)
- The building importance categories identified are defective (no provision for 2-3 story timber framed houses within scope of NZS 3604)
- Concerns regarding the accuracy of information – How was it gathered? How accurate is it? Why did KCDC not already have accurate information for the whole of the district?

12.3.5 Towards a Plan Change

KCDC is currently dealing with the concerns raised by submitters and deciding on the scope and content of Plan Change 64. District plan maps will be updated with the new fault trace information supplied by GNS and amendments made to the supporting objectives, policies, rules and standards in the district plan, for example:

- Amending the relevant objectives and policies within the Natural Hazards chapter to include specific reference to earthquake fault trace hazards
- Including the opportunity within the rules and standards to obtain geotechnical and engineering information as part of any resource consent within a Fault Avoidance Zone
- Amending other relevant rules and standards in the plan.

The plan change will reflect the GNS report findings and the approach set out in the Guidelines, but will be adapted to the Kapiti Coast situation, and to the District Plan structure. The comments already received from landowners will also be taken into account in the drafting of new provisions.

The **complexity of the nature of faults** in Kapiti raises issues in terms of the provisions to be included in the District Plan. The challenge includes drafting provisions which cover:

- five different faults, all with slightly different faulting characteristics

- five different Fault Avoidance Zones reflecting different levels of certainty
- greenfield vs already developed land
- the different types of structure/building that could be erected (temporary structures, single or multiple-storied timber dwellings, through to more significant structures and buildings)
- and because of these differences, the potential for several different categories of resource consent.

The emphasis is on making the district plan provisions, particularly the rules and standards, as straightforward as possible to aid understanding by landowners, developers and decision makers.

In order to facilitate robust decision-making whilst the plan change is being developed, and to ensure the Council meets its obligations in terms of providing the most up-to-date information available, the GIS layer supplied by GNS as part of the study has been incorporated into the Council's GIS system.

13 Acknowledgements

The development of these guidelines was made possible with funding by provided by:

- Institute of Geological and Nuclear Sciences
- Ministry for the Environment
- New Zealand Society for Earthquake Engineering
- Earthquake Commission.

The principal authors are:

- Janine Kerr, Institute of Geological and Nuclear Sciences
- Simon Nathan, Geological Society of New Zealand
- Russ Van Dissen, Institute of Geological and Nuclear Sciences
- Peter Webb, Ministry for the Environment
- David Brunson, New Zealand Society of Earthquake Engineering
- Andrew King, BRANZ (now at Institute of Geological and Nuclear Sciences).

Numerous people in addition to the above authors have provided valuable time, assistance and contributions to this report including: Dick Beetham (GNS), Robyn Fisher (Hutt City Council), Andrew Guerin (Kapiti Coast District Council), Wayne Hastie (Wellington Regional Council), Brett McKay (Wellington City Council), Graeme McVerry (GNS), Bruce Shephard (Earthquake Commission), Sue Southy (Masterton District Council), Mark Stirling (GNS), Peter R Wood (GNS). The report was peer reviewed by Mark Ashby, Connell Wagner Limited, Wellington and Jane Forsyth (GNS).

14 Further Reading

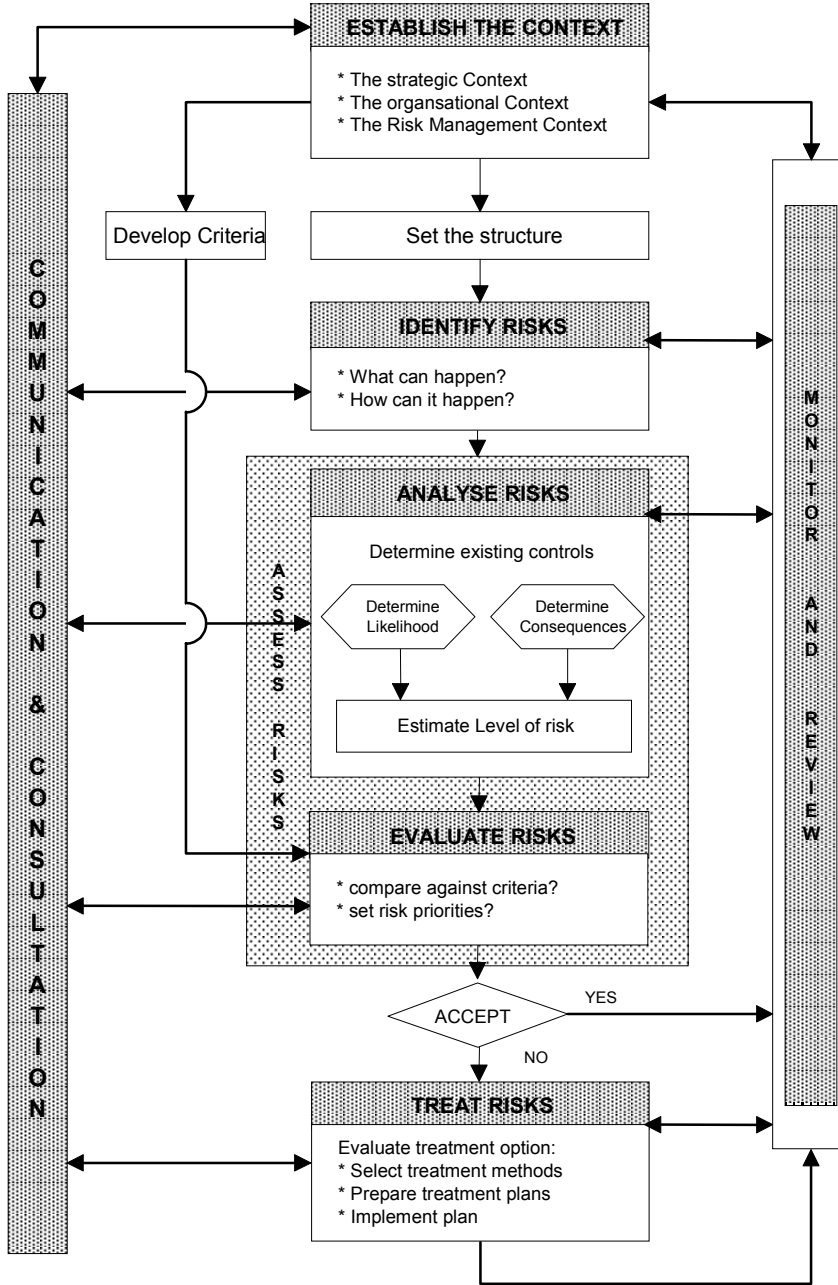
- Begg, J.G., and Van Dissen. R. J. 2000. Documentation of multiple post-glacial ruptures on the Akatarawa Fault, Wellington Region, New Zealand, p.5. Institute of Geological & Nuclear Sciences.
- Begg, J.G., and Johnston, M.R. (compilers). 2000. Geology of the Wellington area. Institute of Geological & Nuclear Sciences 1:250,000 geological map 10. 1 sheet + 64 p. Lower Hutt, Institute of Geological & Nuclear Sciences.
- Berke PR. 1994. Evaluating environmental plan quality: The case of planning for sustainable development in New Zealand. *Journal of Environmental Planning and Management* 37(2): 155–69.
- Berke PR, Crawford JL, Dixon JE, et al. 1999. Do co-operative planning mandates produce good plans? Empirical results from the New Zealand experience. *Environment and Planning B: Planning and Design* 26: 643–64.
- Berke PR, Crawford JL, Dixon JE, et al. 2000. Plan quality in district councils. *Planning Quarterly* September: 17–19.
- Berke PR, Dixon JE, Ericksen N. 1997. Coercive intergovernmental mandates: a comparative analysis of Florida and New Zealand environmental plans. *Environment and Planning B: Planning and Design* 24: 451–68.
- Berke PR, French SP. 1994. The influence of state planning mandates on local plan quality. *Journal of Planning and Research* 13: 237–50.
- Berke PR, Roenigk DJ, Kaiser EJ, et al. 1996. Enhancing plan quality: Evaluating the role of state planning mandates for natural hazard mitigation. *Journal of Environmental Planning and Management* 39(1): 79–96.
- Berrill JB. 1983. Building over faults: a procedure for evaluating risk. *Earthquake Engineering and Structural Dynamics* 11: 427–36.
- Bray JD, Ashmawy A, Mukhopadhyay G, et al. 1993. Use of geosynthetics to mitigate earthquake fault rupture propagation through compacted fill. In *Geosynthetics '93*, Vancouver, Canada, pp. 379–92.
- Bray JD, Seed RB, Cluff LS, et al. 1994. Earthquake fault rupture propagation through soil. *Journal of Geotechnical Engineering, ASCE*, 120: 543–61.
- Britton NR, Clark GJ. 2000. Non-regulatory approaches to earthquake risk reduction: The New Zealand experience. *12WCEE 2000*. <http://www.mem.govt.nz/MEMwebsite.nsf/URL/Publications-Papers>.
- Burby RJ, Dalton LC. 1994. Plans can matter! The role of land use plans and state planning mandates in limiting the development of hazardous areas. *Public Administration Review* 54(3): 229–38.
- Burby RJ, May PJ, Berke P, et al. 1997. *Making Governments Plan: State Experiments in Managing Land Use*. The John Hopkins University Press.
- Cole DA Jr, Lade PV. 1984. Influence zones in alluvium over dip-slip faults. *Journal of Geotechnical Engineering, ASCE*, paper 18788, 110(5): 599–615.
- Dalton LC, Burby RJ. 1994. Mandates, plans, and planners: Building local commitment to development management. *Journal of the American Planning Association* 60(4): 444–61.
- Dixon JE, Ericksen NJ, Crawford JL, et al. 1997. Planning under a co-operative mandate: New plans for New Zealand. *Journal of Environmental Planning and Management* 40(5): 603–14.
- Duncan JM, Lefebvre G. 1973. Earth pressures on structures due to fault movement. *Journal of the Soil Mechanics and Foundation Division, ASCE*, paper 10237, 99(SM12): 1153–63.

- Erickson N, Dixon J, Berke P. 2000. Managing natural hazards under the Resource Management Act 1991. In: P Ali Memon, H Perkins (eds) *Environmental Planning and Management in New Zealand*, pp. 123–32.
- Erickson N, Dixon J, Michaels S. 1996. Managing natural hazards in New Zealand: is the RMA making a difference? http://www2.waikato.ac.nz/cears/publications/n_geogsoc.htm.
- Froggatt, P.C., Rhodes, J. 1986. Personal Account of 1855 Wairarapa Earthquake. *Newsletter/ Geological Society of New Zealand*, 73: 40.
- Hart EW. 1992. Fault-rupture hazard zones in California. In: *California Department of Conservation, Division of Mines and Geology Special Report 46*, pp. 1–26.
- Hinton S, Hutchings J. 1994. Regional councils debate responsibilities. *Planning Quarterly*. September: 4–5.
- Heron, D.W., Van Dissen, R., Sawa, M., 1998. Late Quaternary movement on the Ohariu Fault, Tongue Point to MacKays Crossing, North Island, New Zealand. *New Zealand Journal of Geology and Geophysics* 41: 419–439.
- Hopkins DC. 1987. Earthquake fault movement and town planning. *Bulletin of the New Zealand National Society for Earthquake Engineering* 20: 79–83.
- Johnston DM, Pearse LJ. 1999. Natural Hazards in Hawke's Bay. *Hawke's Bay Regional Council Technical Report AM 99/03*. Hawke's Bay Regional Council.
- Kaiser E, Godschalk D, Chapin S. 1995. *Urban Land Use Planning* (4th ed). University of Illinois Press, Chicago, IL.
- Kelson KI, Kang K-H, Page WD, et al. 2001. Representative styles of deformation along the Chelungpu fault from the 1999 Chi-Chi (Taiwan) earthquake: geomorphic characteristics and responses of man-made structures. *Bulletin of the Seismological Society of America* 91: 930–52.
- Kelson KI, et al. 2001. Fault-related surface deformation. *Earthquake Spectra* 17(Suppl A: Chi-Chi, Taiwan, Earthquake of 21 September 1999, reconnaissance report): 19–36.
- Lade PV, Cole DA Jr, Cummings D. 1984. Multiple failure surfaces over dip-slip faults. *Journal of Geotechnical Engineering, ASCE*, paper 18789, 110(5): 616–27.
- Lazarte CA, Bray JD, Johnson AM, et al. 1994. Surface breakage of the 1992 Landers earthquake and its effect on structures. *Bulletin of the Seismological Society of America* 84: 547–61.
- Lee CT, Kelson KI, Kang KH. 2000. Hangingwall deformation and its effect to buildings and structures as learned from the Chelungpu faulting in the 1999 Chi-Chi, Taiwan earthquake. In: *Proceedings of International Workshop on Annual Commemoration of Chi-Chi Earthquake*, 18–20 September 2000, Taipei, Taiwan.
- Lensen GJ. 1980. Active earth deformation and town planning with special reference to Wellington City. Unpublished report, file 844/3/17, Institute of Geological & Nuclear Sciences, Lower Hutt.
- Lettis W, et al. 2000. Surface fault rupture. *Earthquake Spectra* 16 (Suppl A: Kocaeli, Turkey, earthquake of 17 August 1999, reconnaissance report): 11–53.
- Litchfield, N.; Van Dissen, R.; Langridge, R; Heron, D.; Prentice, C. 2004: Timing of the most recent surface rupture event on the Ohariu Fault near Paraparumu, New Zealand. *New Zealand Journal of Geology and Geophysics* 47(1): 123–127.
- May PJ. 1997. Addressing natural hazards: challenges and lessons for public policy. *Australian Journal of Emergency Management* 11(4): 30–7.
- McCalpin JP (ed). 1996. Paleoseismology. *Academic Press*, 588 pp.
- Moss PJ. 1987. The influence of earthquake fault-lines on town planning. *Bulletin of the New Zealand National Society for Earthquake Engineering* 20: 84–90.

- Murbach D, Rockwell TK, Bray JD. 1999. The relationship of foundation deformation to surface and near-surface faulting resulting from the 1992 Landers earthquake. *Earthquake Spectra* 15(1): 121–44.
- Nathan S, Van Dissen R. 2001. Avoidance of fault rupture hazard in New Zealand: why we don't, and why we should. In: *Proceedings, New Zealand Society for Earthquake Engineering Technical Conference, Wairakei, New Zealand*. Paper No. 2.02.01, 7 p.
- Nelson AC, French SP. 2002. Plan quality and mitigating damage from natural disasters: A case study of the Northridge earthquake with planning policy considerations. *APA Journal* 68(2):194–207.
- Niccum MR, Cluff LS, Chamorro F, et al. 1976. Banco Central de Nicaragua: a case history of a high-rise building that survived surface fault rupture. In: CB Humphrey (ed) *Engineering Geology and Soils Engineering Symposium No. 4*. Transportation Department, Division of Highways, Boise, Idaho, pp. 133–44.
- Özerdem A. 1999. Tiles, taps and earthquake-proofing: lessons for disaster management in Turkey. *Environment and Urbanisation* 11(2): 177–9.
- Palmer. A., Van Dissen. R., 2002. Northern Ohariu Fault: earthquake hazard assessment of a newly discovered active strike slip in Horowhenua. EQC Research Foundation Project 97/263. p.52.
- Parliamentary Commissioner for the Environment. 2001. Building on the edge: the use and development of land on or close to fault lines. *Office of the Parliamentary Commissioner for the Environment (New Zealand)* 30 pp (ISBN: 0-908804-96-2).
- Perrin. N., Wood. P., 2003. Defining the Wellington Fault within the Urban Area of Wellington City. Client Report 2002/151. Institute of Geological & Nuclear Sciences. Wellington, 2003.
- Stirling MW, Wesnousky SG, Berryman KR. 1998. Probabilistic seismic hazard analysis of New Zealand. *New Zealand Journal of Geology and Geophysics* 41(4): 355–75.
- Sharpe RD, Bradshaw D, Brown N, et al. 2000. Mamara Sea earthquake reconnaissance report. *Bulletin of the New Zealand Society for Earthquake Engineering* 33(2): 65–104.
- Taylor CL, Cluff LS. 1977. Fault displacement and ground deformation associated with surface faulting. *ASCE special conference, Lifeline Earthquake Engineering*, New York, NY, pp. 338–53.
- Van Dissen R and Berryman K. 1996. Surface rupture earthquakes over the last ~1000 years in the Wellington region, New Zealand and implications for ground shaking hazard. *Journal of Geophysical Research*, Vol 101, No.B3, 5999-6019.
- Van Dissen. R., Heron, D., Palmer. A., 1999. Ohariu and Northern Ohariu faults: field guide to Late Quaternary active faulting: *Geological Society of New Zealand Miscellaneous Publication 107A*. Geological Society of New Zealand Annual Conference field trip guide, Palmerston North, 1999. p. 29–69.
- Van Dissen R and Heron D. 2003. Earthquake Fault Trace Survey, Kapiti Coast District. Client Report 2003/77. Institute of Geological & Nuclear Sciences, Wellington, 2003.
- Wells DL, Coppersmith KJ. 1994. New empirical relationships among magnitude, rupture length, rupture width, rupture area, and surface displacement. *Bulletin of the Seismological Society of America* 84(4): 974–1002.
- Yeats RS, Sieh K, Allen CR. 1997. *The Geology of Earthquakes*. Oxford University Press, 568 pp.

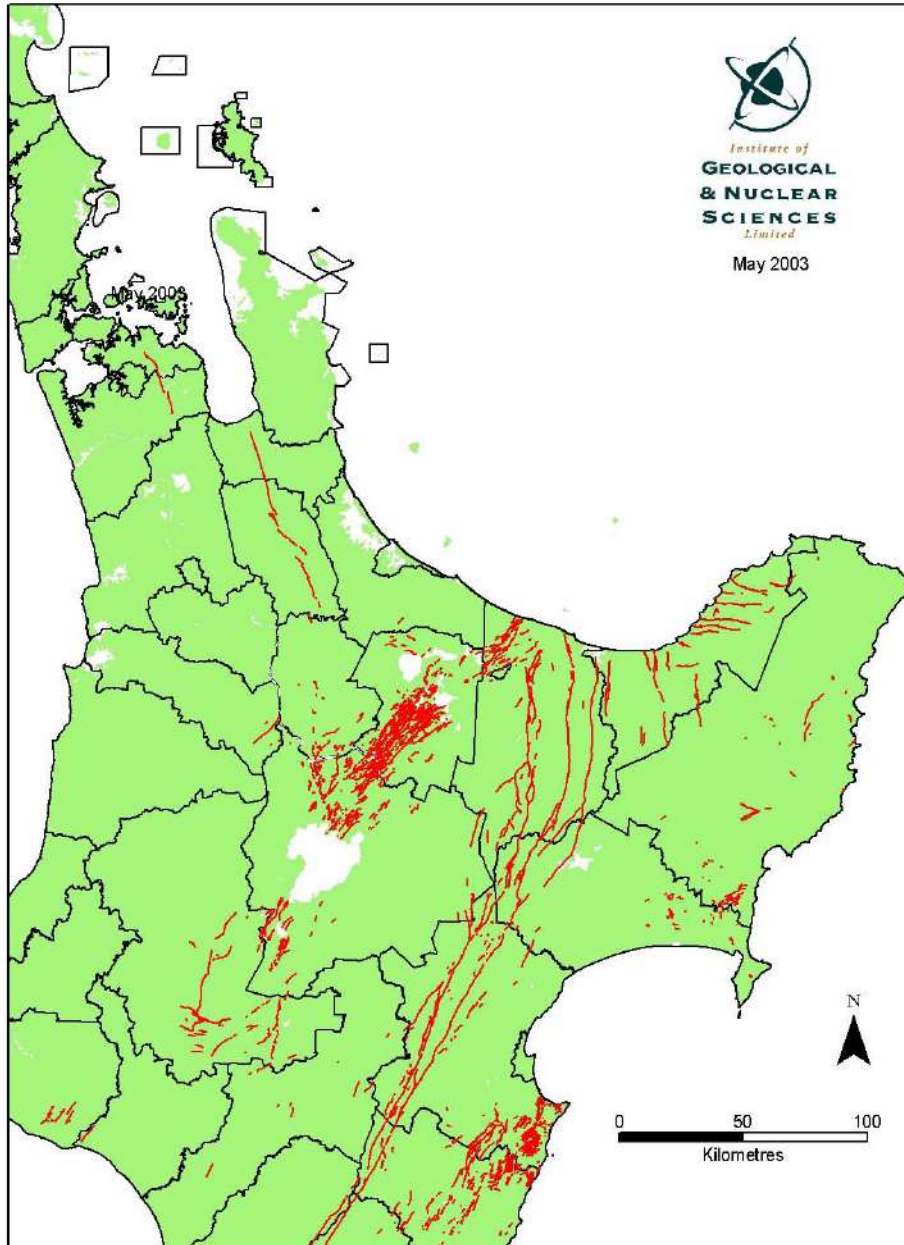
Appendix 1: AS/NZ 4360:1999

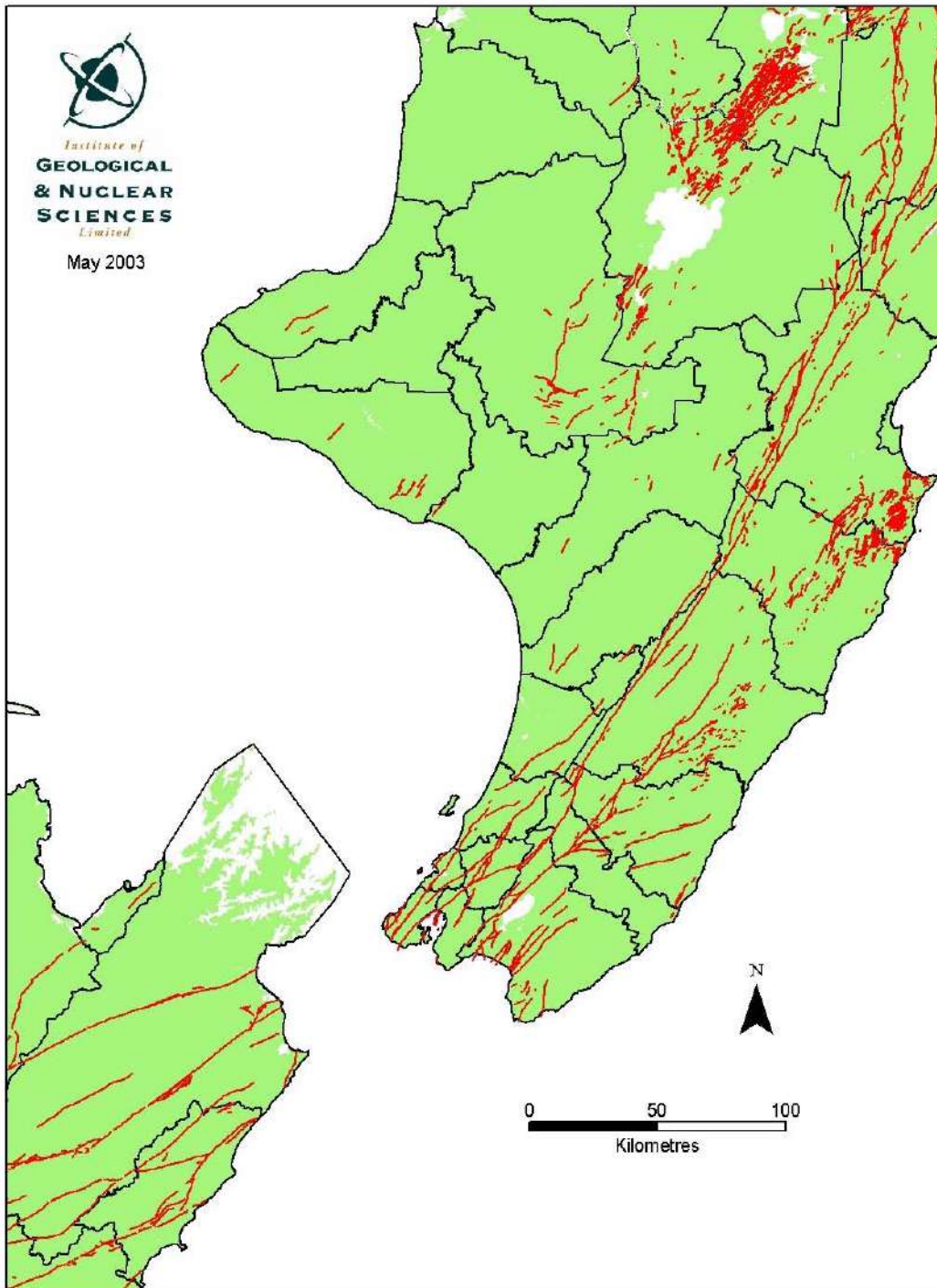
Figure A1.1: Stylised risk management process (after AS/NZS 4360:1999)

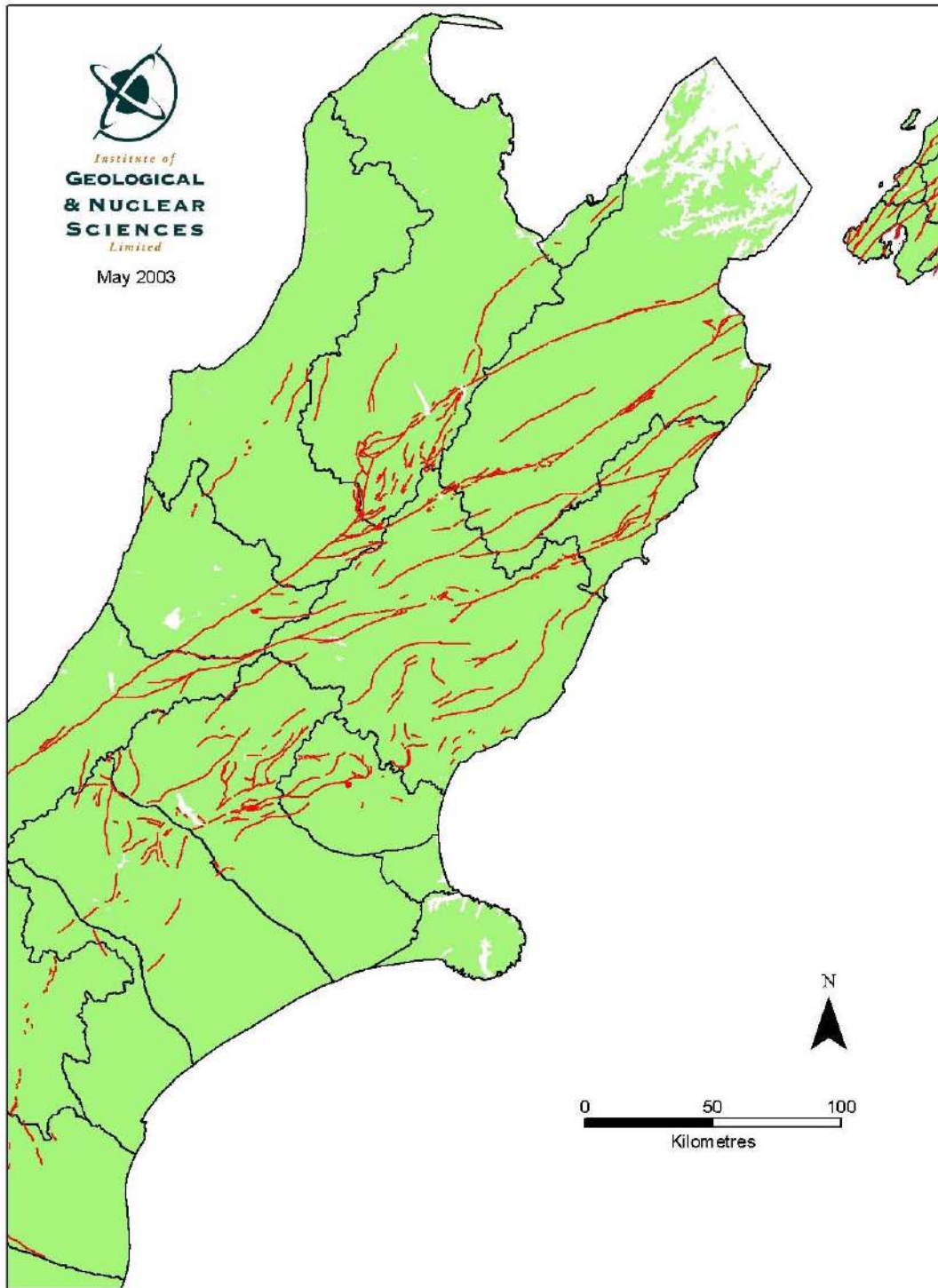


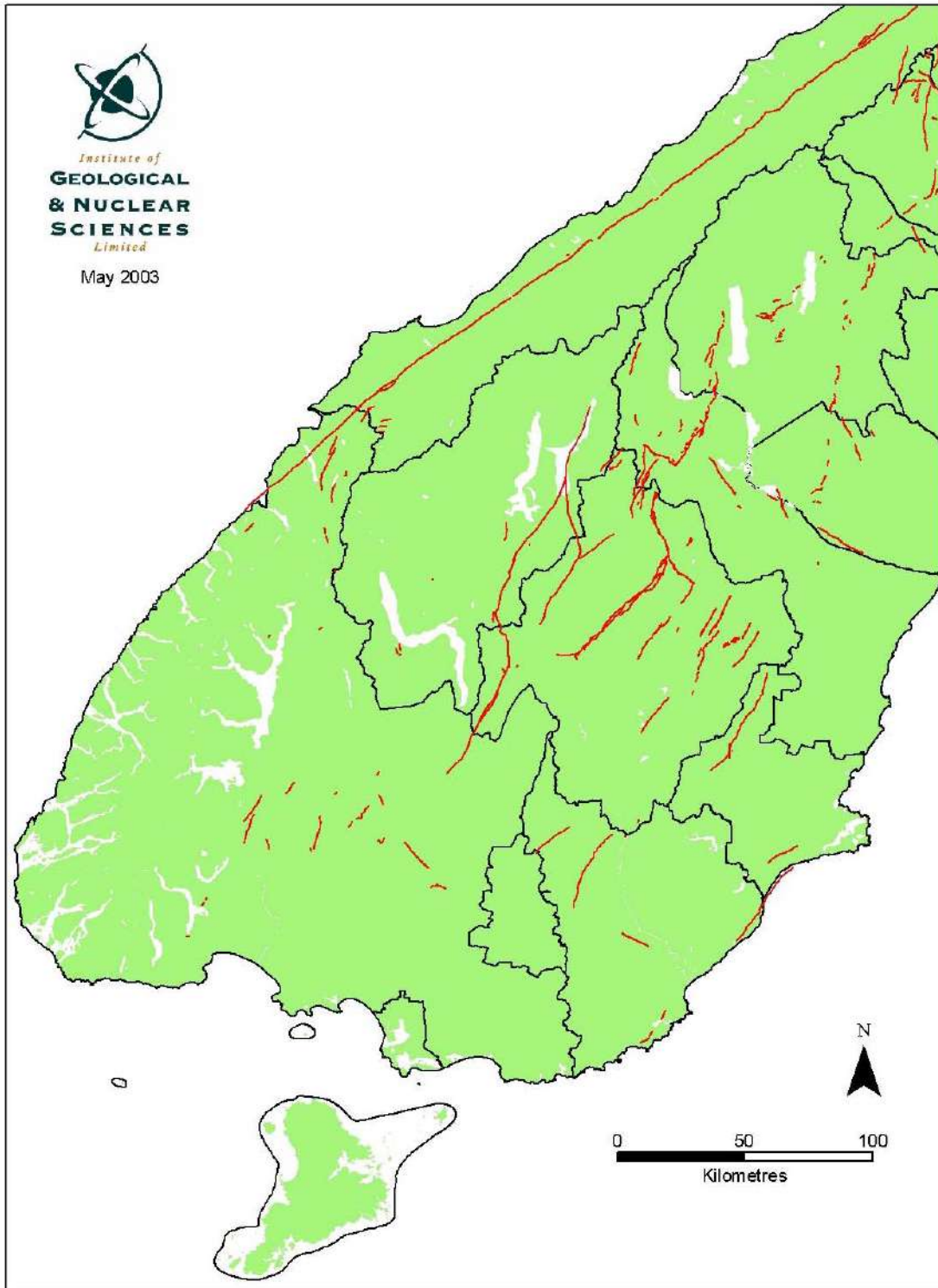
Appendix 2: Maps of Active Faults

The following maps show New Zealand's active faults within current territorial authority boundaries. *Note:* the purpose of these maps is to raise awareness of active faults and should be used for indicative purposes only.









Appendix 3: Classification of Faults

This table provides an interim classification of most of New Zealand's on-land active faults, based on fault recurrence interval.

Fault-avoidance recurrence interval class	Fault name*	Affected regional councils**	Confidence of classification#	Method of recurrence interval estimation##
≤ 2000 years (RI Class I)	Alfredton	Wgtn, M-W	M	1, 2, 3
	Alpine	S, WC, Tas	H	1, 2, 3
	Amberley	C	M	2, 3
	Aorangi–Ngapotiki	Wgtn	M	3
	Aratiatia	W	M	3
	Awatere	WC, C, M	H	1, 2, 3
	Braemar	BP	L	4
	Clarence	WC, C, M	H	1, 2, 3
	Dreyers Rock	Wgtn, M-W	L	4
	Edgecumbe	BP	H	1, 3
	Fyffe	C	L	4
	Hanmer	C	L	3, 4
	Highlands	W, BP	M	3
	Hope	WC, C	H	1, 2, 3
	Jordan Thrust	C	M	1, 4
	Kaiapo	W	M	3
	Kakapo	C	H	3
	Karioi	M-W	M	3, 4
	Kekerengu	C	H	3
	Kelly	C	L	4
	Kowhia	C	L	4
	Lake Ohakuri	W	L	4
	Maleme (including Rehi fault)	W	H	3
	Matata	BP	M	1, 4
	Mohaka	M-W, HB	M	1, 3
	Mt Grey	C	M	1, 4
	National Park	M-W	L	4
	Ngangiho	W	M	3
	Ohakune	M-W	M	1, 2, 3
	Orakeikorako	W	L	4
	Paeroa	W, BP	H	1, 2, 3
	Patoka	HB	L	4
	Porters Pass	C	M	1, 2, 3
	Poutu	W	M	1, 3, 4
	Puketerata	W	L	4
	Rangiora	HB	H	1, 2
	Rangipo	M-W, W	M	1, 2, 3
	Raurimu	M-W	M	3
	Rotoitipakau	BP	H	1
	Shawcroft Road	M-W	L	3, 4
	Snowgrass	M-W	L	1, 4
	Tumunui	W, BP	L	4
	Waihi	M-W, W	M	3, 4
	Waipukaka	M-W	M	1
	Wairarapa	Wgtn, M-W	H	1, 2, 3
	Wairau	Tas, M	M	1, 2, 3
	Wellington	Wgtn, M-W	H	1, 2, 3
West Whangamata	W	L	4	
Whakaipo	W	M	3	
Whakatane (south)	BP	L	3, 4	
Whangamata	W	M	3	
Wharekauhau	W	L	4	
Whirinaki	W	M	3	

Fault-avoidance recurrence interval class	Fault name*	Affected regional councils**	Confidence of classification [#]	Method of recurrence interval estimation ^{##}
> 2000 years to ≤ 3500 years (RI Class II)	Akatore	O	M	1, 3
	Ashley–Cust	C	L	1, 4
	Awaiti	BP	L	4
	Barber	W	L	3
	Carterton	Wgtn	M	3
	Cross Creek	Wgtn	L	4
	Elliott	C, M	M	3, 4
	Fidget	C	L	4
	Fowlers	C	L	3, 4
	Fox's Peak	C	L	3
	Hihitahi	M-W	L	4
	Irishman's Creek	C	M	1, 3
	Kerepehi	W	H	1, 2, 3
	Lake Heron	C	M	3
	Little Rough Ridge	O	L	4
	Long Valley	O	M	3
	Makuri	M-W	L	4
	Masterton	Wgtn	L	3, 4
	Mokonui	Wgtn	L	3, 4
	Mt Hutt – Mt Peel	C	L	3
	Northern Ohariu	Wgtn, M-W	L	2, 3, 4
	Ngapouri	M-W, BP	M	3
	Oaonui	T	M	1
	Ohariu	Wgtn	L	1, 2, 3
	Omeheu	BP	L	4
	Onepu	BP	M	1, 4
	Orakonui	W	M	3
	Ostler	C	M	1, 2
	Otakiri	BP	L	4
	Pa Valley	M-W	L	4
	Raetihi	M-W	L	4
	Raggedy Range	O	L	4
	Ranfurlly	O	L	4
	Rotohauhau	W, BP	M	1, 3
	Ruahine	M-W, HB	L	3, 4
	Saunders Road	M-W	L	4
	Silver Range	HB	L	4
	Te Teko	BP	L	4
	Te Weta	W	M	3
	Thorpe-Poplar	W	M	3
	Torlesse	C	L	4
	Vernon	M	L	3, 4
	Waikaremoana	HB, BP	L	4
	Waimana	BP	M	3
Waiohau	BP	M	1, 3	
Waipiata	O	L	4	
Weber	M-W	L	4	

Fault-avoidance recurrence interval class	Fault name*	Affected regional councils**	Confidence of classification [#]	Method of recurrence interval estimation ^{##}
> 3500 years to ≤ 5000 years (RI Class III)	Akatarawa	Wgtn	L	3, 4
	Blue Lake	O	L	3
	Cheeseman	C	L	4
	Dry River	Wgtn	M	3, 4
	Gibbs	Wgtn	L	4
	Glendevon	HB	L	4
	Hossack Road	W	L	1, 3
	Huangularua	Wgtn	M	1, 3
	Hundalee	C	L	4
	Inglewood	T	M	1
	Kaiwara	C	L	4
	Kaweka	HB	L	4
	Kidnappers (east)	HB	M	3
	Kidnappers (west)	HB	M	3
	Lees Valley	C	M	1, 4
	Lindis Pass	C, O	L	4
	London Hill	M	L	4
	Martinborough	Wgtn	M	3
	Maunga	M-W	L	4
	Moumahaki	T	L	3
	Mt Thomas	C	L	4
	Ngakuru	W	M	1, 3
	Norfolk	T	L	4
	North Rough Ridge	O	L	4
	Omihi	C	L	4
	Oruawharo	HB, M-W	L	4
	Otaruaia	Wgtn	L	3, 4
	Poulter	C, WC	L	4
	Pukerua	Wgtn	L	3, 4
	Raukumara (many different faults)	G	L	4?
	Ruataniwha	HB	L	4
	Shepherds Gully	Wgtn	L	2, 3
Tukituki	HB	L	3	
Waimea–Flaxmere	N, Tas	L	4?	
Waipukurau–Poukawa	HB	M	1, 3	
Waitawhiti	M-W	L	4	
Whakatane (north)	BP	L	1, 4	

Fault-avoidance recurrence interval class	Fault name*	Affected regional councils**	Confidence of classification [#]	Method of recurrence interval estimation ^{##}
> 5000 years to ≤ 10,000 years (RI Class IV)	Awahokomo	C	L	4
	Bidwill	Wgtn	L	3, 4
	Big River	WC	L	4
	Blackball	WC	L	4
	Cardrona	O	M	1, 3
	Dalgety	C	L	4
	Dunstan	O	M	1, 2, 3
	Esk	C	L	4
	Fern Gully	C	M	1, 2, 3
	Fernside	G	L	3, 4
	Giles Creek	WC	L	4
	Hog Swamp	M	L	4
	HoroHoro	W, BP	H	1, 3
	Hyde	O	L	4
	Kirkliston	C	L	1, 3
	Lowry Peak	C	L	4
	Mangaoranga	Wgtn, M-W	L	4
	Mangatete	W	M	3
	Moonlight	S, O	L	4
	Nevis	O	M	1, 3, 4
	Nukumarū	T	L	3
	Paparoa Range	WC	L	3, 4
	Poukawa (north)	HB	M	1
	PunaruKū	W, BP	M	1, 3
	Quartz Creek	C	L	4
	Rostreivor	C	L	4
	Rotokohu	WC	L	4
	Rough Creek	WC	L	4
	Southland (several different faults)	S	L	4?
	Springbank	C	L	4
	Waitotara	T	L	3
	West Culverden	C	L	4

* Faults are listed alphabetically within each fault-avoidance recurrence interval class.

** Regional councils: BP, Bay of Plenty; C, Canterbury; G, Gisborne; HB, Hawke's Bay; M, Marlborough; M-W, Manawatu-Wanganui; N, Nelson; O, Otago; T, Taranaki; Tas, Tasman; S, Southland; W, Waikato; WC, West Coast; Wgtn, Wellington.

Relative confidence that the fault can be assigned to a specific fault-avoidance recurrence interval class.

H High – fault has a well constrained recurrence interval (usually based on fault-specific data) that is well within a specific fault-avoidance class, or fault has such a high slip rate that it can be confidently placed within the ≤ 2000 year fault-avoidance class.

M Medium – uncertainty in average recurrence interval embraces a significant portion (> ~25%) of two fault-avoidance classes; the mean of the uncertainty range typically determines into which class the fault is placed.

L Low – uncertainty in recurrence interval embraces a significant portion of three or more fault-avoidance classes, or there are no fault-specific data (i.e. fault-avoidance recurrence interval class is assigned based only on subjective comparison with other faults).

Method by which recurrence interval was determined/constrained.

1 Fault-specific sequence of dated surface ruptures. The longer the sequence of dated surface ruptures, the more preference we give this method with respect to constraining average recurrence interval, and assigning fault-avoidance recurrence interval class.

2 Fault-specific slip rate and single-event displacement, and the use of Equation 1. The better the constraints on slip rate and single-event displacement, the more preference we give this method with respect to constraining average recurrence interval.

3 Indicative determination of recurrence interval based on fault-specific slip rate constraints, rupture length estimates, and Figures 1 and 2; however, well constrained recurrence interval estimates based on methods 1 and 2 above, take precedence over this method.

4 Based on comparisons with other, similar, faults.



First name: Jennifer

Last name: Molloy-Hargreaves

On behalf of:
Select an option...

Postal address:

Suburb:

City:

Country: New Zealand

Email: jmthth@gmail.com

Daytime Phone: 021588587

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Attached Documents

File
Submission for TDC

1st Submission on Plan Change 42

We own 1667 Poihipi Road and would like this to be included in the Rural Lifestyle category as it has 4 ha property's on three boundaries.

Just up the road there are numerous 4 ha properties and also a 1 ha property within 500 metres of our gate.

If we could put a second dwelling on this 4ha property for staff we would be able to keep 1663 Poihipi Road as food producing productive land going forward.

2nd Submission on Plan Change 42

We own 658 Tukairangi Road and we would like this to be included in the rural lifestyle category as there are several 4 ha blocks on the boundary and we would like to have our family on their own land near us and it would be much better if this was a permissible activity rather than having to apply for a resource consent. And this fits in with the current land use surrounding our property.

This will also allow for succession planning for our 4 children, 14 grandchildren and 12 Great grandchildren

Other plan changes – We are fully supportive of proposed Plan change 38, 39, 40, 41 and 43

Yours sincerely

Jennifer Molloy-Hargreaves

Organisation:

Classic Builders Lakes District

First name: Paul**Last name:** Taylor**Postal address:** 218 Te Ngae Road**Suburb:** Ngapuna**City:** Rotorua**Country:** New Zealand**Postcode:** 3010**Email:** paul.taylor@classicbuilders.co.nz**Daytime Phone:** 021-705825

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions**Provision:** Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions**Points: 24.1****What decision are you seeking from the Council? What action would you like: Retain?****Delete? Amend?****Support**

Retain

Include reason(s) for your submission point

We believe this will enable better design outcomes for our clients and improved site utilisation in the interim whilst the comprehensive review is underway.

Proceed with proposed increase of the maximum building coverage from 30% to 35% as a step given there is a more comprehensive review of the residential provisions underway, where we would support a maximum building coverage of 40% being introduced.

Provision: Plan Change 41 - Removal of Fault lines > Plan Change Provisions

Points: 24.2

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Delete

Include reason(s) for your submission point

Proceed with proposed removal of the fault lines from the planning maps and references to the Fault line Hazard Area from the District Plan provisions. We support the use of more accurate GNZ information rather than rely on dated information in the District Plan

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units

Points: 24.3

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

We support the provision for minor dwellings as a permitted activity. 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.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units

Points: 24.4

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

We support the provision for minor dwellings as a permitted activity. 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.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units

Points: 24.5

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

We support the provision for minor dwellings as a permitted activity. 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.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments

Points: 24.6

What decision are you seeking from the Council? What action would you like: Retain? Delete?
Amend?
Support

Retain

Include reason(s) for your submission point

We support the separation of the two environments to better reflect the activities and land sizes within each environment.

Attached Documents

File
No records to display.

Organisation:

Waikato Regional Council

First name: Joao Paulo**Last name:** Silva**Postal address:****Suburb:****City:****Country:** New Zealand**Email:**

joaopaulo.silva@waikatoregion.govt.nz

Daytime Phone: 079497179

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Attached Documents

File
Waikato Regional Council submission on proposed plan changes 38-43 to the Taupo District Plan

File No: 25 12 00
Document No: **25169795**
Enquiries to: Joao Paulo Silva



9 December 2022

Taupō District Council
30 Tongariro Street, Taupō 3330

Email: districtplan@taupo.govt.nz

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

Tēnā koe,

Waikato Regional Council Submission on the Proposed Plan Changes 38-43 (PPC38-43) to the Taupō District Plan

Thank you for the opportunity to make a submission on the Proposed Plan Changes 38-43 (PPC38-43) to the Taupō District Plan. Please find attached the Waikato Regional Council's submission. The submission has been signed under delegation by the Director of Science, Policy and Information. 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, Senior Policy Advisor, Policy Implementation directly on (07) 9497179 or by email joapaulo.silva@waikatoregion.govt.nz.

Nāku iti noa, nā,

A handwritten signature in blue ink, appearing to read "Tracey May".

Tracey May
Director, Science Policy and Information.

Submission from Waikato Regional Council on the Proposed Plan Changes 38-43 (PPC38-43) to the Taupō District Plan

9 December 2022

Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a submission to the Proposed Plan Changes 38-43 (PPC38-43) . 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. The key areas of interest relate to the proposed rezonings for industrial and rural lifestyle development and potential issues regarding development in and adjoining gully systems. The key issues are listed in the body of the submission. The table below lists a range of submission points regarding the proposed provisions of PPC38-43.

Submitter details

Waikato Regional Council
Contact person: Joao Paulo Silva (Policy Implementation)
Email: joaopaulo.silva@waikatoregion.govt.nz
Phone: (07) 9497179

Post: Private Bag 3038
Waikato Mail Centre
Hamilton 3240

I could not gain an advantage in trade competition through this submission
I am not directly affected by an effect of the subject matter of the submission that:
(a) does not adversely affect the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Proposed industrial areas – Taupō Industrial Environments - Plan Change 43

3. **WRC opposes the proposed rezoning of sites 4 and 7 for industrial development. We recommend TDC to assess areas for development that do not pose risks for Significant Natural Areas (SNAs) and for Significant Geothermal Features (SGFs) and are free from geothermal hazards as these can pose risks for human health.**
4. In feedback provided in June 2022, WRC recommended that TDC should explore areas for industrial development avoiding high class soils and geothermal features as this is directed under the WRPS. We understand that TDC assessed eight different areas that could be potentially suitable for industrial development. Out of the eight areas assessed, TDC is proposing to rezone the two highest ranked areas, being sites 4 and 7.
5. The assessment undertaken displaying the industrial land options appears to be driven from an economics lens, with Significant Natural Areas (SNAs) and geothermal features being grouped into the “constrained land” criterion. As a consequence, there was not a comprehensive analysis of effects on Significant Geothermal Features (SGFs) and SNAs. The assessment made no mention of “avoiding adverse effects” or “protecting the significant values” of SNAs and SGFs and included little recognition of the uniqueness of these features. We note that more detailed maps with the sites would have facilitated this assessment. It would be helpful to see maps of each of Site 4 and Site 7, zoomed in/large scale to show the SNAs and SGFs as well as the Wairākei-Tauhara Geothermal System boundary.
6. We consider that the two proposed areas are not appropriate for industrial development. Site 4 adjoins SGFs and SNAs and there is a significant risk of industrial uses encroaching into these sensitive and unreplaceable environments. In addition, site 4 has identified issues connected to geothermal hazards. According to the Geotechnical report¹ provided by TDC, the site was partially included in the hot ground hazard area in a preliminary assessment by Cheal, 2018, and has possible geothermal vents. Site 7 overlaps the hot ground hazard area, and it adjoins a residential environment.
7. Sites 4 and 7 are within the Wairākei-Tauhara Geothermal System, this geothermal system is classified as a Development Geothermal System under the WRPS and the Waikato Regional Plan (WRP). Please see map 21 of the WRPS and Policy 7.4 of the WRP². Method GEO-M15 of the WRPS explicitly directs regional and district plans to avoid adverse effects on Development Geothermal Systems from development and land use.
8. Further, the WRPS contains provisions relating to the care and protections of SGFs, including GEO-01, GEO-P1, GEO-P2 and GEO-P5. GEO-01 promotes the sustainable management of regional geothermal resources by protecting some characteristics of these resources from significant adverse effects, while GEO-P1 provides for managing the effects of development and land use on the regional geothermal resources. Policy GEO-P2 recognises the significance of geothermal features and provides for the protection of geothermal systems. Policy GEO-P5 specifically relates to the protection of Significant Geothermal Features.
9. Furthermore, WRC is concerned about the risks to human health that could be caused by development in hot ground areas. The Section 32 report³ states that:

‘Hot ground and geothermal gases are problematic for development but also have human health implications. Geothermal gases within the soil must be considered during development, with appropriate mitigation measures put in place.

¹ [Microsoft Word - TIPC - Geotechnical Assessment Addendum Report Rev A \(PD review\) \(taupodc.govt.nz\)](#)

² [Waikato Regional Plans](#)

³ [Industrial PC43 S32.pdf \(taupodc.govt.nz\)](#)

Hydrothermal eruptions are also possible within geothermally active areas and are known to have occurred in the Broadlands Road area, most recently in 1981. High pressure geothermal pressure features such as geysers are extremely hazardous to life and development.'

10. The geotechnical report was a preliminary desktop assessment and requires further investigation to fully understand the risks of the sites. We understand that TDC has provided an amendment to subdivision rule 4h.3.7 to further assess the sites during the consenting stage. However, we consider that a more comprehensive approach with a full assessment of sites 4 and 7 would be more appropriate than assessing lots during the consenting stage. We consider that a comprehensive assessment would assist in understanding the risks for each site prior to rezoning. Below is an extract of the conclusion of the geotechnical report:

'Whilst a desktop assessment is appropriate to screen sites for potential hazards, a ground investigation is required to further define the risk that those geohazards pose to industrial development'.

11. In addition, WRC has identified potential issues regarding air quality in connection to site 7. The Taupō airshed, as per the National Environmental Standards for Air Quality, is classified as a polluted airshed as a result of exceedances of the PM₁₀ standard. While the evidence indicates that domestic home heating is the main contributor to exceedances of the PM₁₀ standard in Taupō, transport and industry emissions will also contribute to these exceedances. Depending on the type of industry or commercial activity that is established in this zone there is potential for air quality effects on the adjacent residential area. For example, dust discharges associated with large unsealed sites with truck movements or grain drying and animal feed delivery and storage or odorous activities such as asphalt plants or composting or waste transfer stations.
12. The potential for effects on the neighbouring residential area could also be exacerbated at times by the prevailing wind direction from the northeast. Therefore we recommend that if zone area 7 is established for industrial activity, controls are put in place for ensuring that only light commercial activities with sealed or vegetated sites are permitted. If the intention is to permit heavier industry, then a planted buffer zone would need to be developed to maintain an adequate separation distance as well as providing mitigation of air quality impacts on any future residential development, with the added requirement for sealed or vegetated surfaces on yards within the industrial zone to reduce dust potential.
13. Further we note a potential error with the proposed wording for subdivision rule 4h.3.7. We assume that the intent of the rule is to capture sites 4 and 7, by applying the rule to the Sensitive Land Overlay within Section 14 SO 40438782 and Lot 1 DP 445148. We note that site 4 matches the legal description for Section 14 SO 40438782 and Lot 1 DP 445148 is a site adjoining proposed site 4. We recommend TDC includes site 7's legal description (Lot 2 DP499406) in the rule as well as any adjoining site to site 7 subject to any geothermal hazard. Further, we recommend TDC extends the scope of the rule capturing all sites adjoining the hot ground hazard area, regardless of the connections to this plan change. This will achieve a better overall protection for human health and development.
14. Considering the risks regarding potential losses of biodiversity and geothermal features in connection to developing areas adjoining SNAs and SGFs and the risks associated with geothermal hazards and air quality we oppose the rezoning of proposed sites 4 and 7. We recommend that preferably TDC assesses areas for development that do not pose risks for SNAs and SGFs and do not pose a risk for human health. This position is consistent with our previous feedback.
15. If further assessing other areas is not possible, we recommend TDC to fully assess the risks associated with the sites, including risks associated with geothermal hazards for both sites and risks

of industrial development encroaching on the adjoining SNAs and SGFs to site 4. TDC should then only rezone the parts of the sites that are free from geothermal hazards and must provide strict controls to manage development within and adjoining sites 4 and 7, including provisions for buffers protect the SNAs and SGFs from encroachment and buffers to mitigate air quality issues as well as setbacks for buildings from the hot ground hazard area. In terms of mitigating air quality issues, plan provisions must only allow for light commercial activities as permitted activities with a permitted standard ensuring sites are sealed or vegetated. Heavier industry activities, should have at least a restricted discretionary activity status with matters of discretion ensuring planted buffer zones to maintain an adequate separation distance between buildings and the residential environment while providing for the mitigation of air quality impacts on any future residential development. This should be done by including a requirement for sealed or vegetated surfaces on yards within the industrial zone to reduce dust potential. Further, TDC should amend subdivision rule 4h.3.7 to include the legal description for site 7, being (Lot 2 DP499406).

The proposed rezoning for lifestyle – General Rural and Rural Lifestyle Environments – Plan Change 42

16. **WRC opposes the rezoning of the lifestyle areas. It was considered that there is no demand for rural lifestyle in the Taupō district. In addition, there is the risk associated with land fragmentation and potential losses of productive land, including losses of highly productive land. This will result in a dispersed pattern of development with associated infrastructure and climate change issues.**
17. The economic assessment provided by Property Economics⁴ for the proposed chapter states that overall, there is sufficient development capacity for meeting demand over the next 30 years. This will be primarily within the district's settlements but also within the existing rural lifestyle localities. The report concluded that both growth scenarios analysed would overprovide lifestyle development resulting in dispersed development and losses from intended growth areas that would be unnecessary when providing for the projected additional households. The economic assessment recommends that TDC focuses on providing sufficient capacity to accommodate current rural lifestyle demand and not seek to develop a policy framework that aims to fuel lifestyle growth. We consider that the proposed rezoning is economically driven with the intent to attract more people to the district.
18. WRC considers that having areas of land for lifestyle living in the rural zone can be problematic as it causes car dependency and consequential increases in greenhouse gas emissions as well as issues associated with infrastructure. The WRPS promotes co-ordinated growth and infrastructure. Policy UFD-P2 1(d) provides for management of built environments by ensuring that new development does not occur until appropriate infrastructure is provided to service the development.
19. Policy UFD-P8 recognises Taupō District 2050 and provides for the management of future growth, including in (c) *'avoiding urban development in the rural environment outside of the identified urban growth areas to prevent a dispersed pattern of settlement and the resulting inefficiencies in managing resources.'* Further, in (d) the policy is quite directive in *'avoiding the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of the urban growth areas in providing the supply of land for urban development.'* We consider that fragmenting rural land has the potential to prevent productive uses; once land is subdivided for lifestyle living there is the potential of losing its productive capacity. We are also concerned that having disconnected large areas rezoned for lifestyle living would have a negative impact on the urban growth pattern of the district.

⁴ [Appendix 5 to the S32 Taupo Rural Lifestyle Economic Assessment.pdf \(taupodc.govt.nz\)](#)

20. Furthermore, method UFD-M5 of the WRPS directs rural-residential development away from natural hazards, primary production, and high-class soils. The now in force National Policy Statement for Highly Productive Land (NPS-HPL)⁵ is very directive on the avoidance of rezoning for highly productive land (Policy 6 and Clause 3.7). The Section 32 report⁶ mentions that part of the proposed rezoning is on highly productive land and that TDC will provide an assessment of the NPS-HPL concurrently with this process. TDC has not provided a measurable quantity of the loss of HPL. We would like to see an assessment of the rezoning of HPL for lifestyle living considering the NPS-HPL and WRPS provisions for managing high class soils.
21. We consider that a map displaying relevant features associated with the proposed areas for rezoning would enable a more comprehensive assessment of the proposed rezoning. This should include LUC classification, SNA, SGF and hazards overlays. WRC has requested TDC to provide a spatial layer of the proposed lifestyle areas so we could better assess the proposal. In addition to the layers mentioned earlier, we also need to understand if there are any potential issues regarding any WRC's assets in the area. At the time of preparing this submission, we have not received the information. Therefore, it was difficult for WRC to fully assess the proposed rezoning. Consequently, we oppose the rezoning of the lifestyle areas. Our position may change once we are able to better assess this proposal.

Development associated with gully systems – General Rural and Rural Lifestyle Environments – Plan Change 42

- 22. WRC recommends that the gully systems must be identified and mapped, especially where land use intensifies and encroaches on gullies. Development within and adjacent to gullies should be avoided. Further, WRC recommends the protection of gullies to prevent erosion.**
23. WRC provided feedback on the pre-notification stage for PPC38-43. Part of the feedback related to potential issues associated with development in and near gully systems. As mentioned in the feedback dated 13 June 2022, there is significant risk of gully erosion from increased stormwater flows from new developments. Pumice geology is a specific characteristic of the Taupō district, and these gullies have a higher risk of erosion. This issue can be exacerbated by increased hard surfaces and the resulting increased stormwater runoff volume and velocity. WRC recommended that development should be avoided within and adjacent to the gullies systems. TDC provided a response rejecting our recommendation as it was considered impractical to map all gullies in the rural environment.
24. Further to the issues raised in the feedback, we consider there is the risk of an increased frequency of high intensity weather events as a result of climate change and this could further increase the risk of erosion. Therefore, it is essential to identify and map the gullies and prevent development in and adjacent to these gullies. This could be achieved by identifying and mapping the gullies and requiring building setbacks from gully edges in the district plan. This will achieve alignment with the WRPS principle specific to rural-residential development (h): *'be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.'* We understand the significance of this work and offer our support for identifying and mapping the gullies. WRC has provided support for Hamilton City Council (HCC) for mapping gullies and we consider we can provide valuable support for identifying and mapping the gully systems in TDC's proposed new areas for rural lifestyle. To this effect, WRC can work in collaboration with TDC from now until the hearings phase of this process to address this issue.
25. We reiterate our recommendation for TDC to avoid any development within or adjacent to gully systems. Development in this sense includes erecting buildings and other infrastructure within and

⁵ [National Policy Statement For Highly Productive Land 2022 \(environment.govt.nz\)](https://www.environment.govt.nz/nps/nps-hpl)

⁶ [Microsoft Word - Final Section 32 Evaluation Report - PC42 -Rural Chapter.docx \(taupodc.govt.nz\)](#)

adjoining gully systems. Further, WRC recommends the retirement of all natural gullies and that they are protected with appropriate vegetation cover. This will ensure stormwater conveyance does not result in accelerated erosion. Retirement would include no grazing and a minimum 5 metre setback for fencing, buildings, and driveways. In addition, we recommend that vehicle crossings across natural gullies should be either culverts, or bridges in accordance with the Waikato Regional Council Best Practice Guidelines for Waterway Crossings⁷ and any stormwater outflows into gullies must be suitably engineered to prevent erosion in and around the outflow site.

⁷ [Waikato Regional Council Best Practice Guidelines for Waterway Crossings \(waikatoregion.govt.nz\)](https://www.waikatoregion.govt.nz/~/media/00000000-0000-0000-0000-000000000000/00000000-0000-0000-0000-000000000000.pdf)

26. SUBMISSION ON the Proposed Plan Changes 38-43 (PPC38-43)

Text that is shown as underlined is proposed to be added. Text shown with ~~strikethrough~~ formatting is proposed to be deleted.

Plan Section	Support/Oppose	Relief sought	Reasons
Strategic Directions – Plan Change 38			
Section 2.3 at paragraph 2	Support with amendments	Review and reword the second paragraph of Section 2.3.	The second sentence needs rewording as it appears to be missing words. Currently the second paragraph in the section does not make sense.
Section 2.3.2, Objective 1(a)	Support with amendments	Reword the objective as follows: a. contributes to well-functioning and compact urban forms <u>environments</u> that provide for connected liveable communities;	We consider that changing the word ‘forms’ to ‘environment’ will encompass more than the built components of the urban areas. Further, this wording is more consistent with the NPS-UD which focuses on well-functioning urban environments. We note that in the Section 32 report the term ‘urban form’ was used to refer to the likely change in amenity. However, we consider it would be more appropriate to be more explicit about changes in amenity due to increased density/height not being an adverse effect. Please refer to IM-09 – Amenity in the WRPS Change 1.
Objective 2.3.2 (1)	New objective	Include a new bullet point to Objective 2.3.2(1) to read: <u>ensures the protection of Significant Geothermal Features including geothermal vegetation.</u>	WRC considers that the protection of geothermal features should be acknowledged in the Plan. Taupō and Tokaanu are the only two towns in New Zealand apart from Rotorua that overlie large geothermal systems and have within the town rare and fragile geothermal features. The environmental imperative to protect such features should be acknowledged in the Plan.
Objective 2.3.2	New objective	Include a new bullet point to Objective 2.3.2(1) to read: <u>ensure that building, roading and infrastructure developments are directed away from geothermal hazards.</u>	WRC understands that Taupō and Tokaanu overlie geothermal resources. WRC has identified a potential risk regarding potential adverse effects on property and infrastructure if these are placed in areas prone to geothermal subsidence, including at the base of geothermally unstable slopes such as the Hipaua Steaming Cliffs at Tokaanu-Waihi, or on heated ground.

			Therefore, we recommend including a new bullet point to Objective 2.3.2(1).
Policy 2.2.3 (3)	Support with amendments	Amend the wording to read: Recognise and provide for the vision, objectives, and <u>outcomes, and values</u> 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.	WRC considers the policy should be amended to achieve better consistency with Section 181 of the Ngāti Tuwharetoa Claims Settlement Act 2018.
Policy 2.3.3 (7)	Support with amendments	Amend the wording as follows: 7. Provide for the development of Papakāinga <u>and supporting services on</u> māori land to facilitate māori occupation on their ancestral lands.	We consider that including ‘and supporting services’ after papakāinga on (7) will give better effect to WRPS Method UFD-M21 which provides for sustainability of marae and papakāinga and directs district plans to take into account the need for additional services to support papakāinga.
Policy 2.3.3 (11)	Support with amendments	Amend the wording as follows: 11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of <u>current and future risks</u> to life, property and the environment.	WRC considers that the term ‘current and future risk’ should be included to the policy to ensure that climate change is adequately considered. This will achieve alignment with WRPS Change 1- IM-O5 – Climate change.
2.3.3 Policy	New Policy	Include new policy (or similar) as follows: <u>Avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.</u>	WRC considers that the protection of geothermal features should be acknowledged in the Plan. Taupō and Tokaanu are the only two towns in New Zealand apart from Rotorua that overlie large geothermal systems and have within the town rare and fragile geothermal features. The environmental imperative to protect such features should be acknowledged in the Plan. This will achieve better alignment with the WRPS.

2.5 Strategic Direction 5 Significant and Local Infrastructure, 1st bullet point	Support with amendment	Amend text to read: “State highways (1, 5, <u>30</u> , 32, 41, <u>46</u> and 47).”	WRC has identified that State highways 30 and 46 are missing from the text. We consider that the reference should be included.
2.5 Strategic Direction 5 Significant and Local Infrastructure, 4 th bullet point	Support with amendment	Amend wording by changing the percentage from 20% to 27% and providing wording that recognises the local and national importance of Taupō’s electricity-producing capability.	WRC considers that the Taupō District provides 27% of the national total electricity (using 2020 figures). Almost all of this comes from geothermal and hydro. Geothermal will increase with the Tauhara II development and proposed Ngā Tamariki expansion. In addition, a large solar farm is planned for the district. The District Plan should explicitly recognise the importance of the district’s electricity-generating capacity to the local and national economy.
2.6 Strategic Direction 6 Natural Environment Values	Support with amendment	Amend wording after the first sentence to include the sentence: <u>Our rare habitats include 42% of the nation’s geothermal vegetation, a rare and vulnerable ecosystem type.</u> And include a new policy in 2.6.3. to read: <u>Map as SNAs all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA, and ensure their protection.</u>	WRC understands that the Taupō District contains most of the country’s geothermal vegetation. However, this rare and vulnerable ecosystem type is not appropriately referred to in the chapter. Further, we understand that a review of the SNA framework is out of scope of this process. However, we note that all geothermal areas that meet the WRPS definition of SNA should be mapped as SNA when appropriate. Therefore, we consider it appropriate to include a new policy to the chapter now. WRC recommends including a new policy in 2.6.3.
General		Include provisions to address the following to give effect to NPS UD, WRPS and Change 1: <ul style="list-style-type: none"> • Urban development supports emissions reduction through urban form, design and location. • New development is located in and around existing settlements. • Enable a diverse range of dwelling types and sizes. 	WRC considers that the chapter should give better effect to the NPS-UD and WRPS change 1.

		Responsiveness to proposals that provide significant development capacity with reference to WRPS Change 1 UFD-M74 – Tier 3 out of sequence or unanticipated development and APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities).	
Section 32 report – strategic direction		Amend wording in the report to appropriately connect Plan Change 1 to the WRP, instead of WRPS.	4.6.1 incorrectly states that Plan Change 1: Healthy Rivers is a change to the WRPS. This is a change to the Waikato Regional Plan (WRP). The first change to the WRPS is WRPS Change 1 for NPS UD and Future Proof Strategy update which was notified 18 October 2022.
General Rural and Rural Lifestyle Environments – Plan Change 42			
General Rezoning for Lifestyle blocks	Oppose	Not to rezone the proposed areas in the rural environment to lifestyle environment. Provide a map displaying significant overlays associated with the proposed areas for rezoning, including LUC classification, SNAs, SGFs and hazards overlays.	Please see the comments in the body of this submission.
General Development in gully systems		All gully systems with the proposed are to be identified and mapped such that any prospective landowner would have certainty. Further, the plan change to include rules to ensure that any development is excluded from the gully areas, and that should any development be allowed that a resource consent is required.	Please see the comments in the body of this submission.
Rules 4b.5.1i, 4b,5,2i, 4b.5.3i and 4b.5.6i and matters of control/discretion	Oppose in part	Change the activity status of the rules and include text as below: <ul style="list-style-type: none"> (a) Rules 4b.5.1i, 4b,5,2i, 4b.5.3i and 4b.5.6i should be changed to restricted discretionary activities; and (b) The matters over which the Council retains discretion for each rule should include the following (or similar): 	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. WRC is increasingly finding that land, for which subdivision consent has been obtained, is unsuitable for

		<p><u><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></u></p>	<p>development due to its susceptibility to significant natural hazards, particularly flooding.</p> <p>In WRC’s submission, as noted above, this is a fundamental issue concerning the suitability of land use that falls within the ambit of territorial functions to consider in their decision-making. We are concerned that the relevant subdivision rules do not account for 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.</p>
Matters of control and discretion	Oppose in part	Include a reference to “natural wetlands” to the matters of control and discretion for the proposed controlled and restricted discretionary activity rules for subdivision.	WRC highlights that the National Policy Statement for Freshwater Management 2020 (NPSFM) and the National Environmental Standards for Freshwater 2020 (NESF) came into force in September 2020. Together, these instruments provide a national policy and regulatory framework to ensure the identification and protection of “natural wetlands” (among other things). ⁸ More specifically, this includes ensuring that <i>the loss of extent of natural wetlands</i>

⁸ Refer 2.2 Policy 6, policies 3.22 and 3.23 of the NPSFM; and Regulations 37-56 of the NESF.

			<p><i>is avoided, their values are protected, and their restoration is promoted</i> except in specified circumstances. The WRPS and regional 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. 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, we submit that, in respect of the controlled and restricted discretionary activity rules for subdivision, there must be 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 designed in such a way as to avoid impacts on existing wetlands.</p>
Matters of control and discretion	Oppose in part	Include a reference to gully erosion to the matters of control/discretion for the proposed controlled and restricted discretionary activity rules for subdivision.	<p>WRC notes that recently developers have wished to use 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 WRC, protection which is threatened by their use for subdivision purposes.</p>
Taupō Industrial Environments – Plan Change 43			

<p>Overall</p> <p>Rezoning of proposed sites 4 and 7</p>	<p>Oppose</p>	<p>That site 4 and site 7 are not rezoned for industrial purposes. This is our preferred relief. If not possible to assess other areas for industrial development, that TDC only rezones parts of the sites that are free from geothermal hazards and provide strict controls to manage development within and adjoining sites 4 and 7, including planted buffers protecting the SNAs and SGFs from development and buffers to mitigate air quality issues as well as setbacks from the hot ground overlay. Further, plan provisions must only allow for light commercial activities as permitted activities with a permitted standard ensuring sites are sealed or vegetated. Heavier industry activities, should have at least a restricted discretionary activity status with matters of discretion ensuring planted buffer zones to maintain an adequate separation distance between buildings and the residential environment while providing for the mitigation of air quality impacts on any future residential development. This should be done by including a requirement for sealed or vegetated surfaces on yards within the industrial zone to reduce dust potential. Further, TDC should amend subdivision rule 4h.3.7 to include the legal description for site 7, being (Lot 2 DP499406) as per the point below.</p>	<p>Please see the comments in the body of the submission.</p>
<p>Subdivision rule 4h.3.7</p>	<p>Oppose in part</p>	<p>Amend the rule as follows: 4h.3.7 Any subdivision of land identified as “Sensitive” within the Taupō Industrial Environment is a discretionary activity and will be subject to the recommendations of appropriate technical assessments including, but</p>	<p>Please see the comments in the body of the submission.</p>

		<p>not limited to: a geotechnical assessment, and an ecological assessment where the activity affects land identified as a Significant Natural Area. In applying this Rule to the Sensitive Land Overlay within Section 14 SO 40438782 and Lot 1 DP 445148 and Lot 2 DP499406, the assessment must be informed by deep geotechnical investigation and shall also include, but not be limited to:</p> <ul style="list-style-type: none"> • establishing a ground temperature profile starting from the margins of the Hot Ground Hazard Area (District Plan maps); • determination of the groundwater profile and susceptibility to liquefaction and risk of subsurface water flows; • establishing an understanding of the most likely future state of thermal features; and • a stormwater management plan. 	
General			
General		Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.	<p>Change 1 to the WRPS has been notified and so is a 'proposed policy statement'.</p> <p>District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA.</p>
National Planning Standards		Update PPC38-43 to the new plan format provided with the National Planning Standards 2019.	WRC considers that PPC38-43 should follow the new plan format provided with the National Planning Standards.

Further Information and Hearings

27. WRC wishes to be heard at the hearings for the Proposed Plan Changes 38-43 (PPC38-43) in support of this submission and is prepared to consider a joint submission with others making a similar submission.
28. WRC could not gain an advantage in trade competition through this submission.



First name: Alistair
Last name: Wilton
Postal address:
Suburb:
City:
Country: New Zealand
Email: malcy25@xtra.co.nz

Daytime Phone: 0225350750

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

Provision: Plan Change 41 - Removal of Fault lines

Points: 31.1

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Support

That while the fault line mapping will be removed and GNS a data used going forwards, that existing and already recognised / held professional geotechnical reports held now or provided in future around sites are retained or continue to be accepted over and above GNS data.

Include reason(s) for your submission point

Attached Documents

File
No records to display.



First name: Kirsteen
Last name: McDonald

On behalf of:
 McKenzie & Co

Postal address:
Suburb:
City:
Country: New Zealand

Email:
 kirsteen.mcdonald@mckenzieandco.co.nz

Daytime Phone: 021563066

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
 b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Plan Change 40 - Taupō Town Centre Environment > Planning Maps

Points: 61.1

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

Provision: Plan Change 39 - Building Coverage - Residential Environment > Plan Change Provisions

Points: 61.2

What decision are you seeking from the Council? What action would you like: Retain?

Delete? Amend?

Support

Include reason(s) for your submission point

We support the increase in building coverage to 35% and look forward to further changes to the Residential Chapter in the future.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.9 Maximum Building Height

Points: 61.3

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Support

Retain

Include reason(s) for your submission point

The increase in building height will encourage an intensification and diversification of land use within the Town Centre

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.10 Taupō Town Centre Environment Height Overlay

Points: 61.4

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Amend wording to simplify.

Include reason(s) for your submission point

Any building within the Taupo Town Centre Environment Height Overlays should be able to develop up to the maximum height specified by the overlay, regardless of the number of floors.

Having more than 3 floors but not exceeding the height limit specified by the overlay should not trigger need for resource consent.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.12 Verandas

Points: 61.5

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Support

Include reason(s) for your submission point

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.16 Verandas **Points: 61.6**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.2 Land Use Rules **Points: 61.7**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

Provision: Plan Change 40 - Taupō Town Centre Environment > Planning Maps **Points: 61.8**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

Provision: Plan Change 41 - Removal of Fault lines > Planning Maps **Points: 61.9**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps **Points: 61.10**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Rural Lifestyle Planning Map to include the additional properties identified on the attached plans titled 'Proposed Extension to Lifestyle Zoning' drawing no. 3267-1000 and 3267-1001

Include reason(s) for your submission point

Provides cohesion/uniformity/continuity of character along a road, in a general area.

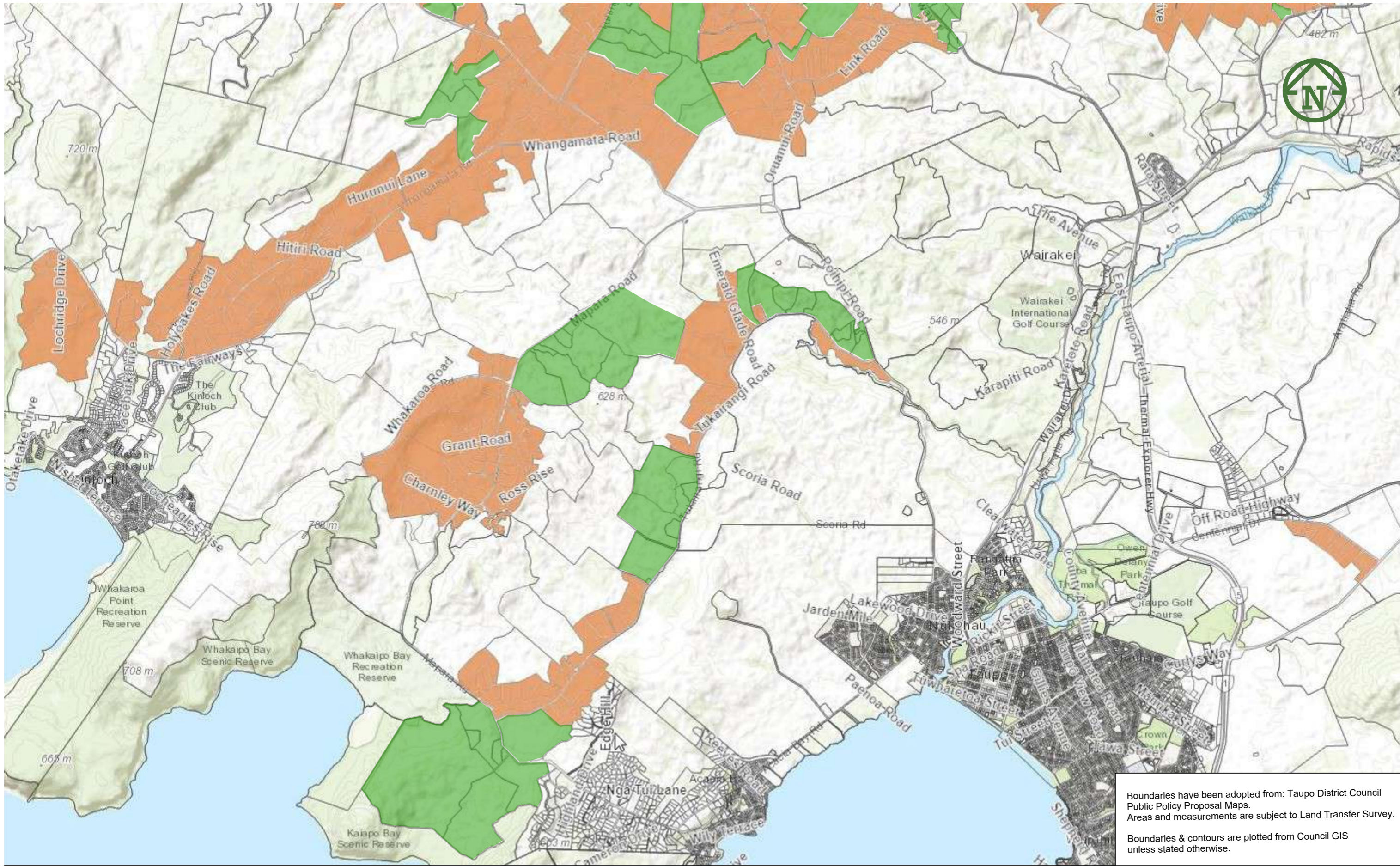
Land is favourable for development as Lifestyle blocks due to size of property, location, topography and soil

quality.

Keeping potential lifestyle areas within proximity reduces the need to extend infrastructure further away from town.

Attached Documents

File
3267-1000
3267-1001



Boundaries have been adopted from: Taupo District Council Public Policy Proposal Maps. Areas and measurements are subject to Land Transfer Survey.

Boundaries & contours are plotted from Council GIS unless stated otherwise.

CLIENT: PROJECT: TITLE: PURPOSE OF ISSUE:



McKenzie & Co

PLAN CHANGE SUBMISSION

PROPOSED EXTENSION OF LIFESTYLE ZONING

INFORMATION

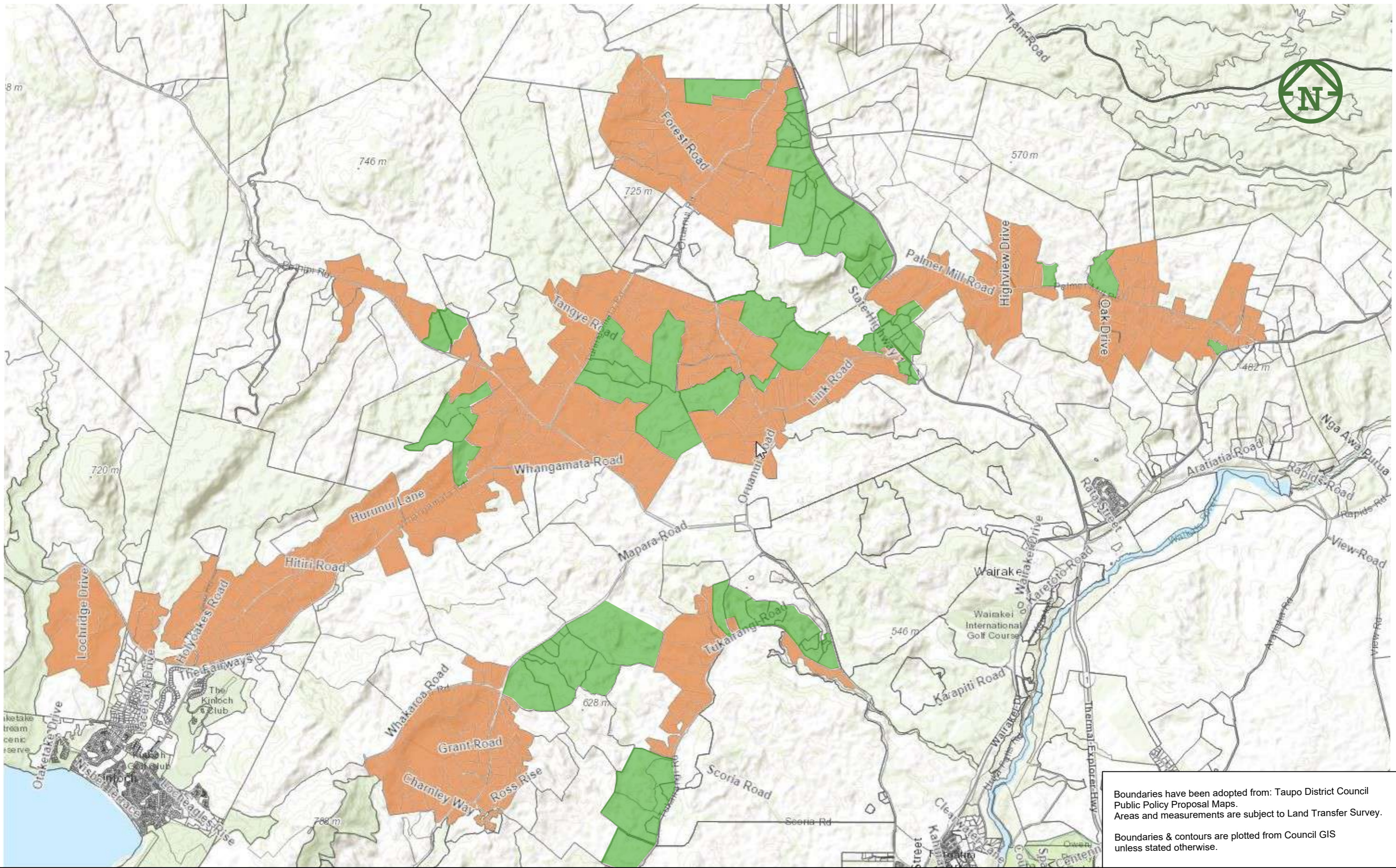
SCALE: 1:3500 @A3

DO NOT SCALE

DRAWING NO: 3267-1000

REV: A

A	FIRST ISSUE	SO	JF	JF	9/12/2022
REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE



CLIENT:

PROJECT:

TITLE:

PURPOSE OF ISSUE:

INFORMATION

SCALE:
1:3500 @A3

DO NOT SCALE

DRAWING NO:
3267-1001

REV:
A



McKenzie & Co

PLAN CHANGE SUBMISSION

PROPOSED EXTENSION OF
LIFESTYLE ZONING

A	FIRST ISSUE	SO	JF	JF	9/12/2022
REV	DESCRIPTION	DRN BY	CHK BY	APP BY	DATE

PLOT DATE Fri Dec 9 13:18:58 2022 WWW.MCKENZIEANDCO.NZ THIS DRAWING IS SOLELY FOR USE BY THE CLIENT ON THIS PROJECT ONLY. NO LIABILITY IS ACCEPTED IN ITS USE BY ANY OTHER ENTITY OR FOR ANY OTHER PURPOSE

c:\12d\5\data\MCKFS01\3267 80 Tukairangi Road, Taupo_345505_Survey\5.2_12d\SUBMISSION_12dmodel SUBMISSION



First name: Lyndon

Last name: Haugh

On behalf of:

No

Postal address: 605 State Highway 1, RD 4, Taupo 3384

Suburb:

City: Taupo

Country: New Zealand

Postcode: 3384

Email: lynchris.haugh@xtra.co.nz

Daytime Phone: +64274446708

I could

I could not

Gain an advantage in trade competition through this submission

I am

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Nil.

Attached Documents

File

Submission on Plan Change 41 Removal of Faultlines L_C Haugh

Submission on Plan Change 41 Removal of Faultlines.

We entirely agree that the present map showing faultlines should be removed from the plan.

However, we note that it appears that you will now rely on a GNS report “Active faults in the Taupo District” dated August 2020 when considering resource consents for buildings etc.

While that report is a significant improvement on knowledge and understanding of faultlines in the area, from a thorough reading and some questions on aspects of the report in late 2020, it became clear to us that further work is necessary to improve the accuracy and reliability of faultline information.

See the answers (Appendix) to some of the questions specifically around our home area we asked on the report and the recommendation made by one of the authors of the GNS report.

We understand that a LIDAR survey was done of the whole Taupo District area and that results from the survey would be available at about this time.

It seems to us that the with the use of this LIDAR information, the GNS report you plan to rely on should be reviewed and updated to take this into account.

The documentation of plan change 41 seems to rely entirely on the August 2020 GNS report only and does not appear to envisage that there can and in fact will be improvements in this report in the immediate future and probably on an ongoing basis.

We therefore recommend that

- Plan change 41 wording specifically encompasses not just the August 2020 GNS report but also any changes to the report conclusions arising from improved information from the recent LIDAR Survey.
- Plan change 41 also includes a requirement for a regular (every 5? Years) review by GNS of the current knowledge of faultlines in the District so that any Resource Consents that need to consider faultlines are reviewed with information as current as possible at the time of Consent.

Regards

Lyndon & Christine Haugh

Appendix - Email string with questions and answers on GNS report dated 5 Jan 2021 via Nick Carroll

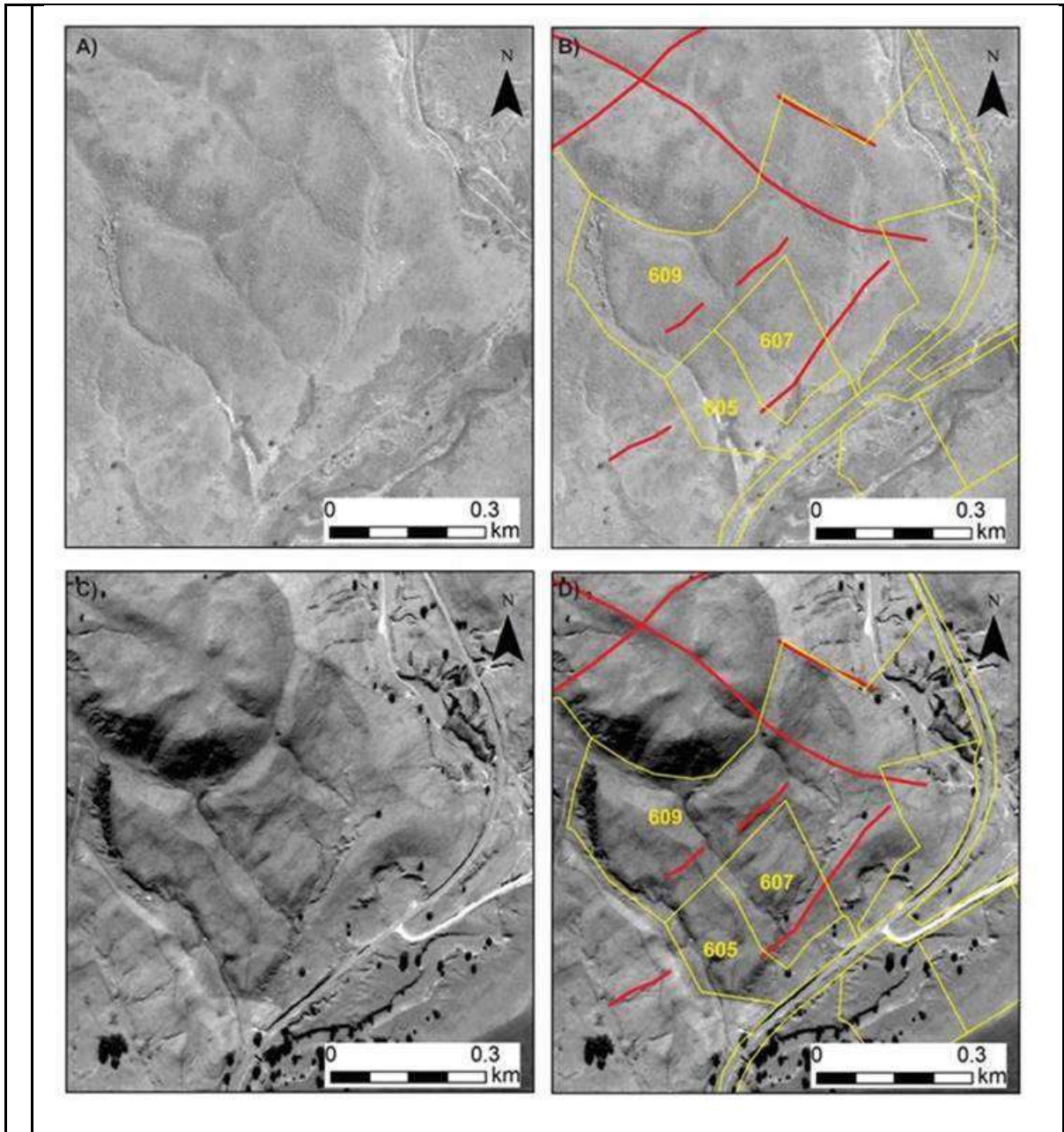
605 State highway one, Tokoroa – Lyndon and Christine Haugh – would like to see the base data that GNS used to identify the fault lines in their locality. There are a number of faults in close proximity moving in different directions, which raises concerns about whether they are all likely to be fault lines.

- Could you please review faults shown around the 605/607/609 and 615 State Highway 1 area – in particular the possible fault crossing 607 and 609.
- To assist with my understanding of how these faults are derived and categorised, could you please provide the information from the 2 datasets described at the beginning of S4.1 (Page 31 of the GNS report) for the 6 faultlines around and to the Northwest of the 605 ,607,609 and 615 SH1 areas.

605/607/609 State Highway 1 is in an area currently not covered with LiDAR data, so the active fault traces in that area were mapped using aerial photographs. The mapping was undertaken for a research project prior to the Taupō District Council project, published by McNamara et al. (2019) (attached) and was incorporated in the Leonard & Townsend (in prep.) 1:120,000 scale Taupō Rift geological map.

Two stereo sets of aerial photos were used for this mapping, from the 1940s (A and B below) and the 1960s (C and D below). These aerial photos were used because they are generally of high quality (especially the 1960s) and have less development and vegetation cover than present day aerial photos. The fault mapping was undertaken using printed (hardcopy) photographs and a stereoscope, which allows visualisation of the topography in 3-dimensions. There is an uncertainty in transferring the mapping using the hardcopy photographs to a GIS (i.e., the locations of the red lines in B and D may not match precisely with the topographic features visible in A and C), but we consider that uncertainty to be included within the Fault Awareness Areas.

Review and attributing of these faults for the Taupō District Council report were undertaken using the present day aerial photos. Looking at these faults again now with the 1960s photos in particular, we concur with the mapping of two intersecting fault sets, of 'likely' and 'possible' active fault traces. They are considered likely and possible active faults because they are relatively straight features that cut across topography (e.g., stream channels and topography related to volcanic units). Intersecting fault sets occur elsewhere in the Taupō Rift, most notably in the Te Mihi area to the south. Some minor refinements to the fault mapping may be possible with some detailed study of the old aerial photos but this is unlikely to materially change the Fault Awareness Areas in the 605/607/609 State Highway 1 area. **We would recommend this area is revisited when there is LiDAR data coverage.**





First name: Catriona

Last name: Eagles

On behalf of:
Cheal Consultants

Postal address:
Suburb:
City:
Country: New Zealand
Postcode:

Email: catrionae@cheal.co.nz

Daytime Phone: 073786405

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Plan Change 39 - Building Coverage - Residential Environment

Points: 79.1

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

We support this change to building coverage as it brings TDC in line with other similar sized Councils and provides for additional housing within our Residential Environment.

We do note that page 5 of the S32 references no change in Permeable surfaces relating to stormwater as a result of no change in the Total coverage rule. We only note in brief that the Total Coverage rule as it is worded does not in fact manage the amount of impermeability on each site. If this is what is intended this matter requires addressing in a future Residential Plan Change.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.10 Taupō Town Centre Environment Height Overlay **Points: 79.2**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Combine Rules 4g.1.9 and 4g.1.10 as follows

g.1.9 Maximum Building Height

The maximum height of any building shall be as follows:

- i. Total Maximum height of three (3) floors above ground level, except where provided by (ii) below:
- ii. The maximum height of any building shall be in accordance with the Taupō Town Centre Environment Height Overlays in the planning maps.

4g.1.10 Taupō Town Centre Environment

Environment

Height Overlay

- ~~i. Any building, or part of any building, located within the Taupō Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level.~~
- iii. Any application arising from this rule shall not be limited or publicly notified

Include reason(s) for your submission point

Part i of this rule doesn't say anything. In conjunction with Rule 4g.1.9 is this saying that the height limit is now 3 storeys up to 16m. Why does it matter how many storeys if there is a 16m or 12m height limit.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.12 Verandas **Points: 79.3**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Support

Include reason(s) for your submission point

Removing rules for verandahs on service lanes makes sense.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.1 Performance Standards > 4g.1.16 Verandas **Points: 79.4**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Support

Include reason(s) for your submission point

Removing rules for verandahs on service lanes makes sense.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.2 Land Use Rules **Points: 79.5**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Support

Consider the linkage to noise, odour and loading/parking for the extended period now proposed.

Include reason(s) for your submission point

This change provides more flexibility for temporary activities, although this does provide for a temporary activity to exceed any performance standard (including noise and odour, loading and access) for a period of 2.5 weeks.

Provision: Plan Change 40 - Taupō Town Centre Environment > 4g Taupō Town Centre Environment > 4g.4 Assessment Criteria **Points: 79.6**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Seek amendment

Amend

NOTE: These matters are applicable to a breach of Rule ~~4g.1.10~~ 4g.1.9

Include reason(s) for your submission point

The assessment criteria are suitable. in light of submission point on Rules 4g.1.9 & 4g.1.10 a slight amendment is proposed

Provision: Plan Change 41 - Removal of Fault lines > Plan Change Provisions **Points: 79.7**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Seek amendment

Include reason(s) for your submission point

No fault line rules in the District Plan means that if owners are building a building which doesn't need resource consent, the identification of fault lines and setbacks is potentially only identified at PIM stage or via the Waikato hazard portal. This could be quite late in the process for this matter to be identified. If not in the District Plan, Council must be diligent in providing this information in LIMs and in PIMs, and on enquiry.

We do question if the new fault lines in the district plan or not? Mapi has them listed as a layer but not in the district plan layers. Similarly we note that the Flood hazard layer sits outside of the District Plan layers in Mapi however they are noted in Section 4e as being in the District Plan. Clarity is needed on how these hazard layers are addressed/labeled on Mapi with regard to District Plan maps.

Provision: Plan Change 43 - Taupō Industrial Zone > 4h Taupō Industrial Environment and Centennial Industrial Environment

Points: 79.8

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Ensure that the future interface of Map 2 industrial zone with Residential zone, and the amenity of the Eastern gateway to Taupo is considered at the time of subdivision in particular if a controlled activity subdivision is proposed.

Identifying the land as Sensitive with specific assessment criteria could address this. Or the addition of assessment criteria in 4h.4.12.

Include reason(s) for your submission point

The provision of additional industrially zoned land is excellent to support industrial growth. Map 2 provides for an area of Industrial land in close proximity to Residential zoned land. Neither the subdivisions rules or the assessment criteria address this. There are provisions relating to avoiding non-industrial activities within the Industrial Zone and existing policy 3t.2.6 requires consideration of this matter. Careful consideration is required to ensure that this policy is sufficient for this location and is reflected in a controlled activity subdivision.

Additionally we note that this location is on a main gateway to the town. Again policy 3t.2.3 addresses this however the key rules addressing this matter are the setback rule 4h.1.3 and 4h.1.4 to be implemented at the time of building construction. There is no linkage to this matter in subdivision, in particular a controlled activity subdivision.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps **Points: 79.9**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Clarification of the area in Kinloch shown as proposed Rural Lifestyle as it relates to Rule 4a.4.4 and proposed minor dwelling rule is required

Include reason(s) for your submission point

An area in Kinloch Structure plan is included as rural lifestyle. Currently a 2nd dwelling requires consent, yet rural lifestyle allows minor dwelling. this appears to be a contradiction in rules.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupō District Plan Section 10

Points: 79.10

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Buildings for the management of farmed animals - includes, 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 and do not include buildings less than 100m².

Include reason(s) for your submission point

For Buildings for the Management of Farm Animals, an exemption for small buildings could be provided to provide for small scale buildings.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupō District Plan Section 10

Points: 79.11

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Rural Industry - an activity that directly supports, services, or is dependent on primary production and has a locational-functional or operational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, dairy farming and geothermal/electricity generation, rural contractors, equestrian activities, horticulture, home kill, forestry processors, lawfully established industry, and the sale of rural produce on the site of production.

Include reason(s) for your submission point

Rural Industry definition should also include rural contractors, equestrian, horticulture, home kill, forestry processors, except lawfully established industry, and the sale of rural produce on the site of production (to avoid confusion with the Commercial Activity rule).

Expanding the definition of Rural Industry for greater clarity in particular regarding the retailing of primary produce at the location of production will further enable Rural Industry to function within the General Rural zone.

We also note that 'Locational Need' is not defined, not in the District Plan and not in law. Functional need or

Operational Need is defined in law and in National Planning Standards. We query what locational need is and suggest that functional or operational need would be better.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies

Points: 79.12

What decision are you seeking from the Council? What action would you like: Retain?

Delete? Amend?

Seek amendment

Amend to link policies to specific objectives, similar structure to current plan. Include broader assessment criteria for each rule.

Include reason(s) for your submission point

We seek a change in formatting of the O&Ps, a clear linkage policies to specific objectives provides greater clarity in policy framework which is the policy structure in the rest of the District Plan. Additionally we note the removal of assessment criteria. We value Assessment criteria not as a limit to the issues to be considered but a finer direction of the issues. Where Restricted Discretionary activities are proposed, Assessment criteria are of course most necessary.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry

Points: 79.13

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Amend

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

Delete rules that limit vehicle movements for rural industry, delete rules that restrict indoor primary production and delete rules that restrict commercial activities and alter or delete rules that restrict sale of primary produce.

Include reason(s) for your submission point

expanding the definition of Rural Industry for greater clarity in particular regarding the retailing of primary produce at the location of production will further enable Rural Industry to function within the General Rural zone. We note that 'Locational Need' is not defined, not in the District Plan and not in law. Functional need or Operational Need is defined in law and in National Planning Standards. We query what locational need is and suggest that functional or operational need would be better.

We do question how rural industry is enabled through the inclusion of rules that restrict indoor primary production and restrict commercial activities and restrict sale of primary produce.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities

Points: 79.14

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Delete Rule 4b.2.8

Include reason(s) for your submission point

We support this policy however question how is visitor accommodation and tourism activities enabled by the proposed rule restricting commercial activity?

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure **Points: 79.15**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

The impacts on road infrastructure arising from subdivision and development are managed through the consent process.

Include reason(s) for your submission point

what does are managed mean? How are the impacts to be managed? And managed by who? Addressed by an applicant or Council via rates and Development contributions? and what about managing the permitted activity impacts? Greater clarity is needed in this objective. We also note that only a policy relating to vehicle movements is proposed but not other infrastructure so is it in fact roading infrastructure that is the key issue?

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakāinga **Points: 79.16**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Support

Include reason(s) for your submission point

Greater provision for papakainga to provide whanau the ability to live on their whenua is supported.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character **Points: 79.17**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Maintain the established General Rural Environment character, as defined by:

1. Large open spaces between built structures
2. A mix of residential and rural industry buildings
3. Noises related to production activities during the day but low levels of noise at night
4. Low levels of light spill.
5. Infrequent variable (weekly and seasonally) vehicle movements to and from a site
6. Limited signage that directly relates to the activity operating on the site.

Include reason(s) for your submission point

We note, as does the District Plan that the Rural environment is one with significant industry and activity within it. In locations there is not infrequent vehicle movements, in some locations there are high site specific vehicle movements such as glasshouses, quarries, milk factories etc. And where roads are upgraded sufficiently this is appropriate. We consider that maintaining the established rural character does not mean restricting vehicle movement and economic development for rural industry. We note that arterial routes have

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements

Points: 79.18

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amend through the addition of assessment criteria for this rule

Include reason(s) for your submission point

To address perceived impacts from traffic on rural roads, this new policy and associated rule is proposed of 200evm/day. There is little evidence provided in the plan change s32 assessment which illustrates the impact of heavy vehicles on rural roads. The rule itself covers all vehicle movements not just heavy vehicle movements however the policy (Policy 3b.2.11) mentions only heavy vehicles.

At a permitted level, this is an unnecessary and bureaucratic restriction on operations, and requires assessment at a PIM on each building consent for rural industries. Many businesses do not track their vehicle movements to any degree and therefore the assessments may be flawed. Where operations are large as triggered by large buildings (thus requiring consent), consideration of this matter can be addressed in a resource consent as they currently are.

Greater clarity on where mitigation is to occur is also needed.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements

Points: 79.19

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Oppose

Delete

or

Amend infringement of this rule to a Restricted Discretionary Activity to be clear what the key issue is and what mitigation is expected.

Include reason(s) for your submission point

To address perceived impacts from traffic on rural roads, this new rule and associated policy is proposed of 200evm/day. There is little evidence provided in the plan change s32 assessment which illustrates the impact of

heavy vehicles on rural roads. The rule itself covers all vehicle movements not just heavy vehicle movements however the policy (Policy 3b.2.11) mentions only heavy vehicles.

At a permitted level and when considering the policy framework of enabling Rural Industry, this is an unnecessary and bureaucratic restriction on operations, and requires assessment at a PIM on each building consent for rural industries. Many businesses do not track their vehicle movements to any degree and therefore the assessments may be flawed. Where operations are large as triggered by large buildings (thus requiring consent), consideration of this matter can be addressed in a resource consent as they currently are.

Greater clarity on where mitigation is to occur is also needed. If there is a concern regarding the roading network, where are the key concerns and how are these to be addressed in consent applications? Consideration of access crossing and visibility at those access crossings do not appear to be the main concern on damage to the transport network broadly.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12
Minor residential unit **Points: 79.20**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

This enables additional housing for the elderly or rangatahi or young families with less restriction that currently

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units **Points: 79.21**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend

Is this rule A maximum of one minor residential unit per primary residential unit per allotment? Or

A maximum of one minor residential unit per primary residential unit permitted by Rule 4b.2.4 ~~per allotment~~..

Include reason(s) for your submission point

This enables additional housing for the elderly or rangatahi or young families with less restriction that currently.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14
Commercial and industrial activity **Points: 79.22**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

delete

Include reason(s) for your submission point

Be clear whether Rural Industry can undertake commercial activities ie sale of produce at the farm gate?

However we have seen little evidence to outline how much of a problem commercial activity in rural zone is? The policy and associated rule creates bureaucracy and problems with defining each activity. We note that these small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.17 Papakāinga

Points: 79.23

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

provides for additional housing for Maori

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.17 Maori Cultural Activities

Points: 79.24

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

We support the continuation of maori cultural activities as being provided for the General Rural environment.

Clarification is required for Clause ii relates to all land management and uses.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment

Points: 79.25

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend

~~The character of the Rural Lifestyle Environment is maintained and protected from incremental subdivision and development.~~

The development of the Rural Lifestyle Environment shall provide for low intensity rural activities and rural amenity associated with low intensity farming

Include reason(s) for your submission point

Given the level of change to occur through the new areas of Rural Lifestyle zone, the character of this area can't be maintained when rules allow significant subdivision... how will the proposed subdivision occur? The development of the Rural Lifestyle Environment shall provide for low intensity rural activities and rural amenity

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2
Avoid reverse sensitivity **Points: 79.26**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Amend

~~Adverse reverse sensitivity effects, including conflict with permitted and legally established activities in neighbouring Environments, are avoided.~~

The Development of the Rural Lifestyle Environment shall avoid Adverse reverse sensitivity effects, including conflict with permitted and legally established activities in neighbouring Environments

Include reason(s) for your submission point

We consider it important that the policy frameworks reflects the changing nature of this new zone.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3
Commercial and industrial activities **Points: 79.27**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?

Seek amendment

Include reason(s) for your submission point

Clarity is needed here for Rural industry associated commercial activities

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.5
Allotment sizes **Points: 79.28**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Seek amendment

Amend

That allotments are developed ~~maintained~~ at sizes to:

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

Include reason(s) for your submission point

This objective needs to reflect the changing nature of this zone. This Objective currently reflects a future state not the change that will occur through the new Rural Lifestyle subdivision provisions

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure **Points: 79.29**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Seek amendment

The impacts on community infrastructure arising from subdivision and development are managed through subdivision consents conditions and development contributions.

Include reason(s) for your submission point

Are managed how?

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment **Points: 79.30**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?
Seek amendment

Manage the anticipated character of the Rural Lifestyle Environment as defined by:

1. Buildings on different sites are separated from each other in a way that creates a sense of privacy.
2. Accessory buildings that do not dominate the landscape.
3. Dwellings may be large but are surrounded by open space and do not dominate the landscape.
4. A general absence of urban infrastructure including community stormwater and wastewater services.
5. An environment which includes residential activities, rural productive activities and home business activities.
6. Noise related to production activities during the day but low levels of noise at night.
7. Low levels of light spill.
8. Limited signage that directly relates to the activity operating on the site.
9. The provision of minor units associated with primary dwellings

Include reason(s) for your submission point

This policy should also reflect the provision of minor units

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.14 Māori Cultural Activities

Points: 79.31

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Support

Include reason(s) for your submission point

Clarity is needed with regard to Clause ii as to its the application of it to all land management and all land uses.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,

Points: 79.32

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Oppose

delete

OR

Make Rule 4b.1.5 and 4b.3.3 consistent in their assessment criteria.

Include reason(s) for your submission point

Be clear whether Rural Industry can undertake commercial activities ie sale of produce at the farm gate?

However we have seen little evidence to outline how much of a problem commercial activity in rural zone is? The policy and associated rule creates bureaucracy and problems with defining each activity. We note that these small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs.

If the rule is to remain we note that the assessment criteria are different bwtm Gen Rural and Rural Lifestyle for commercial activities.

This rule also covers commercial and industrial and home business however Rule 4b.2.2 covers commercial homes business and retail.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.3 General Rules - Rural Lifestyle Environment > 4b.3.3 Home business, commercial,

and retail activities

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Delete or

amend

4b.3.3 Home business, commercial, and ~~retail~~ industrial activities

1. A home business, commercial and retail activity which complies with performance standards is a permitted activity.
2. 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:

1. The effect of the activity on the Rural Lifestyle Environment character, having regard to visual effects and lighting effects.
2. The effects of the activity's vehicle movements, parking, loading and access on the network.
3. Any nuisance effects such as odour, noise and glare are managed within the site.
4. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
5. The hours of operation for the activity.
6. The proposed signage associated with the activity.

Include reason(s) for your submission point

We submit that there is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.

These small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs. Additionally it is unclear if a Rural Industry wish to sell product from the farm gate, is this a commercial activity subject to these restrictions?.

Further more we do question how visitor accommodation and tourism activities are enabled by this rule restricting commercial activity?

We note that the assessment criteria are different bwtm Gen Rural and Rural Lifestyle for commercial activities.

Also Rule 4b.1.5 covers commercial and industrial and home business however this rule covers commercial homes business and retail. Is industrial not included? Is retail not a subset of commercial?

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.10 Intensive indoor primary

production and rural industry

Points: 79.34

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

amend

4b.1.10 Intensive indoor primary production and rural industry

1. An intensive indoor primary production or rural industry activity which complies with performance standards 4b.2.1, 4b.2.2, 4b.2.3 and 4b.2.5 and 4b.2.6 is a permitted activity.
2. An intensive indoor primary production or rural industry activity which does not comply with these performance standards is a restricted discretionary activity.

The Council restricts the exercise of its discretion to the following matters:

1. The daily vehicle movements expected to and from the allotment.
2. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects.
3. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.
4. The hours of operation for the activity.
5. The proposed signage associated with the activity.

~~The Council restricts the exercise of its discretion to the following matters:~~

- ~~1. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects.~~
- ~~2. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.~~
- ~~3. The hours of operation for the activity.~~
- ~~4. The proposed signage associated with the activity.~~

Include reason(s) for your submission point

We suggest that complies with 4b.2.6 is also provided for else infringement of this rule for Rural Industry will fall to discretionary. Also the assessment criteria is repeated.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.2 Maximum building coverage

Points: 79.35

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Support

Include reason(s) for your submission point

greater provision for rural industry

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.3 Maximum building size

Points: 79.36

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

greater provision for rural industry

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.5 Maximum building height

Points: 79.37

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Include reason(s) for your submission point

greater flexibility for rural industry

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks

Points: 79.38

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend proposed rule 4b.2.6 with

- (i) 30 metre setback for dwellings and minor residential units and other buildings from the front boundary.
- (ii) 15 metres setback for dwellings, and minor residential units and other buildings from all other boundaries.

And

Amend to include

4b.1.11 Building setback

Infringement of Rule 4b.2.6 is a restricted discretionary activity

-

Include reason(s) for your submission point

The setback rule for other buildings to the front and other boundaries is not clear. Additionally the infringement of this rule on its own should be restricted discretionary.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks

Points: 79.39

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Either

a.delete the rule

or

b. provide an exemption for buildings of 100m² in the definition , and provide an exemption such buildings located along side existing buildings

or

c. reduce the distance to 30m from all other boundaries,

or

d. (i) reduce the distance to 30m from all other boundaries adjoining General Rural and
(ii) 50m from boundaries adjoining Rural Lifestyle

Include reason(s) for your submission point

The Rule 4b.2.6(iv) building for management of farmed animals to be setback 200m is unnecessarily restrictive.

This rule will capture kennels, calf sheds, milking sheds, stables. As well as the larger buildings, this rule will capture too many smaller buildings (such as dog kennels for 4+ dogs), stables for 1+ horses. It will also impacts on the ability to provide new buildings alongside existing infrastructure unnecessarily. This rule will increase the cost of providing farm buildings such as milking sheds and calf sheds due to increased distances for roading and power, 200m is a significant distance from the road to reticulate power and provide roading. We agree this can be an issue adjoining an urban setting and perhaps may be appropriate in the Rural Lifestyle zone however is unnecessary in General Rural and will increase paperwork unnecessarily. Little evidence has been provided in the S32 to illustrate that the location of such buildings which are common place with the General Rural area is a difficulty.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units

Points: 79.40

What decision are you seeking from the Council? What action would you like: Retain?

Delete? Amend?

Seek amendment

4b.2.7Minor residential units

A maximum of one minor residential unit per primary residential unit per allotment.

1. All minor residential or accommodation activity units shall:

1. Be no larger than 100m² in size (inclusive of garaging).
2. Be located no greater than 20 metres from the primary residential unit.
3. Share an accessway/driveway with the primary residential unit.

Include reason(s) for your submission point

Rule 4b.2.7 and Rule 4b.4.5 should be consistent

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Points: 79.41

Seek amendment

Include reason(s) for your submission point

Assessment criteria should be consistent between Rule 4b.1.2 and Rule 4b.3.2.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Points: 79.42

Seek amendment

When considering activities under Rule 4b.3.2 Council restricts the exercise of its discretion to the following matters:

1. The extent to which the residential unit and vehicle access point design, siting and external appearance adversely affects rural character and amenity.
2. 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.
3. Effect on nearby sites, including outlook and privacy.
4. Whether the residential unit and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values.
5. The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
6. The proximity between the primary residential unit and the minor residential unit.
7. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful
8. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.

Include reason(s) for your submission point

Assessment criteria should be consistent between Rule 4b.1.2 and Rule 4b.3.2.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses **Points: 79.43**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amendment sought is either to delete this rule or increase the area. Additionally Rural Industry should be exempt from limitation for retail.

Include reason(s) for your submission point

We submit that there is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.

These small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs. Additionally it is unclear if a Rural Industry wish to sell product from the farm gate, is this a commercial activity subject to these restrictions?.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment **Points: 79.44**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Include reason(s) for your submission point

We seek greater inclusion in the district plan of the exclusion of limited notification on appropriate rules in particular that most Restricted discretionary activities are precluded from limited notification given the limited scope of effects, thus increasing certainty on limited notification for applicants on such rules

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.3 General Rules - Rural Lifestyle Environment > 4b.3.7 High voltage transmission lines

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

amend

4b.3.7 High voltage transmission lines

1. 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:

1. The location of the structure in relation to high-voltage transmission line.
2. Any effects on the safe and efficient functioning of the transmission line.

~~The Council restricts the exercise of its discretion to the following matters:~~

- ~~1. The effect of the activity on the rural character of the area, having regard to visual effects and lighting effects.~~
- ~~2. The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated.~~
- ~~3. The hours of operation for the activity.~~
- ~~4. The proposed signage associated with the activity.~~

Include reason(s) for your submission point

remove the second set of assessment criteria as being unrelated

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements

Points: 79.46

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Delete? Amend?

Oppose

same relief sought as noted against Rule 4b.2.1

Include reason(s) for your submission point

we oppose for the same reasons as noted against Rule 4b.2.1

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.2 Maximum building coverage

Points: 79.47

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Amend?

Support

Include reason(s) for your submission point

Greater flexibility for buildings

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.3 Maximum building size

Points: 79.48

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Support

Include reason(s) for your submission point

Greater flexibility for buildings

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.4 Maximum density of residential units

Points: 79.49

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

we seek clarification how this relates to Areas x & y

Include reason(s) for your submission point

we seek clarification how this relates to Areas x & y

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.5 Minor residential units

Points: 79.50

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Support

Rule 4b.2.7 and Rule 4b.4.5 should be consistent

Include reason(s) for your submission point

Rule 4b.2.7 and Rule 4b.4.5 should be consistent

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.7 Minimum building setbacks

Points: 79.51

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

amend

- (i) 30 metre setback for dwellings and minor residential units and other buildings from the front boundary.
- (ii) 15 metres setback for dwellings, and minor residential units and other buildings from all other boundaries except as restricted by clause iii.

Include reason(s) for your submission point

Clarify rules for other buildings

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.9 Home business, commercial, and retail activities

Points: 79.52

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Oppose

amendment sought is either to delete this rule or increase the area. Additionally Rural Industry should be exempt from limitation for retail.

This rule also covers commercial and industrial and home business however Rule 4b.2.2 covers commercial homes business and retail.

4b.4.9 Home business, commercial, and industry ~~retail~~ activities

1. Any indoor or outdoor space used for a home business, commercial or ~~retail~~ industry purposes, shall be less than 100m² in gross floor area for indoor activities, or 100m² of land area for outdoor activities.
2. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates.

Include reason(s) for your submission point

We submit that there is little evidence provided that this is a significant effect on the rural zone and that the rule is not necessary.

These small rural retail activities provide a role in supporting rural communities by being gathering places for social connection, and provide alternative employment in rural areas. Such retail or commercial activities can play a role in reducing vehicle trips and emissions and maintain a sense of community. The number of them are small and will likely continue to be small due to the small population supporting them. Unnecessary restriction on commercial operations limits the rural community from a range of business opportunities and fail to provide for rural communities needs. Additionally it is unclear if a Rural Industry wish to sell product from the farm gate, is this a commercial activity subject to these restrictions?.

If the rule is to remain we note that the assessment criteria are different bwtwn Gen Rural and Rural Lifestyle for commercial activities.

This rule also covers commercial and industrial and home business however Rule 4b.2.2 covers commercial homes business and retail. Is retail not commercial and why is industry uses restricted in General Rural but not Rural Lifestyle?

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules

Points: 79.53

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?**Seek amendment****Include reason(s) for your submission point**

Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity – this appears inconsistent and requires amendment.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment **Points: 79.54**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?**Seek amendment**

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

1. Subdivision resulting in lots that are 4 hectares or larger adjoining the General Rural Environment is a controlled activity.
2. Subdivision resulting in lots that are smaller than 4 hectares adjoining the General Rural Environment is a discretionary non-complying activity.

Include reason(s) for your submission point

Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot internal to ie inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity – this appears inconsistent and requires amendment.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment **Points: 79.55**

What decision are you seeking from the Council? What action would you like: Retain? Delete?

Amend?**Seek amendment**

amend

Amend as follows**4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment**

1. Subdivision resulting in lots that are 2 hectares or larger that do not adjoin the General Rural Environment is a controlled activity.
2. Subdivision resulting in lots that are smaller than 2 hectares that do not adjoin the General Rural Environment is a non-complying discretionary 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:

1. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, multi-modal connectivity if appropriate, suitable building platforms to accommodate future complying buildings, and adequate quatam management of stormwater.
2. 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.
3. 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.
 4. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
 5. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
 6. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
 7. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes, and fault lines.
 8. 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.

Include reason(s) for your submission point

Under Rule 4b.5.2 and 4b.5.3 a 1.95ha lot inside the Rural Lifestyle zone will be a Non-complying activity however a 1.95ha lot adjoining the Rural zone would be a discretionary activity – this appears inconsistent and requires amendment.

there is a lack of clarity regarding the inclusive of fault lines and 'adequate' management of stormwater. Is this adequate with regard to quantum mgmt or quality management? In regard to WRC guidelines yet the rural context this requires clarification.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road **Points: 79.56**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

4b.5.5 Subdivision resulting in a new public road, or extension of existing public road

1. 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 including the need for connectivity to adjoining land and other roads and the facilitation of multimodal transport ;
- c. The effect that the development will have on the stormwater catchment.

Include reason(s) for your submission point

assessment criteria does not address the consideration of connectivity or alternative modes of transport

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.6 Subdivision - Other **Points: 79.57**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Update Rules in Rule 4b.5.6 to be more consistent with General Rural subdivision rules

Include reason(s) for your submission point

Rules in Areas X& Y are inconsistent with the Gen Rural rules.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.9 Subdivision - More than 12 allotments **Points: 79.58**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

amend to include assessment criteria or provide policy direction similarly.

4b.5.9 Subdivision - More than 12 allotments

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.

Assessment Criteria

1. Adequacy of road legal and formed width

2. Adequacy of legal arrangements for the private road maintenance.

3. the consideration for connectivity or future connectivity

4. the provision of multi modal considerations ie public pedestrian access or public cycleways including easements .

-

Include reason(s) for your submission point

There are no related policies for this rule. Additionally there are no assessment criteria for this rule. Some guidance is needed to confirm key matters of consideration. Granted under this rule in the current district plan, there are many rural subdivisions granted for more than 12 users on a private road where it is now known there is difficulty with the ongoing maintenance and ownership structure of these private roads. There is little/no guidance in the proposed plan regarding adequacy of formation, adequacy of legal arrangements for the private road maintenance, the consideration for connectivity or future connectivity or the provision of multi modal considerations ie public pedestrian access or cycleways. Such guidance would assist Council and Developers alike.

We also note that the Traffic and transport O&Ps provide little direction on this matter also.

Attached Documents

File

No records to display.

Organisation:

Federated Farmers of New Zealand – Rotorua / Taupō

First name: Colin**Last name:** Guyton**Postal address:****Suburb:****City:****Country:** New Zealand**Email:** jcookmunro@fedfarm.org.nz**Daytime Phone:** 027 331 0084

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Submission made by Colin Guyton - 027 2756546
 Address for Service - Jo-Anne Cook Munro - 027 331 0084

Attached Documents

File
PDF - District Plan Submission - Federated Farmers of New Zealand – Rotorua - Taupo

SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



Form 5

Submission on publicly notified proposal for policy statement or plan Clause 6 of First Schedule, Resource Management Act 1991

- To: Taupō District Council
30 Tongariro Street
Taupō 3330

Private Bag 2005
Taupō 3352

Via email: districtplan@taupo.govt.nz
- Submission on: **Taupō District Plan Change 38 – Strategic Direction, Plan Change 41 – Removal of Fault Lines, Plan Change 42 – General Rural and Rural Lifestyle Environments and Plan Change 43 – Taupō Industrial Land**
- Date: 9 December 2022
- Submission by: Federated Farmers of New Zealand – Rotorua / Taupō
COLIN GUYTON
ROTORUA / TAUPŌ PROVINCIAL PRESIDENT
Federated Farmers of New Zealand
M 027 275 6546
E jcookmunro@fedfarm.org.nz
- Address for service: **JO-ANNE COOK MUNRO**
SENIOR POLICY ADVISOR / RESOURCE MANAGEMENT SOLICITOR
Federated Farmers of New Zealand
M 027 331 0084
E jcookmunro@fedfarm.org.nz
1. Federated Farmers of New Zealand – Rotorua / Taupō (Federated Farmers) could not gain an advantage in trade competition for this submission.
 2. Please refer to the attached table for the specific provisions of Plan Change 38 – Strategic Direction, Plan Change 41 – Removal of Fault Lines, Plan Change 42 – General Rural and Rural Lifestyle Environments and Plan Change 43 – Taupō Industrial Land that our submission relates to.
 3. Refer to the table attached for the details of Federated Farmers' submission and whether we support or oppose the specific provisions on which we have submitted.
 4. The decisions sought by Federated Farmers are outlined in the table attached to this submission.
 5. We wish to be heard in support of this submission.
 6. Federated Farmers seeks any consequential changes necessary to give effect to the relief sought in each of the individual submission points made.

1.0 Introduction

- 1.1 Federated Farmers – Rotorua / Taupō (**Federated Farmers**) welcomes the opportunity to submit on the Taupō District Council's (**Council**) proposed plan changes to its district plan.
- 1.2 Federated Farmers acknowledges any submissions submitted by individual members.
- 1.3 Federated Farmers are a primary sector organisation with a long and proud history of representing the needs and interests of New Zealand farmers involved in a range of rural businesses.
- 1.4 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.
- 1.5 Federated Farmers aim 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:
- (a) our members may operate their business in a fair and flexible commercial environment;
 - (b) our members' families and their staff have access to services essential to the needs of the rural community; and
 - (c) our members adopt responsible management and environmental practices.
- 1.6 Federated Farmers is actively involved in district plan reviews across New Zealand. Primary production activities from our members make a significant contribution to the economic, social, and cultural well-being of New Zealand.
- 1.7 Our members want district plans that balances environmental, cultural, social, and economic values while ensuring rules are equitable, cost-effective, pragmatic and effects based. They also want district plans that are written in plain English; are easy to use and understand; acknowledge and reward the positive effects farming has on conservation; and recognise the importance of collaborating with communities to achieve desired environmental outcomes.
- 1.8 A lot of regulation has come at a significant cost on financial and mental health within the primary sector. Many of the costs are unnecessary and place additional pressure on the primary industry. Areas of discussion around climate change, biodiversity, outstanding natural features, and general land use activities need to be carefully considered to ensure that decision making with the consideration of the impacts of Councils decisions economically, socially, and environmentally.

2.0 General Comments

- 2.1 In general, farmers want a district plan that:
- (a) balances environmental, cultural, social, and economic values;
 - (b) ensures rules are equitable, cost-effective, pragmatic and effects based;
 - (c) is written in plain English, is consistent and follows a clear, user-friendly format;
 - (d) acknowledges and rewards the positive impacts farming has on conservation, and
 - (e) recognises the importance of collaborating with communities to achieve desired environmental outcomes.
- 2.2 There is an expectation that Councils, when undertaking a plan review, will adopt a no-frills approach and only target what is necessary to manage and resolve any issues occurring in the district and to meet their responsibilities under the Resource Management Act 1991 (RMA).
- 2.3 Federated Farmers can appreciate that given the uncertainty in future planning frameworks that will be required through the current resource management reforms. A focus on the parts of the district 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 ratepayers are constantly interacting with both natural and built resources and rely heavily on these resources. Farmers and primary producers are very aware of the importance of managing these resources effectively, responsibly, and sustainably to provide for the viability of both their businesses and the resources for future generations.
- 2.6 It is important that Councils use every means available to them 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 to remain viable. This usually results in intensification and, in turn, may place additional 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 sizable proportion of the district is dedicated to earning a living off the land, which provides not only for those families, but also to district and regional wealth.
- 2.8 A district plan should not be unnecessarily restrictive and should focus on non-regulatory methods such as education and partnerships rather than having a priority focus on regulation. Non-regulatory methods are effective in engaging resource users to collaborate with Councils 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 conducted. It is important that resource users feel that they have played an active role in the decision-making process. Education is a valuable 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 Federated Farmers also believes that reducing misconceptions will result in more realistic and achievable community expectations. The need for some regulation is accepted but the Council needs to ensure that it is the most appropriate method before introducing a rule, or a requirement for landowners to adhere to.
- 2.11 Each plan change has been given its own section below. Each section clearly outlines the provisions which Federated Farmers has submitted on, the reasons for doing so and the relief sought.
- 2.12 In respect of our submissions, our suggested amendments are shown with ~~strikeout~~ for deletions and underlining for additional wording. In each of the individual submission points made, the decision sought includes any consequential amendments that may be required to any and all other related elements in the proposed plan.

PROPOSED PLAN CHANGE 38 – STRATEGIC DIRECTIONS

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Chapter 2 - Strategic Directions				
Page 2, Introduction	1	Support in part	<p>Federated Farmers supports the inclusion of a strategic direction chapter into the Taupō District Plan. It is important that the key strategic and significant resource management issues are defined in the district plan as they will play a vital role in influencing the direction the Council takes on behalf of its communities.</p> <p>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.</p> <p>The Taupō district has a significant rural presence and a considerable amount of rural land which is used for primary production. Federated Farmers seeks the protection of the values, character and resources of the general rural environment as it is defined in Proposed Plan Change 42 (subject to any amendments that have been sought).</p> <p>It is important that there is a strategic direction which recognises and provides for the rural economy and environment. Federated Farmers believes that the implementation of a strong rural economy and environment strategic direction would support and enable the continued use of rural land for rural production. It would also provide recognition that farming and other activities located within the general rural environment contribute significantly to the district as well as the wider region. Rural sustainability must include the protection of the existing land use activities such as primary production which have been present and operating in the rural environment for many years, if not decades. Primary production makes a substantial contribution to New Zealand's economy across national, regional and district levels.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the inclusion of a new strategic or significant resource management issue in Chapter 2 Strategic Directions focused on rural sustainability and the protection of the rural economy and environment within the Taupō district; and</p> <p>(b) the inclusion of the following objectives for the strategic direction rural sustainability or wording with similar intent:</p> <p>2.X.X Objectives</p> <ol style="list-style-type: none"> 1. <i>The district's general rural environment is managed in a way that promotes rural sustainability while protecting rural land from inappropriate subdivision, land use and development;</i> 2. <i>Existing, lawfully established rural land use activities are recognised and protected from incompatible activities.</i> 3. <i>The value of the rural economy to the district and the wider region is acknowledged and provided for.</i> <p>(c) the inclusion of appropriate policies which will implement the proposed objectives outlined in (b) above; and</p> <p>(d) any consequential amendments required as a result of the relief sought.</p>

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Pages 3 and 4, 2.1 Strategic Direction 1 Tangata Whenua	2	Support	Federated Farmers supports the inclusion of strategic direction 1 in respect of tangata whenua. We also support the objectives and policies as outlined for the strategic direction as they are a positive step towards the district plan acknowledging and providing for the principles to Te Tiriti o Waitangi (the Treaty of Waitangi).	Federated Farmers seeks the following relief: (a) the retention of strategic direction 1 Tangata Whenua as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Page 5, 2.2 Strategic Direction 2 Freshwater Quality / Te Mana o te Wai	3	Support in part	Federated Farmers supports the intent of this strategic direction. There is concern over the strategic direction as it is currently drafted that it is not consistent with the National Objectives Framework for the National Policy Statement for Freshwater Management 2020. ¹ The National Objectives Framework sets out the Te Mana o te Wai hierarchy that applies to all decision making in the freshwater space. The hierarchy is: 1. the health and wellbeing of waterbodies and freshwater ecosystems; 2. the health needs of people (e.g., drinking water); and 3. people and communities provide to provide for their social, economic and cultural wellbeing, now and in the future. The proposed strategic direction for freshwater needs to be rewritten to ensure that it achieves consistency with the National Objectives Framework and clearly sets out the defined process that the framework has defined. It is essential that the strategic direction supports the national direction that has been set by central government.	Federated Farmers seeks the following relief: (a) the amendment of strategic direction 2 Freshwater Quality / Te Mana o te Wai to achieve consistency with the requirement of the National Objectives Framework; and (b) any consequential amendments required as a result of the relief sought.
Pages 6 and 7, 2.3 Strategic Direction 3 Urban Form and Development	4	Support	Federated Farmers supports the strategic direction related to urban form and development as it is currently drafted in the plan change. It recognises that urban development creates additional demands on and for infrastructure and that there is a need for land use to be integrated with infrastructure development.	Federated Farmers seeks the following relief: (a) the retention of strategic direction 3 Urban Form and Development as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.

¹ <https://environment.govt.nz/acts-and-regulations/freshwater-implementation-guidance/inf/> accessed at 8.15am on 9 November 2022.

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Page 8, 2.4 Strategic Direction 4 Climate Change	5	Support in part	Federated Farmers supports the inclusion of a strategic direction that deals with climate change and how important it is to ensure that communities need to become climate change resilience. Policy 2.4.3(2) is not supported as it is currently written. There should be an acknowledgement that some land use activities have a functional need for occurring and that some may not be able to achieve a positive climate change outcome but are also not increasing their emissions into the environment.	Federated Farmers seeks the following relief: (a) the amendment of Policy 2.4.3 as currently written to read as below or with wording to similar effect; 2. <i>Land use activities which will <u>will</u> unduly <u>overly</u> accelerate the effects of climate change will be discouraged recognising that some land use activities will be able to continue with no significant changes to their emissions output.</i> (b) and any consequential amendments required as a result of the relief sought.
Pages 9 and 10, 2.5 Strategic Direction 5 Significant and local infrastructure	6	Support in part	Federated Farmers supports strategic direction 5 as it is currently drafted including the objectives and policies. However, we seek an amendment to the policies so that it is acknowledged that infrastructure can (and does) have reverse sensitivity effects on existing land use activities such as farming and primary production. Federated Farmers recognises the importance for infrastructure to be able to be delivered safely and efficiently. However, it is important that the that the strategic direction tells the whole story. The provision of infrastructure can create conflict between the infrastructure provider and the landowner whose property the infrastructure is going on or over	Federated Farmers seeks the following relief: (a) the addition to Policy 2.5.3 of a new clause to read as below or with wording to similar effect; 6. <i>To recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible.</i> (b) and any consequential amendments required as a result of the relief sought.
Pages 11 and 12, 2.6 Strategic Direction 6 Natural Environment Values	7	Support in part	Federated Farmers supports the intent of strategic direction 6. The preservation of indigenous ecosystems and biodiversity has and will continue to create tensions between private landowners, Iwi and Councils. There are concerns that the proposed objectives and policies do not provide for existing activities to continue. There needs to be an additional objective and policy that recognises and provides for existing activities such as grazing and other farming activities to continue if the scale and intensity of effects do not / have not increased following the commencement date of the plan.	Federated Farmers seeks the following relief: (a) the amendment of strategic direction 6 Natural Environment Values to recognise and provide for non-regulatory methods as well as the role that private landowners play in the preservation of natural environment values; and (b) any consequential amendments required as a result of the relief sought.

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
			<p>It is felt that the objectives and policies for the strategic direction have missed the mark by not including engagement and education of private landowners in them.</p> <p>Federated Farmers supports the use of non-regulatory measures to assist landowners to continue this journey. The Council needs to be prepared to function as an intermediary so that effective partnerships can be established between all the parties involved with the protection of indigenous vegetation and fauna and natural values and landscapes to ensure the best possible outcomes. Private property owners will not appreciate having provisions imposed on them without having prior engagement.</p> <p>Natural character is a matter that Federated Farmers and its members are heavily invested in. Our members are constantly improving riparian margins and natural character on their land through planting, fencing, and retiring land with natural character from use. All this is done at their expense.</p> <p>It is important that the Council recognises and provides for in the district plan for activities that have a functional need to be located within an area of natural character. These activities are required to be located next to the resources that they utilise and cannot be located anywhere else. These activities need to be provided for as they form part of an existing working landscape.</p>	

PROPOSED PLAN CHANGE 41 – REMOVAL OF FAULT LINES

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Plan Change 41 Removal of Fault Lines				
Entire Plan Change	1	Support in part	<p>Federated Farmers supports in part this plan change. The removal of outdated data from the district plan is essential to ensure the plan stays up-to-date and useful to plan users.</p> <p>However, the removal of the fault lines from the district panning maps, raises the issue of how plan users will be able to determine whether a proposed activity will require resource consent. The district plan rules require a buffer twenty metre either side of fault lines as being unsuitable for any structure (excluding network utility lines, cables, and pipelines). Structures within 20m of the mapped fault line requires resource consent.</p> <p>While the removal of the outdated fault lines and associated provisions from the district plan maps means that more accurate data can be relied upon for subdivision and development resource consents and building consents, it is uncertain if plan users will be able to access this data. This creates an unfairness as without the fault lines being identified in the District Plan, the subdivision consent and Building Act/ building consent processes will be the primary mechanisms for ensuring that the risks posed to buildings from potential fault lines are mitigated.</p>	<p>Federated Farmers seeks the following relief:</p> <ul style="list-style-type: none"> (a) the retention of a reference in the district plan that tells plan users where they can access the up-to-date data on fault lines; and (b) that the Council provides access to the up-to-date fault line data from the GNZ report to district plan users; and (c) any consequential amendments required as a result of the relief sought.

PROPOSED PLAN CHANGE 42 – GENERAL RURAL AND RURAL LIFESTYLE ENVIRONMENTS

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Section 10 – General Rural and Rural Lifestyle Environments				
Page 3, Section 10 Definitions	1	Support in part	<p>Federated Farmers supports the inclusion of the proposed new definitions. In respect of the definition for stock proof fence it is recommended that the Council incorporates the full definition from Schedule 2.7 of the Fencing Act 1978. This would make it easier for users of the district plan as they will not have to go to a different place to find out the requirements are for a stock proof fence.</p> <p>The new definition for papakāinga is supported as it better reflects the concept of how tangata whenua live and work in this space.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the amendment of the definition for stock proof fence so that it reads: <i>Stock Proof Fence - A 9 or 10 wire fence: as described in Schedule 2.7 of the Fencing Act 1978, a substantial wire fence having 9 or 10 wires properly strained, with or without battens (droppers) or lacing affixed to the wires between the posts or standards; the posts or standards to be of durable timber, metal, or reinforced concrete, well and substantially erected, and not more than 5 m apart, the top wire not to be less than 1 m from the ground surface, the wires to be galvanised, and of 2.5 mm high tensile steel or 4 mm steel, or its equivalent, the space between the ground and the bottom wire not to exceed 100 mm, the 4 bottom wires to be not more than 130 mm apart.</i></p> <p>(b) the retention of the proposed definition for papakāinga as currently drafted or with wording to similar effect; and</p> <p>(c) any consequential amendments required as a result of the relief sought.</p>
Page 3, Section 10 Definitions	2 and 3		<p>Federated Farmers seeks the inclusion of definitions for the following terms:</p> <ul style="list-style-type: none"> highly productive land; and minor residential units <p>as these terms are used frequently throughout the plan change text. Providing definitions for these terms will provide clarity to plan users.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the inclusion of definitions in chapter 10 of the district plan for the terms ‘highly productive land’ and ‘minor residential units; and</p> <p>(b) any consequential amendments required as a result of the relief sought.</p>
Pages 5 to 7, 3b Rural Environment Chapter, 3b.1 Introduction	4	Support	<p>The recognition of the need to ensure that other activities do not affect the ability of the rural environment to function effectively is strongly supported. Federated Farmers also supports the acknowledgement of the functional need of rural</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the retention of 3b.1 Introduction to the rural environment chapter or with wording to similar effect; and</p>

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Pages 7 and 8, 3b Rural Environment Chapter, 3b.2 Objectives and Policies – General Rural Environment Objectives	5	Support in part	<p>activities to be located within the rural environment and the potential for reverse sensitivity effects to occur from their continued operation.</p> <p>Federated Farmers has concerns over the way in which the objectives have been written. The objectives do not read as a statement of what is to be achieved through the resolution of a particular issue.</p> <p>An objective should state what is to be achieved, where and when. With the current objectives, the matter of ‘when’ is not addressed and it is uncertain how it would be known what the objectives have been met.</p> <p>The objectives have also been written as absolute targets in that matters are to be protected or avoided. Again, there will be difficulty in assessing the achievement of these objectives which require absolute outcomes.</p> <p>Federated Farmers has concerns over Objective 3b.2.6 which deals with the impacts on infrastructure from subdivision and development. We recognise that for some essential infrastructure there will be a need to locate in the rural environment. However, the objective also should acknowledge that essential infrastructure can cause reverse sensitivity effects on activities located in the rural environment.</p> <p>Objective 3b.2.4 as currently drafted is inconsistent with Part 2 of the Resource Management Act 1911. It is not appropriate that the objective does not address both sides of the issue or that it seeks to protect all infrastructure from the effects of all subdivision and development.</p>	<p>(b) any consequential amendments required as a result of the relief sought.</p> <p>Federated Farmers seeks the following relief:</p> <p>(a) the amendment of the objectives for chapter 3b Rural Environment so that they clearly state what is to be achieved, where the objective is to be achieved and when the objective will be achieved; and</p> <p>(b) the amendment of objective 3b.2.6 so that it reads as follows or with wording to similar effect:</p> <p>Objective 3b.2.6 Impacts on essential infrastructure The impacts on <u>essential</u> infrastructure arising from inappropriate subdivision, <u>use</u> and development are managed <u>avoided, remedied or mitigated where it is possible to do so.</u></p> <p>(c) the insertion of a definition for ‘essential infrastructure’ into the district plan; and</p> <p>(d) any consequential amendments required as a result of the relief sought.</p>
Pages 8 and 9, 3b Rural Environment Chapter, 3b.2 Objectives and	6	Support in part	<p>Federated Farmers supports in part the proposed policies as they are currently written. However, the policies do not appear to meet the best practice guidelines set by Quality Planning.²</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the amendment of the policies for chapter 3b Rural Environment so that they clearly state how the objective will be</p>

² <https://www.qualityplanning.org.nz/node/610> accessed at 12.18pm on 14/11/2022.

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Policies – General Rural Environment - Policies			<p>Policies are intended to define the course of action to achieve or implement an objective. Policies need to be written to provide clear direction to decision makers who will be making the decisions on the methods and/or rules used to implement the policies.</p> <p>Policies need to be written to address effects. This requires consideration of the following:</p> <ul style="list-style-type: none"> • How will the policy meet the relevant objective? • Where in the district or region does the policy apply? • What action is required to be taken and when (i.e., under what circumstances). • Who is required to comply with the policy and who will implement the policy? <p>It is also difficult to determine what objectives some of the policies are related to. For example, it is not clear which policy is related to objective 3b.2.1 Enable Primary Production and objective 3b.2.3 Rural Industry. The focus appears to have been taken off these matters and placed on commercial and industrial activity.</p> <p>In addition, it is not clear which policy connects to objective 3b.2.6 Impacts on Infrastructure. For objectives and policies to be effective and provide clear directions for methods and rules, they need to relate to each other. Policies should address all the objectives defined so that there is a clear connection to the methods or rules to be used to implement the objectives and policies.</p>	<p>met by this policy, where in the region or district will the policy apply, what course of action is to be taken and when, and who is required to comply with the policy and who is to implement the policy; and</p> <p>(b) any consequential amendments required as a result of the relief sought.</p>
Pages 10 and 11, 3b Rural Environment Chapter, Objectives and Policies – Rural Lifestyle Environment Objectives	7	Support	<p>Federated Farmers supports the objectives as they are proposed for the rural lifestyle zone.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the retention of objectives 3b.3.1 to 3b.3.8 as currently drafted or with wording to similar effect; and</p> <p>(b) any consequential amendments required as a result of the relief sought.</p>

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Pages 11 and 12, 3b Rural Environment Chapter, 3b.3 Objectives and Policies – Rural Lifestyle Environment - Policies	8	Support	Federated Farmers supports the policies as they are currently drafted for the rural lifestyle zone.	Federated Farmers seeks the following relief: (a) the retention of policies 3b.3.9 to 3b.3.14 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Pages 12 to 18, Rules and Standards - Rural Environment – 4b.1 General Rules – Rural Environment	9	Support	Federated Farmers supports the general rules for the general rural environment as they are currently drafted. The rules as proposed allow for the continuation of existing, lawfully established activities within the rural environment without any unnecessary obstacles.	Federated Farmers seeks the following relief: (a) the retention of policies 3b.3.9 to 3b.3.14 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Pages 18 to 22, Rules and Standards - Rural Environment – 4b.2 Performance Standards – General Rural Environment	10	Support	Federated Farmers supports performance standards 4b.2.1 to 4b.2.5 and 4b.2.7 to 4b.2.15. The performance standards allow for continuation of existing, lawfully established activities within the rural environment without any unwarranted barriers.	Federated Farmers seeks the following relief: (a) the retention of performance standards 4b.2.1 to 4b.2.5 and 4b.2.7 to 4b.2.15.as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Pages 18 to 22, Rules and Standards - Rural Environment – 4b.2 Performance Standards – General Rural Environment 4b.2.6	11	Oppose	Federated Farmers opposes the performance standard as it is currently drafted. Performance standard 4b.2.6 (iv) requires a minimum setback of two hundred metres from all boundaries for buildings for the management of farmed animals from all boundaries. 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. The current setback from boundaries for the rural environment is 15-25m (depending on the situation and application). The proposed change is significant and has the potential to	Federated Farmers seeks the following relief: (a) the amendment of the required setback in performance standard 4b.2.6 (iv) from 200m to 25m from residential buildings and community facilities; and (b) any consequential amendments required as a result of the relief sought.

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
			<p>significantly impact on our farming members. It may prove impractical or impossible to meet the new proposed setback of 200m.</p> <p>As previously highlighted to the Council, we question what the issue is that the proposed increase in the setback is trying to address. 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.</p> <p>Federated Farmers proposes that a 25m setback be required from any residential units or community facilities (such as churches, schools, halls etc.) regardless of whether where the boundary is located. This will strike an appropriate 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.</p>	
Pages 23 to 25, Rules and Standards - Rural Environment – 4b.3 General Rules – Rural Lifestyle Environment	12	Support	<p>Federated Farmers supports the general rules that are proposed for the rural lifestyle environment.</p>	<p>Federated Farmers seeks the following relief:</p> <ul style="list-style-type: none"> (a) the retention of general rules 4b.3.1 to 4b.3.7 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Pages 26 to 28, Rules and Standards - Rural Environment – 4b.4 Performance Standards – Rural Lifestyle Environment	13	Support	<p>Federated Farmers supports the performance standards proposed for the rural lifestyle environment. The standards provide for the development of an appropriate rural lifestyle and seeks to avoid or minimise any adverse effects on adjoining rural environments.</p>	<p>Federated Farmers seeks the following relief:</p> <ul style="list-style-type: none"> (a) the retention of performance standards 4b.4.1 to 4b.4.24 as currently drafted or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
Pages 28 to 32, 4b.5 Subdivision Rules – 4b.5.1 Subdivision – General Rural Environment and	14	Oppose in part	<p>Federated Farmers has concerns over how the rule is currently drafted. A minimum size of ten hectares has been used to determine whether a subdivision is a controlled activity or whether it becomes non-complying.</p>	<p>Federated Farmers seeks the following relief:</p> <ul style="list-style-type: none"> (a) the amendment of rule 4b.5.1 to provide for all subdivision in the rural zone as a controlled activity provided certain performance standards are met; and

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
associated performance standards			<p>This creates unwarranted barriers and costs for farmers and other landowners in the rural environment. Council subdivision and development policies and rules 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.</p> <p>A lot of time and money will need to be spent on a non-complying activity resource consents which potentially could end up being publicly notified and go to a hearing when all that is sought is for a subdivision of land around an existing residential dwelling. This is customary practice for retiring farmers who are looking to hand the on-going operation of a farm over to other people.</p> <p>It is important to realise that there are several activities occurring in the rural zone. The district plan should not put unnecessary barriers in place that prevent landowners from achieving the best use possible of their land.</p> <p>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.</p> <p>Federated Farmers supports the performance standards given for rule 4.5.1 (i) as currently drafted.</p>	<p>(b) provide for the subdivision of rural land down to four hectares in size or relief with similar intent; and</p> <p>(c) the retention of the associated performance standards for this rule as currently drafted or with wording to similar effect; and</p> <p>(d) any consequential amendments required as a result of the relief sought.</p>
Pages 28 to 32, 4b.5 Subdivision Rules – 4b.5.8 Subdivision – Bonus Lots	15	Support in part	<p>Federated Farmers would like to acknowledge the work the Council has done on improving this rule since the first version of it was released. The rule is now clear and is easy to understand.</p> <p>The new activity classification of restricted discretionary is supported for the creation of new bonus lots.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(a) the amendment of rule 4b.5.8 to allow for the creation of bonus lots in conjunction with outstanding natural landscapes or features and other similar areas; and</p>

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
			<p>There is concern over the fact the proposed rules appears only to allow for the creation of bonus lots that are connected to or providing protection for Significant Natural Areas. This limitation to significant natural areas does not provide incentive or encouragement for the long-term protection of other features located within the rural environment. Federated Farmers requests that the Council provides for 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.</p>	<p>(b) any consequential amendments required as a result of the relief sought.</p>

PROPOSED PLAN CHANGE 43 – TAUPŌ INDUSTRIAL ENVIRONMENTS

Proposed District Plan provision	Submission Point	Support / Oppose	Federated Farmers Submission	Relief Sought
Plan Change 43 Taupō Industrial Environment and Centennial Industrial Environment				
Entire Plan Change	1	Support	<p>Federated Farmers supports proposed plan change 34 in its entirety. The new land to be rezoned is located adjacent to the existing industrial zone which should allow for easy access to the required infrastructure.</p> <p>The industrial zone is located on the edge of Taupō, and it makes sense to rezone land next to the existing zone rather than locating a new industrial zone elsewhere where it could impact on the rural environment.</p>	<p>Federated Farmers seeks the following relief:</p> <p>(d) the retention of the proposed plan change as currently drafted or with wording to similar effect; and</p> <p>(e) any consequential amendments required as a result of the relief sought.</p>



First name: Mark

Last name: Chrisp

On behalf of:
Contact Energy Limited

Postal address: PO Box 1307, Waikato Mail Centre

Suburb:

City: Hamilton

Country: New Zealand

Postcode: 3240

Email: mark.chrisp@mitchelldaysh.co.nz

Daytime Phone: 0274758383

I could

I could not

Gain an advantage in trade competition through this submission

I am

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Provision: Plan Change 38 - Strategic Directions

Points: 93.1

**What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment**

1.1. Contact seeks the relief set out in **[its submission]**.

1.2. Include an Energy Chapter in the Taupō District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.

Include reason(s) for your submission point

1.1. Contact's detailed points of submission are set out in **[its submission]**.

1.2. More generally, Contact seeks the inclusion of an Energy Chapter in the Taupō District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.

1.3. There are more than 20 power stations in the Taupō District making renewable electricity generation one of the most significant activities in the Taupō District. The ongoing operation of existing renewable electricity generation activities and the development of additional renewable electricity generation capacity is one of the most important resource management issues facing the country (and the planet) in order to address climate change by decarbonising the economy.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions

Points: 93.2

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend the introduction to Chapter 2 Strategic Directions to read as follows:

Chapter 2 Strategic Directions

The following chapter provides an outline of the key strategic and significant resource management matters for the Taupō eDistrict. This chapter includes objectives and policies 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. Tāngata Whenua
2. Fresh Water Quality
3. Urban Form and Development
4. Climate Change
5. Strategic Infrastructure
6. Natural Values and Landscapes

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.1 Strategic Direction 1

Tangata Whenua

Points: 93.3

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

The Council, through the District Plan, is required to take into account the 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.

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.1 Strategic Direction 1
Tangata Whenua > 2.1.2 Objective

Points: 93.4

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.1.2 Objectives

1. The values, rights and interests of Taupō District mana whenua are recognised and protected.
2. Mana whenua are a partner in District Plan planning and decision making.
3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, 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 tāngata whenua with their land, water, significant sites and Wāhi tapu.
5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.
6. The principles of te tiriti o Waitangi are taken into account through District Plan planning and decision making.

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.1 Strategic Direction 1
Tangata Whenua > 2.1.3 Policy

Points: 93.5

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.1.3 Policies

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. 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.
8. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
9. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.2 Strategic Direction 2
Freshwater Quality / Te Mana O Te Wai

Points: 93.6

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

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 role to assist with to the management of the~~ adverse effects on the environment that may arise from subdivision and land use in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the 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 implementation~~ of the Plan.

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development Points: 93.7

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Seek amendment

2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

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

The strategic directions for urban development establish the approach for urban form and 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.

Include reason(s) for your submission point

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development > 2.3.2 Objectives Points: 93.8

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Seek amendment

2.3.2 Objectives

1. The district develops in a cohesive, compact and structured way that:
 - a. contributes to well-functioning and compact urban forms that provide for connected liveable communities;
 - b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tāngata whenua with their culture, traditions, and taonga;
 - c. ensures infrastructure is efficiently and effectively integrated with land use; and
 - d. meets the community's short, medium and long-term housing and business needs.
2. 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.
3. Subdivision, use and development of land ~~in appropriate locations~~ which will have demonstrable social and cultural benefits to the District's community will be supported.
4. Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.
5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres ~~s~~ for Taupō District.
6. Subdivision, use and development will not detract from the planned urban built form and effective functioning of the environment which it is located.
7. 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.

~~8. The East Taupō Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.~~

Include reason(s) for your submission point

An important aspect of the urban form of Taupō is the East Taupō Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan. The separation of incompatible activities is one of the most fundamental principles of sound planning and resource management practice. The ability to utilise the Wairākei-Tauhara Geothermal System for renewable electricity generation purposes, unfettered by the establishment of compatible urban activities, is recognised as a matter of both regional and national significance in the Waikato Regional Policy Statement (RPS) and the National Policy Statement for Renewable Electricity Generation (NPS-REG). The District Plan has a role to play in implementing the RPS and the NPS-REG.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development > 2.3.3 Policy Points: 93.9

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Seek amendment

Amend to read as follows:

2.3.3 Policies

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of

infrastructure within the Taupō District.

2. Planning and development in urban environments will positively contribute to well-functioning urban environments.
3. 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.
4. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development **and of** additional infrastructure), according to the capacity limitations of that infrastructure.
6. Provide for subdivision, use and development of land that will lead to demonstrable beneficial social and cultural outcomes for the District's community.
7. Provide for the development of Papakāinga on **mMāori** land to facilitate **mMāori** occupation on their ancestral lands.
8. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the planned urban built form of residential neighbourhoods.
9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the **district district's** pre-eminent retail, commercial and mixed-use centres.
10. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties **and the surrounding areas**,
 - c. compromise development consistent with the intent and planned urban built form of the environment where it is located
 - d. give rise to reverse sensitivity effects **from existing uses**
11. 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.
12. Do not support subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.
13. Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.

Include reason(s) for your submission point

There are a number of typos that need to be corrected and other edits.

Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensuosity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.4 Strategic Direction 4 Climate Change

Points: 93.10

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

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

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

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

It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which **helps avoid**, 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.

Include reason(s) for your submission point

Climate change is one of the most significant issues facing the entire planet. As noted in the following section of the Plan (Section 2.5 Strategic Direction 5 Significant and Local Infrastructure), The Taupō District provides up to 20% of New Zealand's electricity supply. There are more than 20 renewable electricity power stations in the Taupō District, mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupō District.

The importance of renewable electricity generation needs to be recognised and provided for in the Taupō District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupō District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.4 Strategic Direction 4 Climate Change > 2.4.2 Objective

Points: 93.11

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

2.4.2 Objectives

1. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.
2. An increase in the amount of electricity generated from renewable sources within the Taupō District to assist with the decarbonisation of the economy.
2. Subdivision, use and development of land in the Taupō District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Māori.
3. The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.

Include reason(s) for your submission point

A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupō District, regionally and nationally).

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.4 Strategic Direction 4 Climate Change > 2.4.3 Policy

Points: 93.12

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

2.4.3 Policies

1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.
2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.
3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following:
 - adaptation required to mitigate risks from climate change
 - provides for increased electricity output, or greater efficiency
 - continued safe, efficient and secure operation.
24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
35. 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.
46. Subdivision, use and development of land must demonstrate resilience to the effects of climate change over time.

Include reason(s) for your submission point

Policies need to be included which specifically provide for and enable activities that will help address climate change.

There are a number of typos that need to be corrected.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: 93.13

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, **energy electricity** generation, 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 the safe and effective functioning of significant and locally important infrastructure **and the natural resources on which they rely on to operate.**

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

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

In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the **District District's** urban and rural communities.

Include reason(s) for your submission point

The introduction should more accurately refer to "electricity generation" and not "energy generation".

Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.2 Objectives

Points: 93.14

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Retain the following Objectives:

2.5.2 Objectives

1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised **and protected** in decision making and land use planning.
2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and **encouraged achieved.**
3. Land use in the District will not adversely affect the capacity and the safe and effective functioning of nationally and regionally significant and local infrastructure required to service existing and future communities.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

Include reason(s) for your submission point

Minor additions are sought to the policies.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure > 2.5.3 Policy

Points: 93.15

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.5.3 Policies

1. Recognise and provide for the national, regional and local benefits of renewable **energy electricity** generation

activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.

2. Recognise **and provide for** the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.
3. Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure.
4. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.
5. Recognise that infrastructure can have important environmental, economic, cultural and social effects.

Include reason(s) for your submission point

The introduction should more accurately refer to “electricity generation” and not “energy generation”.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.6 Strategic Direction 6
Natural Environment Values

Points: 93.16

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō **ed**istrict 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 **District District's** identity, these areas also have a range of important social, cultural and environmental (including intrinsic) values.

The effects of human activities such as built development, vegetation clearance and land development **ete**: 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 land**. There is also a high proportion of these areas on **m**Māori land throughout the District which can impact the ability of **m**Māori landowners in undertaking development on their ancestral lands.

Include reason(s) for your submission point

Minor edits.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.6 Strategic Direction 6
Natural Environment Values > 2.6.2 Objectives

Points: 93.17

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

2.6.2 Objectives

1. Recognise the importance of the **District District's** natural values and landscapes and their significance to the Taupō **District District's** communities and identity.
2. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.
3. Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for.
4. Recognition of the extent of indigenous vegetation and habitat **under on** Māori land **tenure**, 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.

Include reason(s) for your submission point

Minor edits.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.6 Strategic Direction 6
Natural Environment Values > 2.6.3 Policy

Points: 93.18

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend to read as follows:

2.6.3 Policies

1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.
2. Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity values.
3. Recognise and provide for tāngata whenua in their role as kaitiaki of the natural values on their lands and the wider district.
4. Activities must recognise and maintain the attributes of identified outstanding natural features and landscapes and not have any more than minor adverse effects on them.
5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by supporting opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
6. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.

7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.

Include reason(s) for your submission point

Minor edits are proposed and the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.2 Strategic Direction 2
 Freshwater Quality / Te Mana O Te Wai > 2.2.2 Objective

Points: 93.19

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain the objective.

Include reason(s) for your submission point

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.2 Strategic Direction 2
 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy

Points: 93.20

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain the Policy.

Include reason(s) for your submission point

Provision: Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions > 2.2 Strategic Direction 2
 Freshwater Quality / Te Mana O Te Wai > 2.2.3 Policy

Points: 93.21

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain the Policy.

Include reason(s) for your submission point

Provision: Plan Change 41 - Removal of Fault lines

Points: 93.22

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Contact seeks that Taupō District Council adopts PC41 as notified.

Include reason(s) for your submission point

Contact supports PC41 in its entirety. It is important that resource management decisions are made with the best available information.

Contact supports the deletion of fault lines from the planning maps and the associated rule in Section 4e.10 of the Taupō District Plan. Dealing with any risks associated with fault lines at the subdivision and/or building consent stage of a proposed development is efficient and appropriate.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments

Points: 93.23

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Seek amendment

Contact seeks the relief set out in **Attachment A [to its submission]**.

To the extent that the relief sought as set out in Attachment A is not accepted, Contact seeks any alternative relief which will have the same or similar effect.

Include reason(s) for your submission point

Contact's detailed points of submission are set out in [its submission].

Contact supports the creation of Rural Lifestyle Zones on the basis that they can provide for rural residential activities in appropriate locations. However, a key aspect of Contact's submission is seeking to ensure that Rural Lifestyle Zones are only created in appropriate locations which does not include within or in close proximity to permitted, lawfully existing and/or consented renewable electricity generation activities.

If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to avoid reverse sensitivity effects. That is the approach that has been taken in this submission. If Contact's relief sought in relation to the location of Rural Lifestyle Zones is not accepted, then Contact seeks alternative relief (including additional changes to the rules and performance standards relating to the Rural Lifestyle Environment) which will avoid the creation of reverse sensitivity effects.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupō District Plan Section 10

Points: 93.24

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Oppose

Amend the definition of **Rural Industry** as follows:

Rural Industry – 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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation.

Insert a new definition of Renewable Electricity Generation as follows (being the same definition in the NPS-REG): Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal,

wave, or ocean current energy sources.

Include reason(s) for your submission point

Contact opposes the inclusion of “geothermal / electricity generation” within the definition of Rural Industry.

Renewable electricity generation is an activity that has been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) as a matter of national significance. Renewable electricity generation is also an activity identified in the Waikato RPS and Bay of Plenty RPS as a Regionally Significant Infrastructure. It is therefore inappropriate to treat that activity as part of, and in the same manner as, other activities that occur in the rural environment such as forestry, agriculture and dairy farming. The elevated status and importance of renewable electricity generation should be recognised in the Taupō District Plan with its own set of objectives, policies and methods.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Amendments to the Definitions of the Taupō District Plan Section 10

Points: 93.25

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Oppose

Insert a new definition of Renewable electricity generation activities (being the same definition in the NPS-REG) as follows:

Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes 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.

Insert a new definition of reverse sensitivity (being the definition in the Waikato RPS) as follows:

Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.

Include reason(s) for your submission point

Due to the nature of the following submissions by Contact, two additional definitions need to be included in the Taupō District Plan.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.1 Introduction

Points: 93.26

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amend the Introduction to Chapter 3b.1 as follows:

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 rural lifestyle living in appropriate areas. Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and renewable electricity generation and transmission. It is important that all such activities do not affect the ability of the rural environment to function effectively. It is also important to acknowledge that existing, lawfully established activities in the Rural Environment are able to continue operating and that activities that choose to locate in close proximity to these activities are aware of the effects they can generate and that the Rural Environment is the best location for these activities. 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, 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

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, energy sources 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 and other natural resources 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 rural character 'openness' of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, renewable electricity generation activities, and rural industry, meaning an activity being activities that directly supports, services, or is are dependent on primary production and/or has a locational or functional need to be within the General Rural Environment (rather than an urban environment).

Primary production a 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/or have a locational functional or operational 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 locations for those who want the benefits of rural living without necessarily undertaking a productive rural activity. By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production and other activities predominating in the General Rural Environment. This separation of activities serves to minimise reverse sensitivity issues. By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics rural character and the productive potential of the rest of the Rural Environment, and to reduce the potential for land use conflict.

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 in proximity to urban areas to allow for access to community facilities within the district's townships.

Include reason(s) for your submission point

The introductory statement to Chapter 3b provides context about the nature and character of the District's rural environment, and the activities that are anticipated to occur within it.

Contact generally supports the introductory statement but seeks minor changes to recognise the importance and functional need for renewable electricity generation to occur within the Rural Environment, its contribution to **the regional economy and New Zealand's security of electricity supply**.

These changes also reflect the need to ensure that renewable electricity generation activities are protected from potential reverse sensitivity effects (such as housing, visitor accommodation and lifestyle development both within the General Rural Environment and the new Rural Lifestyle Environment), and that if sensitive and incompatible activities do establish, they do not constrain the ability of renewable electricity generation activities to continue operating efficiently and effectively.

Contact supports the statement about creating Rural Lifestyle Environments "*in appropriate locations within the Rural Environment*".

Contact also supports the statement: "*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.*".

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production **Points: 93.27**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Retain Objective 3b.2.1.

Objective 3b.2.1 Enable Primary Production **and the Use of Natural Resources**

Primary production and the use of natural resources are is enabled by protecting the availability of the rural land and other resources s and its their productive capability.

Include reason(s) for your submission point

Contact supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just “primary production”.

In accordance with s75(3) of the RMA District objectives and policies must give effect to existing RPS objectives and policies. Objective IM-02 in the Waikato RPS is ‘Resource Use and Development’. One of the policies which achieves Objective IM-02 is IM-P4 ‘Regionally Significant Industry and Primary Production’. The suggested amendments give effect to the Waikato RPS.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character

Points: 93.28

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

Amend Objective 3b.2.2 to read:

Objective 3b.2.2 ~~Maintaining the established General~~ Rural character

~~The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided.~~

Enable a range of activities in the General Rural Environment that are compatible with rural character.

Include reason(s) for your submission point

Contact is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be “maintained”. Secondly, an objective that seeks to maintain the “established character” is essentially seeking no change. The objective seeks to avoid “incremental subdivision and development” which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being appropriately located in the General Rural Environment.

As an example, a new geothermal power station will definitely change the character of the part of the General Rural Environment in which it is proposed and ultimately constructed which is an outcome contrary to Objective 3b.2.1. The same applies for other forms of development such as the construction and operation of a dairy shed. The wording of some of the existing planning provisions in the Rural Environment have been proposed as alternative wording for Objective 3b.2.2.

The relief sought focuses on the use of “rural character” which scope of activities, affect and structure are outlined in Policy 3.b.2.9.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry

Points: 93.29

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Retain Objective 3b.2.3.

Inset a new objective following Objective 3b.2.3 as follows:

Objective 3b.2.X Renewable Electricity Generation and Transmission Activities

Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.

Include reason(s) for your submission point

Due to its elevated status under the NPS-REG, Contact has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities

Points: 93.30

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amend Objective 3b.2.4 as follows:

Objective 3b.2.4 Other activities

Māori cultural activities, tourism activities, and visitor accommodation ~~and renewable electricity generation and transmission~~ activities are enabled in appropriate locations within the General Rural Environment.

Include reason(s) for your submission point

As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be amended to remove the reference to renewable electricity generation (and transmission by association).

Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather than enabled anywhere including in locations whereby reverse sensitivities could arise.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5

Avoidance of reverse sensitivity

Points: 93.31

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amend Objective 3b.2.5 as follows:

Objective 3b.2.5 Avoidance of reverse sensitivity

Reverse sensitivity effects on permitted, and legally established, and/or consented activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.

Include reason(s) for your submission point

Contact supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already *exists*. This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken.

Contact's geothermal generation activities, which do and are anticipated to occur in the District's General Rural Environment (as identified in the introductory text to this chapter and Strategic Directions chapter).

From time-to-time new wells and pipelines will be required to establish to support the on-going operation of its geothermal generation plants.

This objective and policy framework could allow housing to proliferation of new houses to establish in areas of the rural environment because there are few if any rural production activities operating.

Reverse sensitivity is a key issue for Contact. The introduction of new sensitive activities into the rural environment where rural production and renewable electricity generation exist has the potential to create complaint as the two are incompatible.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure

Points: 93.32

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?

Seek amendment

Amend Objective 3b.2.6 as follows:

Objective 3b.2.6 Impacts on infrastructure

The impacts ~~on infrastructure~~ arising from subdivision and development ~~are managed~~ do not compromise the safe and efficient functioning of infrastructure.

Include reason(s) for your submission point

An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupō District Plan.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character

Points: 93.33

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

Amend Policy 3b.2.9 as follows:

Policy 3b.2.9 ~~Maintaining the established Rural~~ character

Enable activities in the ~~Maintain the established~~ General Rural Environment ~~that will not compromise the character of the General Rural Environment~~, as defined by:

- ~~a) Extensive pastoral farming and forestry~~
- ~~b) Renewable electricity generation activities~~
- ~~c) Geothermal areas and activities, electricity transmission and distribution~~
- ~~ad) Large open spaces between built structures~~
- ~~be) A mix of residential and rural industry buildings~~
- ~~c) Noises related to production activities during the day but low levels of noise at night~~
- ~~d) Low levels of light spill~~
- ~~f) Effects from activities including noise, vibration, dust, odour and visual effects~~
- ~~e) Infrequent vehicle movements to and from a site~~
- ~~fg) Limited signage that directly relates to the activity operating on the site.~~

Include reason(s) for your submission point

Contact opposes Policy 3b.2.9 for the same reasons it opposes Objective 3b.2.2.

Contact is of the view that Policy 3b.2.9 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be “maintained”. Secondly, a policy that seeks to maintain the “established character” is essentially seeking no change.

The policy characterises the rural environment by matters such as “limited signage” whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupō District.

Other aspects of the policy just need to be more accurate and not create false expectations.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units
Points: 93.34

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Policy 3b.2.10 as follows:

Policy 3b.2.10 Residential units

Avoid the cumulative effects of rural lifestyle development by ~~providing for these activities within the Rural Lifestyle Environment and otherwise~~ limiting residential units ~~within the General Rural Environment~~ 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) Result in the potential to generate reverse sensitivity effects.~~
- ~~e) Constrain the ability to access or utilise renewable energy resources.~~

Include reason(s) for your submission point

Contact supports Policy 3b.2.10 but it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit
Points: 93.35

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Policy 3b.2.12 as follows:

Policy 3b.2.12 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 ensure that the future availability of the rural land resource will not be compromised and to avoid the potential for reverse sensitivity effects.

Include reason(s) for your submission point

It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.

A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity **Points: 93.36**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Policy 3b.2.13 as follows:

Policy 3b.2.13 Avoiding reverse sensitivity

Any adverse effects generated by an new sensitive activity must be managed within the allotment so as to avoid adversely affecting reverse sensitivity effects on permitted, and lawfully established and/or consented neighbouring activities.

Include reason(s) for your submission point

Contact supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects.

Contact seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity **Points: 93.37**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Policy 3b.2.14 as follows:

Policy 3b.2.14 Commercial and industrial activity

Limit the scale of commercial and industrial activity (excluding renewable electricity generation activities) 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 and other activities provided for within the General Rural Environment.

Include reason(s) for your submission point

Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities.

Contact supports the intent of the policy but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.15 Allotment size **Points: 93.38**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Policy 3b.2.15.

Include reason(s) for your submission point

Contact supports Policy 3b.2.15 on the basis that it reinforces the intension that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b

Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment **Points: 93.39**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

Delete Objective 3b.3.1 and replace it with the following:

Objective 3b.3.1 Enable Rural Residential Activities

Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.

Include reason(s) for your submission point

It is assumed that this objective relates to activities within the Rural Lifestyle Environment (if in is intended to control activities in the surrounding General Rural Environment, then the objective in in the wrong section of the Plan).

This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).

If Rural Lifestyle Environment are proposed in inappropriate locations (and no decision is made to amend that situation), it forces Contact (and other parties) to seek to amend the rules and performance standards within the Rural Lifestyle Environment as an alternative means to avoid the creation of reverse sensitivity effects. It is preferable that only appropriate locations are zoned Rural Lifestyle Environment whereby activities occurring within those zones do not need to be constrained by way of the rules and performance standards.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity **Points: 93.40**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Objective 3b.3.2 as follows:

Objective 3b.3.2 Avoid reverse sensitivity

Adverse reverse sensitivity effects, ~~including conflict with on~~ permitted, ~~and~~ legally established and/or consented activities in neighbouring Environments, are avoided.

Include reason(s) for your submission point

Contact supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already *exists*. This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken.

Contact's geothermal generation activities, which do and are anticipated to occur in the District's General Rural Environment (as identified in the introductory text to this chapter and Strategic Directions chapter). From time-to-time new wells and pipelines will be required to establish to support the on-going operation of its geothermal generation plants.

This objective and policy framework could allow housing to proliferation of new houses to establish in areas of the rural environment because there are few if any rural production activities operating.

Reverse sensitivity is a key issue for Contact. The introduction of new sensitive activities into the rural environment where rural production and renewable electricity generation exist has the potential to create complaint as the two are incompatible.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities **Points: 93.41**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Objective 3b.3.3 as follows:

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 Rural Lifestyle Environment are avoided.

Include reason(s) for your submission point

Contact supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.4 Consolidate rural lifestyle activities

Points: 93.42

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Objective 3b.3.4.

Include reason(s) for your submission point

Contact supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure

Points: 93.43

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

Amend Objective 3b.3.6 as follows:

Objective 3b.2.6 Impacts on community infrastructure

The impacts ~~on community infrastructure~~ arising from subdivision and development ~~are managed~~ do not compromise the safe and efficient functioning of infrastructure.

Include reason(s) for your submission point

An objective (or policy) that only seeks to “manage” something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupō District Plan.

The objective should apply to all infrastructure, not just community infrastructure.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment

Points: 93.44

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Add a new point i) to Policy 3b.3.9 as follows:

i) An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.

Include reason(s) for your submission point

Contact supports Policy 3b.3.9 but it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment

Points: 93.45

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Policy 3b.3.10.

Include reason(s) for your submission point

Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Contact therefore supports this policy on this basis.

However, Contact reiterates that these two measures alone will not always avoid the potential for reverse sensitivity effects (which is what new Objective 3b.3.2 requires), and this needs to be reflected across several policies within this sub-chapter. See the relief sought in relation to other objectives and policies.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 3 Objectives and Policies > 3b Rural Environment Chapter > 3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit

Points: 93.46

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Policy 3b.3.12 as follows:

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 further protect the character of the ~~r~~Rural Lifestyle Environment ~~and to avoid reverse sensitivity effects.~~

Include reason(s) for your submission point

A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.

It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment

Points: 93.47

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.1.1.

Include reason(s) for your submission point

Contact supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units

Points: 93.48

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Amend Rule 4b.1.2 as follows:

- 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 extent to which the residential unit and vehicle access point design, siting and external appearance adversely affects rural character and amenity.
- c. 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.

d. Effect on nearby sites, including outlook and privacy.

e. Whether the residential unit and the vehicle access point can be more appropriately located to maintain, enhance or restore indigenous biodiversity values.

f. The ability to **mitigate avoid** adverse effects, **including reverse sensitivity effects**, through the use of screening, planting, landscaping, **and** alternative design, **and/or other means including restrictive covenants**.

g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful

h. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.

i. The potential to constrain access to and/or the utilisation of renewable energy sources.

Include reason(s) for your submission point

Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects.

An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.3 Temporary Activities **Points: 93.49**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Retain Rule 4b.1.3.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields **Points: 93.50**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Amend Rule 4b.1.4 as follows:

4b.1.4 Electricity Generation Core Sites, Renewable **Electricity Energy** Generation Activities and Geothermal **Areas Steamfields**

i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal **areas steamfields**, renewable **energy electricity** generation activities and associated structures **and ancillary activities** is a **permitted activity**.

ii. **Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are 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 **of all associated structures** and includes maintenance of surrounds and water areas.

NOTE: For the purpose of this rule “minor upgrading” means:

Structural improvement, repair and replacement **or upgrade** of **components, or activities required for the continued safe and efficient operation** including worn or technically deficient parts of **any structure including** 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, **vehicles, infrastructure, machinery**, 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.**

Include reason(s) for your submission point

Contact supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation,

maintenance and minor upgrading renewable electricity generation activities in the General Rural Environment.

The term “Geothermal Areas” has been used rather than “Geothermal Steamfields” due to Section O of the Plan identifying and mapping Geothermal Areas.

A second clause has been added to the rule on the basis that Policy G of NPS-REG states:

“Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.”

Activities of this nature tend to be temporary activity and any effects are easily remediated.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses, **Points: 93.51**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Rule 4b.1.5 as follows:

- i. A commercial, industrial activity or home business which complies with the performance standards is a **permitted activity**.
- ii. A commercial, industrial activity or home business which does not comply with the performance standards is a **restricted discretionary activity**.

When considering activities under Rule 4b.1.5ii 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, having regard to visual effects and lighting effects.
- c. The effect of the activity on surrounding land uses (**including reverse sensitivity effects**) 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.

Include reason(s) for your submission point

A typo needs to be corrected – The third paragraph should refer to Rule 4b.1.5ii.

Home businesses could include sensitive activities and need to avoid creating reverse sensitivity effects.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines **Points: 93.52**

What decision are you seeking from the Council? What action would you like: Retain?
Delete? Amend?
Support

Amend Rule 4b.1.7 as follows:

4b.1.7 Buildings and Structures in proximity to High voltage transmission lines

- i. Any building **or structure** (except network utilities **and Renewable Electricity Generation Activities**) located within 0 – 12 meters of a high-voltage transmission line is a **restricted discretionary activity**.

Include reason(s) for your submission point

Contact supports this rule as it seeks to ensure the safe operation of transmission lines. However, the heading of the rule needs to be more accurate.

In addition to network utilities, this rule should also provide an exception for renewable electricity generation activities (which are not necessarily network utilities).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas **Points: 93.53**

**What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support**

Retain Rule 4b.1.8 but amend the first exception to the rule as follows:

EXCEPTION: This rule will not apply to the erection of structures:

- a. Associated with existing renewable electricity generation activities including ~~W~~within Electricity Generation Core Sites.
- b. ...

Include reason(s) for your submission point

Contact supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas **Points: 93.54**

**What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support**

Retain 4b.1.9 but amend the exception as follows:

EXCEPTION:

This rule will not apply to Earthworks associated with existing and/or consented renewable electricity generation activities including within Electricity Generation Core Sites.

Include reason(s) for your submission point

Contact supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements **Points: 93.55**

**What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment**

Retain 4b.2.1 but amend the exception as follows:

EXCEPTION:

This performance standard shall not apply to traffic movements involved in forest harvesting operations or existing and consented renewable electricity generation activities.

Include reason(s) for your submission point

Contact supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.5 Maximum building height **Points: 93.56**

**What decision are you seeking from the Council? What action would you like: Retain?
Delete? Amend?
Seek amendment**

Amend Rule 4b.2.5 as follows:

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 ~~renewable Electricity~~ ~~Generation~~ ~~activities~~ on land identified as a Geothermal Area in Section O ~~within an Electricity Generation Core Site~~.

EXCEPTIONS:

- ~~activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit~~
- 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.

Include reason(s) for your submission point

Contact seeks amendments to Rule 4b.2.5 to make the rule applicable to all renewable electricity generation activities within Geothermal Areas.

An additional exception has been added to the rule on the basis that Policy G of NPS-REG states:

“Regional policy statements and regional and district plans shall include objectives, policies, and methods (including rules within plans) to provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.”

Activities if this nature tend to be temporary activity and any effects are easily remediated.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks

Points: 93.57

What decision are you seeking from the Council? What action would you like: Retain?

Delete? Amend?

Seek amendment

Amend Rule 4b.2.6 as follows:

4b.2.6 Minimum building setbacks

i. 30 metre setback for dwellings and minor residential units from the front boundary.

ii. 15 metres from all other boundaries

iii. 25 metres in Outstanding Landscape Areas from all boundaries.

iv. 200 metres for buildings for the management of farmed animals from all boundaries.

v. There shall be no front boundary setback for buildings and activities associated with ~~Electricity Generation and Renewable Energy~~ ~~Electricity~~ Generation Activities 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.

vi. There shall be no boundary setback for buildings and activities associated with ~~Renewable~~ Electricity Generation ~~Activities~~ on land identified as Geothermal Area in Section O ~~including~~ within an Electricity Generation Core Site

EXCEPTION:

For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard.

Include reason(s) for your submission point

Contact seeks minor amendments to Rule 4b.2.6 to make it more accurate and workable.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units

Points: 93.58

What decision are you seeking from the Council? What action would you like: Retain?

Delete? Amend?

Seek amendment

Amend Rule 4b.2.7 as follows:

4b.2.7 Minor residential units

A maximum of one minor residential unit per primary residential unit per allotment.

i. All minor residential ~~units~~ or accommodation activity units shall:

- a. Be no larger than 100m² in size
- b. Be located no greater than 20 metres from the primary residential unit.
- c. Be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area.
- d. Share an accessway/driveway with the primary residential unit.

EXCEPTION:

Papakāinga

NOTE:

Minor residential units also include accommodation activities, tiny homes/houses, caravans and other structures used for accommodation for more than two consecutive months in a calendar year on the allotment.

Include reason(s) for your submission point

Minor residential units need to be located so that they do not create additional restrictions on renewable electricity generation activities by, for example, moving a point of noise compliance closer to the source of noise.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses **Points: 93.59**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Amend Rule 4b.2.8 as follows:

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

- i. Any indoor or outdoor space used for commercial, industrial or home business purposes, shall have a gross floor area less than 100m² for indoor activities, or 100m² of land area for outdoor activities.
- ii. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates.

iii. Home businesses shall be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area.

EXCEPTION:

Home business or commercial activities within a Papakāinga.

Include reason(s) for your submission point

Home businesses need to be located so that they do not create additional restrictions on renewable electricity generation activities.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits **Points: 93.60**

What decision are you seeking from the Council? What action would you like: Retain?
Delete? Amend?
Support

Retain

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.10 Maximum Noise - Construction Noise **Points: 93.61**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.11 Maximum Noise - Electricity Generation Core Sites

Points: 93.62

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.12 Maximum Noise - Well Drilling and Testing

Points: 93.63

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other

Points: 93.64

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Delete? Amend?
Seek amendment

Amend Rule 4b.2.13 as follows:

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, bursting discs, emergency or upset operating conditions and hydro spills associated with the operation of Renewable Electricity Generation Activities Core sites. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.

Include reason(s) for your submission point

Contact supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.14 Parking, Loading and Access

Points: 93.65

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Delete? Amend?
Oppose

Delete Rule 4b.2.14.

Include reason(s) for your submission point

Taupo District is a Tier 3 territorial authority. The NPS-UD sets out that tier 1, 2 and 3 territorial authorities must remove district plan rules, assessment criteria, policies and objectives that have the effect of setting minimum car parking rates as soon as practicable, no more than 18 months from the date of commencement of the NPS-UD.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.2 Performance Standards - General Rural Environment > 4b.2.15 Signage **Points: 93.66**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Retain Rule 4b.2.15.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment **Points: 93.67**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Retain Rule 4b.5.1 subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).

Include reason(s) for your submission point

Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment **Points: 93.68**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Support

Retain Rule 4b.5.2 subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).

Include reason(s) for your submission point

Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment **Points: 93.69**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend? Seek amendment

Amend Rule 4b.5.3 as follows:

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

- i. Subdivision resulting in lots that are 2 hectares or larger that do not adjoin the General Rural Environment is a **controlled activity**.
- ii. Subdivision resulting in lots that are smaller 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, multi-modal connectivity if appropriate, 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.
- i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.

Include reason(s) for your submission point

Contact supports this rule with the inclusion of an additional matter over which control is reserved for controlled activities.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.4 Subdivision - Default Activity Status **Points: 93.70**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.4.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road **Points: 93.71**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.5.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.6 Subdivision - Other **Points: 93.72**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.6

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.7 Subdivision - Outstanding Landscape Areas **Points: 93.73**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.7.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots **Points: 93.74**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.8.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > 4 Rules and Standards > 4b Rural Environment > 4b.5 Subdivision Rules > 4b.5.9 Subdivision - More than 12 allotments **Points: 93.75**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Support

Retain Rule 4b.5.9.

Include reason(s) for your submission point

Contact supports this rule.

Provision: Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps **Points: 93.76**

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Oppose

Delete the proposed Rural Lifestyle Environment on Centennial Drive as shown on Figure 1 (attached / presented below) and retain the current Rural Environment (General Rural Environment).



Figure 1: Centennial Drive Proposed Rural Lifestyle Environment

Delete the parts of the proposed Rural Lifestyle Environment on Oruanui Road outlined in red as shown on Figure 2 (attached / presented below) and retain the current Rural Environment (General Rural Environment).



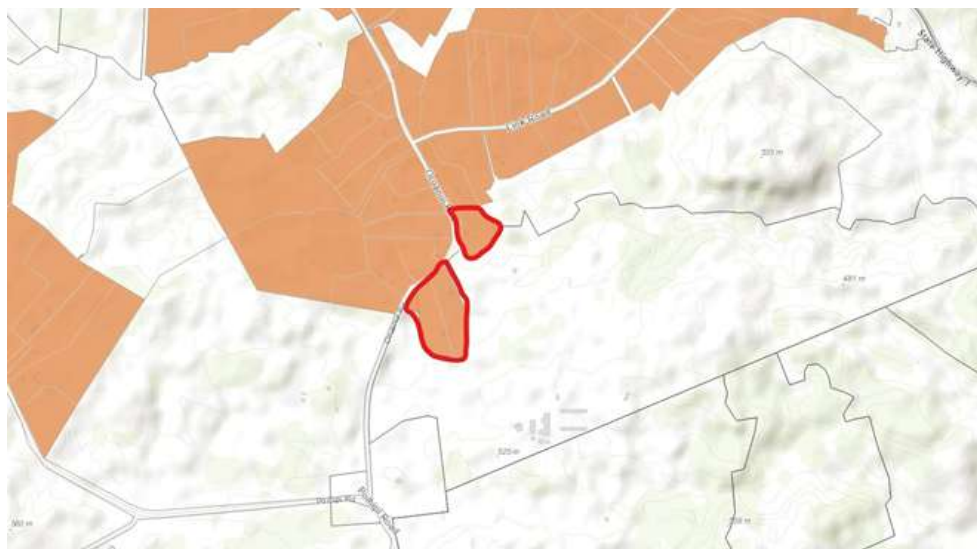


Figure 2: Oruanui Road Proposed Rural Lifestyle Environment

Delete the part of the proposed Rural Lifestyle Environment on Napier Road outlined in red as shown on Figure 3 (attached / presented below) and retain the current Rural Environment (General Rural Environment).



Figure 3: Napier Road (Bonshaw Park) Proposed Rural Lifestyle Environment

Delete the parts of the proposed Rural Lifestyle Environment on Tukairangi Road outlined in red as shown on Figure 4 (attached / presented below) and retain the current Rural Environment (General Rural Environment).





Figure 4: Tukairangi Road Proposed Rural Lifestyle Environment

Include reason(s) for your submission point

Contact opposes the rezoning of land on Centennial Drive to Rural Lifestyle Environment.

Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range other factors that need to be taken into account.

The separation of incompatible land use activities is one of the most fundamental principles of sound planning and resource management practice. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment (and planned future development including that which will be facilitated by the existing and planned future zoning pattern in the area). This includes large scale heavy industrial activities (including an expansion of the Centennial Industrial Environment), geothermal steamfield activities, electricity generation, a motorsport park, horse racing track and an aerodrome.

The Centennial Drive area is vitally important for enabling large scale industrial activities, noisy recreationally activities, and the utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes (the latter being a matter of national significance as recognised in the NPS for Renewable Electricity Generation). This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities.

If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to address the potential for reverse sensitivity effects to arise.

Contact opposes the rezoning of parts of the land on Oruanui Road to Rural Lifestyle Environment.

Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range other factors that need to be taken into account.

The separation of incompatible land use activities is one of the most fundamental principles of sound planning and resource management practice. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the south which includes Te Mihi Power Station and associated steamfield activities.

Additional wells are planning to be drilled in the area to the north of Te Mihi Power Station in accordance with resource consents held by Contact.

The utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes is a matter of national significance as recognised in the NPS for Renewable Electricity Generation. This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities.

If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to address the potential for reverse sensitivity effects to arise.

Contact opposes the rezoning of part of the land on Napier Road (known as Bonshaw Park) to Rural Lifestyle Environment. Specifically, Contact opposes the additional 'leg' of land extending to the west of Bonshaw Park along the Napier Road frontage. Contact recognised the 'sensitive' nature of Bonshaw Park as part of consenting the Tauhara Geothermal Development. The outcome includes a 100m setback from Bonshaw Park for surface activities undertaken by Contact. The additional leg of land would provide the ability for additional sensitive land uses to establish in closer proximity to areas which Contact holds resource consents (and land access rights) to undertake steamfield activities. This would constraint Contact's ability to exercise its resource consents and could limit the optimal utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes.

The utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes is a matter of national significance as recognised in the NPS for Renewable Electricity Generation. This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities. If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to address the potential for reverse sensitivity effects to arise.

Contact opposes the rezoning of part of the land on Tukairangi Road to Rural Lifestyle Environment.

Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily

determinative of the outcome. There are a range other factors that need to be taken into account.

The separation of incompatible land use activities is one of the most fundamental principles of sound planning and resource management practice. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the north and east which includes Poihipi Power Station and associated steamfield activities.

The utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes is a matter of national significance as recognised in the NPS for Renewable Electricity Generation. This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities.

If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to address the potential for reverse sensitivity effects to arise.

Provision: Plan Change 43 - Taupō Industrial Zone

Points: 93.77

What decision are you seeking from the Council? What action would you like: Retain? Delete? Amend?
Seek amendment

Contact seeks that Taupō District Council adopt PC43 as notified insofar as it relates to the 3.5 hectare block of land on the corner of Napier Road and the ETA, i.e. rezone it to Taupō Industrial Environment.

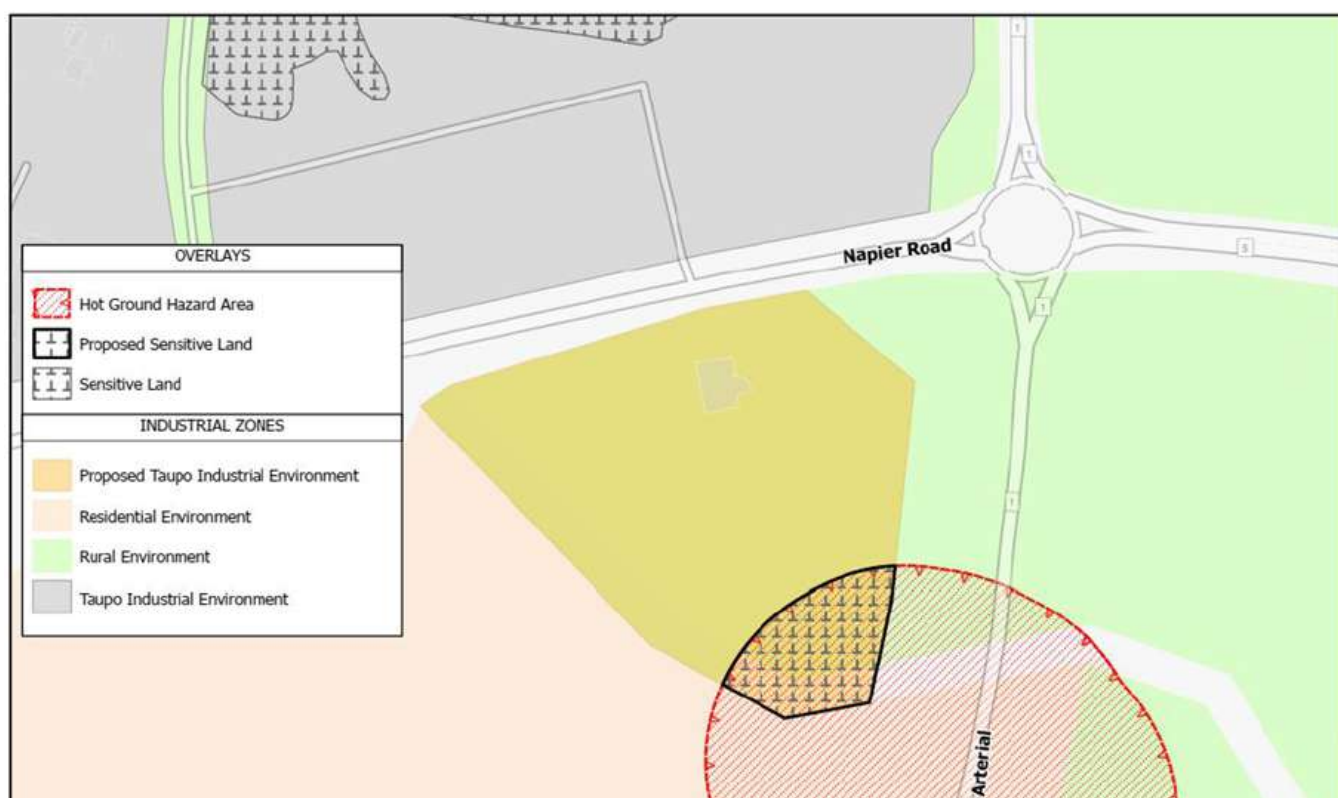
Contact seeks that its land on Broadlands Road not be rezoned to Taupō Industrial Environment and instead retain the current Rural Environment zoning.

Include reason(s) for your submission point

Contact supports PC43 in part and opposes it in part.

Napier Road Area

Contact supports the proposed rezoning of the 3.5 hectare block of land on the corner of Napier Road and the East Taupō Arterial (ETA) to Taupō Industrial Environment as shown on the plan below.

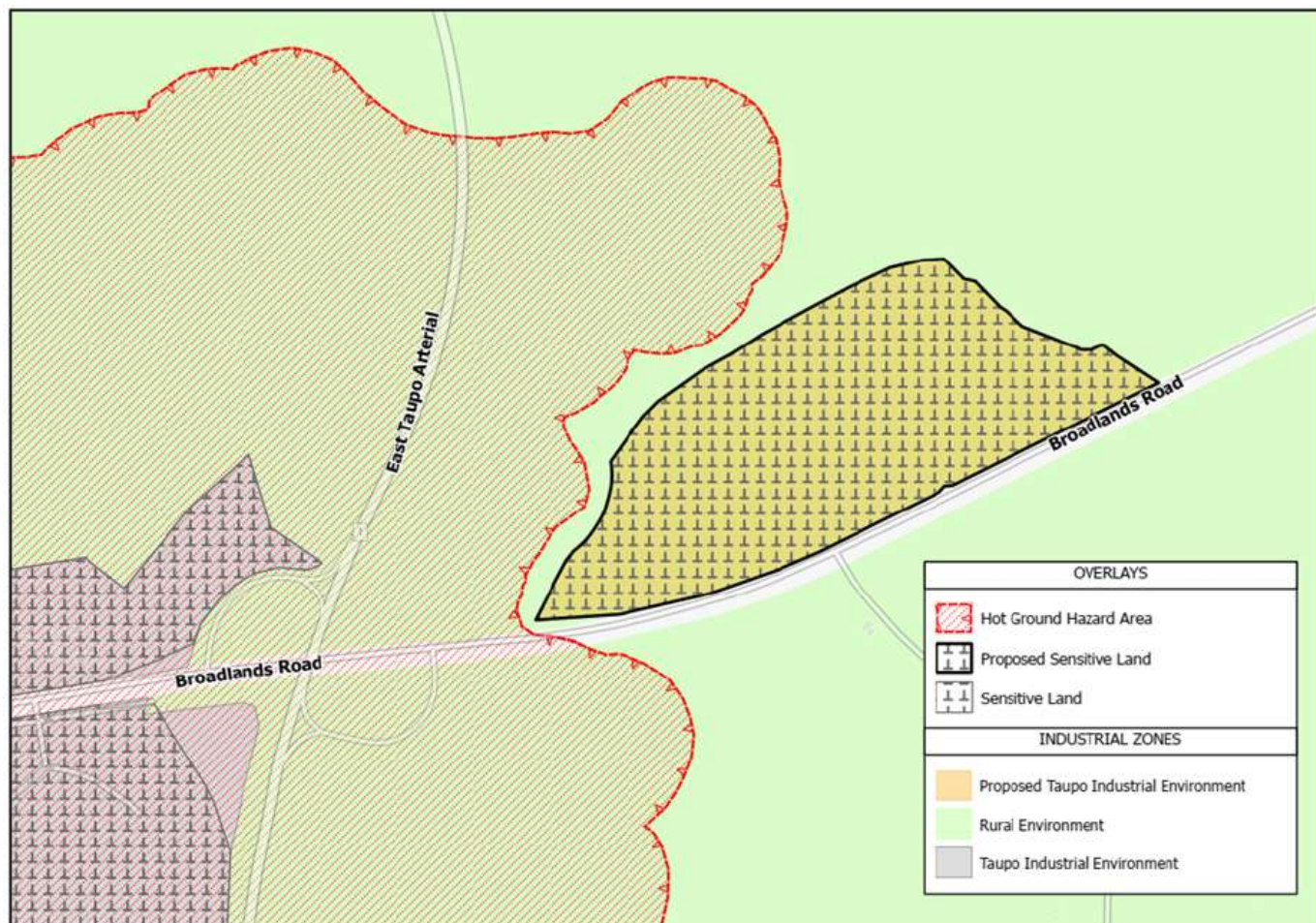




The current Rural Environment zoning of this land on the Taupō township side of the ETA is somewhat of an historical anomaly. An industrial zoning of this site is compatible with the surrounding environment including the land on the opposite side of Napier Road and Contact's Tauhara Geothermal Development Consent Area on the opposite side of the ETA.

Broadlands Road Area

The second area proposed to be rezoned as Taupō Industrial Environment as part of PC43 is on Broadlands Road to the east of the ETA as shown on the following plan.



The eastern half (approximately) of this area is land owned by Contact. It is unclear as to why Taupō District Council is proposing to rezone Contact's land in this locality to Taupō Industrial Environment.

Contact has previously advised Taupō District Council that it has no intention to develop (or allow others to develop) this part of its property for industrial purposes (at least in the foreseeable future). Contact is concerned that rezoning this land might create false expectations and the outcome will not assist Taupō District Council meet its obligations under the National Policy Statement on Urban Development 2020.

Attached Documents

File

No records to display.

Organisation:

Te Kotahitanga o Ngati Tuwharetoa

First name: George**Last name:** Asher**Postal address:****Suburb:****City:****Country:** New Zealand**Email:** geoera@xtra.co.nz**Daytime Phone:** 021 368566

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Attached Documents

File
PDF - District Plan Submission - TKNT

Submission by Te Kotahitanga o Ngāti Tuwharetoa (TKNT) on Taupo District Council Plan Changes 38 to 43

Introduction:

TKNT was established in 2017 to receive, manage, hold and administer, and implement to implement the settlement redress on behalf of the 26 hapū of Ngāti Tūwharetoa.

TKNT is the mandated iwi authority for Ngāti Tūwharetoa to act as the representative of Ngāti Tūwharetoa in dealing with the Crown, local and regional authorities, other iwi and other external agencies. Its membership is made up of Te Ariki of Ngāti Tuwharetoa and a delegate and alternate member of each of the 26 hapū of Ngāti Tuwharetoa.

Te Poari Mahi (TPM) is the advisory Board for Te Kotahitanga of Ngāti Tuwharetoa.

This submission is made pursuant to requirements of the Resource Management Act 1991. TKNT acknowledge, however, that comments made in respect of Plan Changes 38 to 43 of the District Plan are heavily influenced by the provisions of the Ngāti Tuwharetoa Claims Settlement Act 2018 (the **Settlement Act**) and the preceding Deed of Settlement, 2017.

Of particular importance to TKNT is that the plan changes reflect the vision and values represented by **Nga Pou e Toru**, three pou or pillars that represent the aspiration of Ngāti Tuwharetoa to ensure a healthy Rohe of Ngāti Tuwharetoa (also known as the Area of Interest of Ngāti Tuwharetoa) that is capable of sustaining the well-being of the whole community.

A key intention of the Settlement Act is to enhance Ngāti Tūwharetoa capability and capacity to achieve beneficial environmental and resource management outcomes for the Taupō catchment and the Rohe of Ngāti Tuwharetoa. To achieve this outcome, it is necessary to ensure that the kawa, tikanga, values and mātauranga of Ngāti Tūwharetoa is respected within the policies and plans that shape the decisions relating to the Taupō catchment.

Te Kōpu ā Kānapanapa

The Ngāti Tūwharetoa Claims Settlement Act 2018 provides for the establishment of a statutory joint committee, **Te Kōpu ā Kānapanapa**, whose function is to:

- restore, protect and enhance the environmental, cultural and spiritual wellbeing of the Taupō catchment
- provide strategic leadership on the sustainable and integrated management of the environment in the Taupō catchment
- provide a mechanism for Ngāti Tūwharetoa to exercise mana and kaitiakitanga over the Taupō catchment in partnership with local government.

The joint committee draws membership from Te Kotahitanga o Ngāti Tūwharetoa, Waikato Regional Council and Taupō District Council.

Te Kōpu ā Kānapanapa is focussed primarily on te taiao restoration, protection, and enhancement within the catchment, however, it must also provide for the health, well-being and prosperity of all members of the community including future generations. These functions embody the intent and meaning set out within the three pillars of **Nga Pou e Toru**.

One of the functions of Te Kōpu ā Kānapanapa is to prepare and approve **Te Kaupapa Kaitiaki**, the high-level plan for the Taupo catchment. Te Kaupapa Kaitiaki gives expression to the vision, objectives, desired outcomes, values, significant issues, and other relevant matters within the Taupo catchment, all matters that Te Kōpu ā Kānapanapa must give effect to.

The statutory requirements of Te Kaupapa Kaitiaki are set out in Sections 181-182 of the Settlement Act. These sections state that, in preparing, reviewing, varying, or changing a regional policy statement, regional plan or district plan (including a proposed policy statement or plan), a local authority must **recognise and provide for** the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.

RECOMMENDATION 1:

That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.

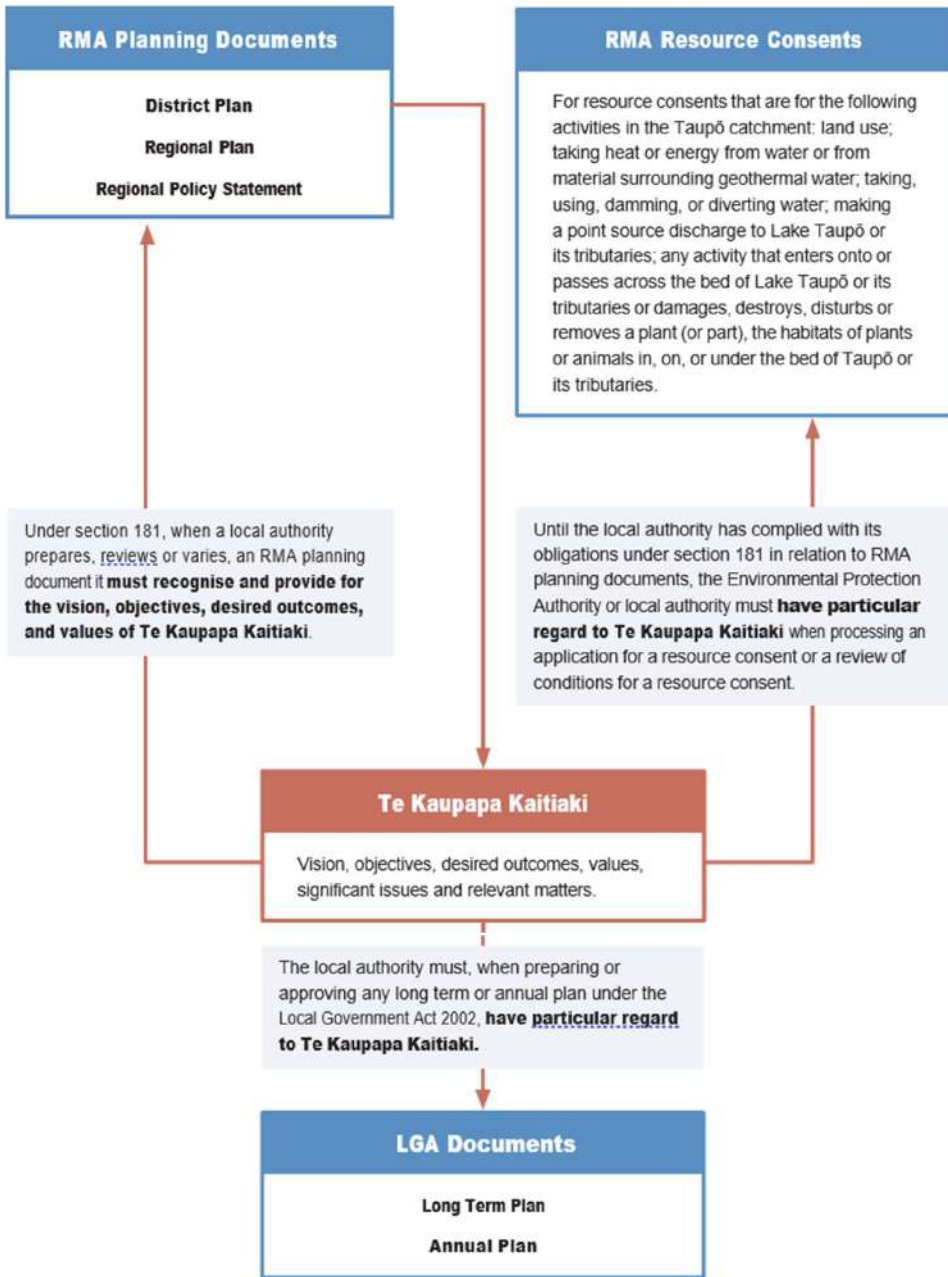
In addition, whenever a consent authority (Taupo District Council) is processing or making a decisions on an application for resource consent (including any review of the conditions of a resource consent) the consent authority must **have particular regard to** the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki. This applies particularly to consents for the following activities, within the Taupō catchment:

- i) using land:
- ii) taking heat or energy from water:
- iii) taking heat or energy from the material surrounding geothermal water:
- iv) taking, using, damming, or diverting water:
- v) making a point source discharge to Lake Taupō or its tributaries:
- vi) any activity that enters onto or passes across the bed of a lake or river or damages, destroys, disturbs or removes a plant (or part), the habitats of plants or animals in, on, or under the bed of Lake Taupō or its tributaries.

Figure 1(below) illustrates the significant requirements of local authorities with respect to Te Kaupapa Kaitiaki.

Figure 1(Reference – *Te Kaupapa Kaitiaki – Taupo Catchment Plan p.15*)

How Te Kaupapa Kaitiaki will affect resource management planning and obligations for local government documents



SUBMISSION SPECIFIC TO PLAN CHANGE 38: STRATEGIC DIRECTIONS:

CHAPTER 2

TKNT note that TDC is required under the RMA to ‘take into account’ of Te Tiriti o Waitangi. TKNT hereby clarifies its preference for the wording of legislation that ensures that local authorities are more respectful and committed to fulfilling Treaty based principles. In this regard, TKNT note that the RMA will largely continue to be applied during the transition of the ‘Reform’ while Regional Spatial Strategies (RSS) and Natural Built Environment Plans (NBE Plan) are being developed within regions. TKNT note that iwi/Maori/ hapu may be exposed to unfair risk and adversity when a local authority makes a choice to not take into account or avoid giving effect to the principles of the Treaty as the RMA Act currently allows. TKNT refer to the several cases that have been before the Waitangi Tribunal since 1992) and ask that TDC when interpreting these Treaty/Te Tiriti, principles, ensure that it fully comprehends the situations/circumstances under consideration. To this end TKNT make the following recommendations:

RECOMMENDATION 2

1. That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
2. That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.

2.1 TANGATA WHENUA

TKNT generally support the overall content of **Objective 2.1.2**.

TKNT recommend that the following wording changes be made to the following policies:

RECOMMENDATION 3: TANGATA WHENUA

Recommended changes in **Red Font and strikeouts**:

Policy 2.1.3 :

Recognise and provide for the relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).

1. Provide for development on Māori land that enables tāngata whenua:
 - a. to **exercise their mana whakahaere and kaitiakitanga** ~~act in a way that is consistent with their~~ **kawa, tikanga and mātauranga** ~~culture and traditions~~

- b. to fulfil **their** cultural, economic and social aspirations, **rights and interests** of ~~these~~ **owners-as mana whenua**
 - c. ~~enhance their ability to exercise kaitiakitanga~~
 - 1. ~~strengthens~~ to enhance their relationships with land, water, significant sites, and wāhi tapu and taonga tuku iho
2. Recognise **and provide for** ~~the importance of~~ mātauranga Māori, kaitiakitanga and tikanga Māori in land use planning and decision making.
 3. Recognise and support opportunities for tāngata whenua to exercise their customary responsibilities as mana whenua
 4. **Recognise and provide for the unique role of mana whenua hapū as Kaitiaki at place of nga taonga tuku iho.**
 5. Recognise that ~~the wider constraints on the utilisation and development of~~ Māori land **has been subjected to inequitable historical constraints that unfairly limit the owners options for the utilisation and development of their lands.**
 6. **Promote** and enable the development of Māori Land **consistent with the vision, objectives, values and desired outcomes within Te Kaupapa Kaitiaki and** within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of ~~these~~ Maori land owners.
 7. 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.
 8. Recognise, in decision making, the importance of iwi **and/or hapū** environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
 9. Recognise and support **kawa and** the incorporation of **tikanga and** mātauranga Māori **principles** into the **planning,** design, development and/or operation of land use activities.

RECOMMENDATION 4

That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.

2.2 FRESHWATER QUALITY / TE MANA O TE WAI

TKNT note that the objectives contained in this section do not provide explicit recognition of Te Mana o te Wai nor do they reflect the contents of Te Kaupapa Kaitiaki.

RECOMMENDATION 5

That Objective 2.2.2 contain an explicit primary objective reference as provided below.

2.2.2 Objective

That freshwater and water bodies be managed in accordance with the hierarchy and principles of Te Mana o te Wai:

1. To protect its mauri and values so that the water is safe for use for traditional medicinal purposes, for drinking, for taking kai and for swimming.
2. To protect freshwater ecosystems, indigenous species, and trout fisheries.
3. To reflect the vision and objectives of ngā hapū o Tūwharetoa as contained within Te Kaupapa Kaitiaki
4. Subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

RECOMMENDATION 6

That TKNT generally support policies 2.2.3 numbers 1-6 and recommend that the following wording/changes be adopted to enhance these further.

That 2 further policies be included as submitted (Policy 2.2.3 - 7. & 8 below).

2.2.3 Policy

1. **Manage** waterbodies in a manner **that enhances the health and well-being** of tāngata whenua, ~~and~~ the wider community and future generations.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to water resource management **and** land use planning.
3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o 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, landuse and development activities which will directly contribute to the enhancement of freshwater 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, **springs, wetlands** and all other waterways.
6. **Recognise and provide for** the relationship of tāngata whenua as mana whakahaere, kaitiaki and traditional users of waterbodies ~~is respected, enhanced and supported.~~
7. **Manage freshwater ecosystems to ensure protection of indigenous biodiversity and trout.**
8. **Recognise that freshwater bodies provide for traditional rituals and spiritual, physical and psychological well-being and sustenance.**

2.3 STRATEGIC DIRECTION: 3 - URBAN FORM AND DEVELOPMENT

2.3.2 Objectives

RECOMMENDATION 7

TKNT generally support Objectives 2.3.2

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. Planning and development in urban environments will positively contribute to well-functioning urban environments.
3. 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.

COMMENT

TDC is aware that Ngati Tuwharetoa land owners own a substantial area of land within the Taupo District and many of their descendants desire to maintain their turangawaewae with their whanau and ancestral lands. TKNT is concerned that TD2050 fell short of providing adequate scoping future or even identifying existing residential or kainga developments of Māori landowners. TD2050 has also promoted 'red zone' potential residential development that has failed to be realised and some may never be developed. Also, at least one substantial proposal has failed to receive due attention and development support of local authorities while long established settlements with predominantly Māori residents have failed to attract a reasonable level of infrastructure support and services.

Furthermore, since the completion of the Ngati Tuwharetoa claims settlement, additional land has been received as cultural and commercial redress. At least one significant area of cultural redress lands has the explicit sanction of the Crown and mana whenua for residential use. Other redress properties may fulfil similar uses as kainga.

RECOMMENDATION 8

In view of the reasons outlined above, TKNT does not support Policy 2.3.3 (3), particularly in the statement that, "Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land"...

RECOMMENDATION 9

The following submissions are made in respect of Policy 2.3.3:

4. That the concept ‘fragmented development’ not be used to characterise developments on Māori land or to prohibit or constrain the customary rights of mana whenua in utilising their lands.
5. That ‘limiting criteria’ include explicit criteria sets that provide for adequate protection of freshwater bodies consistent with the requirements under Te Mana o te Wai and Te Kaupapa Kaitiaki.
6. That in addition to the requirement to demonstrate beneficial social and cultural outcomes, explicit consideration be provided for the desired outcomes and values within Te Kaupapa Kaitiaki.
7. That TKNT support this policy and recommend further that TDC express that the provision of Papakāinga for the occupation by mana whenua on their ancestral lands is a fundamental human right.
10. That TKNT generally support Policy 2.3.3 (10) and recommend the addition of specified limits be introduced to prevent the adverse effects of urban development on the health and well-being of te taiao, its ecosystems and to communities including iwi/hapū/whanau within the district and beyond.

2.4 STRATEGIC DIRECTION: 4 - CLIMATE CHANGE**RECOMMENDATION 10**

TKNT note that the Objective 2.4.2 covers a limited scope of domains that may be effected by climate change within the District.

TKNT recommend, that climate change domains and objectives be expanded to include protection and mitigation of the following from climate-induced changes/risks: (Note the *reference below to the concepts highlighted in 1, 2, 3 and 4.*)

1. **He Kura Taiao** – Living Treasures: Freshwater bodies, ecosystems, natural habitats, indigenous biodiversity
 - a. Explanation: Loss of these ‘treasures’ will adversely impact Māori customary practice, cultural identity, social cohesion, and well-being.
2. **Whakatipu Rawa** - Maori Enterprise: Includes all rural enterprises (forestry, agriculture, horticulture) and Māori land developments and actual and potential fishing related ventures
 - a. Explanation: Over 68% of Māori businesses are in the primary sector. Over 80% of Māori land is defined as hilly-to-mountainous and is susceptible to major erosion events such as landslides. Extreme rainfall events trigger erosion that affects a large proportion of these lands. Māori own nearly 70% of commercial forestry plantations in the district. These are vulnerable to climate extremes such as high-intensity storms, droughts and wildfires.

3. **He Oranga Tangata** – Healthy People: As noted by TDC, Māori are disproportionately affected by climate induced change and communities generally are affected.
 - a. The impacts are evidenced through a variety of well-being and health issues that may also be exacerbated by geographic location, socio-economic status, existing health conditions, poor access to health system services and an incapacity to adapt.
4. **Ahurea Māori, Tikanga Māori** – Maori culture and practices: Climate-induced changes to the natural environment in Aotearoa-NZ are expected to fundamentally alter the way Māori interact with that environment, each other, and other communities. There will be direct impact on the following:
 - a. Marae
 - b. Kainga
 - c. Access to Mahinga Kai and availability of species
 - d. Access to and significant landscapes

Reference: *He huringa āhuarangi, he huringa ao: a changing climate, a changing world*
 – Land Care Research/Te Pae o te Maramatanga - 2021)

RECOMMENDATION 11

TKNT Recommend that appropriate policies be prepared and adopted to support the new objectives in Recommendation 10 (above)

2.5 STRATEGIC DIRECTION: 5. SIGNIFICANT AND LOCAL INFRASTRUCTURE

Comment:

While infrastructure provides benefits to the social and economic wellbeing of people, communities and the nation, several aspects of infrastructure have permanently damaged and altered terrestrial, geothermal and freshwater taonga and their ecosystems. The direct and indirect social, cultural economic and spiritual impact on Ngāti Tūwharetoa hapū and whanau and other iwi within the District, has been profound and the effects of infrastructure development continue to adversely impact on hapū as kaitiaki at place and Māori landowners. (Almost all of these incidents are historically recorded and documented cases)

TKNT note, that despite the seriousness of these adverse impacts and their significant actual and potential costs to Maori/iwi/hapu/whanau, they are not referenced in the summary and there is an absence of objectives and policies to highlight and address the risks presented by modern and future infrastructure.

RECOMMENDATION 12

That additional statements, objectives and policies be included in **Section 2.5** to reflect the following:

1. A statement that acknowledges the profound adverse, direct and indirect, social, cultural, economic and spiritual impact that infrastructure (three waters networks and services, transport, communications, energy generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators), has on Ngāti Tūwharetoa hapū and whanau and other iwi within the Taupo District
2. A statement that acknowledges the profound adverse impact that infrastructure has on the taiao, taonga tuku iho and the resultant significant effects that this impact has on the environmental and the social, cultural, spiritual and economic well-being of iwi/hapu/whanau and the community.

RECOMMENDATION 13

1. That the additional objective(s) be included in the sub-section to enable protection of the health and well-being of iwi/hapū/whanau Māori landowners and the community and the health and well-being of te taiao and taonga tuku iho of the Taupo District.
2. That the objectives in 1. (above) are recognised and provided for in decision-making and land use planning.
3. That the proposed Objectives 2.5.2, 1. and 4. be modified as follows:
 1. The ~~wider~~ benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, ~~including the economic, cultural and social wellbeing of people and communities and for their health and safety~~, are recognised in decision making and land use planning.
(Note that the reference to benefits is already contained in Objective 2).
 4. Local and national transport infrastructure located in the Taupō District ~~protects the health and well-being of te taiao, taonga tuku iho, tangata whenua and the community and~~ operates in a safe and effective manner.
4. That a separate policy be provided acknowledge the risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata and to enable their protection.
5. That policy 2.5.3 - 1. be modified as follows to reflect the concerns in the statement and the recommended objectives:
 1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change ~~and security of supply, and social, and economic wellbeing of people and communities and for their health and safety.~~
6. That policy 2.5.3 – 4. be deleted and replaced by the following.
 4. That Local and national transport infrastructure located in the Taupō District is planned and constructed in a manner that protects the health and well-being of te taiao, taonga tuku iho, tangata whenua, the community, and operates in a safe and effective manner.
7. That an additional policy statement be included to ensure that appropriate long-term planning and funding capacity is invoked when infrastructure services are being proposed and that local authorities demonstrate that they have considered all alternative options before proposing that Māori land be used as the most suitable option or location for the construction and support of infrastructure services.
8. That local authorities ensure that Maori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).

2.6 STRATEGIC DIRECTION: 6. NATURAL ENVIRONMENT VALUES

RECOMMENDATION 14: ACKNOWLEDGMENTS

1. That TDC report the actual statistics pertaining to Māori land within the District and the amount and proportion of Māori land assigned the status of Significant Natural Areas (SNAs) under the latest 2019 proposed SNAs Policy.
2. That TDC report the amount and percentage of private lands other than Māori land, within the District, that is assigned proposed SNAs, the total area of land assigned SNAs status in DOC managed lands.
3. That TDC acknowledge the extraordinary contribution of Māori landowners and hapū (kaitiaki) to the protection of indigenous biodiversity, ecosystem services and to the general health and well-being of Te Taiao and to climate change mitigation and adaptation.

RECOMMENDATION 15

1. Note that TKNT support objectives and policies that protect, enhance and restore significant indigenous ecosystems, habitats and indigenous species from the adverse effects of inappropriate development.
2. TKNT note and acknowledge the extraordinary steps that Ngati Tuwharetoa, Māori landowners and hapū (kaitiaki) have already taken to protect significant natural landscapes, te taiao, biodiversity and precious taonga including waterbodies, prior to the existence of the Resource Management Act 1991 (RMA). Furthermore, these unheralded contributions continue to be of immeasurable benefit for environmental and biodiversity protection and in the creation of a raft of substantial ecosystem services that have been activated throughout the district over many decades. TKNT note that these services have never been adequately evaluated. Furthermore, the land owners who created them have never been rewarded or considered for reward despite their continued, important role in biodiversity enhancement and climate change adaptation and mitigation.
3. TKNT is deeply concerned that the process currently adopted to determine and assign **Significant Natural Areas (SNAs)** is highly objectionable and contradicts the core values and principles of Ngati Tuwharetoa kawa, tikanga and mātauranga. In this regard, the process of identification and assignment has been imposed by force of legislation and without proper consultation processes. Furthermore, the process of assignment fails to provide Māori landowners with equitable choice or capacity to fully evaluate and determine the nature of their relationship and their culture and traditions with their ancestral lands and wāhi tapu and taonga tuku iho.
4. That TKNT support without reservation, the position of Ngati Tuwharetoa landowners and hapū who oppose directly the assignment (proposed or actual) of **Significant Natural Areas (SNAs)** on their lands.
5. TKNT recommend that a Prohibition (or RAHUI) be declared over Maori owned lands to prevent them from being assigned as SNAs without the express consent of the landowners or their mandated representatives, obtained at a properly notified and constituted meeting of the owners.
6. TKNT recommend that TDC, the Crown and appropriate regional authorities confirm acceptance of a Moratorium on SNAs as explained above and invite Māori landowners and Hapu to discuss and agree a fair and equitable process and agenda to re-engage in discussions on Natural Environmental Values.
7. TKNT recommend that these ecosystem services produced by Māori land owners are fully evaluated and a system of rewards is developed to recognise the contribution of the landowners who deliver these services.

AN EXAMPLE OF EARLY LEADERSHIP IN ENVIRONMENTAL STEWARDSHIP – LAKE TAUPO AND ROTOAIRA FOREST TRUSTS.

Lake Taupo Forest (LTF) was established in 1969 and Lake Rotoāira Forest (LRF) in the early 1970s. The total area of both forests was over 48,000 hectares. The Crown (lessee) and Ngati Tuwharetoa landowners (lessor) agreed to prohibit the planting of 28% of LTF and 42% of LRF. These substantial areas represented a significant opportunity cost, however, this outcome was driven by the commitment of the Ariki (Paramount Chief), kaumatua, the owners and hapū leaders through their unconditional commitment to uphold their kawa, tikanga and mātauranga. In the case of Lake Rotoaira, a 600 metre continuous, ‘no plant zone’ was established around its foreshore to enable protection for its waters and its mauri. This has been maintained intact since the initial plantings in 1971. By far, the largest proportion of the set-aside, protected areas were to maintain the ora (well-being) of all freshwater bodies, their ecosystems, habitats, indigenous species and trout. Some riparian ‘protection strips’ exceeded 500 metres in width to ensure that these waterways were fully protected from runoff, siltation, erosion and physical damage. A much smaller proportion of land within the forests was set aside to protect wāhi tapu, sites and landscapes of special importance and related taonga tuku iho (indigenous forests, mahinga kai, kainga settlements).

The obligation to ensure the health and well-being of the land and waters (manāki whenua, manāki wai Māori) and to secure their relationship with their whenua was the first priority of the landowners. Only after this was accomplished, were they comfortable to turn their attention to developing a world class commercial forestry venture. These forests are unique in NZ and globally insofar as they are characterised as multi-purpose forests that demonstrate deliberately designed attributes of water management, climate change mitigation and adaptation, cultural spiritual and social and environmental outcomes as well as fulfilling highly successful commercial objectives. Achieving these multiple goals for thousands of owners in over 140 separate blocks of privately owned Māori land may appear to many to be a formidable challenge, however, its success was in no small way attributed to insightful leadership and an adherence to Ngati Tuwharetoa kawa, tikanga and mātauranga.

SUBMISSION SPECIFIC TO PAPA KĀINGA - PLAN CHANGE 42 – THE GENERAL RURAL AND RURAL LIFESTYLE ENVIRONMENTS.

RECOMMENDATION 16

1. That TKNT support the deletion of the previous definition in the Taupo District Plan for Papakāinga and support the new definition of Papakāinga.
2. That TKNT support the proposal to split the rural environment into two zones, namely the General Rural Environment and the Rural Lifestyle Environment.
3. That TKNT generally support the Proposed Objectives and the Proposed Policy.
4. That TKNT generally commend the progress that has been made by TDC in developing the rural rules affecting Papakāinga, however, TKNT note to TDC that it is in the early stages of developing its kainga programme including Papakāinga and recommends that TKNT, prospective home owners' and TDC hold further discussions prior to the finalisation of detailed rules for Papakāinga.
5. That TKNT note that innovative Papakāinga performance standards are being proposed and implemented in many local authorities in NZ that are not yet available under the proposed TDC performance standards.
6. That in view of its being in the early stages of developing its kainga programme, including Papakāinga, TKNT recommend that prospective home owners' and TDC hold further discussions prior to the finalisation of detailed performance standards for Papakāinga.
7. That TKNT oppose the stringent performance standards proposed for maximum building coverage and recommend that it be increased for Papakāinga.
8. That TKNT oppose the proposed minimum building setbacks of 15m and recommend that consideration be given for prospective Papakāinga owners to reduce their requirements for minimum building setback.
9. TKNT commend TDC for the progressive changes it has made to accommodate Papakāinga in the Taupo District.

George Asher
Te Poari Mahi
Waea: 021 368 566 | Imera: geoera@xtra.co.nz



CAUTION: This email and any attachment(s) contains information that is both confidential and possibly legally privileged. No reader may make any use of its content unless that use is approved by Te Kōwhiri o Ngāti Tūwharetoa in writing. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience; Kia ora.



First name: James

Last name: Ryan

On behalf of:
Manawa Energy

Postal address:

Suburb:

City:

Country: New Zealand

Email: james.ryan@manawaenergy.co.nz

Daytime Phone: 0278 2340396

I could

I could not

Gain an advantage in trade competition through this submission

I am

I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.17 2.2.2 Objective

Points: FS209.1

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.18 2.2.3 Policy

Points: FS209.2

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.19 2.2.3 Policy

Points: FS209.3

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.23 Chapter 2 Strategic Directions

Points: FS209.4

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy in part opposes this submission as renewable electricity generation has a functional and operational need to be in the rural environment and therefore cannot be excluded.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All and add provisions that allow for renewable electricity generation.

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)

Original Point: #26.59 Plan Change 38 - Strategic Directions

Points: FS209.5

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy in part opposes this submission as renewable electricity generation has a functional and operational need to be in the rural environment and therefore cannot be excluded.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All and add provisions that provide for renewable electricity generation

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)

Original Point: #26.60 Plan Change 38 - Strategic Directions

Points: FS209.6

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)

Original Point: #29.10 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS209.7

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #46 Chris Marshall (, New Zealand)

Original Point: #46.6 2.4 Strategic Direction 4 Climate Change

Points: FS209.8

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #46 Chris Marshall (, New Zealand)

Original Point: #46.8 2.4.3 Policy

Points: FS209.9

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #46 Chris Marshall (, New Zealand)

Original Point: #46.9 2.4.3 Policy

Points: FS209.10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #95 Joan Forret (Private Bag 3077, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #95.1 Plan Change 38 - Strategic Directions

Points: FS209.11

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #95 Joan Forret (Private Bag 3077, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #95.2 2.1 Strategic Direction 1 Tangata Whenua

Points: FS209.12

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #95 Joan Forret (Private Bag 3077, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #95.6 2.1 Strategic Direction 1 Tangata Whenua

Points: FS209.13

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission. Iwi settlement acts do not provide for a higher order status and iwi documents are only provided for in District planning.andnbsp;

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #95 Joan Forret (Private Bag 3077, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #95.9 2.6 Strategic Direction 6 Natural Environment Values

Points: FS209.14

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission requiring offsetting to be a net gain.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #95 Joan Forret (Private Bag 3077, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #95.14 2.6 Strategic Direction 6 Natural Environment Values

Points: FS209.15

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission, renewable electricity generation has a functional and operational need to be in areas on SNA as that is the location of

the energy resource.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #66 Michelle Phillips (PO Box 162, Reporoa, New Zealand, 3060)

Original Point: #66.2 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai

Points: FS209.16

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.1 2.1.3 Policy

Points: FS209.17

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.2 Plan Change 38 - Strategic Directions

Points: FS209.18

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.3 Plan Change 38 - Strategic Directions

Points: FS209.19

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.4 Plan Change 38 - Strategic Directions

Points: FS209.20

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.5 Plan Change 38 - Strategic Directions

Points: FS209.21

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.6 Plan Change 38 - Strategic Directions

Points: FS209.22

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.7 Plan Change 38 - Strategic Directions

Points: FS209.23

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.8 Plan Change 38 - Strategic Directions

Points: FS209.24

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.9 Plan Change 38 - Strategic Directions

Points: FS209.25

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.10 Plan Change 38 - Strategic Directions

Points: FS209.26

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.11 Plan Change 38 - Strategic Directions

Points: FS209.27

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.12 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points:** FS209.28

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.13 Amendments to the Definitions of the Taupō District Plan Section 10 **Points:** FS209.29

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.14 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.30**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.15 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.31**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.15 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.32**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.16 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.33**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.17 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.34**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.18 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.35**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.19 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.36**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.22 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.37**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.20 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.38**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.21 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.39**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.23 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.40**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.24 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.41**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.27 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.42**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.26 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.43**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.28 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.44**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.29 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.45**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.32 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.46**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.31 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.47**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.33 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.48**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.34 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.49**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.32 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.50**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.35 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.51**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.36 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.52**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.37 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.53**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.38 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.54**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.38 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.55**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.39 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.56**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.40 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.57**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.41 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.58**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.42 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.59**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.43 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.60**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.44 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.61**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.45 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.62**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.46 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.63**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.47 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.64**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.48 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.65**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.49 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.66**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.50 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.67**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.51 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.68**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.52 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.69**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.53 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.70**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.54 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.71**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.55 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.72**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.56 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.73**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.57 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.74**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)
Original Point: #68.58 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.75**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.59 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.76**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.60 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.77**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.61 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.78**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.62 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.79**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.63 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.80**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #68 Hayley Stronge (PO Box 13025, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point: #68.64 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.81**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.1 2.3.2 Objectives **Points: FS209.82**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.2 2.3.3 Policy

Points: FS209.83

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.3 2.4 Strategic Direction 4 Climate Change

Points: FS209.84

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.4 2.4.2 Objective

Points: FS209.85

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.5 2.4.3 Policy

Points: FS209.86

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.6 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS209.87

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.7 2.5.2 Objectives

Points: FS209.88

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.8 2.5.3 Policy

Points: FS209.89

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.9 2.6.2 Objectives

Points: FS209.90

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.10 2.6.3 Policy

Points: FS209.91

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.11 Amendments to the Definitions of the Taupō District Plan Section 10 **Points: FS209.92**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.12 3b.1 Introduction

Points: FS209.93

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.13 Objective 3b.2.1 Enable Primary Production

Points: FS209.94

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.14 Objective 3b.2.2 Maintaining the established General Rural character

Points: FS209.95

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.15 Objective 3b.2.3 Rural industry

Points: FS209.96

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.16 Objective 3b.2.4 Other activities

Points: FS209.97

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.17 Objective 3b.2.5 Avoidance of reverse sensitivity

Points: FS209.98

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.18 Objective 3b.2.6 Impacts on infrastructure

Points: FS209.99

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.19 Policy 3b.2.9 Maintaining the established character

Points: FS209.100

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.20 Policy 3b.2.10 Residential units

Points: FS209.101

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.21 Policy 3b.2.12 Minor residential unit

Points: FS209.102

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.22 Policy 3b.2.13 Avoiding reverse sensitivity

Points: FS209.103

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.23 Policy 3b.2.14 Commercial and industrial activity **Points: FS209.104**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.24 Policy 3b.2.15 Allotment size **Points: FS209.105**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.25 Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment **Points: FS209.106**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.26 Objective 3b.3.2 Avoid reverse sensitivity **Points: FS209.107**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.27 Objective 3b.3.3 Commercial and industrial activities

Points: FS209.108

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.28 Objective 3b.3.4 Consolidate rural lifestyle activities

Points: FS209.109

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.29 Objective 3b.3.6 Impacts on community infrastructure

Points: FS209.110

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.30 Policy 3b.3.9 Character of the Rural Lifestyle Environment **Points: FS209.111**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.31 Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment **Points: FS209.112**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.32 Policy 3b.3.12 Minor residential unit **Points: FS209.113**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.33 4b.1.1 Activities in the General Rural Environment **Points: FS209.114**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.34 4b.1.2 Minor residential units

Points: FS209.115

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.35 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields

Points: FS209.116

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.36 4b.1.5 Commercial and industrial activities, and home businesses, **Points: FS209.117**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.37 4b.1.7 High voltage transmission lines **Points: FS209.118**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

All

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.38 4b.1.8 Buildings within Outstanding Landscape Areas **Points: FS209.119**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.39 4b.1.9 Earthworks within Outstanding Landscape Areas **Points: FS209.120**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)
Original Point: #84.40 4b.2.1 Vehicle movements **Points: FS209.121**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.41 4b.2.9 Maximum Noise - Limits

Points: FS209.122

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.42 4b.2.10 Maximum Noise - Construction Noise

Points: FS209.123

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.43 4b.2.11 Maximum Noise - Electricity Generation Core Sites

Points: FS209.124

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.44 4b.2.13 Maximum Noise - Other

Points: FS209.125

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.45 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment

Points: FS209.126

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.46 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.127**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.47 Plan Change 38 - Strategic Directions

Points: FS209.128

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.48 Amendments to the Definitions of the Taupō District Plan Section **Points: FS209.129**

10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.49 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.130**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #84 Alice Lin (PO Box 90477, Victoria Street West, Auckland, New Zealand, 1142)

Original Point: #84.50 Amendments to the Definitions of the Taupō District Plan Section **Points: FS209.131**

10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.1 Plan Change 38 - Strategic Directions

Points: FS209.132

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.2 Chapter 2 Strategic Directions

Points: FS209.133

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.3 2.1 Strategic Direction 1 Tangata Whenua

Points: FS209.134

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.4 2.1.2 Objective

Points: FS209.135

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.5 2.1.3 Policy

Points: FS209.136

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.6 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai

Points: FS209.137

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.7 2.3 Strategic Direction 3 Urban Form and Development

Points: FS209.138

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.8 2.3.2 Objectives

Points: FS209.139

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.9 2.3.3 Policy

Points: FS209.140

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.10 2.4 Strategic Direction 4 Climate Change

Points: FS209.141

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.11 2.4.2 Objective

Points: FS209.142

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.12 2.4.3 Policy

Points: FS209.143

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.13 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS209.144

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.14 2.5.2 Objectives

Points: FS209.145

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.15 2.5.3 Policy

Points: FS209.146

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.16 2.6 Strategic Direction 6 Natural Environment Values

Points: FS209.147

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.17 2.6.2 Objectives

Points: FS209.148

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.18 2.6.3 Policy

Points: FS209.149

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.19 2.2.2 Objective

Points: FS209.150

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.20 2.2.3 Policy

Points: FS209.151

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.21 2.2.3 Policy

Points: FS209.152

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.22 Plan Change 41 - Removal of Fault lines

Points: FS209.153

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.23 Plan Change 42 - General Rural and Rural Lifestyle Environments **Points: FS209.154**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.24 Amendments to the Definitions of the Taupō District Plan Section **Points: FS209.155**

10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.25 Amendments to the Definitions of the Taupō District Plan Section **Points: FS209.156**

10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.26 3b.1 Introduction

Points: FS209.157

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.27 Objective 3b.2.1 Enable Primary Production

Points: FS209.158

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.28 Objective 3b.2.2 Maintaining the established General Rural character

Points: FS209.159

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.29 Objective 3b.2.3 Rural industry

Points: FS209.160

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.30 Objective 3b.2.4 Other activities

Points: FS209.161

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.31 Objective 3b.2.5 Avoidance of reverse sensitivity

Points: FS209.162

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.32 Objective 3b.2.6 Impacts on infrastructure

Points: FS209.163

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.33 Policy 3b.2.9 Maintaining the established character

Points: FS209.164

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.34 Policy 3b.2.10 Residential units

Points: FS209.165

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.35 Policy 3b.2.12 Minor residential unit

Points: FS209.166

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.36 Policy 3b.2.13 Avoiding reverse sensitivity

Points: FS209.167

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.37 Policy 3b.2.14 Commercial and industrial activity

Points: FS209.168

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.38 Policy 3b.2.15 Allotment size

Points: FS209.169

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.39 Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment

Points: FS209.170

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.40 Objective 3b.3.2 Avoid reverse sensitivity

Points: FS209.171

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.41 Objective 3b.3.3 Commercial and industrial activities

Points: FS209.172

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.42 Objective 3b.3.4 Consolidate rural lifestyle activities

Points: FS209.173

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.43 Objective 3b.3.6 Impacts on community infrastructure

Points: FS209.174

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.44 Policy 3b.3.9 Character of the Rural Lifestyle Environment

Points: FS209.175

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.45 Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment

Points: FS209.176

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.46 Policy 3b.3.12 Minor residential unit

Points: FS209.177

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.47 4b.1.1 Activities in the General Rural Environment

Points: FS209.178

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.48 4b.1.2 Minor residential units

Points: FS209.179

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.49 4b.1.3 Temporary Activities

Points: FS209.180

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.50 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields **Points: FS209.181**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.51 4b.1.5 Commercial and industrial activities, and home businesses, **Points: FS209.182**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.52 4b.1.7 High voltage transmission lines **Points: FS209.183**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.53 4b.1.8 Buildings within Outstanding Landscape Areas **Points: FS209.184**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.54 4b.1.9 Earthworks within Outstanding Landscape Areas

Points: FS209.185

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.55 4b.2.1 Vehicle movements

Points: FS209.186

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.56 4b.2.5 Maximum building height

Points: FS209.187

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.57 4b.2.6 Minimum building setbacks

Points: FS209.188

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.58 4b.2.7 Minor residential units

Points: FS209.189

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.59 4b.2.8 Commercial and industrial activities, and home businesses **Points:** FS209.190

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.60 4b.2.9 Maximum Noise - Limits

Points: FS209.191

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.61 4b.2.10 Maximum Noise - Construction Noise

Points: FS209.192

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.62 4b.2.11 Maximum Noise - Electricity Generation Core Sites

Points: FS209.193

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.63 4b.2.12 Maximum Noise - Well Drilling and Testing

Points: FS209.194

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.64 4b.2.13 Maximum Noise - Other

Points: FS209.195

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.65 4b.2.14 Parking, Loading and Access

Points: FS209.196

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.66 4b.2.15 Signage

Points: FS209.197

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.67 4b.5.1 Subdivision - General Rural Environment

Points: FS209.198

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.68 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment

Points: FS209.199

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.69 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment

Points: FS209.200

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.70 4b.5.4 Subdivision - Default Activity Status

Points: FS209.201

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.71 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road

Points: FS209.202

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.72 4b.5.6 Subdivision - Other

Points: FS209.203

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.73 4b.5.7 Subdivision - Outstanding Landscape Areas

Points: FS209.204

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.74 4b.5.8 Subdivision - Bonus Lots

Points: FS209.205

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.75 4b.5.9 Subdivision - More than 12 allotments

Points: FS209.206

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.76 Planning Maps

Points: FS209.207

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.77 Plan Change 43 - Taupō Industrial Zone

Points: FS209.208

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.78 Amendments to the Definitions of the Taupō District Plan Section 10 **Points:** FS209.209

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.79 Planning Maps

Points: FS209.210

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.80 Planning Maps

Points: FS209.211

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #93.81 Planning Maps

Points: FS209.212

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #89 Ashiley Sycamore (Private Bag 3072, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #89.3 2.1 Strategic Direction 1 Tangata Whenua

Points: FS209.213

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #89 Ashiley Sycamore (Private Bag 3072, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #89.4 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai

Points: FS209.214

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #89 Ashiley Sycamore (Private Bag 3072, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #89.1 Plan Change 38 - Strategic Directions

Points: FS209.215

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as there will be a separate process and time-frames for the District Council to implement this NPS-IB if and when it comes into effect.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.3 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai

Points: FS209.216

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.5 2.4 Strategic Direction 4 Climate Change

Points: FS209.217

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.6 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS209.218

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.7 2.6 Strategic Direction 6 Natural Environment Values

Points: FS209.219

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #101 Jane Penton (27 Te Hātepe Avenue, Taupo, New Zealand, 3330)

Original Point: #101.1 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai **Points: FS209.220**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #101 Jane Penton (27 Te Hātepe Avenue, Taupo, New Zealand, 3330)

Original Point: #101.2 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai **Points: FS209.221**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #104 Gurv Singh (PO Box 2628, Wellington, New Zealand, 6140)

Original Point: #104.3 2.2.2 Objective **Points: FS209.222**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)

Original Point: #110.6 2.5.3 Policy

Points: FS209.223

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission - clarification for these terms would be beneficial since there is a large amount of Nationally significant infrastructure and Regional significant infrastructure in the region

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)

Original Point: #110.7 2.5.3 Policy

Points: FS209.224

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.4 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai **Points: FS209.225**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.5 2.2.3 Policy

Points: FS209.226

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.8 2.2.3 Policy

Points: FS209.227

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.11 2.5.2 Objectives

Points: FS209.228

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Support in part - could include wider community to clarify the statement that it is protecting all of the Taupo community.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.12 2.5.3 Policy

Points: FS209.229

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission as - we require a greater degree of clarification the practical meaning of te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata in Council's definitions

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.33 2.5.3 Policy

Points: FS209.230

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes - The wording proposed does not align with the NPS-REG that states that REG has benefit for social, and economic wellbeing pf people and communities.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #9 Lucy Edwards (C/- Tonkin & Taylor Ltd , Wellington, New Zealand, 6140)

Original Point: #9.6 Plan Change 42 - General Rural and Rural Lifestyle Environments

Points: FS209.231

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this position

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #11 Douglas Colin Wallace (208 Tukairangi Road, RD 5, Taupo, New Zealand, 3385)

Original Point: #11.3 4b.4.12 Maximum Artificial Light Level

Points: FS209.232

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.5 Objective 3b.2.1 Enable Primary Production

Points: FS209.233

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this positionandnbsp;

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.8 Objective 3b.2.5 Avoidance of reverse sensitivity

Points: FS209.234

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this position as there are other established and lawful activities that have a functional and operational need to be in the rural environment.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #22 Penny Cairns (PO Box 20176, Bishopdale, Christchurch, New Zealand, 8543)

Original Point: #22.11 Policy 3b.2.13 Avoiding reverse sensitivity

Points: FS209.235

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this position as there are other established and lawful activities that have a functional and operational need to be in the rural environment, and which may not require set backs from primary production.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)

Original Point: #26.3 Plan Change 38 - Strategic Directions

Points: FS209.236

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy in part supports this position as renewable electricity generation is not a rural industry. However, renewable electricity has a functional and operational need to be in the rural environment.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)

Original Point: #26.4 Plan Change 38 - Strategic Directions

Points: FS209.237

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy in part supports this position as renewable electricity generation has a need for ancillary earthworks. However, renewable electricity has a functional and operational need to be in the rural environment.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)

Original Point: #26.10

Points: FS209.238

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this position as the Taupo DC should give effect to all existing NPS documents

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #78 Dominic Adams (, New Zealand)

Original Point: #78.3 Amendments to the Definitions of the Taupō District Plan Section 10 **Points:** FS209.239

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #78 Dominic Adams (, New Zealand)

Original Point: #78.5 Objective 3b.2.5 Avoidance of reverse sensitivity

Points: FS209.240

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.12 3b.2 Objectives and Policies - General Rural Environment

Points: FS209.241

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.13 3b.2 Objectives and Policies - General Rural Environment

Points: FS209.242

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission and its intent to seek clarity of policy direction.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #101 Jane Penton (27 Te Hātepe Avenue, Taupo, New Zealand, 3330)

Original Point: #101.7 4b Rural Environment

Points: FS209.243

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission, as provision needs to be made for infrastructure and activities that have a functional requirement to be located in these areas.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #101 Jane Penton (27 Te Hātepe Avenue, Taupo, New Zealand, 3330)

Original Point: #101.8 4b Rural Environment

Points: FS209.244

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission, as provision needs to be made for infrastructure and activities that have a functional requirement to be located in these areas.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #106 Tim Lester (127 Alexandra Street, Hamilton Central, Hamilton, New Zealand, 3204)

Original Point: #106.15 Objective 3b.2.4 Other activities

Points: FS209.245

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #106 Tim Lester (127 Alexandra Street, Hamilton Central, Hamilton, New Zealand, 3204)
Original Point: #106.17 Policy 3b.2.13 Avoiding reverse sensitivity **Points: FS209.246**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #106 Tim Lester (127 Alexandra Street, Hamilton Central, Hamilton, New Zealand, 3204)
Original Point: #106.18 Objective 3b.3.2 Avoid reverse sensitivity **Points: FS209.247**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)
Original Point: #110.1 Plan Change 38 - Strategic Directions **Points: FS209.248**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)
Original Point: #110.2 Plan Change 38 - Strategic Directions **Points: FS209.249**

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)

Original Point: #110.13 3b Rural Environment Chapter

Points: FS209.250

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission, the Council should be providing for all NPS documents and implementing all existing National Planning Standards.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #110 Trudi Burney (31 Gilberthorpes Road, Islington, Christchurch, New Zealand, 8042)

Original Point: #110.14 3b.1 Introduction

Points: FS209.251

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #112 Annabelle Lee (Unknown, New Zealand, Unknown)

Original Point: #112.9 4b.2.9 Maximum Noise - Limits

Points: FS209.252

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Manawa Energy supports this submission.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Original Submitter: #114 Alana Delich (72 Hinemoa Avenue, Taupo, New Zealand, 3330)

Original Point: #114.13 4b Rural Environment

Points: FS209.253

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Manawa Energy opposes this submission, as provision needs to be made for infrasture and activities that have a functional requirement to be located in these areas.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

All

Attached Documents

File
Manawa Energy Taupo DC Further Submissions 38 and 42 April 2023



Further Submissions Taupō District Council District Plan Changes 38 & 42

Submission to the Taupō District Council

April 2023

**FURTHER SUBMISSIONS THAT ARE IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSIONS ON THE OTAGO REGIONAL POLICY STATEMENT – FRESHWATER INSTRUMENT
UNDER CLAUSE 8 OF THE FIRST SCHEDULE TO THE RESOURCE MANAGEMENT ACT 1991**


1. **Name of submitter:** Manawa Energy Limited (Manawa Energy)
2. This is a Further Submission on the **Taupō District Council District Plan Changes 38 & 42**
3. **Manawa Energy could not** gain an advantage in trade competition through this submission.
4. Further submission from Manawa Energy is as follows and contains:
 - the particular parts of the original submission (as derived from the summary of submissions) that Manawa has submitted on;
 - reasons for the submission; and
 - the decision sought.
5. **Aa a generator and supplier of electricity, Manawa Energy** has an interest in the proposal that is greater than the interest in the general public.
6. **Manawa Energy does wish** to be heard in support of this submission.
7. If others make a similar submission, **Manawa Energy will** consider presenting a joint case with them at a hearing.
8. Submitter Details:

Address for service: Manawa Energy Limited
Private Bag 12055
TAURANGA 3143
Attention: James Ryan

Phone: 027 234 0396

Email: james.ryan@manawaenergy.co.nz

Signature:



For, and on behalf of, Manawa Energy Limited

Dated: 04 April 2023

Manawa Energy's Further Submissions

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Plan Change 38 – Strategic Directions				
NZ Pork Industry Board – Hannah Ritchie				
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS22.17	Amend Objective 2.2.2(1) to an objective that corresponds to the function, powers and duties of the territorial authority.	Proposed Objective 2.2.2(1) appears to extend the matters TDC would consider to include water quality from a discharge perspective which creates confusion between the function, powers and duties of the territorial authority from the regional council.	Support	Manawa Energy supports this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Strategic Directions > 2.2.3 Policy - OS22.18	Explain in the strategic direction what benefits the district plan seeks to achieve for water quality within the function, powers and duties of the territorial authority.	In the absence of being able to review a comprehensive planning response (rather than sectional plan changes) the policy cannot be understood.	Support	Manawa Energy supports this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Strategic Directions > 2.2.3 Policy - OS22.19	Amend Policy 2.2.3(5) to a policy that corresponds to the function, powers and duties of the territorial authority.	NZ Pork does not support duplication of land use and discharge management requirements between regional and district plans to manage freshwater quality.	Support	Manawa Energy supports this submission.
Chapter 2 Strategic Directions - OS22.23	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district. The	Oppose in part	Manawa in part opposes this submission as renewable electricity generation has a functional and operational need to be in the rural

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>district.</p> <p><u>Social and Economic Wellbeing Taupo's rural environment contributes positively to the districts economic and social wellbeing. Productive capacity Rural land remains available for primary production activities and productive capacity is protected. Reverse Sensitivity Reverse sensitivity effects are managed so as not to constraint primary production activities Rural lifestyle Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive potential of land.</u></p>	<p>rural environment is the largest by area within the district. Not acknowledging or defining the key issues for the zone within the strategic objectives downplays the importance of the rural environments to the district.</p>		<p>environment and therefore cannot be excluded.</p>
Horticulture NZ – Sarah Cameron				
<p>Strategic Directions - OS26.59</p>	<p>Add to chapter 38: <u>SD – RE-01 Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure the contribution for the economic and social wellbeing of the district and not be</u></p>	<p>Add new strategic direction for rural environment.</p>	<p>Oppose in part</p>	<p>Manawa in part opposes this submission as renewable electricity generation has a functional and operational need to be in the rural environment and therefore cannot be excluded.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>compromised by inappropriate subdivision, use and development</u> <u>SD – RE – 02</u> <u>Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.</u>			
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS26.60	Delete 2.2 strategic direction freshwater quality / te mana o te wai.	Council has no jurisdiction over the matters raised in 2.2.	Support	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Waikato Regional Council – Joao Paulo				
2.5 Strategic Direction 5 Significant and Local Infrastructure - OS29.10	Amend wording by changing the percentage from 20% to 27% and providing wording that recognises the local and national importance of Taupo's electricity-producing capability.	The District Plan should explicitly recognise the importance of the district's electricity-generating capacity to the local and national economy.	Support	Manawa Energy supports this submission.
Tuakairangi Trust – Chris Marshall				
2.4 Strategic Direction 4 Climate Change -	Submitter suggests a toll is imposed on private vehicle use and	Submitter questions how higher emissions from increased vehicle	Oppose	Manawa Energy opposes this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
OS46.6	this used to subsidise public transport.	movement will result in positive climate outcomes.		
2.4.3 Policy - OS46.8	Submitter suggests that only development of land that would result in positive climate change outcomes would be land use change to forestry or retirement and revegetation of some kind.	Submitter states any subdivision/development that does not offset emissions by tree planting or buying carbon credits will not result in positive climate change outcomes.	Oppose	Manawa Energy opposes this submission.
2.4.3 Policy - OS46.9	Avoid subdivision and development in natural ephemeral waterways, wetlands or LIAs.	Subdivision and land use development that encroaches on natural ephemeral waterways, wetlands or LIAs that are prone to erosion will not be resilient to climate change.	Oppose	Manawa Energy opposes this submission.
Pukawa D2 Trust – Joan Forret				
Strategic Directions - OS58.1	The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. This chapter includes objectives and policies to guide decision making at a strategic level. <u>The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies.</u>	Clear understanding of the legal status of the directions is required to assist planners when making assessments against the district plan. To assist with the importance and status of each direction, a hierarchy should be established.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for <u>resource management practices</u>. They are indicative of the matters which are important to the Taupo District community and Council and reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>... requirement to consider District Plan policy. <u>The strategic directions must be considered in all resource consent applications and plan changes.</u> ...</p>			
2.1 Strategic Direction 1 Tangata Whenua - OS58.6	<p>Recognise that <u>iwi management plans are higher order statutory documents</u> in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.</p>	<p>Amend to make it clear that the iwi management plan takes precedence over the district plan. "Higher order statutory documents" is the terminology used in the section 32 report.</p>	Oppose	<p>Manawa Energy opposes this submission. Iwi settlement acts do not provide for a higher order status and iwi documents are only provided for in District planning.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.6 Strategic Direction 6 Natural Environment Values - OS58.9	The protection of the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, including through offsetting to result in a net environmental gain.	Offsetting is a recognised tool.	Oppose	Manawa Energy opposes this submission requiring offsetting to be a net gain.
2.6 Strategic Direction 6 Natural Environment Values - OS58.14	Protect the natural values of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor adverse effects on the ecological values that cannot be offset. and processes important to those areas.	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Offsetting should be available as a tool to achieve a net environmental gain.	Oppose	Manawa Energy opposes this submission, renewable electricity generation has a functional and operational need to be in areas on SNA as that is the location of the energy resource.
2.6 Strategic Direction 6 Natural Environment Values - OS58.16	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.	Support in part - Policy 2.6.3.5. Allow tangata whenua to decide what is best for their land.	Oppose	Manawa Energy opposes this submission, renewable electricity generation has a functional and operational need to be in areas on SNA if that is the location of the energy resource.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Ngati Tahu-Ngati Whaoa Runanga Trust – Michelle Phillips				
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS66.2	Recognise the National Policy Statement for Freshwater Management (NPS-FM) which contains the principles of Te Mana o te Wai.	Submitter seeks amendment to provide context for the relevance and importance of Te Mana o te Wai.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Mercury – Hayley Stronge				
2.1.3 Policy - OS68.1	Retain policies 2.1.3(1) to 2.1.3(9) other than Policy 2.1.3(6) which should be deleted. Amend policies as shown below: 2.1.3 Policies 1. Recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). ... 6. Enable development of Maori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners. ...	Mercury supports all policies in 2.1.3 and Policy 2.1.3(2) in particular. This objective is consistent with the Matters of National Importance of the RMA and is appropriate in the context of supporting joint venture partnerships for several renewable electricity generation sites in the Taupo District. Mercury is of the view that policy 2.1.3(6) should be deleted as it duplicates Policy 2.1.3(2).	Support	Manawa Energy supports this submission.
2.2.2 Objective – OS68.2	Retain 2.2.2 Objective in same or similar form	This objective is consistent with the sustainable management purpose of	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		the RMA and is appropriate in the context of the issues facing Taupo District.		
2.3.2 Objectives - OS68.3	<p>Amend Objective 2.3.2(3) and add new Objective 2.3.2(8) as below:</p> <p>3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported.</p> <p><u>8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.</u></p>	An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan.	Support	Manawa Energy supports this submission.
2.3.3 Policy - OS68.4	<p>Amend Policy 2.3.3(10) to read as follows:</p> <p>10. Manage subdivision use and development of land to ensure that it will not:</p> <p>a. ...</p> <p>b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas, ...</u></p>	Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	d. give rise to reverse sensitivity effects from existing uses			
2.4 Strategic Direction 4 Climate Change - OS68.5	<p>Amend the introductory part of section 2.4 (STRATEGIC DIRECTION 4 CLIMATE CHANGE) as follows: Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. ... It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe....</p> <p>1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry.</u></p> <p>2.</p> <p>...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 <u>helps avoid</u>, does not</p>	<p>Mercury strongly supports section 2.4 (climate change) and requests only minor amendments. Taupo District provides up to 20% of New Zealand's electricity supply, with more than 20 renewable electricity power stations mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District.</p> <p>The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	contribute to, and is resilient to, climate change...			
2.4.2 Objective - OS68.6	Retain objectives, 2.4.2(1), 2.4.2(2) and 2.4.2(3). In addition, add new objective 2.4.2(4) that reads: <u>4. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u>	Objectives 2.4.2(1), 2.4.2(2) and 2.4.2(3) are important for addressing the issues facing Taupo District, Aotearoa New Zealand and the world. In addition, a new objective needs to clearly articulate the necessity of increased renewable electricity generation to assist with the decarbonisation of the economy. This decarbonisation is essential for the country to achieve its international GHG reduction targets that it has committed to achieve.	Support	Manawa Energy supports this submission.
2.4.3 Policy - OS68.7	Retain policies 2.4.3(1). Delete policy 2.4.3(3) and policy 2.4.3(4). In addition, add new policies 2.4.3(2) and 2.4.3(3) as below and renumber proposed policy 2.4.3.(2) to policy 2.4.3.(4) with a minor amendment as below. 1.... 2. Land use activities which will unduly accelerate the effects of climate change will be discouraged. 3. Urban and built development must be designed in a manner which considers the need to reduce	Policies need to be included which specifically provide for and enable activities that will help address climate change.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>greenhouse gas emissions associated with that development and resulting land use.</p> <p><u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity, improved security of supply and transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and new renewable electricity generation activities and transmission, including where contributing to one of the following;</u></p> <ul style="list-style-type: none"> · <u>adaptation required to mitigate risks from climate change</u> <u>or</u> · <u>provides for increased electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> <p><u>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</u></p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.5 Strategic Direction 5 Significant and Local Infrastructure - OS68.8	<p>Amend the introductory part of section 2.5 as follows:</p> <p>Infrastructure, ..., such as the three waters network, transport, communications, energy <u>electricity</u> generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.</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 the natural resources on which they rely on to operate.</u></p> <p>The Taupo District plays an important role in the location and provision of nationally 'significant infrastructure'. Its central location and natural resources means that Taupo is home to:</p> <ul style="list-style-type: none"> · ... · renewable electricity generation facilities that connect with the national grid, <u>that provide</u> electricity to meet up to 20% of New Zealand's total electricity demand... <p>In addition to nationally and regionally significant infrastructure, local roads and other infrastructure ... is vital for the ongoing</p>	<p>The introduction should more accurately refer to "electricity generation", not "energy generation". Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	functioning of the District District's urban and rural communities.			
2.5.2 Objectives - OS68.9	<p>Retain the following Objectives, subject to minor amendments to Objective 2.5.2(1) and 2.5.2(2) as follows:</p> <p>1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning.</p> <p>2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved</u>.</p> <p>...</p>	Mercury supports all the objectives in 2.5.2 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for the effective functioning and social and economic wellbeing of our communities. Minor additions are suggested to strengthen the objectives.	Support	Manawa Energy supports this submission.
2.5.3 Policy - OS68.10	Retain the following policies, subject to minor amendments to Policy 2.5.3(1) and 2.5.3(2) as follows:	Mercury supports all the policies in 2.5.3 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>2.5.3 Policies</p> <p>1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> 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.</p> <p>2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.</p> <p>...</p>	<p>the effective functioning and social and economic wellbeing of our communities. The policies are appropriate ways of achieving the objectives in 2.5.2. The submitter seeks minor amendments to strengthen/clarify the policies.</p>		
2.6.3 Policy - OS68.11	<p>Add the following new policy 2.6.3(7) as follows:</p> <p><u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u></p>	<p>Mercury supports the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.</p>	Support	<p>Manawa Energy supports this submission.</p>
Genesis Energy – Alice Lin				

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.3.2 Objectives - OS84.1	Retain with amendment as shown below. 3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported.	Genesis generally supports the proposed objectives. A minor edit is suggested to provide clarity.	Support	Manawa Energy supports this submission.
2.3.3 Policy - OS84.2	Retain provisions subject to amendments below 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure),... 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u> . c.... d. give rise to reverse sensitivity effects from existing uses	Genesis generally supports the proposed policies. However, in respect of Policy 10, Genesis considers conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. In addition, reverse sensitivity effects do not arise from "existing uses" – they arise from new or expanded sensitive activities locating in proximity to existing uses. Suggested changes are therefore made to accurately reflect the intent of Policy 10.	Support	Manawa Energy supports this submission.
2.4 Strategic Direction 4 Climate Change -	Climate change is one the most significant issues facing the entire planet. As noted in section 2.5 Strategic Direction 5 Significant and	Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
OS84.3	<p>Local Infrastructure, the Taupo District provides up to 20% of New Zealand's electricity supply. There are more than 20 renewable electricity power stations in the Taupo District, mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District.</p> <p>Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.</p> <p>The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.</p>	<p>Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.4.2 Objective - OS84.4	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.	Support	Manawa Energy supports this submission.
2.4.3 Policy - OS84.5	Retain 2.4.3 Policy subject to amendments below. 2.4.3 Policies 1.... 2. <u>Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonisation of the economy, including a reduction in greenhouse gas emissions, increased electricity generation</u>	As outlined in 2.4.2 Objective above, Genesis considers two new policies need to be included which specifically provide for and enable activities that will help address climate change.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>capacity and improved security of supply including transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and the development of new renewable electricity generation activities, including where contributing to one of the following:</u></p> <ul style="list-style-type: none"> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for more electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> <p><u>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</u></p> <p><u>35....</u></p> <p><u>46. Subdivision, use and development of land...</u></p>			
2.5 Strategic Direction 5 Significant and Local Infrastructure - OS84.6	<p>Retain 2.5 overview statement subject to amendments below.</p> <p>2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE</p> <p>Infrastructure, ..., transport, communications, energy <u>electricity</u> generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.</p>	<p>Genesis generally supports the proposed overview statement which identifies the range of infrastructure important within the District. Minor changes are however suggested to provide clarity and accuracy. In particular, Genesis considers "energy generation" should be more accurately referenced as "electricity generation". In addition, as "significant infrastructure" is not (and</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<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 the natural resources on which they rely on to operate.</u></p> <p>...Taupo is home to:</p> <ul style="list-style-type: none"> · ... · renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand · ... <p>In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the Districts District's urban and rural communities.</p>	<p>should not be) a defined term, Genesis considers the quotation marks should be removed to avoid confusion.</p>		
2.5.2 Objectives - OS84.7	<p>Retain 2.5.2 Objectives subject to amendments below.</p> <p>2.5.2 Objectives</p> <p>1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social</p>	<p>Genesis supports 2.5.2 Objectives which appropriately recognises the strategic importance and benefits of infrastructure, including electricity infrastructure. Minor changes are suggested to strengthen the objectives.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning.</p> <p>2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved</u>.</p> <p>3....</p>			
2.5.3 Policy - OS84.8	<p>Retain 2.5.3 Policy subject to amendments below.</p> <p>Amend to read as follows:</p> <p>2.5.3 Policiesy</p> <p>1. Recognise and provide for the national, regional and local benefits of renewable energy<u>electricity</u> generation activities...</p> <p>2. Recognise <u>and provide for</u> the functional and operational needs....</p>	<p>Genesis generally supports the proposed policies; however, minor changes are suggested to strengthen the provisions and to provide clarity and accuracy as outlined elsewhere in Genesis' submission.</p>	Support	<p>Manawa Energy supports this submission.</p>
2.6.2 Objectives - OS84.9	<p>Retain 2.6.2 Objectives with amendments below.</p> <p>2.6.2 Objectives</p> <p>1. Recognise the importance of the districts <u>District's</u> natural values and</p>	<p>Genesis generally supports the proposed objectives. Minor changes are suggested for accuracy.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>landscapes and their significance to the Taupo Districts District's communities and identity.</p> <p>2....</p> <p>4. Recognition of the extent of indigenous vegetation and habitat under on Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waaahi tapu....</p>			
2.6.3 Policy - OS84.10	<p>Retain 2.6.3 Policy subject to new clause 7 shown below:</p> <p><u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and Regionally Significant Infrastructure.</u></p>	<p>Genesis generally supports the proposed policies. However, in addition to minor changes suggested for accuracy, Genesis considers the potential benefits provided by offset measures and compensation should be explicitly provided for, particularly when considered against development and activities that have a wider benefit (e.g. regional, national and global) such as renewable electricity generation activities and Regionally Significant Infrastructure.</p>	Support	Manawa Energy supports this submission.
Strategic Directions - OS84.47	<p>Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan</p>	<p>Genesis seeks the inclusion of an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	Change 38 or by way of a subsequent Proposed Plan Change in the near future.	of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future. There are more than 20 power stations in the Taupo District making renewable electricity generation one of the most significant activities in the Taupo District.		
DOC – Ashiley Sycamore				
Strategic Directions - OS89.1	<p>The Council should undertake a review of the NPS-IB exposure draft (or the soon to be gazetted NPS-IB document) to confirm Proposed Plan Change 38 is giving effect to this national direction. The Strategic Directions chapter should be updated to give effect to the NPS-IB where required.</p> <p>Any other amendments that may be necessary or appropriate to address my concerns.</p>	<p>The NPS-IB currently has no legal effect; however, it is expected to come into effect in December 2022 prior to the further submission and hearing process of Plan Change 38. The Director-General considers it would be effective and efficient to align the review of the Plan Change 38 provisions with the policy direction and requirements anticipated under the NPS-IB, to avoid an additional plan change.</p>	Oppose	<p>Manawa Energy opposes this submission as there will be a separate process and timeframes for the District Council to implement this NPS-IB if and when it comes into effect.</p>
2.1 Strategic Direction 1 Tangata Whenua - OS89.3	<p>Retain as notified, unless iwi/hapu/whanau request specific changes.</p> <p>Note: There are spelling errors in this section that should be</p>	<p>The Director-General generally supports the tangata whenua section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	corrected prior to Plan Change 38 becoming operative e.g. "the Te Tirirti o Waitangi" should be corrected to "Te Tiriti o Waitangi"; "mautaranga" should be corrected to "matauranga".	wording of the chapter. The provisions are consistent with Part 2 of the RMA and wider planning documents.		
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS89.4	Retain as notified, unless iwi/hapu/whanau request specific changes.	The Director-General generally supports the freshwater quality/Te Mana o te Wai section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the cultural objectives and policies within this section. The provisions give effect to the NPS-FM and wider planning documents.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Federated Farmers – Colin Guyton				
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS91.3	(a) the amendment of strategic direction 2 Freshwater Quality / Te Mana o te Wai to achieve consistency with the requirement of the National Objectives Framework; and (b) any consequential amendments required as a result of the relief sought.	The proposed strategic direction for freshwater needs to be rewritten to ensure that it achieves consistency with the National Objectives Framework and clearly sets out the defined process that the framework has defined. It is essential that the strategic direction supports the national direction that has been set by central government.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.4 Strategic Direction 4 Climate Change - OS91.5	<p>(a) the amendment of Policy 2.4.3 as currently written to read as below or with wording to similar effect;</p> <p>2. Land use activities which will <u>unduly overly</u> accelerate the effects of climate change will be discouraged <u>recognising that some land use activities will be able to continue with no significant changes to their emissions output.</u></p> <p>(b) and any consequential amendments required as a result of the relief sought.</p>	<p>Federated Farmers supports the inclusion of a strategic direction that deals with climate change and how important it is to ensure that communities need to become climate change resilience.</p> <p>Policy 2.4.3(2) is not supported as it is currently written. There should be an acknowledgement that some land use activities have a functional need for occurring and that some may not be able to achieve a positive climate change outcome but are also not increasing their emissions into the environment.</p>	Support	Manawa Energy supports this submission.
2.5 Strategic Direction 5 Significant and Local Infrastructure - OS91.6	<p>(a) the addition to Policy 2.5.3 of a new clause to read as below or with wording to similar effect;</p> <p><u>6. To recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible.</u></p> <p>(b) and any consequential amendments required as a result of the relief sought.</p>	<p>Federated Farmers supports strategic direction 5 as it is currently drafted including the objectives and policies. However, we seek an amendment to the policies so that it is acknowledged that infrastructure can (and does) have reverse sensitivity effects on existing land use activities such as farming and primary production.</p>	Oppose	Manawa Energy opposes this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.6 Strategic Direction 6 Natural Environment Values - OS91.7	(a) the amendment of strategic direction 6 Natural Environment Values to recognise and provide for non-regulatory methods as well as the role that private landowners play in the preservation of natural environment values; and (b) any consequential amendments required as a result of the relief sought.	There are concerns that the proposed objectives and policies do not provide for existing activities to continue. There needs to be an additional objective and policy that recognises and provides for existing activities such as grazing and other farming activities to continue if the scale and intensity of effects do not / have not increased following the commencement date of the plan. Federated Farmers supports the use of non-regulatory measures to assist landowners to continue this journey. The Council needs to be prepared to function as an intermediary so that effective partnerships can be established between all the parties involved with the protection of indigenous vegetation and fauna and natural values and landscapes to ensure the best possible outcomes.	Support	Manawa Energy supports this submission.
Contact Energy – Mark Chrisp				
Strategic Directions - OS93.2	Amend the introduction to Chapter 2 Strategic Directions to read as follows: Chapter 2 Strategic Directions The following chapter provides an outline of the key strategic and	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>significant resource management matters for the Taupo dDistrict. This chapter includes objectives and policies to guide decision making at a strategic level...</p> <p>The key strategic or significant resource management matters for the district for the Taupo District are:</p> <p>1. Tangata Whenua...</p>			
2.1 Strategic Direction 1 Tangata Whenua - OS93.3	<p>Amend to read as follows: 2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA</p> <p>The Council, through the District Plan, is required to take into account the Pprinciples of the te Tirirti o Waitangi. This is to be done at all levels of planning and decision making under the Plan....</p> <p>The dDistrict pPlan has an important role to play in supporting mana whenua in achieving these aspirations.</p> <p>The Council is also required to, in partnership with mana whenua, recognise and provide for the mMaori values in resource management and decision making.</p> <p>These include the important relationship of mMaori and their culture and traditions with their</p>	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	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 p Plan but also the wider decision making and plan implementation process...			
2.1.2 Objective - OS93.4	Amend to read as follows: 2.1.2 Objectives 1. ... 3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mautaranga M Maori and te whanake....	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.
2.1.3 Policy - OS93.5	Amend to read as follows: 2.1.3 Policies 1.... 5. Recognise the wider constraints on the utilisation and development of M Maori land as different from land in freehold title....	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.
2.2 Strategic Direction 2 Freshwater Quality /	Amend to read as follows: 2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Te Mana O Te Wai - OS93.6	<p>O TE WAI</p> <p>... The Taupo District Plan has a responsibility role to assist with to <u>the management of the</u> 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 Taupo District community, and it is important that positive freshwater outcomes are achieved through the application <u>implementation</u> of the Plan.</p>			
2.3 Strategic Direction 3 Urban Form and Development - OS93.7	<p>2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT</p> <p>The Taupo District <u>District's</u> diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas...The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately</p>	Submitter seeks correction of typos.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>serviced by infrastructure (including development and of additional infrastructure).</p> <p>...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...</p>			
2.3.2 Objectives - OS93.8	<p>2.3.2 Objectives</p> <p>1...</p> <p>3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported.</p> <p>4....</p> <p>5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District.</p> <p>6. ...</p> <p><u>8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including</u></p>	<p>An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan. The ability to utilise the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes, unfettered by the establishment of compatible urban activities, is recognised as a matter of both regional and national significance in the Waikato Regional Policy Statement (RPS) and the National Policy Statement for</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>renewable electricity generation activities.</u>	Renewable Electricity Generation (NPS-REG).		
2.3.3 Policy - OS93.9	<p>Amend to read as follows:</p> <p>2.3.3 Policiesy</p> <p>1...</p> <p>5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure.</p> <p>6....</p> <p>7. Provide for the development of Papakainga on mMaori land to facilitate mMaori occupation on their ancestral lands.</p> <p>8....</p> <p>9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district district's pre-eminent retail, commercial and mixed-use centres.</p> <p>10. Manage subdivision use and development of land to ensure that it will not:</p> <p>a. have an adverse effect on the</p>	There are a number of typos that need to be corrected and other edits. Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>functioning of the environment where it is located,</p> <p>b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas,</u></p> <p>... d. give rise to reverse sensitivity effects from existing uses</p> <p>☰</p>			
2.4 Strategic Direction 4 Climate Change- OS93.10	<p>2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE</p> <p>Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe.</p> <p>For environmental management and planning purposes there are two separate, but important aspects of climate change:</p> <p>1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from discharged to the</p>	<p>The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry.</u></p> <p>2....</p> <p>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 <u>helps avoid</u>, does not contribute to, and is resilient to, climate change....</p>			
2.4.2 Objective - OS93.11	<p>2.4.2 Objectives</p> <p>1. Subdivision, use and development of land in the Taupo District will result in positive climate change outcomes.</p> <p><u>2. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u></p> <p>2. Subdivision, use and</p>	<p>A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupo District, regionally and nationally). There are a number of typos that need to be corrected.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Maori Maori.</p> <p>3. The Taupoo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.</p>			
2.4.3 Policy - OS93.12	<p>2.4.3 Policiesy</p> <p>1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.</p> <p><u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and development of new renewable</u></p>	<p>Policies need to be included which specifically provide for and enable activities that will help address climate change. There are a number of typos that need to be corrected.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>electricity generation activities and transmission, including where contributing to one of the following:</u></p> <ul style="list-style-type: none"> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for increased electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> <p>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p> <p>35....</p>			
2.5 Strategic Direction 5 Significant and Local Infrastructure - OS93.13	<p>2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE</p> <p>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 <u>electricity</u> generation...</p> <p>...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure</p>	<p>The introduction should more accurately refer to "electricity generation" and not "energy generation". Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>and the natural resources on which they rely on to operate.</u> ...Its central location and natural resources means that Taupo is home to:</p> <ul style="list-style-type: none"> · ... · renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand <p>... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the District District's urban and rural communities.</p>			
2.5.2 Objectives - OS93.14	<p>Retain the following Objectives: 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning.</p>	<p>Minor additions are sought to the policies.</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged <u>achieved</u>.</p> <p>3....</p>			
2.5.3 Policy - OS93.15	<p>Amend to read as follows: 2.5.3 Policiesy</p> <p>1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> 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.</p> <p>2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.</p> <p>3....</p>	<p>The introduction should more accurately refer to "electricity generation" and not "energy generation".</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.6 Strategic Direction 6 Natural Environment Values - OS93.16	<p>Amend to read as follows:</p> <p>2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES</p> <p>The Taupo eDistrict is characterised by important landscapes and natural areas. ... As well as being an important part of the District <u>District's</u> identity...</p> <p>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....</p> <p>These areas are on a range of public (reserve, forest and national parks) and private tenure land.</p> <p>There is also a high proportion of these areas on mMaori land throughout the District which can impact the ability of mMaori landowners in undertaking development on their ancestral lands.</p>	Submitter seeks minor edits.	Support	Manawa Energy supports this submission.
2.6.2 Objectives - OS93.17	<p>2.6.2 Objectives</p> <p>1. Recognise the importance of the District <u>District's</u> natural values and landscapes and their significance to the Taupo District <u>District's</u> communities and identity.</p>	Submitter seeks minor edits.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>2....</p> <p>4. Recognition of the extent of indigenous vegetation and habitat under <u>on</u> Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu....</p>			
2.6.3 Policy - OS93.18	<p>Amend to read as follows:</p> <p>2.6.3 Policiesy</p> <p>... <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u></p>	<p>Minor edits are proposed and the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.</p>	Support	<p>Manawa Energy supports this submission.</p>
2.2.2 Objective - OS93.19	<p>Retain the objective.</p>	<p>Submitter supports the Objective.</p>	Support	<p>Manawa Energy supports this submission.</p>
2.2.3 Policy - OS93.20	<p>Retain the objective.</p>	<p>Submitter supports the Objective.</p>	Support	<p>Manawa Energy supports this submission.</p>
2.2.3 Policy - OS93.21	<p>Retain the objective.</p>	<p>Submitter supports the Objective.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
LWAG – Jane Penton				
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS101.1	LWAG support '2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TEMANA O TE WAI	As with past submissions on water quality and quantity LWAG have sought that LID principles be incorporated into subdivision and land use change. We have seen considerable advances in their inclusion in local greenfield developments.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai - OS102	LWAG ask that Strategic Directions include provision for all new builds to incorporate rainwater harvesting systems designs to use water for on-site irrigation and toilet facilities (as per above).	Potable water is an expensive resource for this community and our per capita water use remains high compared to other districts. While understanding government changes to water supply are pending, LWAG are concerned that TDC has not included specific planning provisions relating to rainwater collection - either retrofitting or for new builds.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.
Kainga Ora – Gurv Singh				
2.2.2 Objective - OS104.3	The submitter seeks to insert a new objective under Freshwater Quality /Te Mana o Te Wai, as follows: <u>2.2.2(2) The health and wellbeing of the Waikato River is restored and protected so that it may sustain</u>	The submitter considers that an objective should also be included under PC38 to further support the application of Te Ture Whaimana within the District Plan.	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>abundant life and prosperous communities.</u>			
Transpower – Trudi Burney				
2.5.3 Policy - OS110.6	Retain this policy. Provide a definition for 'nationally significant infrastructure' and 'regionally significant infrastructure', and include the National Grid in both definitions.	'Nationally and regionally significant infrastructure' is not defined in the Plan. These terms need to be defined so that the application of the policy is clear.	Support	Manaw Energy supports this submission - clarification for these terms would be beneficial since there is a large amount of NSI and RSI in the region
2.5.3 Policy - OS110.7	Amend 2.5.3 Policy as follows: 3. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) <u>or compromise</u> the effective and safe functioning of infrastructure.	Transpower requests minor amendments to this policy to clarify that activities should not compromise the operation of infrastructure. Infrastructure may be compromised in other ways beyond just reverse sensitivity effects, and the policy should reflect this. It is noted Proposed Plan Change 42 contains no subdivision or earthworks rules specific to the National Grid.	Support	Manawa Energy supports this submission.
Te Kotahitanga o Ngati Tuwharetoa – George Asher				
2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai -	That Objective 2.2.2 contain an explicit primary objective reference as provided below. <u>That freshwater and water bodies be managed in accordance with the</u>	TKNT note that the objectives contained in this section do not provide explicit recognition of Te	Oppose	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
OS115.4	<p><u>hierarchy and principles of Te Mana o te Wai:</u></p> <ol style="list-style-type: none"> 1. <u>To protect its mauri and values so that the water is safe for use for traditional medicinal purposes, for drinking, for taking kai and for swimming.</u> 2. <u>To protect freshwater ecosystems, indigenous species, and trout fisheries.</u> 3. <u>To reflect the vision and objectives of nga hapu o Tuwharetoa as contained within Te Kaupapa Kaitiaki</u> 4. ... 	<p>Mana o te Wai nor do they reflect the contents of Te Kaupapa Kaitiaki.</p>		
2.2.3 Policy - OS115.5	<ol style="list-style-type: none"> 1. <u>Manage waterbodies in a manner that enhances the health and well-being</u> of tangata whenua, and the wider community and future generations. 2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to water resource management <u>and</u> land use planning. 3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to 	<p>TKNT generally support policies 2.2.3 numbers 1-6 and recommend that the following wording/changes be adopted to enhance these further. That 2 further policies be included as submitted (Policy 2.2.3 - 7. & 8).</p>	Oppose	<p>Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River....</p> <p>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, <u>springs, wetlands</u> and all other waterways.</p> <p>6. <u>Recognise and provide for</u> the relationship of tangata whenua as mana whakahaere, kaitiaki and traditional users of waterbodies is respected, enhanced and supported.</p> <p>7. <u>Manage freshwater ecosystems to ensure protection of indigenous biodiversity and trout.</u></p> <p>8. <u>Recognise that freshwater bodies provide for traditional rituals and spiritual, physical and psychological well-being and sustenance.</u></p>			
2.2.3 Policy - OS115.8	4. That the concept 'fragmented development' not be used to characterise developments on Maori land or to prohibit or constrain the customary rights of mana whenua in utilising their lands.	The following submissions are made in respect of Policy 2.3.3	Oppose in part	Manawa Energy opposes this submission as it is the Regional Council's responsibility to implement the NPS-FM 2020.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>5. That 'limiting criteria' include explicit criteria sets that provide for adequate protection of freshwater bodies consistent with the requirements under Te Mana o te Wai and Te Kaupapa Kaitiaki.</p> <p>6. That in addition to the requirement to demonstrate beneficial social and cultural outcomes, explicit consideration be provided for the desired outcomes and values within Te Kaupapa Kaitiaki.</p> <p>7. That TKNT support this policy and recommend further that TDC express that the provision of Papakainga for the occupation by mana whenua on their ancestral lands is a fundamental human right.</p> <p>10. That TKNT generally support Policy 2.3.3 (10) and recommend the addition of specified limits be introduced to prevent the adverse effects of urban development on the health and well-being of te taiao, its ecosystems and to communities including iwi/hapu/whanau within the district and beyond.</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.5.2 Objectives - OS115.11	That the proposed Objectives 2.5.2, 1. and 4. be modified as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised in decision making and land use planning. <u>(Note that the reference to benefits is already contained in Objective 2).</u> 4. Local and national transport infrastructure located in the Taupo District <u>protects the health and well-being of te taiao, taonga tuku iho, tangata whenua and the community and</u> operates in a safe and effective manner.	TKNT submit that the additional objective(s) be included in the sub-section to enable protection of the health and well-being of iwi/hapu/whanau Maori landowners and the community and the health and well-being of te taiao and taonga tuku iho of the Taupo District and are recognised and provided for in decision-making and land use planning.	Support in part	Support in part - could include wider community to clarify the statement that it is protecting all of the Taupo community.
2.5.3 Policy - OS115.12	That a separate policy be provided acknowledge the risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata and to enable their protection.	The risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata need to be acknowledged.	Oppose	Manawa Energy opposes this submission as - we require a greater degree of clarification the practical menaing of te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata in Council's definitions

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
2.5.3 Policy - OS115.33	That policy 2.5.3 - 1. be modified as follows to reflect the concerns in the statement and the recommended objectives: 1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change <u>and</u> security of supply, and social, and economic wellbeing of people and communities and for their health and safety.	TKNT seeks policy 2.5.3 - 1. be modified as follows to reflect concerns.	Oppose	Manawa Energy opposes - The wording proposed does not align with the NPS-REG that states that REG has benefit for social, and economic wellbeing pf people and communities.
Plan Change 42 – Rural Environment				
NZ Defence Force – Lucy Edwards				
General Rural and Rural Lifestyle Environments - OS9.6	Include the following new policy, or words to similar effect: <u>Allow temporary activities provided that their effects are appropriately managed.</u>	The general rural and rural lifestyle environment chapters contain permitted activity rules for temporary activities, but no supporting objectives and policies.	Support	Manawa Energy supports this submission.
Douglas Wallace				
4b.4.12 Maximum Artificial Light Level - OS11.3	Amend so no artificial light to be seen	Artificial light should not be seen in rural, as artificial light is urban not rural.	Oppose	Manawa Energy opposes this submission, renewable electricity generation has a functional and operational need to be in rural areas

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
				and health and safety may require artificial light to be on.
NZ Pork Industry Board – Hannah Ritchie				
Objective 3b.2.1 Enable Primary Production - OS22.5	Include definition of primary production within the plan change.	Submitter supports this section in part, but seeks the addition of a definition for Primary Production as per the National Planning Standards.	Support	Manawa Energy supports this submission.
Objective 3b.2.5 Avoidance of reverse sensitivity - OS22.8	Submitter supports the objective but it should specifically link back to not constraining the operation of primary production. Submitter seeks amendment as follows: <u>Reverse sensitivity effects on permitted and legally established Primary Production activities within the General Rural Environment, including conflict with activities in neighboring Environments, are avoided.</u> Amend objective as follows: Reverse sensitivity effects on permitted and legally established Primary Production activities within the General Rural Environment, including conflict with activities in neighboring Environments, are avoided.	Support an objective of avoiding reverse sensitivity, but this should specifically link back to not constraining the operation of primary production activities within the environment, as this is the primary function of the zone. This should also be supported by a specific rule framework to managed defined sensitive activities.	Oppose	Manawa Energy opposes this position as there are other established and lawful activities that have a functional and operational need to be in the rural environment.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Horticulture NZ – Sarah Cameron				
Amendments to the Definitions of the Taupo District Plan Section 10 - OS26	Amend the definition of Rural Industry: Means industry or business undertaken in a rural environment 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). These activities include, but are not limited to; forestry, agriculture, dairy farming and geothermal/electricity generation.	Definition doesn't align with the National Planning Standards.	Support in part	Manawa Energy in part supports this position as renewable electricity generation is not a rural industry. However, renewable electricity has a functional and operational need to be in the rural environment.
Amendments to the Definitions of the Taupo District Plan Section 10 - OS26.4	Amend to include a definition of 'ancillary rural earthworks' Ancillary rural earthworks means earthworks associated with primary production, such as: a. maintenance of drains, troughs and installation of their associated pipe networks, drilling bores and offal pits, burying of dead stock and plant waste, erosion and sediment control measures b. the burying of material infected by unwanted organisms as declared by the Ministry of	There is a need to provide for 'day-to-day' activities that are integral to productive land use in the rural zone. In HortNZ's experience, providing a definition for ancillary rural earthworks and a clear rule framework is an efficient approach.	Support in part	Manawa Energy in part supports this position as renewable electricity generation has a need for ancillary earthworks. However, renewable electricity has a functional and operational need to be in the rural environment.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>Primary Industries Chief Technical Officer or an emergency declared by the Minister under the Biosecurity Act 1993.</u></p> <p>Note: For clarity, it is noted that cultivation is not 'defined as earthworks'.</p>			
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS26.10</p>	<p>Include definition in consideration to National Policy Statement Highly Productive Land</p>	<p>The submitter seeks a new definition for Highly productive land consistent with the NPS for Highly Productive Land.</p>	<p>Support</p>	<p>Manawa Energy supports this position as the Taupo DC should give effect to all existing NPS documents.</p>
Mercury – Hayley Stonge				
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS68.12</p>	<p>Amend the definition of Rural Industry as follows. Rural Industry – 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). These activities include, but are not limited to; forestry, agriculture, <u>and</u> dairy farming and geothermal/electricity generation.</p>	<p>Mercury opposes the inclusion of “geothermal / electricity generation” within the definition of Rural Industry. Renewable electricity generation is an activity that has been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) as a matter of national significance.</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS68.13</p>	<p>Insert a new definition for Renewable Electricity Generation activities as follows. Renewable Electricity Generation activities means <u>the construction, operation and maintenance of structures associated with renewable electricity generation. This includes 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.</u></p>	<p>Due to the nature of the following submissions by Mercury, two additional definitions need to be included in the Taupo District Plan. The proposed new definition of Renewable Electricity Generation activities, is the same definition as in the NPS-REG.</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>
<p>3b.1 Introduction - OS68.14</p>	<p>Amend the Introduction to Chapter 3b.1 as follows: ... General Rural Environment ...Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy <u>sources</u> and plantation forestry activities, with dispersed buildings and rural roads... The purpose of separating the</p>	<p>Mercury generally supports the introductory statement but seeks minor changes to recognise the importance and functional need for renewable electricity generation to occur within the Rural Environment, its contribution to the regional economy and New Zealand's security of electricity supply. These changes also reflect the need to ensure that renewable electricity generation</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land <u>and other natural resources</u> 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 rural character of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, <u>renewable electricity generation activities</u>, and rural industry, meaning an activity <u>being activities</u> that directly supports, services, or is are dependent on primary production and or <u>has</u> a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment).</p> <p>Primary production a Activities in the General Rural Environment will produce effects that are different from urban areas,...</p> <p>The General Rural Environment provisions seek to limit the scale of</p>	<p>activities are protected from potential reverse sensitivity effects (such as housing, visitor accommodation and lifestyle development both within the General Rural Environment and the new Rural Lifestyle Environment), and that if sensitive and incompatible activities do establish, they do not constrain the ability of renewable electricity generation activities to continue operating efficiently and effectively.</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>commercial and industrial activities unless they are dependent on primary production and/or have a locational <u>functional or operational</u> need to be within the General Rural Environment....</p> <p>Rural Lifestyle Environment</p> <p>... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production <u>and other</u> activities predominating in the General Rural Environment. ... By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space characteristics <u>rural character</u> and <u>the</u> productive potential of the rest of the Rural Environment, and to reduce the potential for land use conflict.</p> <p>...The Rural Lifestyle Environment areas are located closer <u>in proximity</u> to urban areas to allow for access to community facilities within the district's townships</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.2.1 Enable Primary Production - OS68.15	Retain Objective 3b.2.1 with amendments. Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources <u>Primary production and the use of natural resources</u> are enabled by protecting the availability of the rural land <u>and other</u> resources and <u>its</u> <u>their</u> productive capability.	Mercury supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just “primary production”. In accordance with s75(3) of the RMA District objectives and policies must give effect to existing RPS objectives and policies.	Support	Manawa Energy supports this submission.
Objective 3b.2.2 Maintaining the established General Rural character - OS68.16	Amend Objective 3b.2.2 to read: Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. <u>Enable a range of activities in the General Rural Environment that are compatible with rural character.</u>	Mercury is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be “maintained”. Secondly, an objective that seeks to maintain the “established character” is essentially seeking no change. The objective seeks to <u>avoid</u> “incremental subdivision and development” which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		appropriately located in the General Rural Environment.		
Objective 3b.2.3 Rural industry - OS68.17	Retain Objective 3b.2.3. Insert a new objective following Objective 3b.2.3 as follows: <u>Objective 3b.2.X Renewable Electricity Generation and Transmission Activities</u> <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>	Due to its elevated status under the NPS-REG, Mercury's earlier submission point (above) seeks that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be included in the Plan. Consistent with that request, and for the same reasons, , a new objective needs to be included in the Plan to enable renewable electricity generation activities (and transmission activities by association).	Support	Manawa Energy supports this submission.
Objective 3b.2.4 Other activities - OS68.18	Provided that new Objective 3b.2.X is added as requested above, amend Objective 3b.2.4 as follows: <u>Objective 3b.2.4 Other activities</u> Maori cultural activities, tourism activities, <u>and</u> visitor accommodation and renewable electricity generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.	As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be amended to remove the reference to renewable electricity generation (and transmission by association). Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		that enabled anywhere including in locations whereby reverse sensitivities could arise.		
Objective 3b.2.5 Avoidance of reverse sensitivity - OS68.19	Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.	Mercury supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Mercury is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already <i>exists</i> . This is particularly concerning for Mercury. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Support	Manawa Energy supports this submission.
Objective 3b.2.6 Impacts on infrastructure - OS68.20	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure</u> .	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Support	Manawa Energy supports this submission.
Policy 3b.2.9 Maintaining the	Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character	Mercury is of the view that Policy 3b.2.9 is misguided and seeks to achieve the wrong outcome. The	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
established character - OS68.21	<p>Enable activities in the Maintain the established General Rural Environment <u>that will not compromise the character of the General Rural Environment</u>, as defined by:</p> <ul style="list-style-type: none"> a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable Electricity Generation Activities</u> c) <u>Geothermal areas and activities, electricity transmission and distribution</u> ad) Large open spaces between built structures be) A mix of residential and rural industry buildings e) Noises related to production activities during the day but low levels of noise at night d) Low levels of light spill f) <u>Effects from activities including noise, vibration, dust, odour and visual effects</u> eg) Infrequent vehicle movements to and from a site fh) Limited signage that directly relates to the activity operating on the site. 	<p>policy characterises the rural environment by matters such as “limited signage” whereas the existence of more than 21 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District. The rural environment does experience significant vehicle movements, noise and light spill associated with primary production activities, renewable electricity generation and rural industry activities. Accordingly Mercury proposes some clause deletions to ensure the policy is realistic</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Policy 3b.2.10 Residential units - OS68.22	<p>Amend Policy 3b.2.10 as follows:</p> <p>Policy 3b.2.10 Residential units</p> <p>Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise limiting residential units within the General Rural Environment</u> that:</p> <p>a) Increase the demand for community infrastructure and services</p> <p>b) Result in the inefficient use of land or loss of future flexibility for productive uses</p> <p>c) Erode the general rural character through its density, scale and location-</p> <p>d) <u>Result in the potential to generate reverse sensitivity effects.</u></p> <p>e) <u>Constrain the ability to access or utilise renewable energy resources.</u></p>	Mercury supports Policy 3b.2.10 but it needs to be expanded to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Support	Manawa Energy supports this submission.
Policy 3b.2.12 Minor residential unit - OS68.23	<p>Amend Policy 3b.2.12 as follows:</p> <p>Policy 3b.2.12 Minor residential unit</p> <p>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</p>	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	be compromised <u>and to avoid the potential for reverse sensitivity effects</u>	Environment) from the boundary with the General Rural Environment.		
Policy 3b.2.13 Avoiding reverse sensitivity - OS68.24	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by <u>an new</u> sensitive activity must be located and managed within the allotment so as to avoid adversely affecting <u>reverse sensitivity effects</u> on permitted, and lawfully established and/or consented neighbouring activities.	Mercury supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Mercury seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Support	Manawa Energy supports this submission.
Policy 3b.2.14 Commercial and industrial activity - OS68.25	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) 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 <u>and other activities provided for</u> within the General Rural Environment	Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities. Mercury supports the intent of the policy, but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Policy 3b.2.15 Allotment size - OS68.26	Retain Policy 3b.2.15.	Mercury supports Policy 3b.2.15 on the basis that it reinforces the intension that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities)	Support	Manawa Energy supports this submission.
Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment - OS68.27	Delete Objective 3b.3.1 and replace it with the following: <u>Objective 3b.3.1 Enable Rural Residential Activities</u> <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>	The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments). If Rural Lifestyle Environment are proposed in inappropriate locations (and no decision is made to amend that situation), it forces Mercury (and other parties) to seek to amend the rules and performance standards within the Rural Lifestyle Environment as an alternative means to avoid the creation of reverse sensitivity effects. It is preferable that only appropriate locations are zoned Rural Lifestyle Environment whereby activities occurring within those zones do not need to be constrained by way of the rules and performance standards	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.3.2 Avoid reverse sensitivity - OS68.28	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects, including conflict with on permitted, and legally established <u>and/or consented</u> activities in neighbouring Environments, are avoided.	Mercury supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Mercury is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already <i>exists</i> . This is particularly concerning for Mercury. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Support	Manawa Energy supports this submission.
Objective 3b.3.3 Commercial and industrial activities - OS68.29	Amend Objective 3b.3.3 as follows: 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 <u>Rural Lifestyle Environment</u> are avoided.	Mercury supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Support	Manawa Energy supports this submission.
Objective 3b.3.4 Consolidate rural lifestyle activities - OS68.30	Retain Objective 3b.3.4.	Mercury supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.3.6 Impacts on community infrastructure - OS68.31	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan. The objective should apply to all infrastructure, not just community infrastructure. These amendments are considered necessary so that there is a policy which achieves Objective 3b.3.2 (avoid reverse sensitivity).		
Policy 3b.3.9 Character of the Rural Lifestyle Environment - OS68.32	Add a new point i) to Policy 3b.3.9 as follows: <u>i) An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.</u>	Mercury supports Policy 3b.3.9 but it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Support	Manawa Energy supports this submission.
Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the	Retain Policy 3b.3.10	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
General Rural Environment - OS68.33		reverse sensitivity effects. Mercury therefore supports this policy on this basis. However, Mercury reiterates that these two measures alone will not always avoid the potential for reverse sensitivity effects (which is what new Objective 3b.3.2 requires), and this needs to be reflected across several policies within this sub-chapter.		
Policy 3b.3.12 Minor residential unit - OS68.34	Amend Policy 3b.3.12 as follows: 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 further protect the character of the R rural Lifestyle Environment. <u>and to avoid reverse sensitivity effects.</u>	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.	Support	Manawa Energy supports this submission.
4b.1.1 Activities in the General Rural Environment - OS68.35	Retain Rule 4b.1.1.	Mercury supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.1.2 Minor residential units - OS68.36	<p>Add new matter of discretion as 4b.1.2(i) as follows:</p> <p>...</p> <p>When considering activities under Rule 4b.1.2 Council restricts the exercise of its discretion to the following matters:</p> <p>a....</p> <p>f. The ability to mitigate <u>avoid</u> adverse effects, <u>including reverse sensitivity effects</u>, through the use of screening, planting, landscaping, and <u>alternative design, and/or other means including restrictive covenants.</u></p> <p>g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful</p> <p>h. The likelihood of future subdivision which results in the minor residential unit being on a separate allotment to the primary residential unit.</p> <p>i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u></p>	<p>Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.1.3 Temporary Activities - OS68.37	Retain Rule 4b.1.3.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields - OS68.38	<p>Retain Rule 4b.1.4, and amend it as follows, including new clause (ii).</p> <p>4b.1.4 Electricity Generation Core Sites, Renewable Electricity Energy Generation Activities and Geothermal Areas Steamfields</p> <p>i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal areas steamfield, renewable energy <u>electricity</u> generation activities and associated structures and ancillary activities is a permitted activity.</p> <p>ii) <u>Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are a permitted activity.</u></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 steamfields and associated structures, in order to</p>	<p>Mercury supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation, maintenance and minor upgrading of renewable electricity generation activities in the General Rural Environment.</p> <p>The term "Geothermal Areas" has been used rather than "Geothermal Steamfields" due to Section O of the Plan identifying and mapping Geothermal Areas.</p> <p>A second clause is requested to be added to the rule on the basis of Policy G of NPS-REG.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>monitor, test and/or arrest the processes of decay, structural fatigue, erosion or dilapidation of <u>all associated structures</u> 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 <u>or upgrade of components, or activities required for the continued safe and efficient operation including worn or technically deficient parts of any structure including the</u> 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, <u>vehicles, infrastructure, machinery,</u> 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</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	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 Commercial and industrial activities, and home businesses, - OS68.39	Amend Rule 4b.1.5 as follows: i.... When considering activities under Rule 4b.1.5ii 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, having regard to visual effects and lighting effects. c. The effect of the activity on surrounding land uses (<u>including reverse sensitivity effects</u>) and how these effects can be managed onsite and/or mitigated...	Home businesses could include sensitive activities and need to avoid creating reverse sensitivity effects.	Support	Manawa Energy supports this submission.
4b.1.7 High voltage	Amend Rule 4b.1.7. as follows: 4b.1.7 Buildings and Structures in	Mercury supports this rule as it seeks to ensure the safe operation of	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
transmission lines - OS68.40	<p><u>proximity to High voltage transmission lines</u></p> <p>i. Any building <u>or structure</u> (except network utilities <u>and Renewable Electricity Generation Activities</u>) located within 0 – 12 meters of a high-voltage transmission line is a restricted discretionary activity.</p>	transmission lines, through the management of risk associated with structures in close proximity to high voltage infrastructure. Electricity generation is not a network utilities, so needs an exclusion to avoid unnecessary consents.		
4b.1.8 Buildings within Outstanding Landscape Areas - OS68.41	<p>Retain Rule 4b.1.8 but amend the first exception to the rule as follows:</p> <p>EXCEPTION: This rule will not apply to the erection of structures:</p> <p>a. <u>Associated with existing renewable electricity generation activities including Wwithin Electricity Generation Core Sites.</u></p> <p>b. ...</p>	Mercury supports this exception as we agree that this RDA rule should not apply to structures within Electricity Generation Core Sites. However, there is no reason why this exception should not apply to all other existing renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.1.9 Earthworks within Outstanding Landscape Areas - OS68.42	<p>Retain 4b.1.9 but amend the exception as follows: EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and consented renewable electricity generation activities including</u> within Electricity Generation Core Sites</p>	Mercury supports this exception as we agree that this RDA rule should not apply to earthworks within Electricity Generation Core Sites. However, we consider that the exception should be extended to include other existing and consented renewable electricity generation activities.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.2.1 Vehicle movements - OS68.43	Retain 4b.2.1 but amend the exception as follows: EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and consented renewable electricity generation activities.</u>	Mercury supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.5 Maximum building height - OS68.44	<p>Amend Rule 4b.2.5 as follows: 4b.2.5 Maximum building height i.... iv. 15 meters for <u>renewable Electricity Generation activities</u> on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site.</p> <p>EXCEPTIONS:</p> <ul style="list-style-type: none"> · <u>Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit</u> · Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit. 	Mercury seeks amendments to Rule 4b.2.5 to make the rule applicable to all renewable electricity generation activities within Geothermal Areas. Activities of this nature tend to be temporary activity and any effects are easily remediated. An additional exception has been added to the rule on the basis of Policy G of NPS-REG.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<ul style="list-style-type: none"> · Drilling Rigs for up to 60 days per well allotment – no height limit. 			
4b.2.6 Minimum building setbacks - OS68.45	<p>Amend Rule 4b.2.6 as follows: 4b.2.6 Minimum building setbacks</p> <p>i....</p> <p>v. There shall be no front boundary setback for buildings and activities associated with Electricity Generation and Renewable Energy <u>Electricity Generation Activities</u> 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>vi. There shall be no boundary setback for buildings and activities associated with <u>Renewable Electricity Generation Activities</u> on land identified as Geothermal Area in Section O <u>including</u> within an Electricity Generation Core Site</p> <p>EXCEPTIONS:</p> <ul style="list-style-type: none"> · For the purpose of this performance standard water tanks are not required to comply with the setback requirements in this standard. 	Mercury seeks minor amendments to Rule 4b.2.6 to make it more accurate and workable.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.2.7 Minor residential units - OS68.46	<p>Amend Rule 4b.2.7 as follows and to add a new clause (c): 4b.2.7 Minor residential units</p> <p>A maximum of one minor residential unit per primary residential unit per allotment.</p> <p>i. All minor residential <u>units</u> or accommodation activity units shall:</p> <p>a. Be no larger than 100m² in size</p> <p>b. Be located no greater than 20 metres from the primary residential unit.</p> <p>c. <u>Be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more than 300m away from any aforementioned Consent Area.</u></p> <p>€d. Share an accessway/driveway with the primary residential unit.</p> <p>...</p>	<p>Minor residential units need to be located so that they do not create additional restrictions on renewable electricity generation activities by, for example, moving a point of noise compliance closer to the source of noise.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.2.8 Commercial and industrial activities, and home businesses units - OS68.47	<p>Amend Rule 4b.2.8 by including a new clause (iii) as below:</p> <p>4b.2.8 Commercial and industrial activities, and home businesses</p> <p>i. ...</p> <p>iii. Home businesses shall be <u>located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more that 300m away from any aforementioned Consent Area.</u></p> <p>...</p>	Home businesses need to be located so that they do not create additional restrictions on renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.13 Maximum Noise – Other - OS68.48	<p>Amend Rule 4b.2.13 as follows: 4b.2.13 Maximum Noise – Other</p> <p>i. ...</p> <p>ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable</u> Electricity Generation</p>	Mercury supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>Activities Core-sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.			
4b.2.15 Signage - OS68.49	Retain Rule 4b.2.15.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.1 Subdivision - General Rural Environment - OS68.50	Retain Rule 4b.5.1 subject to an additional matter of control as set out in Rule 4b.5.3 (as per the relief below).	Mercury supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Support	Manawa Energy supports this submission.
4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment - OS68.51	Amend Rule 4b.5.3 to include an additional matter of control as 4b.5.3(i) as follows: 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).. i) <u>Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>	Mercury supports the inclusion of an additional matter over which control is reserved for controlled activities.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.5.4 Subdivision - Default Activity Status - OS68.52	Retain Rule 4b.5.4.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.5 Subdivision resulting in a new public road, or extension of existing public road - OS68.53	Retain Rule 4b.5.5	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.5 Subdivision resulting in a new public road, or extension of existing public road - OS68.54	Retain Rule 4b.5.5.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.7 Subdivision - Outstanding Landscape Areas - OS68.55	Retain Rule 4b.5.7.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.8 Subdivision - Bonus Lots - OS68.56	Retain Rule 4b.5.8.	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.5.9 Subdivision - More than 12 allotments - OS68.57	Retain Rule 4b.5.9.	Mercury supports this rule.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
General Rural and Rural Lifestyle Environments - OS68.58	Amend rule 4e.2.1 as follows: 4e.2.1 Foreshore Protection ... i. EXCEPTION: Electricity Generation Core Sites (as identified on the planning maps) – permitted activity where in accordance with Rule 4b.2.4 4e.2.1 and where located no more than 100 metres from any existing structure associated with power generation.	As a consequential change to the relief sought rule 4e.2.1 Foreshore Protection, must be edited to remove the reference to rule 4b.2.4 which no longer relates. Rule 4e.2.1 Foreshore Protection, must be edited to refer to rule 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Areas	Support	Manawa Energy supports this submission.
4b.2.9 Maximum Noise – Limits - OS68.59	Retain 4b.2.9	Mercury supports this rule	Support	Manawa Energy supports this submission.
4b.2.10 Maximum Noise - Construction Noise - OS68.60	Retain 4b.2.10	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.2.11 Maximum Noise - Electricity Generation Core Sites - OS68.61	Retain 4b.2.11	Mercury supports this rule.	Support	Manawa Energy supports this submission.
4b.2.12 Maximum Noise - Well Drilling and Testing - OS68.62	Retain 4b.2.12	Mercury supports this rule	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Amendments to the Definitions of the Taupo District Plan Section 10 - OS68.63	<p>Insert a new definition of Renewable Electricity Generation as follows (being the same definition in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG):</p> <p><u>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</u></p>	Submitter seeks a new definition of Renewable Electricity Generation (being the same definition in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG).	Support	Manawa Energy supports this submission.
Amendments to the Definitions of the Taupo District Plan Section 10 - OS68.64	<p>Insert a new definition for Reverse Sensitivity as follows:</p> <p><u>Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u></p>	Submitter seeks a new definition of Reverse Sensitivity which is the same definition as in the Waikato RPS.	Support	Manawa Energy supports this submission.
Balance Agri-Nutrients – Dominic Adams				

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Amendments to the Definitions of the Taupo District Plan Section 10 - OS78.3	Replace definition of Rural Industry with the NPS definition: <u>Rural Industry: means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</u>	Ballance notes that the definition of Rural Industry is not as per the National Planning Standards definition and seeks that the definition is revised to align with the National Planning Standards.	Support	Manawa Energy supports this submission.
Objective 3b.2.5 Avoidance of reverse sensitivity - OS78.5	Retain the objective.	Ballance supports the protection of permitted and legally established activities from the effects of reverse sensitivity. "Reverse sensitivity effects on permitted and legally established activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided."	Support	Manawa Energy supports this submission.
Genesis Energy – Alice Lin				
Amendments to the Definitions of the Taupo District Plan Section 10 - OS84.11	Amend the definition of Rural Industry as shown, and insert new definitions of "Renewable Electricity Generation" and "Renewable Electricity Generation Activities" (being the same definitions in the NPS-REG). Rural Industry – an activity that directly supports, services, or is dependent on primary production	Genesis opposes the inclusion of "geothermal / electricity generation" within the definition of Rural Industry. The proposed definition is inconsistent with the National Planning Standard 2019 (NP Standard) definition for Rural Industry.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>and has a locational need to be within the General Rural Environment (rather than an urban environment). These activities include, but are not limited to; forestry, agriculture, <u>and dairy farming</u> and geothermal/electricity generation.</p>			
3b.1 Introduction - OS84.12	<p>Retain 3b.1 Introduction subject to amendments below: General Rural Environment The General Rural Environment Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy <u>sources</u> and plantation forestry activities, with dispersed buildings and rural roads.... The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land <u>and other natural resources</u> 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</p>	<p>As previously identified, the TPS within the Rural Environment is also identified by the EGCS. Whilst this arrangement in the Taupo District Plan has generally served well for the TPS, in the context of the emerging climate change challenges, Genesis considers more enabling framework is necessary in the form of a dedicated Energy Chapter.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>preserving the 'openness'-<u>rural character</u> of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, <u>renewable electricity generation activities</u>, and rural industry, meaning an activity being activities that directly supports, services, or is are dependent on primary production and/<u>or</u> <u>has</u> a locational <u>or functional</u> 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 ...</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/<u>or</u> have a <u>locational functional or operational</u> need to be within the General Rural Environment...</p> <p>Rural Lifestyle Environment ... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>sizes, whilst retaining separation from the rural production <u>and other</u> activities <u>predominating</u> in the General Rural Environment. This separation of activities serves to minimise reverse sensitivity issues. By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve <u>the open space characteristics rural character</u> and <u>the</u> productive potential of the rest of the Rural Environment...</p> <p>...The Rural Lifestyle Environment areas are located <u>closer in proximity</u> to urban areas to allow for access to community facilities within the district's townships.</p>			
Objective 3b.2.1 Enable Primary Production - OS84.13	<p>Retain Objective 3b.2.1 subject to amendments below.</p> <p>Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources</p> <p>Primary production <u>and the use of natural resources</u> is enabled by protecting the availability of <u>the</u> rural land <u>and other</u> resources <u>and its</u> <u>their</u> productive capability.</p>	Genesis supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just "primary production".	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.2.2 Maintaining the established General Rural character - OS84.14	Amend Objective 3b.2.2 as shown below: Objective 3b.2.2 Maintaining the established General Rural character The established character of the General Rural Environment is maintained and the cumulative erosion of its character through incremental subdivision and development is avoided. <u>Enable a range of productive activities in the General Rural Environment that are compatible with rural character.</u>	Genesis is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be “maintained”. Secondly, an objective that seeks to maintain the “established character” is essentially seeking no change.	Support	Manawa Energy supports this submission.
Objective 3b.2.3 Rural industry - OS84.15	Retain Objective 3b.2.3 as notified, and insert a new objective following Objective 3b.2.3 as follows: Objective 3b.2.X Renewable Electricity Generation and Transmission Activities <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>	Due to its elevated status under the NPS-REG, Genesis has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.2.4 Other activities - OS84.16	Amend Objective 3b.2.4 as follows: Objective 3b.2.4 Other activities Maori cultural activities, tourism activities, <u>and</u> visitor accommodation and renewable electricity generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.	Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather than enabled anywhere including in locations whereby reverse sensitivities could arise.	Support	Manawa Energy supports this submission.
Objective 3b.2.5 Avoidance of reverse sensitivity - OS84.17	Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment...	Genesis supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Genesis is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. The objective needs to also cover consented activities which have yet to be constructed / undertaken.	Support	Manawa Energy supports this submission.
Objective 3b.2.6 Impacts on infrastructure - OS84.18	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed <u>do not</u>	Genesis considers an objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>compromise the safe and efficient functioning of infrastructure.</u>			
Policy 3b.2.9 Maintaining the established character - OS84.19	<p>Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment <u>that will not compromise the character of the General Rural Environment</u>, as defined by:</p> <ul style="list-style-type: none"> a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable electricity generation activities</u> c) <u>Geothermal steamfields, electricity transmission and distribution</u> ad) Large open spaces between built structures be) A mix of residential and rural industry buildings e) Noises related to production activities during the day but low levels of noise at night d) <u>Low levels of light spill</u> f) <u>Effects from activities including noise, vibration, odour and visual effects</u> e) Infrequent vehicle movements to 	Genesis opposes Policy 3b.2.9 for the same reasons it opposes Objective 3b.2.2. The policy characterises the rural environment by matters such as “limited signage” whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	and from a site fg)...			
Policy 3b.2.10 Residential units - OS84.20	Amend Policy 3b.2.10 as follows: Policy 3b.2.10 Residential units Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise limiting residential units within the General Rural Environment</u> that: a) ... c) Erode the general rural character through its density, scale and location- d) <u>Result in the potential to generate reverse sensitivity effects.</u> e) <u>Constrain the ability to access or utilise renewable energy resources.</u>	Genesis supports Policy 3b.2.10 but considers it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).	Support	Manawa Energy supports this submission.
Policy 3b.2.12 Minor residential unit - OS84.21	Amend Policy 3b.2.12 as follows: Policy 3b.2.12 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 ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the</u>	It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>potential for reverse sensitivity effects.</u>	Environment) from the boundary with the General Rural Environment.		
Policy 3b.2.13 Avoiding reverse sensitivity - OS84.22	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by <u>an new sensitive activity</u> must be managed within the allotment so as to avoid adversely affecting reverse sensitivity effects on <u>permitted, and lawfully established and/or consented</u> neighbouring activities.	Genesis supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Genesis seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Support	Manawa Energy supports this submission.
Policy 3b.2.14 Commercial and industrial activity - OS84.23	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) 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 <u>and other</u> activities <u>provided for</u> within the General Rural Environment.	Genesis supports the intent of the policy but considers it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the General Rural Environment beyond just primary production.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Policy 3b.2.15 Allotment size - OS84.24	Retain Policy 3b.2.15 as notified.	Genesis supports Policy 3b.2.15 on the basis that it reinforces the intent that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Support	Manawa Energy supports this submission.
Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment - OS84.25	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>	This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).	Support	Manawa Energy supports this submission.
Objective 3b.3.2 Avoid reverse sensitivity - OS84.26	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects, including conflict with on permitted, and legally established and/or consented activities in	Genesis supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Genesis is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already exists. The	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	neighbouring Environments, are avoided.	objective needs to also cover consented activities which have yet to be constructed / undertaken.		
Objective 3b.3.3 Commercial and industrial activities - OS84.27	Amend Objective 3b.3.3 as follows: 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 <u>Rural Lifestyle Environment</u> are avoided.	Genesis supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Support	Manawa Energy supports this submission.
Objective 3b.3.4 Consolidate rural lifestyle activities - OS84.28	Retain Objective 3b.3.4.	Genesis supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Support	Manawa Energy supports this submission.
Objective 3b.3.6 Impacts on community infrastructure - OS84.29	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community infrastructure arising from subdivision and development are managed do not compromise the	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan. The objective should apply to all	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>safe and efficient functioning of infrastructure.</u>	infrastructure, not just community infrastructure.		
Policy 3b.3.9 Character of the Rural Lifestyle Environment - OS84.30	Add a new point i) to Policy 3b.3.9 as follows: Policy 3b.3.9 Character of the Rural Lifestyle Environment Manage the anticipated character of the Rural Lifestyle Environment as defined by: a) ... i) <u>An environment that is surrounded by a working rural environment including rural production, geothermal steamfields and renewable electricity generation activities.</u>	Genesis supports Policy 3b.3.9 but considers it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.	Support	Manawa Energy supports this submission.
Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment - OS84.31	Retain Policy 3b.3.10 as notified.	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Genesis therefore supports this policy on this basis.	Support	Manawa Energy supports this submission.
Policy 3b.3.12 Minor residential unit - OS84.32	Amend Policy 3b.3.12 as follows: Policy 3b.3.12 Minor residential unit Manage the scale and location of	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>minor residential units to ensure it is near the principal dwelling on the allotment, is of a suitable size, and to further protect the character of the #Rural Lifestyle Environment, <u>and to avoid reverse sensitivity effects.</u></p>	<p>boundary with the General Rural Environment. It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.</p>		
4b.1.1 Activities in the General Rural Environment - OS84.33	<p>Retain Rule 4b.1.1 as notified.</p>	<p>Genesis supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.</p>	Support	<p>Manawa Energy supports this submission.</p>
4b.1.2 Minor residential units - OS84.34	<p>Retain Rule 4b.1.2 subject to the amendments below.</p> <p>f. The ability to mitigate <u>avoid</u> adverse effects, <u>including reverse sensitivity effects</u>, through the use of screening, planting, landscaping, and alternative design, <u>and/or other means including restrictive covenants.</u></p> <p>-</p> <p>i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u></p>	<p>Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. The relevant matters of discretion should therefore consider any potential for reverse sensitivity effects. An additional criterion is also suggested to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields - OS84.35	<p>Amend Rule 4b.1.4 as follows:</p> <p>4b.1.4 Electricity Generation Core Sites, Renewable Energy Electricity Generation Activities and Geothermal Steamfields Areas</p> <p>i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal steamfields areas, renewable energy electricity generation activities and associated structures and ancillary activities 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 steamfields and associated structures, in order to monitor, testing and/or arresting the processes of decay, structural fatigue, erosion or dilapidation of all associated structures and includes maintenance of surrounds and water areas.</p> <p>NOTE: For the purpose of this rule “minor upgrading” means: Structural improvement,</p>	Genesis supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for renewable electricity generation activities in the General Rural Environment.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>repair and replacement or <u>upgrade of components, or activities required for the continued safe and efficient operation</u> including worn or technically deficient parts of <u>any structure including the</u> 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, <u>vehicles, infrastructure, machinery, testing, monitoring, earthworks and vegetation removal.</u> 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>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.1.5 Commercial and industrial activities, and home businesses, - OS84.36	Retain Rule 4b.1.5 subject to the amendments below. ... When considering activities under Rule 4b.1.5ii Council restricts the exercise of its discretion to the following matters: c. The effect of the activity on surrounding land uses (<u>including reverse sensitivity effects</u>) and how these effects can be managed onsite and/or mitigated.	As home businesses could include sensitive activities, Genesis considered there is a need to avoid creating reverse sensitivity effects which should be a matter of discretion.	Support	Manawa Energy supports this submission.
4b.1.7 High voltage transmission lines - OS84.37	Retain Rule 4b.1.7 subject to the amendments shown: 4b.1.7 <u>Buildings and structures in proximity to High voltage transmission lines</u> i. Any building <u>or structure</u> (except network utilities <u>or renewable electricity generation activities</u>)...	Genesis supports this rule as it seeks to ensure the safe operation of transmission lines. However the heading of the rule needs to be more accurate and the rule needs to provide for renewable electricity generation activities (new definition included, which includes maintenance activities) which, by nature of the activity, are connected to the high-voltage network.	Support	Manawa Energy supports this submission.
4b.1.8 Buildings within Outstanding Landscape Areas - OS84.38	Retain Rule 4b.1.8 but amend the first exception to the rule as follows: ... is a restricted discretionary activity . EXCEPTION: This rule will not apply	Genesis supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites. However, Genesis considers the exception should be broadened to include all other	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	to the erection of structures: a. <u>Associated with existing renewable electricity generation activities including W</u> within Electricity Generation Core Sites...	existing renewable electricity generation activities.		
4b.1.9 Earthworks within Outstanding Landscape Areas - OS84.39	Retain Rule 4b.1.9 but amend the exception to the rule as follows: ... EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and consented renewable electricity generation activities including</u> within Electricity Generation Core Sites.	Genesis supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites. However, Genesis considers the exception should be broadened to include all other existing renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.1 Vehicle movements - OS84.40	Retain 4b.2.1 subject to the amendment below. ... This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and/or consented renewable electricity generation activities.</u>	Genesis supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.9 Maximum Noise – Limits - OS84.41	Retain 4b.2.9 as notified.	Genesis support performance standard 4b.2.9 as it retains the existing provision in the District Plan.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.2.10 Maximum Noise - Construction Noise - OS84.42	Retain 4b.2.10 as notified.	Genesis supports performance standard 4b.2.10 as the New Zealand Standard for construction noise is a well understood standard.	Support	Manawa Energy supports this submission.
4b.2.11 Maximum Noise - Electricity Generation Core Sites - OS84.43	Retain 4b.2.11 as notified.	Genesis supports performance standard 4b.2.11 as it retains the existing provision in the District Plan.	Support	Manawa Energy supports this submission.
4b.2.13 Maximum Noise – Other - OS84.44	<p>Amend Rule 4b.2.13 as follows:</p> <p>4b.2.13 Maximum Noise – Other</p> <p>i. ...91</p> <p>ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u>. Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.</p>	Genesis supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Support	Manawa Energy supports this submission.
4b.5.3 Subdivision - Rural Lifestyle Environment that	Amend Rule 4b.5.3 as follows: ... For the purposes of Rules 4b.5.1.i, 4b.5.2.i and 4b.5.3.i the matters over which the Council	Genesis supports this rule with the inclusion of an additional matter over	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
does not adjoin the General Rural Environment - OS84.45	<p>reserves control for the purpose of assessment are:</p> <p>...</p> <p><u>i) Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u></p>	which control is reserved for controlled activities.		
General Rural and Rural Lifestyle Environments - OS84.46	<p>Genesis seeks the relief set out under each relevant provision. To the extent that any of the relief sought is not accepted, Genesis seeks any alternative relief which will have the same or similar effect.</p>	<p>Genesis generally supports the creation of the Rural Lifestyle Environment on the basis that they can provide for rural residential activities in appropriate locations, which do not include within or in close proximity to permitted, lawfully existing and/or consented renewable electricity generation activities. If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need for Genesis (and others) to seek changes to the rules and performance standards relating to the Rural Lifestyle Environment to avoid reverse sensitivity effects. That is the approach taken in this submission where amendments are focused on the proposed objectives and policies.</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Amendments to the Definitions of the Taupo District Plan Section 10 - OS84.48	<p>Insert a new definition of "reverse sensitivity" (being the definition in the Waikato Regional Policy Statement) as follows:</p> <p>Reverse sensitivity means the <u>potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment of other activities which are sensitive to the adverse environmental effects being generated by the pre-existing activity.</u></p>	<p>Further to Genesis' submission to the definition of Rural Industry, due to the nature of the wider submissions by Genesis, a definition for "Reverse Sensitivity" need to be included in the Taupo District Plan.</p> <p>Amendments to the Definitions of the Taupo District Plan Section 10</p>	Support	Manawa Energy supports this submission.
Amendments to the Definitions of the Taupo District Plan Section 10 - OS84.49	<p>Add definition: <u>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</u></p>	<p>Submitter seeks a new definition for Renewable Electricity Generation.</p>	Support	Manawa Energy supports this submission.
Amendments to the Definitions of the Taupo District Plan Section 10 - OS84.50	<p>Add definition: <u>Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes</u></p>	<p>Submitter seeks a new definition for Renewable Electricity Generation Activities.</p>	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>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.</u></p>			
Federate Farmers NZ – Colin Guyton				
3b.2 Objectives and Policies - General Rural Environment - OS91.12	<p>(a) the amendment of the objectives for chapter 3b Rural Environment so that they clearly state what is to be achieved, where the objective is to be achieved and when the objective will be achieved; and</p> <p>(b) the amendment of objective 3b.2.6 so that it reads as follows or with wording to similar effect:</p> <p>Objective 3b.2.6 Impacts on essential infrastructure</p> <p>The impacts on <i>essential</i> infrastructure arising from <u>inappropriate subdivision, use and development are managed avoided, remedied or mitigated where it is possible to do so.</u></p>	<p>Federated Farmers has concerns over Objective 3b.2.6 which deals with the impacts on infrastructure from subdivision and development. We recognise that for some essential infrastructure there will be a need to locate in the rural environment. However, the objective also should acknowledge that essential infrastructure can cause reverse sensitivity effects on activities located in the rural environment. Objective 3b.2.4 as currently drafted is inconsistent with Part 2 of the Resource Management Act 1911. It is not appropriate that the objective does not address both sides of the issue or that it seeks to protect</p>	Oppose	Manawa Energy opposes this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	(c) the insertion of a definition for 'essential infrastructure' into the district plan; and (d) any consequential amendments required as a result of the relief sought.	all infrastructure from the effects of all subdivision and development.		
3b.2 Objectives and Policies - General Rural Environment - OS91.13	(a) the amendment of the policies for chapter 3b Rural Environment so that they clearly state how the objective will be met by this policy, where in the region or district will the policy apply, what course of action is to be taken and when, and who is required to comply with the policy and who is to implement the policy; and (b) any consequential amendments required as a result of the relief sought.	Policies need to be written to provide clear direction to decision makers who will be making the decisions on the methods and/or rules used to implement the policies and to address effects. This requires consideration of how will the policy meet the relevant objective, where in the district or region does the policy apply, what action is required to be taken and when (i.e., under what circumstances), who is required to comply with the policy and who will implement the policy It also needs to be made clearer which objectives some of the policies are related to.	Support	Manawa Energy supports this submission and its intent to seek clarity of policy direction.
Contact Energy – Mark Crisp				
General Rural and Rural Lifestyle Environments - OS93.23	If Rural Lifestyle Environments are only located in appropriate locations, that outcome avoids the need to Contact (and others) to seek changes to the rules and	Contact supports the creation of Rural Lifestyle Zones on the basis that they can provide for rural residential activities in appropriate locations. However, a key aspect of	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>performance standards relating to the Rural Lifestyle Environment to avoid reverse sensitivity effects. That is the approach that has been taken in this submission. If Contact's relief sought in relation to the location of Rural Lifestyle Zones is not accepted, then Contact seeks alternative relief (including additional changes to the rules and performance standards relating to the Rural Lifestyle Environment) which will avoid the creation of reverse sensitivity effects.</p>	<p>Contact's submission is seeking to ensure that Rural Lifestyle Zones are only created in appropriate locations which does not include within or in close proximity to permitted, lawfully existing and/or consented renewable electricity generation activities.</p>		
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS93.24</p>	<p>Amend the definition of Rural Industry as follows: Rural Industry – 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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation.</p> <p>Insert a new definition of Renewable Electricity Generation as</p>	<p>Renewable electricity generation is an activity that has been recognised in the National Policy Statement for Renewable Electricity Generation 2011 (NPS-REG) as a matter of national significance. Renewable electricity generation is also an activity identified in the Waikato RPS and Bay of Plenty RPS as a Regionally Significant Infrastructure. It is therefore inappropriate to treat that activity as part of, and in the same manner as, other activities that occur in the rural environment such as forestry, agriculture and dairy farming. The elevated status and</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>follows (being the same definition in the NPS-REG):</p> <p>Renewable electricity generation means generation of electricity from solar, wind, hydro-electricity, geothermal, biomass, tidal, wave, or ocean current energy sources.</p>	<p>importance of renewable electricity generation should be recognised in the Taupo District Plan with its own set of objectives, policies and methods.</p>		
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS93.25</p>	<p>Insert a new definition of Renewable electricity generation activities (being the same definition in the NPS-REG) as follows:</p> <p>Renewable electricity generation activities means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes 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>Due to the nature of the following submissions by Contact, additional definitions need to be included in the Taupo District Plan.</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>
<p>3b.1 Introduction - OS93.26</p>	<p>Amend the Introduction to Chapter 3b.1 as follows:</p> <p>General Rural Environment</p>	<p>Contact generally supports the introductory statement but seeks minor changes to recognise the</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>...Other prime characteristics of the General Rural Environment are the diverse range of land uses including farming, horticulture, energy <u>sources</u> and plantation forestry activities, with dispersed buildings and rural roads...</p> <p>The purpose of separating the General Rural Environment from the Rural Lifestyle Environment is to preserve the productive potential of the land <u>and other natural resources</u> 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 <u>rural character</u> openness of the General Rural Environment. The creation of the General Rural Environment aims to support primary productive uses, <u>renewable electricity generation activities</u>, and rural industry, meaning an activity being activities that directly supports, services, or is are dependent on primary production and/or <u>has</u> a locational <u>or functional</u> need to be within the General Rural Environment (rather than an urban environment).</p>	<p>importance and functional need for renewable electricity generation to occur within the Rural Environment, its contribution to the regional economy and New Zealand's security of electricity supply.</p>		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<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...</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>locational, functional or operational</u> need to be within the General Rural Environment...</p> <p>Rural Lifestyle Environment ... By creating separate areas in appropriate locations within the Rural Environment, the Rural Lifestyle Environment creates areas for rural living on smaller property sizes, whilst retaining separation from the rural production <u>and other</u> activities predominating in the General Rural Environment. This separation of activities serves to minimise reverse sensitivity issues. By concentrating rural residential development within the Rural Lifestyle Environment this serves to preserve the open space <u>characteristics, rural character and the productive potential</u> of the rest of the Rural Environment, and to</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>reduce the potential for land use conflict.</p> <p>.... The Rural Lifestyle Environment areas are located closer <u>in proximity</u> to urban areas to allow for access to community facilities within the district's townships.</p>			
3b.1 Introduction - OS93.27	<p>Retain Objective 3b.2.1.</p> <p>Objective 3b.2.1 Enable Primary Production and the Use of Natural Resources</p> <p>Primary production <u>and the use of natural resources</u> are is enabled by protecting the availability of the rural land <u>and other</u> resources and its <u>their</u> productive capability.</p>	<p>Contact supports Objective 3b.2.1 with an amendment so that it covers a wider range of uses anticipated in the General Rural Environment beyond just "primary production". One of the policies which achieves Objective IM-02 is IM-P4 'Regionally Significant Industry and Primary Production'. The suggested amendments give effect to the Waikato RPS.</p>	Support	<p>Manawa Energy supports this submission.</p>
Objective 3b.2.2 Maintaining the established General Rural character - OS93.28	<p>Amend Objective 3b.2.2 to read:</p> <p>Objective 3b.2.2 Maintaining the established General Rural character</p> <p>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><u>Enable a range of activities in the</u></p>	<p>Contact is of the view that Objective 3b.2.2 is misguided and seeks to achieve the wrong outcome. Firstly, it presupposes that the established character of the General Rural Environment represents a good environmental outcome in all respects to the extent that it should be "maintained". Secondly, an objective that seeks to maintain the "established character" is essentially</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>General Rural Environment that are compatible with rural character.</u>	seeking no change. The objective seeks to <u>avoid</u> "incremental subdivision and development" which essentially locks in the status quo and will make it difficult for any new development to occur, including new development that has been identified in other planning provision as being appropriately located in the General Rural Environment.		
Objective 3b.2.3 Rural industry - OS93.29	Retain Objective 3b.2.3. Inset a new objective following Objective 3b.2.3 as follows: <u>Objective 3b.2.X Renewable Electricity Generation and Transmission Activities</u> <u>Enable the development, operation, maintenance and upgrading of renewable electricity generation activities and transmission activities in the General Rural Environment.</u>	Due to its elevated status under the NPS-REG, Contact has sought (above) that the definition of Rural Industry be amended to delete any reference to electricity generation and that a new definition of Renewable Electricity Generation and Renewable Electricity Generation Activities be including in the Plan. In line with that outcome, a new objective needs to be included in the Plan seeking to enable renewable electricity generation activities (and transmission activities by association).	Support	Manawa Energy supports this submission.
Objective 3b.2.4 Other activities - OS93.30	Amend Objective 3b.2.4 as follows: <u>Objective 3b.2.4 Other activities</u> Maori cultural activities, tourism activities, <u>and</u> visitor accommodation <u>and renewable</u>	As a consequential change to the relief sought above (inserting a new objective in relation to renewable electricity generation activities), Objective 3b.2.4 needs to be	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>electricity generation and transmission activities are enabled in <u>appropriate locations within</u> the General Rural Environment.</p>	<p>amended to remove the reference to renewable electricity generation (and transmission by association). Visitor accommodation is a sensitive activity and should only be enabled in appropriate locations within the General Rural Environment rather than enabled anywhere including in locations whereby reverse sensitivities could arise.</p>		
<p>Objective 3b.2.5 Avoidance of reverse sensitivity - OS93.31</p>	<p>Amend Objective 3b.2.5 as follows: Objective 3b.2.5 Avoidance of reverse sensitivity Reverse sensitivity effects on permitted, and legally established, <u>and/or consented</u> activities within the General Rural Environment, including conflict with activities in neighbouring Environments, are avoided.</p>	<p>Contact supports an objective in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already <i>exists</i>. This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken. Contact's geothermal generation activities, which do and are anticipated to occur in the District's General Rural Environment (as identified in the introductory text to this chapter and Strategic Directions chapter).</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
Objective 3b.2.6 Impacts on infrastructure - OS93.32	Amend Objective 3b.2.6 as follows: Objective 3b.2.6 Impacts on infrastructure The impacts on infrastructure arising from subdivision and development are managed, do not compromise the safe and efficient functioning of infrastructure.	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource management decision makers or other users of the Taupo District Plan.	Support	Manawa Energy supports this submission.
Policy 3b.2.9 Maintaining the established character - OS93.33	Amend Policy 3b.2.9 as follows: Policy 3b.2.9 Maintaining the established Rural character Enable activities in the Maintain the established General Rural Environment that will not <u>compromise the character of the General Rural Environment</u> , as defined by: a) <u>Extensive pastoral farming and forestry</u> b) <u>Renewable electricity generation activities</u> c) <u>Geothermal areas and activities, electricity transmission and distribution</u> ad) ... e) <u>Noises related to production activities during the day but low levels of noise at night</u> d) <u>Low levels of light spill</u>	Contact is of the view that Policy 3b.2.9 is misguided and seeks to achieve the wrong outcome. The policy characterises the rural environment by matters such as "limited signage" whereas the existence of more than 20 large-scale renewable electricity generation activities is a far more significant and defining aspect of the General Rural Environment in the Taupo District.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>f) <u>Effects from activities including noise, vibration, dust, odour and visual effects</u></p> <p>e) Infrequent vehicle movements to and from a site</p> <p>fg)...</p>			
<p>Policy 3b.2.10 Residential units - OS93.34</p>	<p>Amend Policy 3b.2.10 as follows: Policy 3b.2.10 Residential units Avoid the cumulative effects of rural lifestyle development by <u>providing for these activities within the Rural Lifestyle Environment and otherwise limiting residential units within the General Rural Environment</u> that:</p> <p>a) ...</p> <p>c) Erode the general rural character through its density, scale and location-</p> <p>d) <u>Result in the potential to generate reverse sensitivity effects.</u></p> <p>e) <u>Constrain the ability to access or utilise renewable energy resources.</u></p>	<p>Contact supports Policy 3b.2.10 but it needs to be expanding to address one of the most significant adverse effects that can arise as a result of residential units being established in the General Rural Environment, that being reverse sensitivity effects. The establishment of residential units should also not constrain the ability to access or utilise renewable energy resources (which are of national significance).</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>
<p>Policy 3b.2.12 Minor residential unit - OS93.35</p>	<p>Amend Policy 3b.2.12 as follows: Policy 3b.2.12 Minor residential unit Manage the scale and location of minor residential units to ensure it is near the principal dwelling on the</p>	<p>It is important that the location of minor residential units is managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment. A minor residential unit is a sensitive activity,</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	allotment, is of a suitable size, and to ensure that the future availability of the rural land resource will not be compromised <u>and to avoid the potential for reverse sensitivity effects.</u>	and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment.		
Policy 3b.2.13 Avoiding reverse sensitivity - OS93.36	Amend Policy 3b.2.13 as follows: Policy 3b.2.13 Avoiding reverse sensitivity Any adverse effects generated by an <u>new sensitive activity</u> must be managed within the allotment so as to avoid adversely affecting reverse sensitivity effects on permitted, and lawfully established <u>and/or consented</u> neighbouring activities.	Contact supports a policy in the General Rural Environment chapter that seeks to avoid reverse sensitivity effects. Contact seeks an amendment to the policy for the same reasons set out in relation to the changes sought to Objective 3b.2.5.	Support	Manawa Energy supports this submission.
Policy 3b.2.14 Commercial and industrial activity - OS93.37	Amend Policy 3b.2.14 as follows: Policy 3b.2.14 Commercial and industrial activity Limit the scale of commercial and industrial activity (<u>excluding renewable electricity generation activities</u>) 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 <u>and other</u> activities	Because renewable electricity generation activities fall within the definition of industrial activities, they need to be excluded from the first part of the policy which seeks to limit commercial and industrial activities. Contact supports the intent of the policy but it needs to be widened to cover other activities (including renewable electricity generation activities) that are provided for and anticipated in the	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>provided for</u> within the General Rural Environment.	General Rural Environment beyond just primary production.		
Policy 3b.2.15 Allotment size - OS93.38	Retain Policy 3b.2.15.	Contact supports Policy 3b.2.15 on the basis that it reinforces the intension that the General Rural Environment is for larger scale productive activities (rather than rural residential opportunities).	Support	Manawa Energy supports this submission.
Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment - OS93.39	Delete Objective 3b.3.1 and replace it with the following: Objective 3b.3.1 Enable Rural Residential Activities <u>Zone parts of the Rural Environment as Rural Lifestyle Environment to enable and provide for rural residential activities in appropriate locations where they will not give rise to reverse sensitivity effects on the surrounding General Rural Environment or Industrial Environments.</u>	This is an unexpected objective for the parts of the Rural Environment where a greater density of subdivision and development is anticipated and provided for. The objective should focus on enabling rural residential opportunities in appropriate locations (i.e. where they will not create reverse sensitivity effects on activities in the wider General Rural Environment or Industrial Environments).	Support	Manawa Energy supports this submission.
Objective 3b.3.2 Avoid reverse	Amend Objective 3b.3.2 as follows: Objective 3b.3.2 Avoid reverse sensitivity Adverse reverse sensitivity effects;	Contact supports an objective in the Rural Lifestyle Environment chapter that seeks to avoid reverse sensitivity effects. However, Contact is		

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
sensitivity - OS93.40	including conflict with on permitted, and legally established and/or consented activities in neighbouring Environments, are avoided.	concerned that the scope of the objective is too narrow. As currently drafted it would only require reverse sensitivity effects to be avoided where an activity already <i>exists</i> . This is particularly concerning for Contact. The objective needs to also cover consented activities which have yet to be constructed / undertaken.		
Objective 3b.3.3 Commercial and industrial activities - OS93.41	Amend Objective 3b.3.3 as follows: 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 <u>Rural Lifestyle Environment</u> are avoided.	Contact supports Objective 3b.3.3 but it needs to be more precisely drafted for accuracy and clarity.	Support	Manawa Energy supports this submission.
Objective 3b.3.4 Consolidate rural lifestyle activities - OS93.42	Retain Objective 3b.3.4.	Contact supports the consolidation of Rural Lifestyle activities within identified and appropriately located Rural Lifestyle Environments.	Support	Manawa Energy supports this submission.
Objective 3b.3.6 Impacts on community	Amend Objective 3b.3.6 as follows: Objective 3b.2.6 Impacts on community infrastructure The impacts on community	An objective (or policy) that only seeks to "manage" something (with no specified outcome) provides no useful guidance to resource	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
infrastructure - OS93.43	infrastructure arising from subdivision and development are managed <u>do not compromise the safe and efficient functioning of infrastructure.</u>	management decision makers or other users of the Taupo District Plan. The objective should apply to all infrastructure, not just community infrastructure.		
Policy 3b.3.9 Character of the Rural Lifestyle Environment - OS93.44	Add a new point i) to Policy 3b.3.9 as follows: i) <u>An environment that is surrounded by a working rural environment including rural production, geothermal areas and renewable electricity generation activities.</u>	Contact supports Policy 3b.3.9 but it also needs to recognise, and not have adverse effects on, the nature of the surrounding General Rural Environment.		
Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment - OS93.45	Retain Policy 3b.3.10.	Requiring larger lot sizes and greater building setbacks for new dwellings within the Rural Lifestyle Environment are two key methods for managing reverse sensitivity effects. Contact therefore supports this policy on this basis.	Support	Manawa Energy supports this submission.
Policy 3b.3.12 Minor residential unit - OS93.46	Amend Policy 3b.3.12 as follows: 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	A minor residential unit is a sensitive activity, and these should also be setback (like new houses in the Rural Lifestyle Environment) from the boundary with the General Rural Environment. It is important that the location of minor residential units is	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	to further protect the character of the #Rural Lifestyle Environment: <u>and to avoid reverse sensitivity effects.</u>	managed to avoid the potential for reverse sensitivity effects on activities in the General Rural Environment.		
4b.1.1 Activities in the General Rural Environment - OS93.47	Retain Rule 4b.1.1.	Contact supports Rule 4b.1.1 on the basis that it is consistent with the approach throughout the rest of the Plan, is effects based, and enables activities to occur that do not need to be the subject of a resource consent application process.	Support	Manawa Energy supports this submission.
4b.1.2 Minor residential units - OS93.48	Amend Rule 4b.1.2 as follows: i.... f. The ability to mitigate <u>avoid</u> adverse effects, <u>including reverse sensitivity effects</u> , through the use of screening, planting, landscaping, and <u>alternative design, and/or other means including restrictive covenants.</u> ... i. <u>The potential to constrain access to and/or the utilisation of renewable energy sources.</u>	Minor residential units are sensitive activities whereby their establishment needs to be controlled so as to not result in reverse sensitivity effects. An additional criterion has been added to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Support	Manawa Energy supports this submission.
4b.1.3 Temporary Activities - OS93.49	Retain Rule 4b.1.3.	Contact supports this rule.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields - OS93.50	<p>Amend Rule 4b.1.4 as follows:</p> <p>4b.1.4 Electricity Generation Core Sites, Renewable <u>Electricity Energy</u> Generation Activities and Geothermal Areas <u>Steamfields</u></p> <p>i. Any activity involving continued operation, maintenance and minor upgrading of existing electricity generation core sites, geothermal <u>areas steamfields</u>, renewable <u>energy electricity</u> generation activities and associated structures <u>and ancillary activities</u> is a permitted activity.</p> <p>ii. <u>Activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators are a permitted activity.</u></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 steamfields and associated structures, in order to monitor, test and/or arrest the processes of decay, structural fatigue, erosion or dilapidation <u>of all associated structures and</u></p>	<p>Contact supports the retention of Rule 4b.1.4 (being a continuation of the Rule in currently in the Rural Environment) with a number of minor amendments. This is the enabling rule that appropriately provides for the operation, maintenance and minor upgrading renewable electricity generation activities in the General Rural Environment. The term "Geothermal Areas" has been used rather than "Geothermal Steamfields" due to Section O of the Plan identifying and mapping Geothermal Areas. A second clause has been added to the rule on the basis of Policy G of NPS-REG.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>includes maintenance of surrounds and water areas.</p> <p>NOTE: For the purpose of this rule "minor upgrading" means: Structural improvement, repair and replacement <u>or upgrade of components, or activities required for the continued safe and efficient operation</u> including worn or technically deficient parts of <u>any structure including</u> 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, <u>vehicles, infrastructure, machinery</u>, 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</p>			

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	with the Noise Performance Standard.			
4b.1.5 Commercial and industrial activities, and home businesses, - OS93.51	Amend Rule 4b.1.5 as follows: ... When considering activities under Rule 4b.1.5ii Council restricts the exercise of its discretion to the following matters: ... c. The effect of the activity on surrounding land uses (<u>including reverse sensitivity effects</u>) and how these effects can be managed onsite and/or mitigated...	The third paragraph should refer to Rule 4b.1.5ii. Home businesses could include sensitive activities and need to avoid creating reverse sensitivity effects.	Support	Manawa Energy supports this submission.
4b.1.7 High voltage transmission lines - OS93.52	Amend Rule 4b.1.7 as follows: 4b.1.7 Buildings and Structures in proximity to High voltage transmission lines i. Any building <u>or structure</u> (except network utilities and <u>Renewable Electricity Generation Activities</u>) located within 0 – 12 meters of a high-voltage transmission line is a restricted discretionary activity .	Contact supports this rule as it seeks to ensure the safe operation of transmission lines. However, the heading of the rule needs to be more accurate. In addition to network utilities, this rule should also provide an exception for renewable electricity generation activities (which are not necessarily network utilities).	Support	Manawa Energy supports this submission.
4b.1.8 Buildings within Outstanding Landscape Areas - OS93.53	Retain Rule 4b.1.8 but amend the first exception to the rule as follows: EXCEPTION: This rule will not apply to the erection of structures:	Contact supports this rule on the basis that it does not apply to buildings within Electricity Generation Core Sites, but there is no reason why it should not apply to all other	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	a. <u>Associated with existing renewable electricity generation activities including Wwithin Electricity Generation Core Sites.</u> b. ...	existing renewable electricity generation activities.		
4b.1.9 Earthworks within Outstanding Landscape Areas - OS93.54	Retain 4b.1.9 but amend the exception as follows: EXCEPTION: This rule will not apply to Earthworks <u>associated with existing and/or consented renewable electricity generation activities including within Electricity Generation Core Sites.</u>	Contact supports this rule on the basis that it does not apply to earthworks within Electricity Generation Core Sites, but there is no reason why it should not apply to all other existing renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.1 Vehicle movements - OS93.55	Retain 4b.2.1 but amend the exception as follows: EXCEPTION: This performance standard shall not apply to traffic movements involved in forest harvesting operations <u>or existing and consented renewable electricity generation activities.</u>	Contact supports Rule 4b.2.1 subject to the exception being expanded to include renewable electricity generation activities.	Support	Manawa Energy supports this submission.
4b.2.5 Maximum building height - OS93.56	Amend Rule 4b.2.5 as follows: 4b.2.5 Maximum building height ... iv. 15 meters for <u>renewable Electricity Generation activities</u>	Contact seeks amendments to Rule 4b.2.5 to make the rule applicable to all renewable electricity generation activities within Geothermal Areas. An additional exception has	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p>on land identified as a Geothermal Area in Section O within an Electricity Generation Core Site.</p> <p>EXCEPTIONS:</p> <ul style="list-style-type: none"> · <u>activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators including wind monitoring masts – no height limit</u> · ... · Drilling Rigs for up to 60 days per well allotment – no height limit. 	<p>been added to the rule on the basis that Policy G of NPS-REG</p>		
4b.2.6 Minimum building setbacks - OS93.57	<p>Amend Rule 4b.2.6 as follows:</p> <p>4b.2.6 Minimum building setbacks</p> <p>i....</p> <p>v. There shall be no front boundary setback for buildings and activities associated with Electricity Generation and Renewable Energy <u>Electricity Generation Activities</u> 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>vi. There shall be no boundary</p>	<p>Contact seeks minor amendments to Rule 4b.2.6 to make it more accurate and workable.</p>	Support	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	setback for buildings and activities associated with <u>Renewable Electricity Generation Activities</u> on land identified as Geothermal Area in Section O <u>including</u> within an Electricity Generation Core Site...			
4b.2.7 Minor residential units - OS93.58	Amend Rule 4b.2.7 as follows: 4b.2.7 Minor residential units ... i. All minor residential <u>units</u> or accommodation activity units shall: a. ... c. <u>Be located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more that 300m away from any aforementioned Consent Area....</u>	Minor residential units need to be located so that they do not create additional restrictions on renewable electricity generation activities by, for example, moving a point of noise compliance closer to the source of noise.	Support	Manawa Energy supports this submission.
4b.2.8 Commercial and industrial activities, and home businesses - OS93.59	Amend Rule 4b.2.8 as follows: 4b.2.8 Commercial and industrial activities, and home businesses i. ... iii. <u>Home businesses shall be</u>	Home businesses need to be located so that they do not create additional restrictions on renewable electricity generation activities.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>located no closer than the existing primary residential unit on the same site to a Consent Area which is the subject of resource consents issued by the Waikato Regional Council for the take or discharge of geothermal fluid exceeding 1,000 tonnes per day provided that this clause shall not apply to properties more that 300m away from any aforementioned Consent Area...</u></p>			
4b.2.9 Maximum Noise – Limits - OS93.60	Retain	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.2.10 Maximum Noise - Construction Noise - OS93.61	Retain	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.2.11 Maximum Noise - Electricity Generation Core Sites - OS93.62	Retain	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.2.12 Maximum Noise - Well Drilling and Testing - OS93.63	Retain	Contact supports this rule.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.2.13 Maximum Noise – Other - OS93.64	Amend Rule 4b.2.13 as follows: 4b.2.13 Maximum Noise – Other ... ii. Nothing in the foregoing Performance Standards shall apply to sirens, circuit breakers, <u>bursting discs, emergency or upset operating conditions</u> and hydro spills associated with the operation of <u>Renewable Electricity Generation Activities Core sites</u> . Provided that the activity shall comply with the requirements of S16 of the Resource Management Act 1991.	Contact supports this rule subject to minor amendments to ensure it applies to all applicable circumstances.	Support	Manawa Energy supports this submission.
4b.2.14 Parking, Loading and Access - OS93.65	Delete Rule 4b.2.14.	Taupo District is a Tier 3 territorial authority. The NPS-UD sets out that tier 1, 2 and 3 territorial authorities must remove district plan rules, assessment criteria, policies and objectives that have the effect of setting minimum car parking rates as soon as practicable, no more than 18 months from the date of commencement of the NPS-UD.	Support	Manawa Energy supports this submission.
4b.2.15 Signage - OS93.66	Retain Rule 4b.2.15.	Contact supports this rule.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.5.1 Subdivision - General Rural Environment - OS93.67	Retain Rule 4b.5.1 subject to an additional matter of control as set out in Rule 4b.5.3.	Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Support	Manawa Energy supports this submission.
4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment - OS93.68	Contact supports this rule subject to an additional matter of control as set out in Rule 4b.5.3.	Retain Rule 4b.5.2 subject to an additional matter of control as set out in Rule 4b.5.3.	Support	Manawa Energy supports this submission.
4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment - OS93.69	Amend Rule 4b.5.3 as follows: ...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: ... i) <u>Any effects on the functioning of the Rural Environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.</u>	Contact supports this rule with the inclusion of an additional matter over which control is reserved for controlled activities.	Support	Manawa Energy supports this submission.
4b.5.4 Subdivision - Default Activity Status - OS93.70	Retain Rule 4b.5.4.	Contact supports this rule.	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
4b.5.5 Subdivision resulting in a new public road, or extension of existing public road - OS93.71	Retain Rule 4b.5.5.	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.5.6 Subdivision – Other - OS93.72	Retain Rule 4b.5.6	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.5.7 Subdivision - Outstanding Landscape Areas – Other - OS93.73	Retain Rule 4b.5.7.	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.5.8 Subdivision - Bonus Lots - OS93.74	Retain Rule 4b.5.8.	Contact supports this rule.	Support	Manawa Energy supports this submission.
4b.5.9 Subdivision - More than 12 allotments - OS93.75	Retain Rule 4b.5.9.	Contact supports this rule.	Support	Manawa Energy supports this submission.
Planning Maps - OS93.76	Delete the proposed Rural Lifestyle Environment on Centennial Drive and retain the current Rural Environment (General Rural Environment). View full submission bundle for map.	Contact opposes the rezoning of land on Centennial Drive to Rural Lifestyle Environment. Existing land use character is a relevant factor when determining land use zoning, but it is not necessarily determinative of the outcome. There are a range other factors that need to be taken into	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		<p>account. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment. The Centennial Drive area is vitally important for enabling large scale industrial activities, noisy recreationally activities, and the utilisation of the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes (the latter being a matter of national significance as recognised in the NPS for Renewable Electricity Generation). This area should not be compromised by an ability to increase and/or intensify the establishment of incompatible rural residential activities.</p>		
<p>Amendments to the Definitions of the Taupo District Plan Section 10 - OS93.78</p>	<p>Insert a new definition of reverse sensitivity (being the definition in the Waikato RPS) as follows: Reverse sensitivity is the <u>vulnerability of a lawfully established activity to a new activity or land use. It arises when a lawfully established activity causes potential, actual or perceived</u></p>	<p>Due to the nature of the following submissions by Contact, two additional definitions need to be included in the Taupo District Plan.</p>	<p>Support</p>	<p>Manawa Energy supports this submission.</p>

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<p><u>adverse environmental effects on the new activity, to a point where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.</u></p>			
Planning Maps - OS93.79	Delete the parts of the proposed Rural Lifestyle Environment at 146, 122, 104 Oruanui Road, and retain the current Rural Environment (General Rural Environment).	Contact opposes the rezoning of parts of the land on Oruanui Road to Rural Lifestyle Environment. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the south which includes Te Mihi Power Station and associated steamfield activities. Additional wells are planning to be drilled in the area to the north of Te Mihi Power Station in accordance with resource consents held by Contact.	Support	Manawa Energy supports this submission.
Planning Maps - OS93.80	Delete the part of the proposed Rural Lifestyle Environment at 2 Caroline Drive, which extends along SH5. View full submission for map.	Contact opposes the rezoning of part of the land on Napier Road (known as Bonshaw Park) to Rural Lifestyle Environment. Specifically, Contact opposes the additional 'leg' of land extending to the west of Bonshaw	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		Park along the Napier Road frontage. Contact recognised the 'sensitive' nature of Bonshaw Park as part of consenting the Tauhara Geothermal Development. The outcome includes a 100m setback from Bonshaw Park for surface activities undertaken by Contact.		
Planning Maps - OS93.81	Delete the parts of the proposed Rural Lifestyle Environment at 21, 41, 61, 194 and 196 and Tukairangi Road and 437 Poihipi Road and retain the current Rural Environment (General Rural Environment).	Contact opposes the rezoning of part of the land on Tukairangi Road to Rural Lifestyle Environment. A Rural Lifestyle Environment in this location would reinforce the ongoing existence, and enable the intensification, of rural residential activities which are incompatible with the nature and character of the surrounding environment to the north and east which includes Poihipi Power Station and associated steamfield activities.	Support	Manawa Energy supports this submission.
LWAG – Jane Penton				
4b Rural Environment - OS101.7	LWAG request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including general protection, restricted land use in	LWAG request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including general protection, restricted land use in	Oppose	Manawa Energy opposes this submission, as provision needs to be made for infrastructure and activities that have a functional requirement to be located in these areas.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	close proximity to , restricted or controlled access, vegetation enhancement and management, erosion control.	close proximity to , restricted or controlled access, vegetation enhancement and management, erosion control.		
4b Rural Environment - OS101.8	LWAG request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including provisions for general protection, restricted land use in close proximity to , restricted or controlled access, vegetation enhancement and management, erosion control. LWAG ask that the provisions ensure that the N restrictions apply to land use in the rural lifestyle zone.	LWAG agrees with WRC 's previous comments to the Draft DP that 'development should be situated away from natural gully systems and that gully vegetation should be managed to avoid exacerbating actual or potential erosion (and related) risks. Identification and protection of natural gullies should be mandatory for all development in the district. '	Oppose	Manawa Energy opposes this submission, as provision needs to be made for infrastructure and activities that have a functional requirement to be located in these areas.
Edison Consulting Group – Time Lester				
Objective 3b.2.4 Other activities - OS106.15	The submitter seeks the following amendment to Proposed Objective 3b.2.4: <i>Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission (including sub</i>	The submitter consider it appropriate to include a reference to sub transmission activities so as to avoid confusion with the electricity transmission function of Transpowers National Grid network. The sub transmission network includes high-voltage lines of 11kV and 33kV, which	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<i>transmission) activities are enabled in the General Rural Environment.</i>	are common features within the Rural Environment.		
Policy 3b.2.13 Avoiding reverse sensitivity - OS106.17	The submitter seeks that Policy 3b.2.13 is retained as current drafted "Any adverse effects generated by an activity must be managed within the allotment so as to avoid adversely affecting permitted and lawfully established neighbouring activities."	The submitter supports this policy in relation to the safe and efficient operation of the distribution network located with the district's rural environment. Examples of activities that could have an adverse effect could relate to earthworks, and the potential effects such soil disturbance could have on support structures or in relation to maintaining clearance to lines through site contouring.	Support	Manawa Energy supports this submission.
Objective 3b.3.2 Avoid reverse sensitivity - OS106.18	The submitter seeks that Objective 3b.3.2 is retained as current drafted.	The submitter support the protection for rurally located electricity distribution network from the adverse effects of reverse sensitivity. Supportive of the word "avoided" as it sends a strong message of the need to manage reverse sensitivity effects.	Support	Manawa Energy supports this submission.
Transpower NZ – Trudi Burney				
Amendments to the Definitions of the Taupo District Plan Section 10 -	Add the following definition: NATIONAL GRID has <u>the same meaning as provided in</u>	Transpower requests the inclusion of a definition for the National Grid, to support amendments requested by	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
OS110.1	<u>the National Policy Statement on Electricity Transmission 2008.</u>	Transpower that incorporate this term into the strategic directions.		
Amendments to the Definitions of the Taupo District Plan Section 10 - OS110.2	Add new definition for 'regionally significant infrastructure' and include the 'National Grid' within this definition.	These terms are used in the Strategic Directions chapter but are not defined in Plan Change 38 nor in the operative District Plan. The introductory text in 2.5 Strategic Direction 5 refers to various types of infrastructure but does not clearly delineate between regionally significant and nationally significant infrastructure, nor whether any infrastructure is classified as neither of these. Definitions are required so that the intention and application of the strategic direction objectives are clear.	Support	Manawa Energy supports this submission.
3b Rural Environment Chapter - OS110.13	Delete references to the National Grid from the Rural Environment chapter and introduce a new district-wide Infrastructure/Network Utilities chapter.	Transpower seeks the introduction of a specific framework that manages effects of and on the National Grid, and gives effect to the NPSET. Transpower requests that new district-wide provisions are introduced, and provides suggested objectives, policies and rules in Appendix A to this submission. If Council chooses not to introduce the framework in Appendix A district-wide, Transpower seeks amendments	Support	Manawa Energy supports this submission, the Council should be providing for all NPS documents and implementing the National Planning Standards.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
		to the Rural Environment chapter as outlined in following submission points.		
3b.1 Introduction - OS110.14	Amend introduction as follows: <i>Other activities that are anticipated in the Rural Environment are tourism activities, visitor accommodation and renewable electricity generation and transmission. It is important that all such activities do not affect the ability of the rural environment to function effectively, <u>recognising that some activities have specific locational or operational needs that must be accommodated...</u></i>	Transpower requests amendments to the introductory text to reflect that electricity transmission activities should not be constrained by the function of the rural environment, and that the National Grid has functional or operational need to be in particular locations. While it is unlikely that the presence of National Grid infrastructure would create constraints on rural function, these amendments would ensure consistency with the direction of the NPSET.	Support	Manawa Energy supports this submission.
Radio NZ – Annabelle Lee – Chapman Trip				
4b.2.9 Maximum Noise – Limits - OS112.9	The following wording is suggested for an exemption: <i><u>x. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by</u></i>	RNZ seeks an exemption from noise rules for the use of generators for emergency purposes by lifeline utilities. On the rare occasions the portable generator at RNZ's Facilities is used during scheduled or extensive power outages, it makes a certain amount of noise. As a lifeline utility it is critical RNZ can continue to use to	Support	Manawa Energy supports this submission.

Submission Number	Decision Sought	Submission summary	Support or Oppose	Reason for Support or Opposition
	<u>emergency services or lifeline utilities;</u>	ensure uninterrupted operations during emergencies.		
Taupo Climate Change Action Group – Alana Delich				
4b Rural Environment - OS114.13	The submitter request consideration be given to natural gully systems in the General Rural Environment and proposed Rural Lifestyle Zone including general protection, restricted land use in close proximity to, restricted or controlled access, vegetation enhancement and management, erosion control.	The submitter considers that identification and protection of natural gullies in the General Rural and Proposed Rural Lifestyle should be mandatory for all development in the district.	Oppose	Manawa Energy opposes this submission, as provision needs to be made for infrasture and activities that have a functional requirement to be located in these areas.



First name: Hayley
 Last name: Stronge
 Postal address:
 Suburb:
 City:
 Country: New Zealand
 Email: h.stronge@harrisonrierson.com

Daytime Phone:

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

- directly affected by an effect of the subject matter of the submission that :
 - a. adversely affects the environment, and
 - b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.3 2.3.2 Objectives

Points: FS211.1

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Oppose

The new Strategic Directions chapter covers Urban Form and Development in section 2.3 and Natural Values and Landscapes in section 2.6 and the objectives and policies in the Strategic Directions Chapter (and indeed the whole district plan) need to be read together "as a whole" rather than having to qualify each development oriented objective and policy with environmental qualifiers.

In this case, if there was to be an amendment relating to significant geothermal features, then it should be in section 2.6 alongside other "natural values" matters. It is not appropriate in section 2.3.

Notwithstanding the above point, Mercury supports the recognition of significant geothermal features and geothermal vegetation. However, Mercury seeks to ensure that the use and development of infrastructure of REG's activities is provided for in and around significant geothermal features, in order to support these activities that help to avoid climate change. Absolute protection is not always possible. The amended objective fails to recognise that geothermal electricity generation - which is an important form of renewable electricity generation (REG) activities - have a functional and operational need to locate in and around significant geothermal features.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - the original submission to include new objective 2.3.2.1. See reasons provided.

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.4 2.3.2 Objectives

Points: FS211.2

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Support in part

Mercury supports this objective if it is amended to refer to "urban infrastructure" and ensures it does not refer to just "infrastructure" such as Renewable Electricity Generation facilities and the:

Mercury suggests that this objective is amended to read:

Ensure that building, road and other infrastructure developments are directed away from geothermal hazards.

Some infrastructure and development, such as geothermal electricity development and associated pipelines, has a functional and operational need to locate in and around geothermal areas which often are deemed hazard areas.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow in part - this original submission which suggests a new bullet point to Objective 2.3.2(1). See reasons provided

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.7 2.3.3 Policy

Points: FS211.3

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Mercury supports this amendment to include "current and future" risks to life, property and the environment, which enables consideration of climate change at the policy stage.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow - the original submission to amend the wording of 2.3.3.11. See reasons provided.

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.8 2.3.3 Policy

Points: FS211.4

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Oppose in part:

Mercury is mindful that REG activities will be considered primarily under the objectives and policies in section 2.5 (infrastructure), more so than the objectives and policies in this section (urban form and development). However, to avoid any possible application of this "void" policy to REG activities, Mercury requests that, if it is accepted at all, that it is amended to read:

Ensure the location of infrastructure with a functional or operational need for a specific location, avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.

The above wording is less absolute. The need for less absolute wording is important: Some infrastructure and development, such as geothermal electricity development and associated pipelines, has a functional and operational need to locate in and around geothermal areas which often are deemed hazard areas.

Mercury notes that REG activities assist towards NZ meeting its climate change obligations.

Mercury seeks to ensure that REG activities and infrastructure are not included in this policy.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - the original submission to include new policy in 2.3.3. See reasons provided.

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.10 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS211.5

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Mercury supports the correction as Taupo District currently provides up to 27% of New Zealand's electricity supply through its 20 renewable electricity power stations. The additional wording however should highlight not only that REG activities are locally, regionally, and nationally important infrastructure, but also that REG contributes to positive climate change outcomes and should be given priority (refer Strategic Direction 4).

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow - Strategic Direction 2.5. Change the percentage from 20% to 27%.

Original Submitter: #29 Megan Kettle (Unknown, New Zealand, Unknown)
 Original Point: #29.11 2.6 Strategic Direction 6 Natural Environment Values

Points: FS211.6

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Oppose in part.

Mercury supports the recognition of significant geothermal vegetation in the Taupo District Plan.

However, Mercury seeks to ensure that REG activities and infrastructure can be provided for within close proximity to geothermal areas to access and provide renewable electricity for the nation. WRC's proposed policy "to ensure their protection" fails to recognise and enable REG activities and infrastructure locating in geothermal areas where there is a functional and operational need to do so.

The WRPS does not specifically define SNA's rather it uses the term "significant indigenous vegetation and significant habitat of indigenous fauna" and this WRPS definition is not an appropriate foundation for mapping all geothermal areas.

Mercury considers that this is an example of natural values being protected ahead of climate change and that it is important to recognise that rather than protecting specific environments that protection of the environment in aggregate should be recognised and provided for. The reduction of GHG through use and development of REG's will be important for indigenous biodiversity in the future.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow in part - Strategic Direction 2.6. Disallow original submission point to include new policy 2.6.3. See reasons provided.

Original Submitter: #62 Alana Delich (72 Hinemoa Avenue, Taupo 3330, Taupo, New Zealand, 3330)

Original Point: #62.6 Plan Change 43 - Taupo Industrial Zone

Points: FS211.7

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Oppose in part.

Mercury notes that this relief was incorrectly coded in the Summary of Submissions to Plan Change 38 - Strategic Directions. This relief is actually specific to the Industrial re-zoning in Plan Change 43 - Taupo Industrial Land.

Mercury supports the recognition of geothermal vegetation and geothermal areas. However, Mercury needs to have continued vehicle access to monitor, develop and use REG activities and infrastructure in geothermal areas to provide renewable electricity.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - The original submission point refers to Strategic Direction 2.2 and 2.3. See reasons provided.

Original Submitter: #89 Ashley Sycamore (Private Bag 3072, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #89.1 Plan Change 38 - Strategic Directions

Points: FS211.8

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Mercury considers that the final form of the NPS-B when it is eventually gazetted may be quite different to the exposure draft of the NPS-B which was the subject of a large number of submissions. Mercury considers therefore that it is not appropriate to pre-empt possible outcomes of the NPS-B prior to its gazettal and that any update to the Strategic Directions chapter must be first subject to a public process.

Mercury supports the enhancement and regeneration of indigenous biodiversity in NZ. Long term success of biodiversity is reliant upon the reduction of greenhouse gases. Mercury seeks to ensure any amendments to plan change 38 will provide for the use, development and maintenance of infrastructure for renewable electricity generation to be able to operate and create renewable electricity.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - the original submission point on Strategic Directions 2.0 - Please refer to the reasons provided.

Original Submitter: #89 Ashley Sycamore (Private Bag 3072, Waikato Mail Centre, Hamilton, New Zealand, 3240)

Original Point: #89.2 Plan Change 38 - Strategic Directions

Points: FS211.9

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Oppose

Mercury considers any additional objectives and/or policies or definitions in relation to biodiversity should be subject to a public process and/or further. Furthermore, Mercury considers that there could be unintended consequences if amendments are made to include objectives and/or policies or definitions in relation to biodiversity.

Mercury supports the enhancement and regeneration of indigenous biodiversity in NZ. Long term success of biodiversity is reliant upon the reduction of greenhouse gases. Mercury seeks to ensure any amendments to plan change 38 will provide for the use, development and maintenance of infrastructure for renewable electricity generation to be able to operate and create renewable electricity.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - original submission point relating to chapter 2 Natural Environmental Values. See reasons provided.

Original Submitter: #91 Colin Guyton (Unknown, New Zealand, Unknown)

Original Point: #91.8 2.5 Strategic Direction 5 Significant and Local Infrastructure

Points: FS211.10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Mercury opposes the addition of this policy.

Reverse sensitivity effects on rural land use activities is already addressed in the General Rural and Rural Lifestyle Environments Chapter (Plan Change 43) and therefore not needed in the Strategic Direction Chapter (Plan Change 38).

Mercury is also concerned that the scope of the proposed objective is too narrow and would need to include 'consented activities' which have yet to be constructed. In Mercury's original submission (0568) on plan change 42, Mercury seeks to ensure that the words 'lawfully established and or consented activities' are included.

Mercury opposes this policy and seeks to amend objective 36.2.5 in plan change 42 which addresses reverse sensitivity appropriately.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - The original submission refers to strategic direction 5 and includes new policy 2.5.3.6. See reasons provided.

Original Submitter: #114 Alana Delich (72 Hinemoa Avenue, Taupo, New Zealand, 3330)

Original Point: #114.1.2.4.2 Objective

Points: FS211.11

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Support in part

Mercury supports the inclusion of climate change as a strategic direction.

In addition, Mercury requests an objective to reduce greenhouse gases (by increasing REG). Proposed wording is: **E.g. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy**

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow with amendment - The original submission suggests an amendment to Objective 2.4.2.1. Mercury seeks a new objective also. See reasons and explanation provided.

Original Submitter: #114 Alana Delich (72 Hinemoa Avenue, Taupo, New Zealand, 3330)

Original Point: #114.7 2.6 Strategic Direction 6 Natural Environment Values

Points: FS211.12

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Mercury supports the recognition of significant geothermal features in the Strategic Directions.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow - Strategic Direction 2.6 suggested new policy. See reasons provided.

Original Submitter: #115 George Asher (Unknown, New Zealand, Unknown)

Original Point: #115.15 Plan Change 38 - Strategic Directions

Points: FS211.13

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Mercury support MKNT submission seeking that Te Kaupapa Kaiitiaki should be recognised and provide for.

Te Kaupapa Kaiitiaki is a high-level plan for the Taupo catchment. Its purpose is to identify the significant issues, values, vision, objectives and outcomes.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Original Submitter: #16 Jo Horrocks (Unknown, New Zealand, Unknown)
Original Point: #16.1 Plan Change 41 - Removal of Fault lines

Points: FS211.14

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Oppose

Oppose

Mercury supports the Council approach of relying on the Building Act as the primary mechanism for ensuring that the risks posed to buildings from potential fault lines are mitigated.

Mercury opposes the re-introduction of the discretionary activity rules (4a.10) without having the opportunity to review the fault line overlay on the planning maps from which the 30m setback would be measured.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Disallow

Disallow - 4a.10. See reasons provided

Original Submitter: #16 Jo Horrocks (Unknown, New Zealand, Unknown)
Original Point: #16.2 Plan Change 41 - Removal of Fault lines

Points: FS211.15

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Oppose

Mercury supports the Council removing the "out of date" fault lines shown on the operative District Plan planning maps.

While Mercury is supportive of more accurate fault line information being made available, if this is to be the basis of regulation such as a setback rule in the District Plan, this should be subject to a public process.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Disallow

Disallow - 4a.10. See reasons provided

Original Submitter: #93 Mark Chrisp (PO Box 1307, Waikato Mail Centre, Hamilton, New Zealand, 3240)
Original Point: #93.22 Plan Change 41 - Removal of Fault lines

Points: FS211.16

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Support

Mercury supports the Council approach of relying on the Building Act as the primary mechanism for ensuring that the risks posed to buildings from potential fault lines are mitigated.

Mercury agrees with Contact Energy relief that PC41 be adopted as notified.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - original submission point on 4a.10. See reasons provided.

Original Submitter: #23 Tony Michelle (PO Box 2096, Wellington, 6140, Wellington, New Zealand, 6140)
Original Point: #23.4

Points: FS211.17

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Support

Mercury's original submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:

"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). These activities include, but are not limited to, forestry, agriculture, and dairy farming ~~and geothermal/electricity generation.~~"

Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.

The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - original submission on section 10 definitions. See reasons provided.

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)
Original Point: #26.3 Plan Change 38 - Strategic Directions

Points: FS211.18

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Support

Mercury's original submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:

"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). These activities include, but are not limited to, forestry, agriculture, and dairy farming ~~and geothermal/electricity generation.~~"

Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.

The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - original submission on Section 10 Definitions. See reasons provided.

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)
Original Point: #26.20 Objective 3b.2.1 Enable Primary Production

Points: FS211.19

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Mercury supports the proposed objective as it enables 'other compatible activities that have a functional and operational need to be in a rural environment', such as Renewable Electricity Generation.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - the original submissions was to include a new objective, for 3b.2.1. See reasons provided.

Original Submitter: #26 Sarah Cameron (PO Box 10232, Wellington, New Zealand, 6140)
Original Point: #26.29 Policy 3b.2.13 Avoiding reverse sensitivity

Points: FS211.20

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Support in part

Mercury supports a "reverse sensitivity" policy and also seeks amendments to policy 3b.2.13 (ref: OS #68).andnbsp;

Mercury notes that this submitter's requested wording goes some way to addressing the issue of "reverse sensitivity" but is deficient in that it only refers to reverse sensitivity in relation to primary production activities and not 'on permitted, lawfully established and/or consented neighbouring activities' which in Mercury's case, may be one of its renewable electricity generation activities.andnbsp;Mercury opposes the limitation of "reverse sensitivity" effects to on primary production activities only.andnbsp;

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow in part - the original submission amends and replaces policy 3b.2.13. See reasons provided.

Original Submitter: #35 Patrick Edwards (PO Box 740, Taupo, New Zealand, 3351)
Original Point: #35.9 Policy 3b.2.13 Avoiding reverse sensitivity

Points: FS211.21

Do you support or oppose the original submission point/submission?
Please state the reasons for your support/opposition:

Support

Support in part

Mercury supports a "reverse sensitivity" policy and also seeks amendments to policy 3b.2.13 (ref: 05 #68).

Mercury supports a change to this policy, however, opposes the wording being limited to consideration of "reverse sensitivity" effects to just "lawfully established activities". Mercury considers the policy should include 'on permitted, lawfully established and/or consented neighbouring activities' which in Mercury's case, may be one of its renewable electricity generation activities.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow in part - the original submission suggests a new policy 3b.2.13. See reasons provided.

Original Submitter: #71 Kendall Goode (30 Tongariro Street, Taupo, New Zealand, 3330)
Original Point: #71.1 4b.2.6 Minimum building setbacks

Points: FS211.22

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Support in part.

Mercury supports the Foreshore Protection Area and the Operative District Plan 5m minimum building setback rule being included in the proposed Rural General and Rural Lifestyle Environments.

Mercury is however concerned that the proposed rule is not clear and requires clarification.

The Operative District Plan and proposed minimum building setback rule in Plan Change 42 provided specific provisions for REG. These include:

- On front boundary setback for Renewable Electricity Generation activities where they extend over a road.
- On boundary setback for buildings and activities associated with Renewable Generations Activities within Electricity Generation Core Sites
- On boundary setbacks for buildings and activities associated with Renewable Generations Activities within Geothermal Area in Section O.

Mercury seeks the rule be amended to make it clear that the 5m minimum building setback from the Foreshore Protection Area Boundary does not apply to Renewable Electricity Generation activities that have a functional and operational need to be located within the foreshore area.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow in part - the original submission refers to adding 4b.2.6 v. See reasons provided.

Original Submitter: #71 Kendall Goode (30 Tongariro Street, Taupo, New Zealand, 3330)
Original Point: #71.2 4b.4.7 Minimum building setbacks

Points: FS211.23

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Support in part

Mercury considers the minimum setback rule should be consistent between the Rural General and Rural Lifestyle Environments and accordingly seeks the same relief as set out in respect of point 71.1.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow in part - the original submission refers to 4b.4.7 v. See reasons provided.

Original Submitter: #78 Dominic Adams (, New Zealand)
Original Point: #78.3 Amendments to the Definitions of the Taupō District Plan Section 10

Points: FS211.24

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Mercury's primary submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:

"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). These activities include, but are not limited to, forestry, agriculture, and dairy farming and geothermal/electricity generation."

Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.

The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - the original submission refers to section 10 definitions. See reasons provided.

Original Submitter: #79 Cathiona Eagles ()
Original Point: #79.11 Amendments to the Definitions of the Taupō District Plan Section 10

Points: FS211.25

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Support in part.

Mercury's original submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:

"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). These activities include, but are not limited to, forestry, agriculture, and dairy farming and geothermal/electricity generation."

Renewable Electricity Generation are not simply a "Rural Industry" because they are located in a Rural Environment, they are REG activities located in the Rural Environment.

Mercury is equally satisfied with the amendment proposed by other submitters (NZAAA, Horticulture New Zealand and Balance Agri-Nutrients) which it agrees aligns with the National Planning Standards.

The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow in part - the original submission refers to Section 10 Definitions. See reasons provided.

Original Submitter: #110 Trudi Burney (31 Giberthorpes Road, Islington, Christchurch, New Zealand, 8042)
Original Point: #110.8 Plan Change 42 - General Rural and Rural Lifestyle Environments

Points: FS211.26

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Mercury supports the alignment of the definitions with the National Planning Standards, including 'rural industry'. In respect of 'rural industry' the key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
 Allow

Allow - the original submission refers to section 10 Definitions. See reasons provided.

Original Submitter: #110 Trudi Burney (31 Giberthorpes Road, Islington, Christchurch, New Zealand, 8042)
Original Point: #110.13 3b Rural Environment Chapter

Points: FS211.27

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:
 Support

Mercury wishes to provide further submissions on #110 (Transpower New Zealand) which are not included in the Council summary of submissions. Mercury's further submissions relate to plan changes 38 & 42. Please note that Mercury have provided the further submission points below against #110.13, as there is no other place online to record points that do not have a specific number (and #110.13 is considered the best fit for recording these further submission points against). Please refer to the attached supporting documentation for full explanation.

Submission Summary

Introduction: Mercury supports the development of an energy / infrastructure chapter to give effect to the NPSF. This should however not be limited to NPSF but also include Energy and NPS REG.

Overview - Within the Taupo District Mercury's REG power stations connect with the national grid. Ensuring the District Plan recognises and provides for the operation, maintenance, upgrade and development of the electricity transmission network, as well as REG, is of critical importance.

Transpower's Feedback on Plan Change 38 - 43 - Mercury supports the development of an Energy / Infrastructure chapter to give effect to the NPSET. This should however not be limited to NPSET but also include REG and give effect to the NPS-REG. Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.

Specific Comments - Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Allow - See full explanation in attached supporting documentation.

Original Submitter: #114 Alana Delich (72 Hinemoa Avenue, Taupo, New Zealand, 3330)

Original Point: #114.8 Plan Change 39 - Building Coverage - Residential Environment

Points: 211.28;FS211.29;FS211.30;FS211.31;FS211.32

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

Support and Oppose

Note duplication in summary of submission.

As set out above in respect of submission point 114.7, Mercury supports the recognition of significant geothermal features in the Strategic Directions.

Mercury opposes the additional objective seeking "protection" without providing for appropriate REG activities in significant geothermal areas.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Disallow - Strategic Direction 2.6 - New objective. See reasons provided.

Attached Documents

File
Final - Further Submissions on Taupo District Plan Changes 38-41 and 42 - Mercury 05-04-2023



**FURTHER SUBMISSIONS ON TAUPO DISTRICT PLAN
PROPOSED PLAN CHANGES
38 - Strategic Directions
41 - Removal of Fault Lines
42 - Rural General and Rural Lifestyle Environments**

Clause 8 of First Schedule, Resource Management Act 1991

Taupo District Council
Private Bag 2005
Taupo Mail Centre 3352

Further Submitter Details

Name of submitter: **Mercury NZ Limited (“Mercury”)**
Contact person: Hayley Stronge
Address for service: c/- Harrison Grierson
Contact phone number: 07 925 0009
Email: H.Stronge@harrisingrierson.com

About Mercury

Mercury is a vertically integrated generator and retailer of electricity throughout New Zealand. 100% of our electricity is generated from renewable energy sources – covering hydro, geothermal and wind generation. Mercury operates the Waikato Hydro Scheme (“WHS”) consisting of the Taupō Control Gates, eight dams and nine power stations on the Waikato River, with a total electricity generating capacity of approximately 1050MW. Mercury also operates five geothermal power stations within the Taupō volcanic zone, four of which are located within the Taupō District, with a total net capacity of approximately 370 MW.

Further Submissions

Mercury lodged an original submission on Plan Changes 38 and 42 (ref: OS #68).

As the owner and/or operator of renewable electricity generation assets within the Taupō District, Mercury is a person who has an interest in the proposal that is greater than the interest of the public generally.

Mercury’s further submissions on Plan Changes 38, 41 and 42 are set out in attached Tables 1 to 3 respectively. A further submission in support of Transpower (OS #110) in respect of both Plan Change 38 & 42 is set out in Table 4.

Mercury **wishes to be heard** in support of its further submissions. If others make a similar submission, Mercury will consider presenting a joint case with them at the hearing.

A copy of this submission has been served on the original submitters, as set out in Table 5.

pp:

Shirley Chamberlin
On behalf of Mercury NZ Limited
Date: 6 April 2023



Table 1: Plan Change 38 – Strategic Directions

Plan Change Number	Submitter Name / Submission number	Submission point number	Support / Oppose	Reasons	Allow / Disallow	Do you wish all or part of the point to be allowed or disallowed? Please specify if part of the point.
38	Waikato Regional Council 29	29.3	Oppose	<p>The new Strategic Directions chapter covers Urban Form and Development in section 2.3 and Natural Values and Landscapes in section 2.6. The objectives and policies in the Strategic Directions Chapter (and indeed the whole district plan) need to be read together “as a whole” rather than having to qualify each development oriented objective and policy with environmental qualifiers.</p> <p>In this case, if there was to be an amendment relating to significant geothermal features, then it should be in section 2.6 alongside other “natural values” matters. It is not appropriate in section 2.3.</p> <p>Notwithstanding the above point, Mercury supports the recognition of significant geothermal features and geothermal vegetation. However, Mercury seeks to ensure that the use and development of infrastructure of REG's activities is provided for in and around significant geothermal features, in order to support these activities that help to avoid climate change. Absolute protection is not always possible. This submission point fails to recognise that geothermal electricity generation - which is an important form of renewable electricity generation (REG) activities - have a functional and operational need to locate in and around significant geothermal features.</p>	Disallow	The entire submission point.
38	Waikato Regional Council 29	29.4	Oppose	<p>Mercury supports this objective if it is amended to refer to ‘urban infrastructure’ and ensures it does not refer to just ‘infrastructure’ such as Renewable Electricity Generation facilities.</p> <p>Mercury suggests that this objective is amended to read:</p> <p><u>Ensure that building, roading and urban infrastructure developments are directed away from geothermal hazards.</u></p> <p>Some infrastructure and development, such as geothermal electricity development and associated pipelines, has a functional and operational need to locate in and around geothermal areas which often are deemed hazard areas.</p>	Disallow	Disallow the submission point, unless it is amended to refer to ‘ urban infrastructure ’.
38	Waikato Regional Council 29	29.7	Support	<p>Mercury supports this submission point to amend policy 2.3.3.11 to include ‘current and future’ risks to life, property and the environment, which enables consideration of climate change at the policy stage.</p>	Allow	The entire submission point.
38	Waikato Regional Council 29	29.8	Oppose	<p>Mercury is mindful that REG activities will be considered primarily under the objectives and policies in section 2.5 (infrastructure), more so than the objectives and policies in this section (urban form and development). However, to avoid any possible application of the “avoid” policy (in this submission point) to REG activities, Mercury requests that, if it is accepted at all, that it is proposed to read:</p> <p><u>Except in relation to infrastructure with a functional or operational need for a specific location, avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.</u></p> <p>The above wording is less absolute. The need for less absolute wording is important. Some infrastructure and development, such as geothermal electricity development and associated pipelines, has a functional and operational need to locate in and around geothermal areas which often are deemed hazard areas.</p> <p>Mercury notes that REG activities assist towards NZ meeting its climate change obligations.</p> <p>Mercury seeks to ensure that REG activities and infrastructure are not included in this policy.</p>	Disallow	The entire submission point.
38	Waikato Regional Council 29	29.10	Support	<p>Mercury supports the correction as Taupo District currently provides up to 27% of New Zealand’s electricity supply through its 20 renewable electricity power stations. The additional wording however should highlight not only that REG activities are locally, <u>regionally</u> and nationally important infrastructure, but also that REG contributes to positive climate change outcomes and should be given priority (refer Strategic Direction 4).</p>	Allow	The entire submission point.

38	Waikato Regional Council 29	29.11	Oppose	<p>Mercury supports the recognition of significant geothermal vegetation in the Taupo District Plan.</p> <p>However, Mercury seeks to ensure that REG activities and infrastructure can be provided for within close proximity to geothermal areas to access and provide renewable electricity for the nation. WRC's proposed policy "to ensure their protection" fails to recognise and enable REG activities and infrastructure locating in geothermal areas where there is a functional and operational need to do so.</p> <p>The WRPS does not specifically define SNA's rather it uses the term "Significant indigenous vegetation and significant habitat of indigenous fauna". This WRPS definition is not an appropriate foundation for mapping all geothermal areas.</p> <p>Mercury considers that this is an example of natural values being protected ahead of climate change and that it is important to recognise that rather than protecting specific environments that protection of the environment in aggregate should be recognised and provided for. The reduction of GHG through use and development of REG's will be important for indigenous biodiversity in the future.</p>	Disallow	<p>Disallow the submission where it proposes a new policy in 2.6.3 which states: <u>Map as SNAs all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA, and ensure their protection.</u></p>
38	Alana Delich 62	62.2	Oppose	<p>Mercury notes that this relief was incorrectly coded in the Summary of Submissions to Plan Change 38 – Strategic Directions. This relief is actually specific to the Industrial re-zoning in Plan Change 43 – Taupo Industrial Land.</p> <p>Mercury supports the recognition of geothermal vegetation and geothermal areas. However, Mercury needs to have continued vehicle access to monitor, develop and use REG activities and infrastructure in geothermal areas to provide renewable electricity.</p>	Disallow	The entire submission point.
38	Department of Conservation 89	89.1	Oppose	<p>Mercury considers that the final form of the NPS-IB when it is eventually gazetted may be quite different to the exposure draft of the NPS-IB which was the subject of a large number of submissions. Mercury considers therefore that it is not appropriate to pre-empt possible outcomes of the NPS-IB prior to its gazettal and that any update to the Strategic Directions chapter must be first subject to a public process.</p> <p>Mercury supports the enhancement and regeneration of indigenous biodiversity in NZ. Long term success of biodiversity is reliant upon the reduction of greenhouse gases. Mercury seeks to ensure any amendments to plan change 38 will provide for the use, development and maintenance of infrastructure for renewable electricity generation to be able to operate and create renewable electricity.</p>	Disallow	The entire submission point.
38	Department of Conservation 89	89.2	Oppose	<p>Mercury considers any additional objectives and/or policies or definitions in relation to biodiversity should be subject to a public process. Furthermore, Mercury considers that there could be unintended consequences if amendments are made to include objectives and/or policies or definitions in relation to biodiversity.</p> <p>Mercury supports the enhancement and regeneration of indigenous biodiversity in NZ. Long term success of biodiversity is reliant upon the reduction of greenhouse gases. Mercury seeks to ensure any amendments to plan change 38 will provide for the use, development and maintenance of infrastructure for renewable electricity generation to be able to operate and create renewable electricity.</p>	Disallow	The entire submission point.
38	Federated Farmers of New Zealand – Rotorua / Taupō 91	91.6	Oppose	<p>Mercury opposes the addition of this policy.</p> <p>Reverse sensitivity effects on rural land use activities is already addressed in the General Rural and Rural Lifestyle Environments Chapter (Plan Change 42) and therefore not needed in the Strategic Direction Chapter (Plan Change 38).</p> <p>Mercury is also concerned that the scope of the proposed objective is too narrow and would need to include 'consented activities' which have yet to be constructed. In Mercury's original submission (OS68) on plan change 42, Mercury seeks to ensure that the words 'lawfully established and or consented activities' are included.</p> <p>Mercury opposes this policy and seeks to amend objective 3b.2.5 in plan change 42 which addresses reserve sensitivity appropriately.</p>	Disallow	The entire submission point.
38	Taupō Climate Action Group 114	114.1	Support	<p>Mercury supports the inclusion of climate change as a strategic direction.</p> <p>In Mercury's original submission we requested an objective to reduce greenhouse gases (by increasing REG). The wording proposed in our original submission is:</p>	Allow	The entire submission point.

				E.g: 4. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the <u>decarbonisation of the economy.</u>		
38	Taupō Climate Action Group 114	114.7	Support	Mercury supports the recognition of significant geothermal features in the Strategic Directions.	Allow	The entire submission point
38	Taupō Climate Action Group 114	114.8	Oppose	Note duplication in summary of submission. As set out above in respect of submission point 114.7, Mercury supports the recognition of significant geothermal features in the Strategic Directions. However, Mercury opposes the additional objective seeking “protection” without providing for appropriate REG activities in significant geothermal areas.	Disallow	The entire submission point.
115	Te Kotahitanga o Ngati Tuwharetoa (“TKNT”) 115	115.15	Support	Mercury support MKNT submission seeking that Te Kaupapa Kaitiaki should be recognised and provide for. Te Kaupapa Kaitiaki is a high-level plan for the Taupō catchment. Its purpose is to identify the significant issues, values, vision, objectives and outcomes.	Allow	The entire submission point.

Table 2: Plan Change 41 – Removal of Fault Lines

Plan Change Number	Submission Name / submission number	Submitter point number	Support / Oppose	Reasons	Allow / Disallow	Do you wish all or part of the point to be allowed or disallowed? Please specify if part of the point.
PC41 – Removal of Fault Lines	Toka Tū Ake EQC 16	16.1	Oppose	<p>Mercury supports the Council approach of relying on the Building Act as the primary mechanism for ensuring that the risks posed to buildings from potential fault lines are mitigated.</p> <p>Mercury opposes the re-introduction of the discretionary activity rule (4e.10) without having the opportunity to review the fault line overlay on the planning maps from which the 20m setback would be measured.</p>	Disallow	The entire submission point.
PC41 – Removal of Fault Lines	Toka Tū Ake EQC 16	16.2	Oppose	<p>Mercury supports the Council removing the “out of date” fault lines shown on the operative District Plan planning maps.</p> <p>While Mercury is supportive of more accurate fault line information being made available, if this is to be the basis of regulation such as a setback rule in the District Plan, this should be subject to a public process.</p>	Disallow	The entire submission point.
PC41 – Removal of Fault Lines	Contact Energy Limited 93	93.22	Support	<p>Mercury supports the Council approach of relying on the Building Act as the primary mechanism for ensuring that the risks posed to buildings from potential fault lines are mitigated.</p> <p>Mercury agrees with Contact Energy relief that PC41 be adopted as notified.</p>	Allow	The entire submission point.

Table 3: Plan Change 42 – General Rural and Rural Lifestyle Environments

Plan Change	Submission Name /Submission Number	Submission point number	Support / Oppose	Reasons	Decision requests (allow/disallow)	Do you wish all or part of the point to be allowed or disallowed? Please specify if part of the point.
42	New Zealand Agricultural Aviation Association 23	23.4	Support	<p>Mercury’s original submission requested an amendment to the definition of “Rural Industry” to delete the reference to geothermal/electricity generation, as follows:</p> <p>“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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation.”</p> <p>Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.</p> <p>The key point from Mercury’s perspective is that the term ‘geothermal / electricity generation’ is deleted (and is covered by a separate proposed definition for ‘Renewable Electricity Generation’).</p>	Allow	The entire submission point.
42	Horticulture New Zealand 26	26.3	Support	<p>Mercury’s original submission requested an amendment to the definition of “Rural Industry” to delete the reference to geothermal/electricity generation, as follows:</p> <p>“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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation.”</p> <p>Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.</p> <p>The key point from Mercury’s perspective is that the term ‘geothermal / electricity generation’ is deleted (and is covered by a separate proposed definition for ‘Renewable Electricity Generation’).</p>	Allow	The entire submission point
42	Horticulture New Zealand 26	26.20	Support	Mercury supports the proposed objective as it enables ‘other compatible activities that have a functional and operational need to be in a rural environment’, such as Renewable Electricity Generation.	Allow	The entire submission point.
42	Horticulture New Zealand 26	26.29	Oppose	<p>Mercury supports a “reverse sensitivity” policy and also seeks amendments to policy 3b.2.13 (ref: OS #68).</p> <p>Mercury notes that this submitter’s requested wording goes some way to addressing the issue of “reverse sensitivity” but is deficient in that it only refers to reverse sensitivity in relation to primary production activities and not “on permitted, lawfully established and/or consented neighbouring activities” which in Mercury’s case, may be one of its renewable electricity generation activities. Mercury opposes the limitation of “reverse sensitivity” effects to on primary production activities only.</p>	Disallow	The entire submission point.
42	Miraka Ltd 35	35.9	Oppose	<p>Mercury supports a “reverse sensitivity” policy and also seeks amendments to policy 3b.2.13 (ref: OS #68).</p> <p>Mercury supports a change to this policy, however, opposes the wording being limited to consideration of “reverse sensitivity” effects to just “lawfully established activities”. Mercury considers the policy should include “on permitted, lawfully established and/or consented neighbouring activities” which in Mercury’s case, may be one of its renewable electricity generation activities.</p>	Disallow	The entire submission point.
42	Taupo District Council 71	71.1	Support	<p>Mercury supports the Foreshore Protection Area and the Operative District Plan 5m minimum building setback rule being included in the proposed Rural General and Rural Lifestyle Environments.</p> <p>Mercury is however concerned that the proposed rule is not clear and requires clarification.</p>	Disallow	Disallow the submission point, unless clarification is provided that the 5.0m minimum building setback rule does not include Renewable Electricity Generation Activities.

				<p>The Operative District Plan and proposed minimum building setback rule in Plan Change 42 provided specific provisions for REG. These include:</p> <ul style="list-style-type: none"> • 0m front boundary setback for Renewable Electricity Generation activities where they extend over a road. • 0m boundary setback for buildings and activities associated with Renewable Generations Activities within Electricity Generation Core Sites • 0m boundary setbacks for buildings and activities associated with Renewable Generations Activities within Geothermal Area in Section O. <p>Mercury seeks the rule be amended to make it clear that the 5m minimum building setback from the Foreshore Protection Area Boundary does not apply to Renewable Electricity Generation activities that have a functional and operational need to be located within the foreshore area.</p>		
42	Taupo District Council 71	71.2	Support	Mercury considers the minimum setback rule should be consistent between the Rural General and Rural Lifestyle Environments and accordingly seeks the same relief as set out in respect of point 71.1.	Disallow	Disallow the submission point, unless clarification is provided that the 5.0m minimum building setback rule does not include Renewable Electricity Generation Activities.
42	Balance Agri-Nutrients 78	78.3	Support	<p>Mercury's primary submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:</p> <p>"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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation."</p> <p>Mercury is equally satisfied with the amendment proposed by this submitter which it agrees aligns with the National Planning Standards.</p> <p>The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').</p>	Allow	The entire submission point.
42	Cheal Consultants 79	79.11	Oppose	<p>Mercury's original submission requested an amendment to the definition of "Rural Industry" to delete the reference to geothermal/electricity generation, as follows:</p> <p>"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). These activities include, but are not limited to; forestry, agriculture, and dairy farming and geothermal/electricity generation."</p> <p>Renewable Electricity Generation are not simply a "Rural Industry" because they are located in a Rural Environment, they are REG activities located in the Rural Environment.</p> <p>Mercury is equally satisfied with the amendment proposed by other submitters (NZAAA, Horticulture New Zealand and Balance Agri-Nutrients) which it agrees aligns with the National Planning Standards.</p> <p>The key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').</p>	Disallow	Disallow part of the submission point where the definition of 'Rural Industry' includes 'geothermal/electricity generation' as this should be deleted.
42	Transpower New Zealand Limited 110	110.8	Support	Mercury supports the alignment of the definitions with the National Planning Standards, including 'rural industry'. In respect of 'rural industry' the key point from Mercury's perspective is that the term 'geothermal / electricity generation' is deleted (and is covered by a separate proposed definition for 'Renewable Electricity Generation').	Allow	The entire submission point.

Table 4: Plan Changes 38 and 42 – Transpower (OS #110)

Plan Change	Submission Name / Submission Number	Submission point number	Support / Oppose	Reasons	Allow / Disallow	Do you wish all or part of the point to be allowed or disallowed? Please specify if part of the point.
38 & 42	Transpower New Zealand Limited 110	110 – Section entitled: 'Introduction'	Support	Mercury supports the development of an energy / infrastructure chapter to give effect to the NPSET. This should however not be limited to NPSET but also include Energy and NPS-REG.	Allow	The entire submission point
38 & 42	Transpower New Zealand Limited 110	110 - Section entitled 'Overview'.	Support	Within the Taupo District Mercury's REG power stations connect with the national grid. Ensuring the District Plan recognises and provides for the operation, maintenance, upgrade and development of the electricity transmission network , as well as REG, is of critical importance.	Allow	The entire submission point
38 & 42	Transpower New Zealand Limited 110	110 – Section entitled: 'Transpower's Feedback on Plan Changes 38-43'.	Support	Mercury supports the development of an Energy / Infrastructure chapter to give effect to the NPSET. This should however not be limited to NPSET but also include REG and give effect to the NPS-REG.	Allow	The entire submission point
38 & 42	Transpower New Zealand Limited 110	110 – Section entitled: 'Transpower's Feedback on Plan Changes 38 – 43'.	Support	Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.	Allow	The entire submission point
38 & 42	Transpower New Zealand Limited 110	110 -Section entitled: 'Specific Comments'	Support	Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.	Allow	The entire submission point

Table 5: Submitters to be served copies of Mercury further submissions

Submission #	Submitter name	Contact person	Email address
#16	Toka Tū Ake EQC	Jo Horrocks	resilience@eqc.govt.nz
#23	NZ Agricultural Aviation Association (NZAAA)	Tony Michell	eonzaaa@aviationnz.co.nz
#26	Horticulture NZ	Sarah Cameron	sarah.cameron@hortnz.co.nz
#29	Waikato Regional Council	Joao Paulo	joapaulo.silva@waikatoregion.govt.nz
#35	Miraka Ltd	Patrick Edwards	patrick.edwards@miraka.co.nz
#38	Federated Farmers	Jo-Anne Cook Munro	jcookmunro@fedfarm.org.nz
#62	Alana Delich	Alana Delich	alana.delich@gmail.com
#71	Taupo District Council	Kendall Goode	kgoode@taupo.govt.nz
#78	Balance Agri-Nutrients	Dominic Adams,	Dominic.Adams@ballance.co.nz
#79	Cheal Consultants	Catriona Eagles,	catrionae@cheal.co.nz
#89	Department of Conservation	Ashiley Sycamore (Hamilton)	asycamore@doc.govt.nz
#91	Federated Farmers of NZ - Rotorua / Taupō	Jo-Anne Cook Munro	jcookmunro@fedfarm.org.nz
#93	Contact Energy Limited	Mark Chrisp	mark.chrisp@mitchelldaysh.co.nz
#110	Transpower New Zealand Limited	Trudi Burney	environment.policy@transpower.co
#114	Taupō Climate Action Group	Alana Delich	alana.delich@gmail.com
#115	Te Kotahitanga o Ngati Tuwharetoa ("TKNT")	George Asher	geoera@xtra.co.nz



First name: Joao Paulo

Last name: Silva

On behalf of:
Waikato Regional Council

Postal address:
Suburb:
City:
Country: New Zealand

Email: Joaopaulo.Silva@waikatoregion.govt.nz

Daytime Phone: 079497179

I could

I could not

Gain an advantage in trade competition through this submission

I am

I am not

directly affected by an effect of the subject matter of the submission that :

- adversely affects the environment, and
- does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Consultation Document Submissions

Original Submitter: #96 Carolyn McAlley (Unknown, New Zealand, Unknown)

Original Point: #96.10 4b.3 General Rules - Rural Lifestyle Environment

Points: FS212.1

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

WRC is also concerned, that aside from the earthwork rule for outstanding natural landscape areas, the proposed plan does not include a rule managing earthworks activities. Section 31(1) of the RMA sets out the statutory responsibilities for territorial authorities including controlling the use, development, or subdivision of land. Earthworks can have adverse effects on matters listed under Section 31(1) including vegetation cover, amenity values, infrastructure, roading, and natural hazards. Further, **Section 106** of the

RMA requires territorial authorities to consider (amongst other things) land stability issues such as erosion, falling, subsidence and slippage when determining subdivision applications. Therefore, territorial authorities will need to evaluate how these matters are to be appropriately managed. Taupō district has the added complexity of the high erodibility aspect of land in the district i.e. pumice soils.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

That a rule is included addressing earthworks activities. As an example, we suggest including a rule (or similar) to rule '23.2.3 Earthworks – General'[1] introduced by the Waikato District Council in its proposed district plan.

[1] [Proposed District Plan for notification - Stage 2 \(waikatodc.govt.nz\)](https://www.waikatodc.govt.nz/)

Original Submitter: #16 Jo Horrocks (Unknown, New Zealand, Unknown)

Original Point: #16.2 Plan Change 41 - Removal of Fault lines

Points: FS212.2

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Support in part

WRC agrees with the submitter that there must be provisions in the plan managing fault lines and that applicants should rely on more updated information such as the GNS reports. However, we consider that retaining the current information or updating the district plan with the more accurate mapping is not the best approach. We consider that there should be regulations in the proposed plan managing fault lines and that in terms of mapped fault lines, applicants should rely on the most updated information provided by GNS. To this effect, we consider it more efficient to direct applicants to the most updated GNS report or on-site investigation instead of having a rigid overlay in the district plan. This will ensure that applicant will always have access to the most updated information. District plans have a 10-year lifespan and there is a risk the fault lines information will become redundant and then conflict with more updated information.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Update the plan provisions for managing fault lines, ensuring that applicants are directed and have access to the most updated mapping information from GNS and, when appropriate, are required to undertake on-site investigation.

Original Submitter: #79 Catriona Eagles ()

Original Point: #79.55 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment

Points: FS212.3

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Support

Support in part

WRC agrees with the submitter that there is a lack of clarity regarding the inclusion of fault lines and 'adequate' management of stormwater. We support the inclusion of the term and fault lines to (d). In terms of stormwater management, we recommend that the chapter should refer to WRC's stormwater management guidelines.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Allow

Amend as follows:

d. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes, and fault lines...

Include a reference note in the chapter directing applicants to WRC's stormwater management guidelines.[1]

[1] TR20-07.pdf (waikatoregion.govt.nz)

Original Submitter: #4 George Muir (476 No 4 Road, RD 3, Te Puke, New Zealand, 3183)

Original Point: #4.1

Points: FS212.4

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 632ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #5 Elizabeth and Rodney Tipping (Unknown, Unknown)

Original Point: #5.1 Planning Maps

Points: FS212.5

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 189ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain the land zoned as General Rural Environment.

Original Submitter: #33 Kirsteen McDonald (PO Box 1325, Taupo, New Zealand, 3351)**Original Point:** #33.1 Planning Maps**Points: FS212.6****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

The submitter is proposing to rezone an area of approximately 39ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain the land zoned as General Rural Environment.

Original Submitter: #34 Kirsteen McDonald ()**Original Point:** #34.1 Planning Maps**Points: FS212.7****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

The submitter is proposing to rezone an area of approximately 49ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain the land zoned as General Rural Environment.

Original Submitter: #42 Ian Brittan (PO Box 165, Taupo, New Zealand, 3351)**Original Point:** #42.1 Plan Change 42 - General Rural and Rural Lifestyle Environments**Points: FS212.8****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

The submitter is proposing to rezone an area of approximately 95ha (between both properties) under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #42 Ian Brittan (PO Box 165, Taupo, New Zealand, 3351)
Original Point: #42.2 Planning Maps

Points: FS212.9

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 95ha (between both properties) under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #61 Kirsteen McDonald ()
Original Point: #61.10 Planning Maps

Points: FS212.10

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone a range of sites under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:
Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #73 Jan Curtis (2 Sedge Grove, Nukuhau, Taupo, New Zealand, 3330)
Original Point: #73.1 Plan Change 42 - General Rural and Rural Lifestyle Environments

Points: FS212.11

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain the land zoned as General Rural Environment.

Original Submitter: #74 Steve Hawkins (103 Victoria Avenue, Remuera, Auckland, New Zealand, 1050)**Original Point:** #74.3 Plan Change 42 - General Rural and Rural Lifestyle Environments**Points: FS212.12****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

The submitter is proposing to rezone an area of approximately 121ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain the land zoned as General Rural Environment.

Original Submitter: #77 Kirsteen McDonald ()**Original Point:** #77.1 Planning Maps**Points: FS212.13****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

Oppose in part.

The parcels on the Kaipō Road are approximately: 35ha, 80ha, 218ha, 31ha, 0.4ha, 0.4ha, and 0.12ha. We oppose the rezoning of the parcels with an area size larger than 0.4ha. The proposed rezoning has the potential of creating a range of issues including land fragmentation, loss of productive capacity, increase on greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?***Please specify the provision or part of the provision that you would like allowed or disallowed:*****Disallow**

Retain all parcels that are larger than 0.4ha zoned as General Rural Environment.

Original Submitter: #80 Lars Carlton (1182 Mapara Road Kinloch 3385, Kinloch, New Zealand, 3385)**Original Point:** #80.1 Planning Maps**Points: FS212.14****Do you support or oppose the original submission point/submission?*****Please state the reasons for your support/opposition:*****Oppose**

The submitter is proposing to rezone an area of approximately 45ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #80 Lars Carlton (1182 Mapara Road Kinloch 3385, Kinloch, New Zealand, 3385)

Original Point: #80.2 Planning Maps

Points: FS212.15

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 45ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #81 Timothy Carlton (1182 Mapara Road Kinloch 3385, Kinloch, New Zealand, 3385)

Original Point: #81.1 Planning Maps

Points: FS212.16

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 45ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #82 Geoff Carlton (1160 Mapara Road kinloch 3385, Kinloch, New Zealand, 3385)

Original Point: #82.1 Planning Maps

Points: FS212.17

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure..

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #92 Samuel Gray (939 Tukairangi Road, Acacia Bay, Taupo, New Zealand, 3385)

Original Point: #92.1 Planning Maps

Points: FS212.18

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 56ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Further, the majority of the site is classified as LUC 3, under the Manaaki Whenua land use classification. Therefore, rezoning is inconsistent with the WRPS and NPS-HPL.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Original Submitter: #116 Bryce David McGrath (1281 Mapara Road, RD 5, Taupo, New Zealand, 3385)

Original Point: #116.1 Planning Maps

Points: FS212.19

Do you support or oppose the original submission point/submission?

Please state the reasons for your support/opposition:

Oppose

The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.

Do you seek that council allow/disallow the submission point?

Please specify the provision or part of the provision that you would like allowed or disallowed:

Disallow

Retain the land zoned as General Rural Environment.

Attached Documents

File
Waikato Regional Council further submission on proposed plan changes 38-43 to the Taupo District Plan

File No: 25 12 00
Document No: **25990550**
Enquiries to: Joao Paulo Silva



6 April 2023

Taupō District Council
30 Tongariro Street, Taupō 3330

Email: districtplan@taupo.govt.nz

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

waikatoregion.govt.nz
0800 800 401

Tēnā koe,

Waikato Regional Council Further Submission on the Proposed Plan Changes 38-43 (PC38-43) to the Taupō District Plan

Thank you for the opportunity to make a further submission on the Proposed Plan Changes 38-43 (PC38-43) to the Taupō District Plan. Please find attached the Waikato Regional Council's further submission. This submission was formally endorsed by the Director Science, Policy and Information under delegated authority on 5 April 2023. Waikato Regional Council looks forward to being involved in further discussion regarding the plan changes.

Should you have any queries regarding the content of this document please contact Joao Paulo Silva, Senior Policy Advisor, Policy Implementation directly on (07) 9497179 or by email joapaulo.silva@waikatoregion.govt.nz.

Nāku iti noa, nā,

A handwritten signature in blue ink, appearing to read "Tracey May".

Tracey May
Director Science, Policy and Information

Further Submission from Waikato Regional Council on Proposed Plan Changes 38-43 (PC38-43) to the Taupō District Plan

6 April 2023

Introduction

1. Waikato Regional Council (WRC) appreciates the opportunity to make a further submission to Proposed Plan Changes 38-43 (PC38-43). 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 lodged a submission on PC38-43 (submission 29) on 9 December 2022. The purpose of this further submission is to respond to matters raised by other submitters to uphold important aspects of the WRPS.
3. Key matters raised in this further submission relate to:
 - a. Submission points regarding the proposed deletion of fault lines and provisions in the district plan.
 - b. The lack of provisions addressing earthworks in the General Rural and Rural Lifestyle Environments.
 - c. Submission points regarding proposed changes of zoning from general rural to rural lifestyle.
 - d. Correction of an error concerning submission point OS29.14. The decision sought is inconsistent with the submission summary.
4. We respond to specific submission points and submitters in the table below.

Error concerning submission point OS29.14

5. There is an error regarding submission point OS29.14. The submission summary has a repeat of the decision sought for submission point OS29.19. The submission summary for submission point OS29.14 should reflect the concerns regarding the rezoning of areas in the General Rural Environment to the proposed Rural Lifestyle Environments rather than concerns relating to the proposed industrial sites.

6. FURTHER SUBMISSION ON Proposed Plan Changes 38-43 (PC38-43)

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
<i>Earthworks – Plan change 42</i>						
OS96.10	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.3 General Rules - Rural Lifestyle Environment	Heritage New Zealand Pouhere Taonga	That a rule and assessment framework is developed in relation to earthworks activities, that includes assessment criteria related to the impacts on cultural and historic heritage sites, including archaeological sites.	Support	WRC is also concerned, that aside from the earthwork rule for outstanding natural landscape areas, the proposed plan does not include a rule managing earthworks activities. Section 31(1) of the RMA sets out the statutory responsibilities for territorial authorities including controlling the use, development, or subdivision of land. Earthworks can have adverse effects on matters listed under Section 31(1) including vegetation cover, amenity values, infrastructure, roading, and natural hazards. Further, Section 106 of the RMA requires territorial authorities to consider (amongst other things) land stability issues such as erosion, falling, subsidence and slippage when determining subdivision applications. Therefore, territorial authorities will need to evaluate how these matters are to be appropriately managed. Taupō district has the added complexity of the high erodibility aspect of land in the district i.e. pumice soils.	That a rule is included addressing earthworks activities. As an example, we suggest including a rule (or similar) to rule '23.2.3 Earthworks – General' ¹ introduced by the Waikato District Council in its proposed district plan.
<i>Fault lines – Plan Change 41 and Plan Change 42</i>						
OS16.2	Plan Change 41 - Removal of Fault lines	Toka Tū Ake EQC	Toka Tu Ake EQC request that the Taupo District Council retain regulatory fault overlay maps in	Support in part	WRC agrees with the submitter that there must be provisions in the plan managing fault lines and that applicants should rely on more	Update the plan provisions for managing fault

¹ [Proposed District Plan for notification - Stage 2 \(waikatodc.govt.nz\)](http://waikatodc.govt.nz)

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
			the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay. We request that Taupo District Council follow the recommendations of GNS Science in Litchfield et al's (2020) report Active fault hazards in the Taupo district, and replace the fault lines in the operative Taupo District Plan with the new and more accurate fault lines mapped in said report.		updated information such as the GNS reports. However, we consider that retaining the current information or updating the district plan with the more accurate mapping is not the best approach. We consider that there should be regulations in the proposed plan managing fault lines and that in terms of mapped fault lines, applicants should rely on the most updated information provided by GNS. To this effect, we consider it more efficient to direct applicants to the most updated GNS report or on-site investigation instead of having a rigid overlay in the district plan. This will ensure that applicant will always have access to the most updated information. District plans have a 10-year lifespan and there is a risk the fault lines information will become redundant and then conflict with more updated information.	lines, ensuring that applicants are directed and have access to the most updated mapping information from GNS and, when appropriate, are required to undertake on-site investigation.
OS79.55	Plan Change 42 - General Rural and Rural Lifestyle Environments > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Cheal Consultants	Amend as follows 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment •.... •Subdivision resulting in lots that are smaller than 2 hectares that do not adjoin the General Rural Environment is a non-complying <u>discretionary</u> activity.	Support in part	WRC agrees with the submitter that there is a lack of clarity regarding the inclusion of fault lines and 'adequate' management of stormwater. We support the inclusion of the term <u>and fault lines</u> to (d). In terms of stormwater management, we recommend that the chapter should refer to WRC's stormwater management guidelines.	Amend as follows: d. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
			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:... d. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes, <u>and fault lines...</u>			Lakes, <u>and fault lines...</u> Include a reference note in the chapter directing applicants to WRC's stormwater management guidelines. ²
<i>Rezoning of rural land for lifestyle – Plan Change 42</i>						
OS4.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Muir Reef Limited	Submitter seeks the southern gully portions of 764 Whangamata Road zoned as rural lifestyle. Please include all of A and B in the Rural Lifestyle zoning as these areas are effectively surveyed (via the July 1975 map, on paper with no survey pegs because only of the cost involved according to the LIA wording) as separate lots within CT493970.	Oppose	The submitter is proposing to rezone an area of approximately 632ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS5.1	Plan Change 42 - General Rural and Rural Lifestyle Environments	Elizabeth and Rodney Tipping	Submitter seeks the addition of 344 Palmer Mill Road to the rural lifestyle zoning.	Oppose	The submitter is proposing to rezone an area of approximately 189ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed	Retain the land zoned as General Rural Environment.

² [TR20-07.pdf \(waikatoregion.govt.nz\)](#)

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
	> Planning Maps				rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	
OS33.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Kirsteen McDonald	Rezone the property at 809 Oruanui Road to Rural Lifestyle Environment.	Oppose	The submitter is proposing to rezone an area of approximately 39ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS34.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Kirsteen McDonald	Submitter seeks the property be rezoned as Rural Lifestyle as it adjoins Rural Lifestyle, is becoming less economic, is LUC soil type 6, bounded by the Waiharuru Stream so reverse sensitivity will be limited and its outside the lake catchment.	Oppose	The submitter is proposing to rezone an area of approximately 49ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS42.1/ OS42.2	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Catriona eagles on behalf of Ian Britten	Amend to Include 40 and 41 Hepina Heights (being Lot 1 DP 421722 and Lot 25 DPS 88315) to be included in the Rural Lifestyle Zone. There are no other constraints and infrastructure is available.	Oppose	The submitter is proposing to rezone an area of approximately 95ha (between both properties) under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues	Retain the land zoned as General Rural Environment.

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
					including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	
OS61.10	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	McKenzie & Co	Amend Rural Lifestyle Planning Map to include the additional properties identified on the attached plans titled 'Proposed Extension to Lifestyle Zoning' drawing no. 3267-1000 and 3267-1001. The additional areas proposed include blocks on Kaiapo Road, Tukairangi Road, Mapara Road, Poihipi Road, Whangamata Road, Tuhingamata Road, Oruanui Road, State Highway 1, State Highway 5 and Palmer Mill Road.	Oppose	The submitter is proposing to rezone a range of sites under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS73.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Jan Curtis	1160 Mapara Road, Acacia Bay site is removed from the Rural Environment zone and zoned Rural Lifestyle Environment.	Oppose	The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS74.3	Plan Change 42 - General	Steve Hawkins	Amend the zone of the site located at 387 Whakaroa Road	Oppose	The submitter is proposing to rezone an area of approximately 121ha under the proposed	Retain the land zoned as General

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
	Rural and Rural Lifestyle Environments > Planning Maps		to Rural Lifestyle Zone. Site investigations have confirmed that the site is suitable for rural-lifestyle development		Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Rural Environment.
OS77.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Kirsteen McDonald	Amend the proposed Rural Lifestyle map to include the properties along Kaiapo Road. The land subject to this submission is identified on the attached plan titles 'Proposed Extension of Lifestyle Zoning' drawing no. 2049-051. Please view full submission for map.	Oppose in part	The parcels on the Kaiapo Road are approximately: 35ha, 80ha, 218ha, 31ha, 0.4ha, 0.4ha, and 0.12ha. We oppose the rezoning of the parcels with an area size larger than 0.4ha. The proposed rezoning has the potential of creating a range of issues including land fragmentation, loss of productive capacity, increase on greenhouse gas emissions and issues associated with transport and infrastructure.	Retain all parcels that are larger than 0.4ha zoned as General Rural Environment.
OS80.1 and OS80.2	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Lars Carlton	1182 Mapara Road, Acacia Bay site is removed from the Rural Environment zone and zoned Rural Lifestyle Environment as per submission point below.	Oppose	The submitter is proposing to rezone an area of approximately 45ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.
OS81.1	Plan Change 42 - General Rural and	Timothy Carlton	1182 Mapara Road, Acacia Bay site is removed from the Rural Environment zone and zoned	Oppose	The submitter is proposing to rezone an area of approximately 45ha under the proposed Rural Lifestyle Environment. This is a	Retain the land zoned as General

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
	Rural Lifestyle Environments > Planning Maps		Rural Lifestyle Environment as per submission point below.		significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Rural Environment.
OS82.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Geoff Carlton	Amend the Rural Lifestyle Environment Zone Map to include 1160 Mapara Road, Acacia Bay	Oppose	The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure..	Retain the land zoned as General Rural Environment.
OS92.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Samuel Gray	Amend 939 Tukairangi Rd to be included in Rural Lifestyle Environment instead of General Rural Environment	Oppose	The submitter is proposing to rezone an area of approximately 56ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.

Submission point	Provision	Submitter	Relief sought from Submitter (Points in this column are verbatim)	Support/ Oppose	Reasons	Decision requested
					Further, the majority of the site is classified as LUC 3, under the Manaaki Whenua land use classification. Therefore, rezoning is inconsistent with the WRPS and NPS-HPL.	
OS116.1	Plan Change 42 - General Rural and Rural Lifestyle Environments > Planning Maps	Bryce David McGrath	1160 Mapara Road, Acacia Bay site, legal description is removed from the Rural Environment zone and zoned Rural Lifestyle Environment	Oppose	The submitter is proposing to rezone an area of approximately 40ha under the proposed Rural Lifestyle Environment. This is a significant area that could result in a large number of new lifestyle lots. The proposed rezoning has the potential to create a range of issues including land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.	Retain the land zoned as General Rural Environment.

Further information and hearings

WRC **wishes to be heard** at the hearings for Proposed Plan Changes 38-43 (PC38-43) in support of this submission and is prepared to consider a joint submission with others making a similar submission.

WRC **could not** gain an advantage in trade competition through this further submission.

Submitter details

Waikato Regional Council
Contact person: Joao Paulo Silva (Policy Implementation)
Email: joaopaulo.silva@waikatoregion.govt.nz
Phone: (07) 9497179

Post: Private Bag 3038
Waikato Mail Centre
Hamilton 3240

I could not gain an advantage in trade competition through this submission
I am not directly affected by an effect of the subject matter of the submission that:
(a) does not adversely affect the environment; and
(b) does not relate to trade competition or the effects of trade competition.

Organisation:

Federated Farmers of New Zealand

First name: Jo-Anne**Last name:** Cook Munro**Postal address:** 444 Anglesea Street**Suburb:****City:** Hamilton**Country:** New Zealand**Email:** jcookmunro@fedfarm.org.nz**Daytime Phone:** 64 273 310 084

- I could
- I could not

Gain an advantage in trade competition through this submission

- I am
- I am not

directly affected by an effect of the subject matter of the submission that :

- a. adversely affects the environment, and
- b. does not relate to the trade competition or the effects of trade competitions.

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing?

Yes

Additional requirements for hearing:

Federated Farmers will consider presenting a joint case with them at the hearing.

Attached Documents

File
23030404 FFNZ Further submission PC38



Proposed Plan Change 38 'Strategic Direction' to the Taupō District Plan

Further submissions on behalf of Federated Farmers of New Zealand

4 April 2023



0800
327
646 | **FED
FARM**
.ORG.NZ

FURTHER SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ

To: Taupō District Council
30 Tongariro Street
Taupō 3330

Private Bag 2005
Taupō 3352

Via email: districtplan@taupo.govt.nz

Further Submissions on: **Proposed Plan Change 38 – Strategic Direction**

Date: 4 April 2023

Submission by: Federated Farmers of New Zealand – Rotorua / Taupō

COLIN GUYTON

ROTORUA / TAUPŌ PROVINCIAL PRESIDENT

Federated Farmers of New Zealand

M 027 275 6546

E jcookmunro@fedfarm.org.nz

Address for service:

JO-ANNE COOK MUNRO

SENIOR POLICY ADVISOR / SOLICITOR

Federated Farmers of New Zealand

M 027 331 0084

E jcookmunro@fedfarm.org.nz

1. INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to provide further submissions on Proposed Plan Change 38 'Strategic Direction' (PC38) to the Taupō District Plan.
- 1.2 Federated Farmers of New Zealand (**Federated Farmers**) has an interest in PC38 to the Taupo District Plan that is greater than the interest the general public has.
- 1.3 Federated Farmers is a primary sector organisation with a long and proud history of representing the needs and interests of New Zealand farmers involved in a range of rural businesses. We are a pan sector organisation that works with farmers to ensure practical and workable outcomes.
- 1.4 Federated Farmers aims to add value to its members' farming businesses. Its key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:
 - (a) our members may operate their business in a fair and flexible commercial environment;



- (b) our members' families and their staff have access to services essential to the needs of the rural community; and
 - (c) our members adopt responsible management and environmental practices.
- 1.5 FFNZ made submissions on PC 38, PC 41, PC42 and Proposed Plan Change 43 – Taupō Industrial Land and has been assigned the submitter number 91 as shown in the submitter's details document on the Council's website.
 - 1.6 Section 2 contains the table that sets out Federated Farmers' further submissions in respect of submission points made by other parties on PC38. The table also indicates whether Federated Farmers supports or opposes these primary submissions, the reasons for the position that it has taken, and the relief sought.
 - 1.7 Federated Farmers wishes to be heard in support of these further submissions. If others are making a similar submission, Federated Farmers will consider presenting a joint case with them at the hearing.
 - 1.8 Federated Farmers could not gain an advantage in trade competition through these further submissions.
 - 1.9 FFNZ can confirm that copies of this further submission have been served on the parties who made the original submission.

Dated: 4 April 2023

Jo-Anne Cook-Munro
Solicitor

2. FURTHER SUBMISSIONS

Plan Change 38 – Strategic Direction

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support / Oppose	Reasons for further submission made	Relief sought
1	New Zealand Pork Industry Board	OS22.23	The submitter seeks the creation of a new strategic direction, objectives, and policies to outline the key strategic and significant resource management issues for the rural environments within the district.	Support	In its submission Federated Farmers sought the inclusion of a new strategic or significant resource management issue and related objectives and policies that focused on rural sustainability and the protection of the rural economy and environment within the Taupō district; and	Federated Farmers seeks the inclusion of a new strategic direction issue, objectives, and policies into Chapter 2.
2	Horticulture New Zealand	OS26.29	The submitter sought the addition of a new strategic direction for the rural environment in Chapter 2 Strategic Directions.	Support	In its submission Federated Farmers sought the inclusion of a new strategic or significant resource management issue with appropriate objectives and policies that focused on rural sustainability and the protection of the rural economy and environment within the Taupō district.	Federated Farmers seeks the inclusion of a new strategic direction issue, objectives, and policies into Chapter 2.
3	Waikato Regional Council	OS29.11	The submitter seeks that all geothermal areas that meet the Waikato Regional Policy Statements definition of a significant natural area are mapped and their protection ensured.	Oppose in part	<p>While acknowledging the necessity of mapping significant natural areas, Federated Farmers is concerned over the additional impact that this may have on our members.</p> <p>The relief sought by the Council is seeking something that was not presented in the proposed plan change. Federated Farmers has not had an appropriate opportunity to review the potential impact of additional significant natural area overlays will have on its members.</p>	Decline the relief sought until appropriate engagement has occurred with landowners affected by the relief sought.
4	Manawa Energy Limited	OS57.3	The submitter seeks the amendment of Policy 2.4.3 so that it is solely focused on renewable electricity generation.	Oppose	Policy 2.4.3 is in the climate change strategic direction section (2.4) of chapter 2. It is inappropriate for a section on climate change only to be focused on one activity which is seeking to give itself priority over all other	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support / Oppose	Reasons for further submission made	Relief sought
					activities. Consideration of all activities is vital to address climate change.	
5	Ngati Tahu-Ngati Whaoa Runanga Trust	OS66.2	The submitter seeks the amendment of 2.2 Strategic Direction 2 Freshwater Quality / Te Mana o te Wai to provide context for the importance and relevance of Te Mana o te Wai.	Support	Te Mana o te Wai is a crucial concept to be applied and implement to freshwater management moving forward. It is appropriate that there is context given to why Te Mana o te Wai so important and relevant for freshwater management.	Accept the relief sought.
6	Mercury	OS68.4	Submitter seeks the amendment of policy 2.3.3(10) so that it is recognised that conflict from existing activity can occur more widely than just adjoining properties.	Support	The amendments sought by the submitter accurately reflect the potential conflicts that new subdivision and development can have on existing activities and land uses.	Accept the relief sought or amendments with a similar intent.
7	Mercury	OS68.7	The submitter seeks that policies need to be included which specifically provide for and enable activities that will help address climate change.	Oppose	It is inappropriate for one activity to be singled out and given priority in a section of the plan that is providing the strategic direction for climate change. The proposed amendments sought attempt to elevate renewable electricity generation over all other activities. Focusing on one activity over others is not an appropriate way of addressing climate change.	Decline the relief sought.
8	Genesis Energy	OS84.5	The submitter seeks that policies need to be included which specifically provide for and enable activities that will help address climate change.	Oppose	It is inappropriate for one activity to be singled out and given priority in a section of the plan that is providing the strategic direction for climate change. The proposed amendments sought attempt to elevate renewable electricity generation over all other activities. Focusing on one activity over others is not an appropriate way of addressing climate change.	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support / Oppose	Reasons for further submission made	Relief sought
9	Genesis Energy	OS84.7	The submitter seeks that the strategic importance and benefits of infrastructure is recognised and protected.	Oppose	Renewable electricity generation, while having positive benefits for people and communities, is one of many activities that occurs under nationally and regionally significant infrastructure. It is inappropriate for one form of infrastructure to be given absolute protection as sought which would give it priority over other activities not based around infrastructure that also contribute significantly to people and communities social and economic well-being (e.g., agriculture and horticulture).	Decline the relief sought.
10	Department of Conservation	OS89.7	Submitter seeks that Policy 2.3.3 (1) is amended to require the avoidance of subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.	Oppose	What the submitter has sought is inconsistent with Part 2 of the Resource Management Act 1991. Section 6(g) requires the protection of historic heritage from inappropriate subdivision, use and development (RMA). The policy should be consistent with Part 2 of the RMA and should not provide absolute protection to activities that are not provided for in s6.	Decline the relief sought.
11	Angela Bell	OS90.1	The submitter seeks that the chapter provides strategic direction on the rural environment and rural-residential zoning which includes objectives, policies, and rules for the consideration of natural hazards, and the effects of climate change, effects on rural and urban infrastructure, productive capability, and reverse sensitivity.	Support	Rural activities make a significant economic contribution to the Taupo district. It is important that this contribution is recognised and having an appropriate strategic direction framework in the District Plan is the first step.	Accept the relief sought.
12	Contact Energy Limited	OS93.12	The submitter seeks that policies need to be included which specifically provide for and enable activities that will help address climate change.	Oppose	It is inappropriate for one activity to be singled out and given priority in a section of the plan that is providing the strategic direction for climate change. The proposed amendments sought attempt to elevate renewable electricity	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support / Oppose	Reasons for further submission made	Relief sought
					generation over all other activities. Focusing on one activity over others is not an appropriate way of addressing climate change.	
13	Kainga Ora	OS104.3	The submitter considers that an objective should also be included under PC38 to further support the application of Te Ture Whaimana within the District Plan.	Support	Te Ture Whaimana is the paramount planning document for the Waikato and Waipa River catchments. It is appropriate that this is recognised in the strategic directions chapter.	Accept the relief sought.
14	Transpower New Zealand Limited	OS110.7	The submitter seeks amendments to policy 2.5.3 so ensure that subdivision, use and development does not compromise infrastructure.	Oppose	The submitter's infrastructure is largely located on privately owned property. There needs to be recognition of this by the submitter as well as the recognition of the impacts its infrastructure has on private landowners. The proposed amendments sought have the potential to further restrict what private landowners can do on their land.	Decline the relief sought.
15	Te Kotahitanga o Ngati Tuwharetoa	OS115.4	The submitter seeks the inclusion of an objective that specifically recognises Te Mana o te Wai and that reflects the contents of Te Kaupapa Kaitiaki (the Taupo Catchment Plan).	Support in part	Te Mana o te Wai is a crucial concept to be applied and implement to freshwater management moving forward. It is appropriate that there is context given to why Te Mana o te Wai so important and relevant for freshwater management.	Accept the relief sought.



Proposed Plan Change 42 'General Rural and Rural Lifestyle Environments

Further submissions on behalf of Federated Farmers of New Zealand

6 April 2023



0800
327
646 | **FED
FARM**
.ORG.NZ

FURTHER SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ

To: Taupō District Council
30 Tongariro Street
Taupō 3330

Private Bag 2005
Taupō 3352

Via email: districtplan@taupo.govt.nz

Further Submissions on: **Proposed Plan Change 42 – General Rural and Rural Lifestyle Environments**

Date: 6 April 2023

Submission by: Federated Farmers of New Zealand – Rotorua / Taupō

COLIN GUYTON

ROTORUA / TAUPŌ PROVINCIAL PRESIDENT

Federated Farmers of New Zealand

M 027 275 6546

E jcookmunro@fedfarm.org.nz

Address for service:

JO-ANNE COOK MUNRO

SENIOR POLICY ADVISOR / SOLICITOR

Federated Farmers of New Zealand

M 027 331 0084

E jcookmunro@fedfarm.org.nz

1. INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to provide further submissions on Proposed Plan Change 42 – General Rural and Rural Lifestyle Environments (PC42) to the Taupō District Plan.
- 1.2 Federated Farmers of New Zealand (**Federated Farmers**) has an interest in PC42 to the Taupo District Plan that is greater than the interest the general public has.
- 1.3 Federated Farmers is a primary sector organisation with a long and proud history of representing the needs and interests of New Zealand farmers involved in a range of rural businesses. We are a pan sector organisation that works with farmers to ensure practical and workable outcomes.
- 1.4 Federated Farmers aims to add value to its members' farming businesses. Its key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:



- (a) our members may operate their business in a fair and flexible commercial environment;
 - (b) our members' families and their staff have access to services essential to the needs of the rural community; and
 - (c) our members adopt responsible management and environmental practices.
- 1.5 FFNZ made submissions on PC42 and has been assigned the submitter number 91 as shown in the submitter's details document on the Council's website.
- 1.6 Section 2 contains the table that sets out Federated Farmers' further submissions in respect of submission points made by other parties on PC42. The table also indicates whether Federated Farmers supports or opposes these primary submissions, the reasons for the position that it has taken, and the relief sought.
- 1.7 Federated Farmers wishes to be heard in support of these further submissions. If others are making a similar submission, Federated Farmers will consider presenting a joint case with them at the hearing.
- 1.8 Federated Farmers could not gain an advantage in trade competition through these further submissions.
- 1.9 FFNZ can confirm that copies of this further submission have been served on the parties who made the original submission.

Dated: 6 April 2023

Jo-Anne Cook-Munro
Solicitor

2. FURTHER SUBMISSIONS

Plan Change 42 – General Rural and Rural Lifestyle Environments

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
1	New Zealand Pork Industry Board	OS22.1	The submitter seeks the inclusion of the definition for intensive indoor primary production as set out in the National Planning Standards	Support	District Plans are required to be consistent with the National Planning Standards.	Accept the relief sought.
2	New Zealand Pork Industry Board	OS22.2	The submitter seeks the inclusion of the definition for primary production as set out in the National Planning Standards	Support	District Plans are required to be consistent with the National Planning Standards.	Accept the relief sought.
3	New Zealand Pork Industry Board	OS22.3	The submitter seeks that the term 'sensitive activity' is defined in the District Plan.	Support	It makes sense to ensure that all key terms used throughout the District Plan are defined in the Plan.	Accept the relief sought or include a definition with similar intent to what the submitter has sought.
4	New Zealand Pork Industry Board	OS22.5	The submitter seeks the inclusion of the definition for primary production as set out in the National Planning Standards	Support	District Plans are required to be consistent with the National Planning Standards.	Accept the relief sought.
5	New Zealand Pork Industry Board	OS22.7	The submitter seeks the amendment of objective 3b.2.4 so that it addresses the potential impacts of sensitive activities on primary production activities, rather than enabling them as a general objective.	Support	It is appropriate to address the potential impact of sensitive activities on the general rural environment rather than enabling these activities to occur without any consideration of the impact that they may have.	Accept relief sought.
6	New Zealand Pork Industry Board	OS22.8	The submitter supports the inclusion of an objective that looks to avoid reverse sensitivity but believes the objective should be should specifically link back to not constraining the operation of primary production activities within the environment as this is the primary function of the zone. This should also be supported by a specific rule	Support	It is important to issue that other activities establishing in the general rural zone or adjacent to it do not adversely impact on existing activities who seek to continue their everyday operations.	Accept relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			framework to managed defined sensitive activities.			
7	New Zealand Pork Industry Board	OS22.11	The submitter supports policy to avoid reverse sensitivity but feels that this should be aimed at protecting primary production activities from neighbouring sensitive activities, to ensure the continued productive operation of the rural environment.	Support	The general rural zone is the main location where primary production occurs. It is essential that the ability for primary production to continue and to occur in the form of new activities is protected. Primary production contributes significantly to the social and economic wellbeing of communities in the Taupo District.	Accept the relief sought.
8	New Zealand Pork Industry Board	OS22.14	The submitter opposes commercial and industrial activity being classified as a permitted activity within the general rural zone. A discretionary activity classification for these types of activities is sought.	Support	Primary production can only occur in the general rural zone and as such should be given priority. Commercial and industrial activities have their own zones in which to locate and have the potential to create reverse sensitivity impacts on primary production activities which should be avoided.	Accept relief sought.
9	New Zealand Agricultural Aviation Association	OS23.3	The submitter seeks the inclusion of a definition for conservation activity that provides for weed and pest control and intermittent use of rural airstrips and landing areas by aircraft for conservation activities.	Support	It is important that any definition included in the district plan is fit for purpose.	Accept the relief sought.
10	New Zealand Agricultural Aviation Association	OS23.4	The submitter seeks that the definition for primary production included in the district plan is consistent with the definition contained in the National Planning Standards.	Support	All regional and district plans will eventually be required to be consistent with the National Planning Standards. It is important that the defined terms in the district plan are consistent with the Standards.	Accept relief sought.
11	Manulife Forest Management New Zealand	OS25.17	The submitter seeks a 30-metre setback for dwellings and all other buildings from neighbouring boundaries in plantation forestry. This is requested for health and safety reasons.	Oppose	The imposition of a 30-metre setback from boundaries next plantation forestry for all residential and other buildings will severely restrict how farmers are able to use their properties. While understanding the need for the setback for residential properties, it is	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					inappropriate to require it for all other buildings regardless of what those buildings are used for. The potential exists to have a smaller setback for buildings used for non-residential activities.	
12	Horticulture New Zealand	OS26.1	The submitter seeks that the definition for primary production included in the district plan is consistent with the definition contained in the National Planning Standards.	Support	All regional and district plans will eventually be required to be consistent with the National Planning Standards. It is important that the defined terms in the district plan are consistent with the Standards.	Accept the relief sought.
13	Horticulture New Zealand	OS26.3	The submitter seeks that the definition for rural industry included in the district plan is consistent with the definition contained in the National Planning Standards.	Support	All regional and district plans will eventually be required to be consistent with the National Planning Standards. It is important that the defined terms in the district plan are consistent with the Standards.	Accept relief sought.
14	Horticulture New Zealand	OS26.4	The submitter seeks the inclusion of a definition for ancillary rural activities in the district plan.	Support	There is a need to provide for everyday activities that are integral to productive land use in the rural zone. The provision of an appropriate definition for ancillary rural earthworks and a clear rule framework is an efficient approach.	Accept the relief sought.
15	Horticulture New Zealand	OS26.5	The submitters seeks the inclusion of a definition for agricultural aviation movements in the district plan.	Support	There is a need to provide for everyday activities that are integral to productive land use in the rural zone.	Accept the relief sought.
16	Horticulture New Zealand	OS26.6 OS26.7 OS27.8 OS27.9 OS26.15 OS26.16	The submitter seeks the inclusion of the following definitions in the district plan: <ul style="list-style-type: none"> • Artificial crop protection and crop support structures. • Audible bird scaring devices. • Frost fans. • Greenhouses. • Reverse sensitivity. • Rural produce sale. 	Support	There is a need to provide for everyday activities that are integral to productive land use in the rural zone. The inclusion of definitions for terms used in and relevant to primary production is essential.	Accept the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
17	Horticulture New Zealand	OS26.10 OS27.11	The submitter seeks a new definition for highly productive land and land based primary production that are consistent with the National Policy Statement for Highly Productive Land.	Support	The district plan is required to give effect and be consistent with the provisions of national policy statements. It would be appropriate to include definitions for highly productive land and land based primary production in the district plan which in consistent with the National Policy Statement for Highly Productive Land.	Accept the relief sought.
18	Horticulture New Zealand	OS27.12	The submitter seeks the inclusion of a definition for the National Grid which is consistent with the National Policy Statement on Electricity Transmission 2008. The submitter has provided a definition which has different setbacks for the National Grid depending on the Grid infrastructure.	Support	It is appropriate to define the setback from National Grid infrastructure based on what that infrastructure is. This will allow private property owners to better utilise their land rather than the standard 12-metre setback that is routinely sought for the entire National Grid corridor and the imposition of it could be said to breach common law private property rights.	Accept the relief sought OR with wording to similar effect.
19	Horticulture New Zealand	OS26.14	The submitter seeks a new definition for primary production which is consistent with the National Planning Standards.	Support	It is appropriate for definitions to be consistent with the definitions contained on the National Planning Standards.	Accept the relief sought.
20	Horticulture New Zealand	OS26.20	The submitter seeks that inclusion of a new objective that primary production and ancillary activities in the rural zone.	Support	It is important to recognise that primary production and ancillary activities have a functional and operational need to be in a rural environment. There are no other zones where it would be appropriate to locate these activities.	Accept relief sought.
21	Horticulture New Zealand	OS26.25	The submitter seeks the amendment of policy 3b.2.9 do that it provides for appropriate land use and subdivision activities in the rural zone. These activities should be carried out in a way that maintains or enhances the rural character of the rural zone.	Support	It is essential that rural character is maintained or enhanced on order to ensure rural based activities can continue to occur in the rural zone.	Accept the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
22	Horticulture New Zealand	OS26.26	The submitter seeks that inappropriate subdivision is avoided in the rural environment.	Oppose in part	The relief sought by the submitter seeks to avoid subdivision for rural lifestyle living. Farmers as they near retirement will look at subdividing off part of their farm so that they can build a residential dwelling and continue to live on their farm. Any provision seeking to avoid subdivision needs to provide for farmers to do this so they can realise their investment in the land.	Decline the relief sought.
23	Horticulture New Zealand	OS26.27	Submitter seeks the addition of a new policy to be consistent with National Policy Statement of Highly Productive Land and avoid incompatible activities locating in or near the rural environment	Support	It is appropriate for the District Plan to be consistent with the relevant National Policy Statements.	Accept the relief sought.
24	Horticulture New Zealand	OS26.29	The submitter seeks the amendment of policy 3b.2.13 to avoid and mitigate reverse sensitivity effects.	Support	It is important to ensure that rural activities can continue to occur and establish in the rural environment.	Accept relief sought.
25	Horticulture New Zealand	OS26.30	The submitter seeks amendment to policy 3b.2.14 so that commercial and industrial activities are avoided in the rural zone.	Support	Rural activities have a functional and operational need to be in the rural zone. It is essential that there is sufficient land in the rural zone to allow these activities to occur. Commercial and industrial activities are provided for in their own zones in the district plan and should be prevented from setting up in the rural zone.	Accept the relief sought.
26	Horticulture New Zealand	OS26.36	The submitter seeks provision for structures within the National Grid corridor – 4b.1.7 High voltage transmission lines	Support	The proposed setback of 12-metres form a critical electricity line or overtly restrictive and imposes on common private property rights. There are some activities such as non-habitable buildings ancillary to a farming activity which should be able to locate within the corridor if they do not prevent access to the corridor for maintenance, upgrading or repair.	Accept the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
27	Horticulture New Zealand	OS26.38	In respect of 4b.1.9 Earthworks within outstanding natural landscape the submitters seeks allowances for permitted activities for primary production earthworks and indigenous vegetation clearance.	Support	The is the ability to carry out earthworks and indigenous vegetation clearance without having significant adverse effects on an outstanding natural landscape. For example, while manuka and kanuka are seen as being under threat by the Department of Conservation, they are common and grown widely in New Zealand and at times there will be a need to clear some of them to allow private land to be utilised.	Accept relief sought.
28	Horticulture New Zealand	OS26.44	The submitter seeks the amendment of 4b.2.7 Minor residential units so that there are separate rules and standards for visitor accommodation seasonal accommodation and tiny homes/caravans.	Support	It needs to be recognised that different types of accommodation will come with different requirements. The district plan needs to recognise and provide for this and not group all minor residential accommodation into one group.	Accept the relief sought.
29	Horticulture New Zealand	OS26.44 OS26.53	The submitter seeks amendment to rules 4b.2.8 and 4b.2.9 so that commercial and industrial activities are restricted in the rural production zone. The rule as currently written conflicts with objective 3b.2.3.	Support	A rule should not conflict with an objective of a district plan. It is appropriate to amend the specified rule to remove this contradiction.	Accept the relief sought.
30	Horticulture New Zealand	OS26.47 OS26.48	The submitter seeks the inclusion of new rules for frost protection and bird scaring devices.	Support	It is appropriate that the district plan provisions for the general rural environment provide for all activities that can and will occur in that environment.	Accept the relief sought OR with wording to similar effect.
31	Horticulture New Zealand	OS26.55 OS26.56	In respect of rules 4b.5.1 and 4b.5.2, the submitter has queried why there are two rules for subdivision based in lot size, the submitter also notes that control activity status for activities adjacent to the rural environment will not avoid or mitigate any potential reverse sensitivity effects on activities	Support	It is appropriate that subdivision applications in the general rural environment are subject to matters of discretion that the Council must assess as well as being able to be declined if the adverse effects will significantly impact on existing activities.	Accept the relief sought OR with wording to similar effect.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			being undertaken in the rural environment.			
32	Miraka Limited	OS35.5	The submitter feels that objective 3b.2.5, as proposed, does not clearly capture the concept of reverse sensitivity effects. The objective as proposed is overly wordy and should be amended to clarify its intent.	Support	An objective should be easy to understand and should focus solely on the issue it is intended to deal with.	Accept the relief sought OR with wording to similar effect.
33	Miraka Limited	OS35.9	The submitter seeks the amendment of policy 3b.2.13 so that it accurately reflects the risks of reverse sensitivity effects on lawfully established activities.	Support	It is important that the policy reflects why reverse sensitivity is to be avoided on existing activities is to be avoided.	Accept the relief sought OR with wording to similar effect.
34	Miraka Limited	OS35.10	In respect of policy 3b.2.14 the submitter seeks the amendment of the policy to exclude rural industry.	Support in part	Federated Farmers does not support the inclusion of commercial and industrial activities being allowed to establish in the rural environment. These activities have their own zones in which they can establish and should not be looking to utilise land not classified as commercial or industrial. If there is not enough commercial or industrial land available to meet demand then the Council should look at how this can be addressed which is not through allowing encroachment into the rural environment,	Decline the relief sought.
35	Miraka Limited	OS35.11	In respect of rule 4b.1.6, the submitter does not support the permitted activity status in respect of commercial and industrial activities.	Support in part	Federated Farmers does not support the inclusion of commercial and industrial activities being allowed to establish in the rural environment. These activities have their own zones in which they can establish and should not be looking to utilise land not classified as commercial or industrial.	Decline the relief sought.
36	Tuaropaki Trust	OS37.5	The submitter believes that the current objective limits the types of activities that can occur in the Rural	Support	Activities that do not have a legitimate need to be in the rural environment should not be able to do so. Land in the rural environment is	Accept the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			Environment. The proposed amendment supports Objective 3b.2.3 which discourages activities that do not have a location need to be in the Rural Environment.		limited and is subject to several national planning standards and environmental standards which require matters to be done a certain way. Allowing for activities that do not have a need to be in the rural environment exacerbates restrictions on land use further which is unwarranted and inappropriate.	
37	Tuaropaki Trust	OS37.5	<p>The submitter supports the concept of avoiding reverse sensitivity effects. But feels that the proposed policy has been written to ensure all adverse effects are internalised which does not support Objective 3b.2.5.</p> <p>Policy 3b.2.13 has not been written to prevent reverse sensitivity effects from occurring. It does not protect lawfully established activities from reverse sensitivity effects from inappropriate development.</p>	Support	A policy on reverse sensitivity needs to be written appropriately so that it focuses on the avoidance of reverse sensitivity effects on lawfully established activities. It is not enough and is inappropriate for the policy to be only focused on the internalisation of effects which does nothing to assist lawfully established activities to continue operation.	Accept the relief sought.
38	Wairarapa Moana Incorporation Limited	OS47.19	In respect of rule 4b.2.6 dealing with minimum building setbacks, the submitter seeks the amendment to clarify what setbacks apply to other rules.	Oppose	The relief sought by the submitter captures all non-residential and non-habitable buildings. The position of the proposed setback on ancillary farming buildings is inappropriate and will restrict how private land can be used.	Decline the relief sought.
39	Permapine Limited	OS56.1	The submitter seeks the amendment of the definition of rural industry definition so that the definition includes existing activities in place at the time of plan notification.	Support in part	Support the intent of what is being sought but it needs to be clear that the definition applies to lawfully established existing activities that were in place at the time to plan change was notified. It would not be appropriate to provide for unlawful existing activities which would create issues for enforcement by the Council.	Accept in part the relief sought but ensure that the reference is to lawfully established existing activities in place at the time of plan notification.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
40	Permapine Limited	OS56.3	The submitter seeks that its activities, if determined by the Council to meet the rural industry definition should be recognised as having a locational need to be located within the general rural environment.	Oppose in part	Support the reference to rural industry needing to have a locational need to be located within the general rural zone. Do not support the reference to existing activities and their future operations being ensured a place in the general rural environment as this potentially would allow unlawful existing activities to gain a right to which they are not entitled.	Decline the relief sought.
41	Permapine Limited	OS56.5	In respect of 3b.1 Introduction the submitter seeks that only new industries should be limited, not lawfully established existing industries.	Support	Lawfully established activities in the general rural environment should be not limited arbitrarily as they are working within agreed constraints and avoiding, remedying, or mitigating their potential adverse effects on the environment. New activities have the potential to introduce new adverse effects into the existing environment which will impact on the land available for primary production.	Accept the relief sought.
42	Permapine Limited	OS56.8	The submitter seeks that it is considered to have a location need to located in the general rural environment as a rural industry.	Support in part	Federated Farmers does not support commercial and industrial activities being provide for in the general rural environment. If these activities are lawfully established and existing at the time the plan change was notified, then they will need to be provided for. However new commercial and industrial activities should be discouraged from establishing outside of the commercial and industrial zones provided for in the district plan.	Amend the relief sought so that it provides for the submitter only.
43	Permapine Limited	OS56.14	Submitters has sought confirmation that policy 3b.2.14 only applies to new activities and not the expansion of existing activities.	Oppose	Federated Farmers does not support commercial and industrial activities being provide for in the general rural environment. If these activities are lawfully established and existing at the time the plan change was	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					notified, then they will need to be provided for. However new commercial and industrial activities and the expansion of activities located in the rural environment but that fall outside the definition of rural industry should be discouraged from establishing outside of the commercial and industrial zones provided for in the district plan.	
44	Manawa Energy Limited	OS57.8	The submitter seeks the amendment of objective 3b.2.1 so that it addresses the use of natural resources as well as enabling primary production.	Oppose	While renewable electricity generation activities have a functional need to locate in rural, it is not appropriate to give these activities that same primacy as primary production activities and seek land is put aside for them. The availability of land for primary production has become a significant issue due to Council allowing other non-rural activities to located in rural environments over time. As requiring authorities, electricity generators can use the designation process to acquire land which also means they will have to engage with private landowners which is appropriate.	Decline the relief sought.
45	Manawa Energy Limited	OS57.9	The submitter seeks the amendment of objective 3b.2.2 to allow for a range of activities in the general rural environment that are compatible with rural character.	Oppose	Renewable electricity generation activities are not compatible with rural character due to how physically intrusive they are.	Decline the relief sought.
46	Manawa Energy Limited	OS57.10	The submitter seeks a new objective that address renewable electricity generation and transmission activities in the general rural environment.	Oppose	As a network utility these matters are better addressed in the district wide rules, section 4e.14 Network Utilities.	Decline the relief sought.
47	Manawa Energy Limited	OS57.14	The submitter seeks the amendment of policy 3b.2.9 'Maintaining the established character' through adding structures associated with renewable	Oppose	The amendments are not necessary. Existing activities will have been lawfully established and/or consent and will be able to continue to operate. If will only be if these activities are	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			electricity generation activities and geothermal areas and activities, electricity transmission and distribution		expanded that the maintaining of rural character may become an issue. Electricity generation and transmission are physical intrusive and are out of character with what the character and amenity of the rural environment is. They are not rural activities and should not be able to 'piggy-back' on the benefits and protections sought to be given to rural activities.	
48	Manawa Energy Limited	OS57.15	Again, the submitter seeks to constrain activities in the general rural zone that could constrain its ability to access or utilise renewable energy resources.	Oppose	The amendments sought are inappropriate as residential activities are provided for in the general rural environment. Restrictions on residential units just in case it may make it hard for a resource to be accessed, even if it is not currently being used is unwarranted and would be better dealt outside of the district plan through commercial agreements and contracts with private landowners.	Decline the relief sought.
49	Manawa Energy Limited	OS57.18	The submitter seeks the deletion of objective 3b.3.1 and that it is replaced with an objective focused on enabling rural residential activities.	Oppose	It is appropriate for a chapter dealing with the general rural and rural lifestyle environments to contain a specific objective focused on maintaining the character of the rural lifestyle environment. The new objective sought seeks to zone part of the rural zone to provide for rural lifestyle development as well as bring in the issue of reverse sensitivity effects on the general rural and industrial environments. These amendments are outside the scope of the original objective and are inappropriate.	Decline the relief sought.
50	Manawa Energy Limited	OS57.20	The submitter seeks the amendment of objective 3b.3.6 so that it applies to all infrastructure not just community infrastructure.	Oppose	The amendment sought to the objective seeks that the impacts of subdivision and development do not compromise the safe and efficient functioning of infrastructure.	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					The widening of the scope of the objective to include all infrastructure can impact on existing lawfully established uses.	
51	Manawa Energy Limited	OS57.21	The submitter seeks the amendment of policy 3b.3.9 which deals with the character of the rural lifestyle environment to recognise and not have adverse effects on the surrounding general rural environment.	Oppose in part	Federated Farmers supports the intent behind this submission point by not the proposed amendments. The proposed amendment seeks reference to geothermal areas and renewable electricity generation activities which is inappropriate as these are commercial activities which are required to make a profit.	Decline the relief as currently worded.
52	Manawa Energy Limited	OS57.25	The submitter seeks an amendment to rule 4b.1.2 that as minor residential units are sensitive activities their establishment needs to be controlled to not result in reverse sensitivity effects. The submitter also seeks an additional to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Oppose in part	The inclusion of a reference to reverse sensitivity effects in the rule is support. The inclusion of an additional criterion relating to constraining access to and /or the utilisation of renewable energy resources is not.	Decline the relief as currently worded.
53	Manawa Energy Limited	OS57.25	The submitter seeks the inclusion of a permitted activity rule for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.	Oppose	There needs to be a way for Councils and private landowners to know what is being done on privately owned land in terms of renewable electricity generation. The minimum classification should be a controlled activity with one of the matters for assessment being consultation with the appropriate iwi and landowners.	Decline the relief sought.
54	Manawa Energy Limited	OS57.28 OS57.29	The submitter seeks that renewable electricity generation is exempted from rule 4b.1.7 High voltage transmission lines and rule 4b.1.9 Earthworks within Outstanding Landscape Areas.	Oppose	The amendment sought is opposed as one activity should not be given priority over rules which other activities are required to comply with. While renewable electricity generation is a matter of national importance, the related national policy statement does not elevate its	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					activities over and above other resource management requirements.	
55	Manawa Energy Limited	OS57.39 OS57.40	The submitter seeks an additional matter of control to be added to rule 4b.5.1 and rule 4b.5.2 which refers to any effects on the functioning of the rural environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.	Oppose	The submitter is seeking to elevate renewable electricity generation activities and access to renewable electricity resources over primary production activities which also will have a need to access natural resources and potentially the same resources in some situations. There needs to be a balance achieved amongst all the competing uses. Having a national policy statement does not bestow the right on renewable electricity generators to automatically get access to natural resource first and over and above other users.	Decline the relief sought.
56	Manawa Energy Limited	OS57.46	The submitter seeks the inclusion of a new definition for reverse sensitivity on the district plan. The definition put forward is the one that it in the Waikato Regional Policy Statement.	Support	It is important to have essential terms defined in the district plan. As the district plan is required to give effect to the Waikato Regional Policy Statement, it makes sense to use the definition of reverse sensitivity contained in that document.	Accept relief sought.
57	Mercury Energy	OS68.14	The submitter seeks the amendment of General Rural and Rural Lifestyle Environments 3b.1 Introduction to provide for renewable electricity generation activities.	Oppose	The purpose of a rural environment is to support rural activities such as agricultural and horticultural. While renewable electricity generation activities have a functional need to locate where the renewable resource is located, it is not rural activity and should not be given recognition as such.	Decline the relief sought.
58	Mercury Energy	OS68.15	The submitter seeks the amendment of objective 3b.2.1 so that it addresses the use of natural resources as well as enabling primary production.	Oppose	While renewable electricity generation activities have a functional need to locate in rural, it is not appropriate to give these activities that same primacy as primary production activities and seek land is put aside for them. The availability of land for primary production has become a significant issue due	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					to Council allowing other non-rural activities to located in rural environments over time. As requiring authorities, electricity generators can use the designation process to acquire land which also means they will have to engage with private landowners which is appropriate.	
59	Mercury Energy	OS68.15	The submitter seeks the amendment of objective 3b.2.2 to allow for a range of activities in the general rural environment that are compatible with rural character.	Oppose	Renewable electricity generation activities are not compatible with rural character due to how physically intrusive they are.	Decline the relief sought.
60	Mercury Energy	OS68.17	The submitter seeks a new objective that address renewable electricity generation and transmission activities in the general rural environment.	Oppose	As a network utility these matters are better addressed in the district wide rules, section 4e.14 Network Utilities.	Decline the relief sought.
61	Mercury Energy	OS68.21	The submitter seeks the amendment of policy 3b.2.9 'Maintaining the established character' through adding structures associated with renewable electricity generation activities and geothermal areas and activities, electricity transmission and distribution	Oppose	The amendments are not necessary. Existing activities will have been lawfully established and/or consent and will be able to continue to operate. If will only be if these activities are expanded that the maintaining of rural character may become an issue. Electricity generation and transmission are physical intrusive and are out of character with what the character and amenity of the rural environment is. They are not rural activities and should not be able to 'piggy-back' on the benefits and protections sought to be given to rural activities.	Decline the relief sought.
62	Mercury Energy	OS68.22	The submitter seeks that policy 3b.3.10 to constrain activities in the general rural zone that could constrain it ability	Oppose	The amendments sought are inappropriate as residential activities are provided for in the general rural environment. Restrictions on residential units just in case it may make it hard for a resource to be access, even it is not	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			to access or utilise renewable energy resources.		currently being used is unwarranted and would be better dealt outside of the district plan through commercial agreements and contracts with private landowners.	
63	Mercury Energy	OS68.25	The submitter seeks the amendment of policy 3b.2.14 Commercial and industrial activity so that renewable electricity generation activities are excluded for being considered as commercial and/or industrial activities.	Oppose	<p>Federated Farmers does not support providing for commercial and industrial activities in the general rural environment. The rural environment is the only place where primary production can occur while commercial and industrial activities are provided for in commercial and industrial zones.</p> <p>Renewable electricity generation activities may have a functional need to be in different environments including the rural environment. This should not mean that they should automatically be considered to be an appropriate activity that should be allowed to occur in the rural environment.</p>	Decline the relief sought.
64	Mercury Energy	OS68.27	The submitter seeks the deletion of objective 3b.3.1 and that it is replaced with an objective focused on enabling rural residential activities.	Oppose	<p>It is appropriate for a chapter dealing with the general rural and rural lifestyle environments to contain a specific objective focused on maintaining the character of the rural lifestyle environment.</p> <p>The new objective sought seeks to zone part of the rural zone to provide for rural lifestyle development as well as bring in the issue of reverse sensitivity effects on the general rural and industrial environments. These amendments are outside the scope of the original objective and are inappropriate.</p>	Decline the relief sought.
65	Mercury Energy	OS68.31	The submitter seeks the amendment of objective 3b.3.6 so that it applies to all	Oppose	The amendment sought to the objective seek that the impacts of subdivision and development do not compromise the safe and efficient functioning of infrastructure. The	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			infrastructure not just community infrastructure.		widening of the scope of the objective to include all infrastructure will have an impact on existing lawfully established uses.	
66	Mercury Energy	OS68.32	The submitter seeks the amendment of policy 3b.3.9 which deals with the character of the rural lifestyle environment to recognise and not have adverse effects on the surrounding general rural environment.	Oppose in part	Federated Farmers supports the intent behind this submission point by not the proposed amendments. The proposed amendment seeks reference to geothermal areas and renewable electricity generation activities which is inappropriate as these are commercial activities which are required to make a profit.	Decline the relief as currently worded.
67	Mercury Energy	OS68.36	The submitter seeks an amendment to rule 4b.1.2 that as minor residential units are sensitive activities their establishment needs to be controlled to not result in reverse sensitivity effects. The submitter also seeks an additional to ensure that minor residential units do not constrain access to and/or the utilisation of renewable energy sources.	Oppose in part	The inclusion of a reference to reverse sensitivity effects in the rule is support. The inclusion of an additional criterion relating to constraining access to and /or the utilisation of renewable energy resources is not.	Decline the relief as currently worded.
68	Mercury Energy	OS68.38	The submitter seeks the inclusion of a permitted activity rule in rule 4b.1.4 for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators.	Oppose	There needs to be a way for Councils and private landowners to know what is being done on privately owned land in terms of renewable electricity generation. The minimum classification should be a controlled activity with one of the matters for assessment being consultation with the appropriate iwi and landowners.	Decline the relief sought.
69	Mercury Energy	OS68.40 OS68.41 OS68.42	The submitter seeks that renewable electricity generation is exempted from rule 4b.1.7 High voltage transmission lines, rule 4b.1.8 Buildings within Outstanding Landscape Areas and rule 4b.1.9 Earthworks within Outstanding Landscape Areas.	Oppose	The amendment sought is opposed as one activity should not be given priority exemption over rules which other activities are required to comply with. While renewable electricity generation is a matter of national importance, the related national policy statement does not	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					elevate its activities over and above other resource management requirements.	
70	Mercury Energy	OS68.50	The submitter seeks an additional matter of control to be added to rule 4b.5.1 which refers to any effects on the functioning of the rural environment including adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources.	Oppose	The submitter is seeking to elevate renewable electricity generation activities and access to renewable electricity resources over primary production activities which also will have a need to access natural resources and potentially the same resources in some situations. There needs to be a balance achieved amongst all the competing uses. Having a national policy statement does not bestow the right on renewable electricity generators to automatically get access to natural resource first and over and above other users.	Decline the relief as sought.
71	Mercury Energy	OS68.64	The submitter seeks the inclusion of a new definition for reverse sensitivity on the district plan. The definition put forward is the one that it in the Waikato Regional Policy Statement.	Support	It is important to have essential terms defined in the district plan. As the district plan is required to give effect to the Waikato Regional Policy Statement, it makes sense to use the definition of reverse sensitivity contained in that document.	Accept relief sought.
72	Jan Curtis	OS73.7	Add a policy which recognises as appropriate and enables, limited rural residential subdivision and development on sites with marginal or limited productive capacity where the size of the lots constrain productive use.	Support	The relief sought will allow rural landowners to realise income from parts of their properties where the soil is of limited productive capacity.	Accept the relief sought OR With wording with similar intent.
73	Genesis Energy	OS84.11	The submitter opposes the inclusion of "geothermal / electricity generation" within the definition of Rural Industry. The proposed definition is inconsistent with the National Planning Standard definition for Rural Industry.	Support	The definitions used in the district plan should be consistent with the National Planning Standards as local authorities are required to comply with the standards within certain timeframes.	Accept the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
74	Genesis Energy	OS84.12	The submitter seeks the amendment of General Rural and Rural Lifestyle Environments 3b.1 Introduction to provide for renewable electricity generation activities.	Oppose	The purpose of a rural environment is to support rural activities such as agricultural and horticultural. While renewable electricity generation activities have a functional need to locate where the renewable resource is located, it is not rural activity and should not be given recognition as such.	Decline the relief sought.
75	Genesis Energy	OS84.13	The submitter seeks the amendment of objective 3b.2.1 so that it addresses the use of natural resources as well as enabling primary production.	Oppose	While renewable electricity generation activities have a functional need to locate in rural, it is not appropriate to give these activities that same primacy as primary production activities and seek land is put aside for them. The availability of land for primary production has become a significant issue due to Council allowing other non-rural activities to located in rural environments over time. As requiring authorities, electricity generators can use the designation process to acquire land which also means they will have to engage with private landowners which is appropriate.	Decline the relief sought.
76	Genesis Energy	OS84.14	The submitter seeks the amendment of objective 3b.2.2 so that it refers to rural character rather than the maintenance of the established rural character. It is also sought that the objective focuses on enabling a range of productive activities in the general rural environment that are compatible with rural character.	Oppose	It is appropriate to have an objective that is focused on maintaining the established rural character. The rural environment has been and still is under threat from competing demands from non-rural activities. The suggested amendment to the objective has the potential to further dilute the established rural character as a judgment will be required as to whether an activity is 'compatible' with rural character. This may vary from person to person unless appropriate guidance exists.	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
77	Genesis Energy	OS84.15	The submitter seeks a new objective that address renewable electricity generation and transmission activities in the general rural environment.	Oppose	As a network utility these matters are better addressed in the district wide rules, section 4e.14 Network Utilities.	Decline the relief sought.
78	Genesis Energy	OS84.19	The submitter seeks the amendment of policy 3b.2.9 'Maintaining the established character' through adding structures associated with renewable electricity generation activities and geothermal areas and activities, electricity transmission and distribution	Oppose	The amendments are not necessary. Existing activities will have been lawfully established and/or consent and will be able to continue to operate. If will only be if these activities are expanded that the maintaining of rural character may become an issue. Electricity generation and transmission are physical intrusive and are out of character with what the character and amenity of the rural environment is. They are not rural activities and should not be able to 'piggy-back' on the benefits and protections sought to be given to rural activities.	Decline the relief sought.
79	Genesis Energy	OS84.20	The submitter seeks that policy 3b.3.10 to constrain activities in the general rural zone that could constrain it ability to access or utilise renewable energy resources.	Oppose	The amendments sought are inappropriate as residential activities are provided for in the general rural environment. Restrictions on residential units just in case it may make it hard for a resource to be access, even it is not currently being used is unwarranted and would be better dealt outside of the district plan through commercial agreements and contracts with private landowners.	Decline the relief sought.
80	Genesis Energy	OS84.23	The submitter seeks the amendment of policy 3b.2.14 Commercial and industrial activity so that renewable electricity generation activities are excluded for being considered as commercial and/or industrial activities.	Oppose	Federated Farmers does not support providing for commercial and industrial activities in the general rural environment. The rural environment is the only place where primary production can occur while commercial and industrial activities are provided for in commercial and industrial zones.	The submitter seeks the amendment of policy 3b.2.14 Commercial and industrial activity so that renewable electricity generation activities are excluded for being

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					Renewable electricity generation activities may have a functional need to be in different environments including the rural environment. This should not mean that they should automatically be considered to be an appropriate activity that should be allowed to occur in the rural environment.	considered as commercial and / or industrial activities.
81	Genesis Energy	OS84.25	The submitter seeks the deletion of objective 3b.3.1 and that it is replaced with an objective focused on enabling rural residential activities.	Oppose	It is appropriate for a chapter dealing with the general rural and rural lifestyle environments to contain a specific objective focused on maintaining the character of the rural lifestyle environment. The new objective sought seeks to zone part of the rural zone to provide for rural lifestyle development as well as bring in the issue of reverse sensitivity effects on the general rural and industrial environments. These amendments are outside the scope of the original objective and are inappropriate.	Decline the relief sought.
82	Genesis Energy	OS84.30	The submitter seeks the amendment of policy 3b.3.9 Character of the Rural Lifestyle Environment so that it refers to geothermal steamfields and renewable electricity generation activities being part of the rural environment.	Oppose	While renewable electricity generation activities have a functional need to be in the rural environment as that is where the resources are located, it should not be said that they are part of the rural character. The infrastructure needed for renewable electricity generation is physically intrusive and is out of character with the character of the rural environment.	Decline the relief sought.
83	Genesis Energy	OS84.35	The submitter seeks the inclusion of a permitted activity rule in rule 4b.1.4 for activities that involve the continued operation, maintenance, and minor upgrading of existing electricity generation core sites, geothermal steamfields areas, renewable energy	Oppose	There needs to be a way for Councils and private landowners to know what is being done on privately owned land in terms of renewable electricity generation. The minimum classification should be a controlled activity with one of the matters for assessment	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
			<p>electricity generation activities and associated structures and ancillary activities.</p> <p>The submission also seeks amendment to the definition of minor upgrading.</p>		<p>being consultation with the appropriate iwi and landowners.</p> <p>The amendment sought to the definition of minor upgrading is broad and has the potential to allow activities to occur that have more than minor effects on the environment.</p>	
84	Genesis Energy	OS84.37 OS84.38 OS84.39	The submitter seeks that renewable electricity generation is exempted from rule 4b.1.7 High voltage transmission lines, rule 4b.1.8 Buildings within Outstanding Landscape Areas and rule 4b.1.9 Earthworks within Outstanding Landscape Areas.	Oppose	The amendment sought is opposed as one activity should not be given priority exemption over rules which other activities are required to comply with. While renewable electricity generation is a matter of national importance, the related national policy statement does not elevate its activities over and above other resource management requirements.	Decline the relief sought.
85	Genesis Energy	OS84.48	The submitter seeks the inclusion of a new definition for reverse sensitivity on the district plan. The definition put forward is the one that it in the Waikato Regional Policy Statement.	Support	It is important to have essential terms defined in the district plan. As the district plan is required to give effect to the Waikato Regional Policy Statement, it makes sense to use the definition of reverse sensitivity contained in that document.	Accept relief sought.
86	Contact Energy Limited	OS93.26	The submitter seeks the amendment of General Rural and Rural Lifestyle Environments 3b.1 Introduction to provide for renewable electricity generation activities.	Oppose	The purpose of a rural environment is to support rural activities such as agricultural and horticultural. While renewable electricity generation activities have a functional need to locate where the renewable resource is located, it is not rural activity and should not be given recognition as such.	Decline the relief sought.
87	Contact Energy Limited	OS93.27	The submitter seeks the amendment of objective 3b.2.1 so that it addresses the use of natural resources as well as enabling primary production.	Oppose	While renewable electricity generation activities have a functional need to locate in rural, it is not appropriate to give these activities that same primacy as primary production activities and seek land is put aside for them. The availability of land for primary production has become a significant issue due	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					to Council allowing other non-rural activities to located in rural environments over time. As requiring authorities, electricity generators can use the designation process to acquire land which also means they will have to engage with private landowners which is appropriate.	
88	Contact Limited Energy	OS93.28	The submitter seeks the amendment of objective 3b.2.2 so that it refers to rural character rather than the maintenance of the established rural character. It is also sought that the objective focuses on enabling a range of productive activities in the general rural environment that are compatible with rural character.	Oppose	It is appropriate to have an objective that is focused on maintaining the established rural character. The rural environment has been and still is under threat from competing demands from non-rural activities. The suggested amendment to the objective has the potential to further dilute the established rural character as a judgment will be required as to whether an activity is 'compatible' with rural character. This may vary from person to person unless appropriate guidance exists.	Decline the relief sought.
89	Contact Limited Energy	OS93.29	The submitter seeks a new objective in Objective 3b.2.3 Rural Industry that addresses renewable electricity generation and transmission activities in the general rural environment.	Oppose	As a network utility these matters are better addressed in the district wide rules, section 4e.14 Network Utilities.	Decline the relief sought.
90	Contact Limited Energy	OS93.33	The submitter seeks the amendment of policy 3b.2.9 'Maintaining the established character' through adding structures associated with renewable electricity generation activities and geothermal areas and activities, electricity transmission and distribution	Oppose	The amendments are not necessary. Existing activities will have been lawfully established and/or consent and will be able to continue to operate. If will only be if these activities are expanded that the maintaining of rural character may become an issue. Electricity generation and transmission are physical intrusive and are out of character with what the character and amenity of the rural environment is. They are not rural activities	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					and should not be able to 'piggy-back' on the benefits and protections sought to be given to rural activities.	
91	Contact Energy Limited	OS93.34	The submitter seeks that policy 3b.3.10 to constrain activities in the general rural zone that could constrain its ability to access or utilise renewable energy resources.	Oppose	The amendments sought are inappropriate as residential activities are provided for in the general rural environment. Restrictions on residential units just in case it may make it hard for a resource to be accessed, even if it is not currently being used is unwarranted and would be better dealt outside of the district plan through commercial agreements and contracts with private landowners.	Decline the relief sought.
92	Contact Energy Limited	OS93.37	The submitter seeks the amendment of policy 3b.2.14 Commercial and industrial activity so that renewable electricity generation activities are excluded for being considered as commercial and/or industrial activities.	Oppose	Federated Farmers does not support providing for commercial and industrial activities in the general rural environment. The rural environment is the only place where primary production can occur while commercial and industrial activities are provided for in commercial and industrial zones. Renewable electricity generation activities may have a functional need to be in different environments including the rural environment. This should not mean that they should automatically be considered to be an appropriate activity that should be allowed to occur in the rural environment.	The submitter seeks the amendment of policy 3b.2.14 Commercial and industrial activity so that renewable electricity generation activities are excluded for being considered as commercial and/or industrial activities.
93	Contact Energy Limited	OS93.39	The submitter seeks the deletion of objective 3b.3.1 and that it is replaced with an objective focused on enabling rural residential activities.	Oppose	It is appropriate for a chapter dealing with the general rural and rural lifestyle environments to contain a specific objective focused on maintaining the character of the rural lifestyle environment. The new objective sought seeks to zone part of the rural zone to provide for rural lifestyle development as well as bring in the issue of	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					reverse sensitivity effects on the general rural and industrial environments. These amendments are outside the scope of the original objective and are inappropriate.	
94	Contact Energy Limited	OS93.44	The submitter seeks the amendment of policy 3b.3.9 Character of the Rural Lifestyle Environment so that it refers to geothermal steamfields and renewable electricity generation activities being part of the rural environment.	Oppose	While renewable electricity generation activities have a functional need to be in the rural environment as that is where the resources are located, it should not be said that they are part of the rural character. The infrastructure needed for renewable electricity generation is physically intrusive and is out of character with the character of the rural environment.	Decline the relief sought.
95	Contact Energy Limited	OS93.50	The submitter seeks the inclusion of a permitted activity rule in rule 4b.1.4 for activities that involve the continued operation, maintenance, and minor upgrading of existing electricity generation core sites, geothermal steamfields areas, renewable energy electricity generation activities and associated structures and ancillary activities. The submission also seeks amendment to the definition of minor upgrading.	Oppose	There needs to be a way for Councils and private landowners to know what is being done on privately owned land in terms of renewable electricity generation. The minimum classification should be a controlled activity with one of the matters for assessment being consultation with the appropriate iwi and landowners. The amendment sought to the definition of minor upgrading is broad and has the potential to allow activities to occur that have more than minor effects on the environment.	Decline the relief sought.
96	Contact Energy Limited	OS93.52 OS93.53 OS93.54	The submitter seeks that renewable electricity generation is exempted from rule 4b.1.7 High voltage transmission lines, rule 4b.1.8 Buildings within Outstanding Landscape Areas and rule 4b.1.9 Earthworks within Outstanding Landscape Areas.	Oppose	The amendment sought is opposed as one activity should not be given priority exemption over rules which other activities are required to comply with. While renewable electricity generation is a matter of national importance, the related national policy statement does not elevate its activities over and above other resource management requirements.	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
97	Contact Energy Limited	OS93.78	The submitter seeks the inclusion of a new definition for reverse sensitivity on the district plan. The definition put forward is the one that it in the Waikato Regional Policy Statement.	Support	It is important to have essential terms defined in the district plan. As the district plan is required to give effect to the Waikato Regional Policy Statement, it makes sense to use the definition of reverse sensitivity contained in that document.	Accept relief sought.
98	Heritage New Zealand Pouhere Taonga	OS96.8 OS96.9	The submitter seeks the amendment of 3b.2 Objectives and policies so that historic heritage is protected from the effects of subdivision, use and development (objective) and ensure that subdivision, use, and development are designed to avoid historic heritage and that any historic heritage is retained within one lot.	Oppose	What the submitter is seeking in respect of historic heritage is inappropriate. Section 6(f) of the Resource Management Act 1991 requires the protection of historic heritage from inappropriate subdivision, use, and development. The wording put forward by the submitter for these appeal points has not made this distinction and has the potential to adversely impact on private landowners being able to utilise their land.	Decline the relief as currently worded.
99	Rural Contractors New Zealand Incorporated	OS109.4 OS109.5 OS109.8	The submitter considers Policy 3b.2.14, Rule 4b.1.5 and performance standard 4b.2.5 should be amended to provide certainty that it does not apply to rural industry.	Support	It is appropriate that commercial and industrial activities are limited if not fully excluded from establishing in the general rural zone.	Accept the relief sought OR with wording with similar intent.
100	Transpower New Zealand Limited	OS110.9	The submitter has requested a new definition for the National Grid Subdivision Corridor, to give effect to the National Policy Statement for Electricity Transmission and to support the new rules it has requested in its submission points.	Oppose	The proposed definition contains setbacks more than 35 metres from transmission lines on towers. This is an inappropriate imposition on private landowners who will be severely restricted in how they are able to utilise their land.	Decline the relief sought.
101	Transpower New Zealand Limited	OS110.9	The submitter seeks a new definition for the national grid yard which contains a minimum setback of 12 metres.	Oppose	The submitter is unrealistic in requiring a constant 12 metre setback. In other district plans such as the operative Waipa District Plan the approved setbacks ranged from 10 to 12 metres depending on the circumstances. It is important for the submitter to acknowledge and realise that they do not own	

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					most of the land its infrastructure is located on, and that compromise is needed to ensure all parties are agreeable.	
102	Transpower New Zealand Limited	OS110.14	The submitter seeks amendments to 3b.1 Introduction to the general rural and rural lifestyle environments so that its electricity transmission activities are not constrained by the function of the rural environment.	Oppose	While acknowledging that electricity transmission infrastructure has a functional need to be in the general rural environment, these activities should not be given precedence over the functioning of the rural environment.	Decline the relief sought.
103	Transpower New Zealand Limited	OS110.15	The submitter seeks new objectives, policies and rules that are specific to the National Grid and that give effect to the National Policy Statement on Electricity Transmission in Objective 3b.2.4.	Oppose	It would be more appropriate to address all matters associated with the National Grid in an infrastructure chapter rather than seeking to repurpose the chapter on the general rural and rural lifestyle environments to focus on the national grid.	Decline the relief sought.
104	Transpower New Zealand Limited	OS110.16	The submitter seeks either that there is a district wide chapter on infrastructure or requests that a policy specific to the National Grid is included in chapter 3b.2. the policy should seek to manage effects of activities on the National Grid to ensure its continued safe and efficient operation.	Oppose	It would be more appropriate to address all matters associated with the National Grid in an infrastructure chapter rather than seeking to repurpose the chapter on the general rural and rural lifestyle environments to focus on the national grid. The National Grid is not the only user of resources within the general rule environment and a balance needs to be achieved that the operation of the Grid does not adversely impact on other legally established rural activities.	Decline the relief sought.
105	Transpower New Zealand Limited	OS110.20 OS110.21 OS110.22 OS110.23	The submitter requests new rules and performance standards in 4b.1 General Rules General Rural Environment and 4b.2 Performance Standards General Rural Environment to reflect the requirements of the NPSET, particularly policies 10 and 11.	Oppose	The relief sought is one perspective of achieving the policies of the National Policy Statement on Electricity Transmission. There will be other ways achieving the same effect without imposing such severe restrictions. It should also be noted that the relief attempts to work around the provisions in the Resource	Decline the relief sought.

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support/ Oppose	Reasons for further submission made	Relief sought
					<p>Management Act 1991 which provide the process on how affected parties and notification are determined. The Council is required to follow the processes defined in the Act and the relief sought by the submitter is inappropriate.</p> <p>The relief sought will not achieve consistency with other district plans as what the submitter has sought has been challenged through the district plan, plan change process.</p>	
106	Transpower New Zealand	OS110.24	The submitter seeks the insertion of a new rule in 4b.5 Subdivision Rules to address subdivision in the national grid substation buffer.	Oppose	The submitter seeks to impose further restrictions on private land without engaging with private landowners. It should also be noted that the relief attempts to work around the provisions in the Resource Management Act 1991 which provide the process on how affected parties and notification are determined. The Council is required to follow the processes defined in the Act and the relief sought by the submitter is inappropriate.	Decline relief sought.
107	Transpower New Zealand	OS110.25	Transpower seeks a new subdivision rule in 4b.5 Subdivision Rules for the subdivision of land within the National Grid Subdivision Corridor.	Oppose	The submitter seeks to impose further restrictions on private land without engaging with private landowners. It should also be noted that the relief attempts to work around the provisions in the Resource Management Act 1991 which provide the process on how affected parties and notification are determined. The Council is required to follow the processes defined in the Act and the relief sought by the submitter is inappropriate.	Decline the relief sought.



Proposed Plan Change 41 'Removal of Fault Lines' to the Taupō District Plan

Further submissions on behalf of Federated Farmers of New Zealand

4 April 2023



0800
327
646 | **FED
FARM**
.ORG.NZ

FURTHER SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ

To: Taupō District Council
30 Tongariro Street
Taupō 3330

Private Bag 2005
Taupō 3352

Via email: districtplan@taupo.govt.nz

Further Submissions on: **Proposed Plan Change 41 – Removal of Fault Lines**

Date: 4 April 2023

Submission by: Federated Farmers of New Zealand – Rotorua / Taupō

COLIN GUYTON

ROTORUA / TAUPŌ PROVINCIAL PRESIDENT

Federated Farmers of New Zealand

M 027 275 6546

E jcookmunro@fedfarm.org.nz

Address for service:

JO-ANNE COOK MUNRO

SENIOR POLICY ADVISOR / SOLICITOR

Federated Farmers of New Zealand

M 027 331 0084

E jcookmunro@fedfarm.org.nz

1. INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to provide further submissions on Proposed Plan Change 41 'Removal of Fault Lines' (PC41) to the Taupō District Plan.
- 1.2 Federated Farmers of New Zealand (**Federated Farmers**) has an interest in PC41 to the Taupō District Plan that is greater than the interest the general public has.
- 1.3 Federated Farmers is a primary sector organisation with a long and proud history of representing the needs and interests of New Zealand farmers involved in a range of rural businesses. We are a pan sector organisation that works with farmers to ensure practical and workable outcomes.
- 1.4 Federated Farmers aims to add value to its members' farming businesses. Its key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:
 - (a) our members may operate their business in a fair and flexible commercial environment;



- (b) our members' families and their staff have access to services essential to the needs of the rural community; and
 - (c) our members adopt responsible management and environmental practices.
- 1.5 FFNZ made submissions on PC 41 and has been assigned the submitter number 91 as shown in the submitter's details document on the Council's website.
 - 1.6 Section 2 contains the table that sets out Federated Farmers' further submissions in respect of submission points made by other parties on PC41. The table also indicates whether Federated Farmers supports or opposes these primary submissions, the reasons for the position that it has taken, and the relief sought.
 - 1.7 Federated Farmers wishes to be heard in support of these further submissions. If others are making a similar submission, Federated Farmers will consider presenting a joint case with them at the hearing.
 - 1.8 Federated Farmers could not gain an advantage in trade competition through these further submissions.
 - 1.9 FFNZ can confirm that copies of this further submission have been served on the parties who made the original submission.

Dated: 4 April 2023

Jo-Anne Cook-Munro

Solicitor

2. FURTHER SUBMISSIONS

Plan Change 41 – Removal of fault lines

Further Submission Point	Submitter	Submission Number	Submission Point Made	Support / Oppose	Reasons for further submission made	Relief sought
1	Toka Tū Ake EQC	OS16.1	The submitter opposes the proposed removal of the regulatory fault overlays from the District Plan. The proposal is contrary to the Ministry for the Environment's Active Fault Guidelines and will weaken the provisions in the District Plan to minimise the risk from earthquakes to people and property in the Taupo District.	Support	The inclusion of fault lines in the District Plan provides a level of certainty to landowners and potential landowners.	Accept the relief sought.
2	Toka Tū Ake EQC	OS16.2	The submitter seeks the retention of the regulatory fault overlay maps in the district plan, as well as all rules in the district plan that pertain to the fault hazard overlay. The submitter also sought that the Council follow the recommendations of GNS Science in a 2020 report ¹ and replace the fault lines in the operative District Plan with the new and more accurate fault lines mapped in the report.	Support	The inclusion of fault lines in the District Plan provides a level of certainty to landowners and potential landowners.	Accept the relief sought.
3	Cheal Consultants	OS79.7	The submitter seeks the inclusion, as a minimum, a reference to fault lines under other information.	Support in part	The inclusion of fault lines in the District Plan provides a level of certainty to landowners and potential landowners.	Accept the relief sought.

¹ Litchfield N J, Morgenstern R, Villamor P, Van Dissen R J, Townsend D B and Kelly S D (2020) *Active fault hazards in the Taupo district* GNS Science Consultancy report 2020/31 (August 2020, Lower Hutt, New Zealand, 114p).

Krystal Foden

From: Hilary Samuel
Sent: Friday, 28 April 2023 10:37 AM
To: District Plan
Subject: FW: Further submission

Categories: Krystal

Fed Farmers further sub clarifications. See table in body of email.

Hilary Samuel Senior Policy Advisor

My office hours are school hours Monday, Tuesday, Thursday and Friday.

Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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

Follow us on [Facebook](#) and [Twitter](#)

www.taupo.govt.nz

From: Jo Cook Munro <jcookmunro@fedfarm.org.nz>
Sent: Friday, 28 April 2023 10:33 AM
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Further 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 Hillary, it would be an allow. Do you need me to resubmit the further submissions to take out the support or oppose in part and the other amendments required?

Jo

From: Hilary Samuel <hsamuel@taupo.govt.nz>
Sent: Friday, April 28, 2023 9:57 AM
To: Jo Cook Munro <jcookmunro@fedfarm.org.nz>
Subject: RE: Further submission

Thanks Jo. I just need an allow or disallow for point 220.69. I assume that as you have supported you are ok to allow the relief sought?

Hilary Samuel Senior Policy Advisor

My office hours are school hours Monday, Tuesday, Thursday and Friday.

Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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

Follow us on [Facebook](#) and [Twitter](#)

www.taupo.govt.nz

From: Jo Cook Munro <jcookmunro@fedfarm.org.nz>
Sent: Friday, 28 April 2023 9:51 AM
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Further 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

Thank you for sending this through. I am fine with the amendments you proposed. My apologies for the errors.

Ngā mihi

Jo

From: Hilary Samuel <hsamuel@taupo.govt.nz>
Sent: Friday, April 28, 2023 9:44 AM
To: Jo Cook Munro <jcookmunro@fedfarm.org.nz>
Subject: Further submission

Hi Jo-Anne

Just going through your further submission on PC42. You have some points that are not compliant with the RMA form. I have pasted below with proposed amendments to ensure they are compliant. I need confirmation you are comfortable with these changes asap please, by COP Monday at the latest. Can you please confirm if you agree, and there is also one question in red. The main issue is that you cannot use "in part" only support or oppose and you cannot seek amendment to someone else's relief, only for it to be allowed or disallowed.

220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	26.26	FS220.46	Seek amendment	C
-----	---------------	-------------	--	--	---	--	-------	----------	-------------------	---

220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	35.10	FS220.61	Support	S
211	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	35.11	FS220.62	Seek amendment	S
220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	56.10	FS220.66	Seek amendment	S

				Hamilton New Zealand 3240						
220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	56.3	FS220.67	Seek amendment	C
220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	56.8	FS220.69	Seek amendment	S

220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	57.21	FS220.78	Seek amendment	C
220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	57.25	FS220.79	Seek amendment	C
220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 444 Anglesea Street Hamilton New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	68.32	FS220.95	Seek amendment	C

220	Cook Munro	Jo- Anne	Jo- Anne Cook Munro for Federated Farmers of New Zealand	Jo- Anne Cook Munro for Federated Farmers of New Zealand 3240	Federated Farmers of New Zealand	jcookmunro@fedfarm.org.nz	68.36	FS220.96	Seek amendment	C
-----	---------------	-------------	--	--	---	--	-------	----------	-------------------	---

Hilary Samuel Senior Policy Advisor

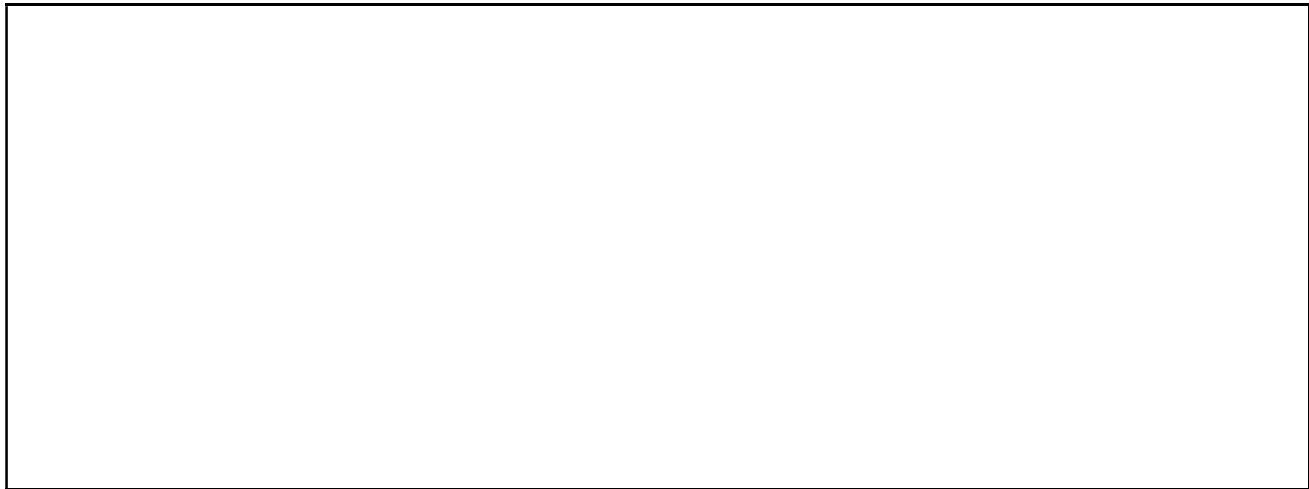
My office hours are school hours Monday, Tuesday, Thursday and Friday.

Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

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

Follow us on [Facebook](#) and [Twitter](#)

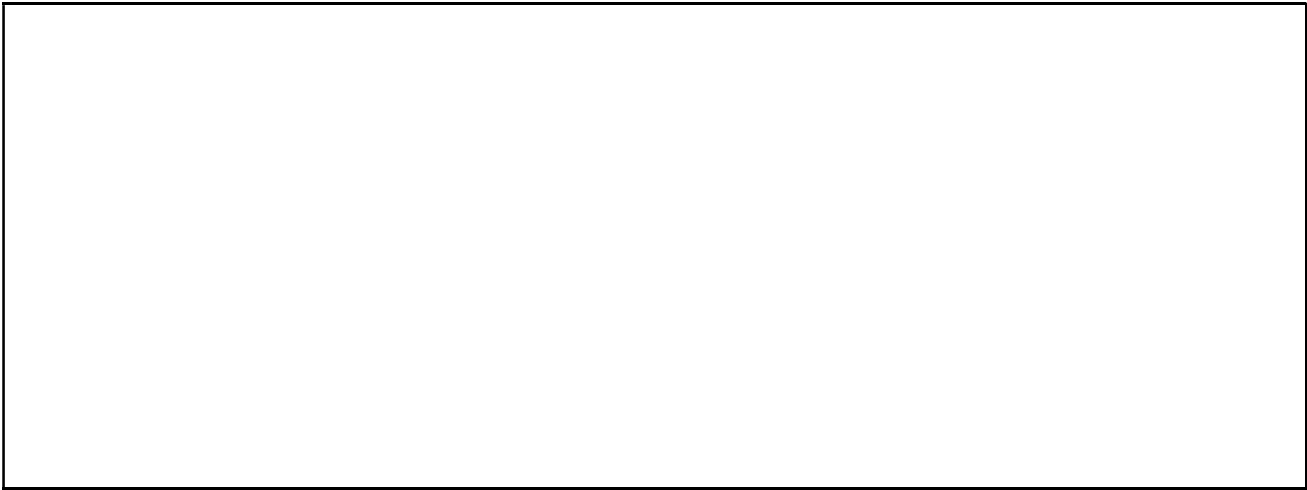
www.taupo.govt.nz



WARNING

This message may contain privileged and confidential information intended only for the use of the addressee named above.

If you have received this message in error, please notify the Taupo District Council immediately. Phone +64 7 376 0899. This email (with or without any attachment) is not an official statement or formal document of the Taupo District Council unless otherwise stated and cannot necessarily be used in any legal, formal or official circumstance.

**WARNING**

This message may contain privileged and confidential information intended only for the use of the addressee named above.

If you have received this message in error, please notify the Taupo District Council immediately. Phone +64 7 376 0899[®]. This email (with or without any attachment) is not an official statement or formal document of the Taupo District Council unless otherwise stated and cannot necessarily be used in any legal, formal or official circumstance.