

Summary of Further Submissions - PC42

Category	Name	Organisation	On Behalf Of	Sub Point No	Original Sub Point No	Support/ Oppose	Decision Sought	Summary
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Deborah Nickel			FS200.1	27.3	Support	Allow	This submission expresses concerns about the fragmentation of land and how it could change the character of the area.
Planning Maps	Deborah Nickel			FS200.2	27.5	Support	Allow	Delete White Road from the Rural Lifestyle Zoning as there is not enough infrastructure to support smaller properties, which is not in line with the objectives.
Amendments to the Definitions of the Taupo District Plan Section 10	Penny Cairns		New Zealand Pork Industry Board	FS201.1	26.14	Support	Allow	The submitter supports a new definition for Primary Production that is in line with the Planning Standards.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Penny Cairns		New Zealand Pork Industry Board	FS201.2	26.23	Support	Allow	Support amending Objective 3b.2.4 to ensure that visitor accommodation and tourism activities in the rural environment are managed in a way that does not interfere with the ability to productively use rural land.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Penny Cairns		New Zealand Pork Industry Board	FS201.3	26.30	Support	Allow	A policy amendment is being requested to prevent commercial and industrial activity in rural environments, in accordance with a submission.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Penny Cairns		New Zealand Pork Industry Board	FS201.4	26.43	Support	Allow	The submitter suggests that objectives, policies and rules should be strengthened to better protect primary production activities from reverse sensitivity. It is argued that a 15m setback for new sensitive activities in rural areas is not enough to provide adequate protection.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	Penny Cairns		New Zealand Pork Industry Board	FS201.5	26.44	Support	Allow	NZPork is requesting that separate rules and standards be drafted for Visitor accommodation, Seasonal accommodation and Tiny homes/caravans, as they do not support combined standards due to reverse sensitivity effects. They also want a definition, policy support and specific rule structure for workers accommodation to be included in the plan.
4b.1 General Rules - General Rural Environment	Penny Cairns		New Zealand Pork Industry Board	FS201.6	35.11	Support	Allow	The submitter seeks to amend the activity status of commercial and industrial activities from permitted to discretionary, as it does not align with the direction of Objective 3b.2.3 to avoid such activities in the General Rural Environment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Penny Cairns		New Zealand Pork Industry Board	FS201.7	57.41	Support	Allow	The submitter suggests that the activity status for home businesses should be amended to discretionary in order to prevent sensitive activities from creating reverse sensitivity effects.

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4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Penny Cairns		New Zealand Pork Industry Board	FS201.8	68.39	Support	Allow	Amend the activity status for home businesses to discretionary, as these businesses could include sensitive activities and there is a need to prevent creating reverse sensitivity effects.
Amendments to the Definitions of the Taupo District Plan Section 10	Penny Cairns		New Zealand Pork Industry Board	FS201.9	79.10	Support	Allow	For Buildings for the Management of Farm Animals, an exemption for small buildings could be provided to provide for small scale buildings.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Penny Cairns		New Zealand Pork Industry Board	FS201.10	84.16	Support	Allow	Amend Objective 3b.2.4 to only allow visitor accommodation in appropriate locations in the General Rural Environment, as it is a sensitive activity and could lead to reverse sensitivities in other locations.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Penny Cairns		New Zealand Pork Industry Board	FS201.11	84.36	Support	Allow	The submitter proposes that the activity status for Home Businesses should be changed to Discretionary, as these businesses may include sensitive activities and could create reverse sensitivity effects if not managed correctly.
Amendments to the Definitions of the Taupo District Plan Section 10	Penny Cairns		New Zealand Pork Industry Board	FS201.12	91.10	Support	Allow	Amend definition / provide new definition of workers accommodation.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Penny Cairns		New Zealand Pork Industry Board	FS201.13	93.30	Support	Allow	Amend Objective 3b.2.4, as per the submission, to limit visitor accommodation to appropriate locations in the General Rural Environment, as it is a sensitive activity and could cause reverse sensitivities in other locations.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Penny Cairns		New Zealand Pork Industry Board	FS201.14	93.51	Support	Allow	Amend the activity status for home businesses to discretionary, as these businesses could include sensitive activities and there is a need to avoid creating reverse sensitivity effects.
Amendments to the Definitions of the Taupo District Plan Section 10	Penny Cairns		New Zealand Pork Industry Board	FS201.15	26.4	Support	Allow	Support a clear rule framework for ancillary farming earthworks.
Amendments to the Definitions of the Taupo District Plan Section 10	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.1	25.1	Support	Allow	The submitter supports the decision sought.
Amendments to the Definitions of the Taupo District Plan Section 10	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.2	25.1	Support	Allow	The submitter supports the decision sought.
3b.1 Introduction	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.3	25.2	Support	Allow	Support the submission. Wholeheartedly agree.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.4	25.3	Support	Allow	Wholeheartedly agree.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.5	25.4	Support	Allow	This submitter agrees with the original submission.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	George Muir	Muir Reef limited	Muir Reef limited	FS205.6	25.5	Support	Allow	Support and agree wholeheartedly.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	George Muir	Muir Reef limited	Muir Reef limited	FS205.7	25.6	Support	Allow	Support the submission and the reason for doing so is wholehearted agreement.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	George Muir	Muir Reef limited	Muir Reef limited	FS205.8	25.7	Support	Allow	Support the submission and the reason for this is that it is wholeheartedly agreed.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	George Muir	Muir Reef limited	Muir Reef limited	FS205.9	25.8	Support	Allow	Support the submission and the reason for doing so is wholeheartedly agreeing.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	George Muir	Muir Reef limited	Muir Reef limited	FS205.10	25.7	Support	Allow	Support the submission and the reason for this is that it is wholeheartedly agreed.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	George Muir	Muir Reef limited	Muir Reef limited	FS205.11	25.8	Support	Allow	Support the submission and the reason for doing so is wholeheartedly agreeing.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	George Muir	Muir Reef limited	Muir Reef limited	FS205.12	25.9	Support	Allow	Support the submission wholeheartedly.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	George Muir	Muir Reef limited	Muir Reef limited	FS205.13	25.10	Support	Allow	In full agreement.
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	George Muir	Muir Reef limited	Muir Reef limited	FS205.14	26.58	Oppose	Disallow	Oppose the decision sought that has been sought.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	George Muir	Muir Reef limited	Muir Reef limited	FS205.15	37.7	Support	Allow	The submitter supports the decision sought and wholeheartedly agree.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	George Muir	Muir Reef limited	Muir Reef limited	FS205.16	47.14	Support	Allow	The submitter supports the decision sought.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	George Muir	Muir Reef limited	Muir Reef limited	FS205.17	56.5	Support	Allow	Wholeheartedly agree.

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4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.18	79.19	Support	Allow	The submitter is in support and agrees wholeheartedly.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.19	79.26	Support	Allow	The submitter supports the decision sought and wholeheartedly agree.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.20	79.46	Support	Allow	The submitter supports the decision sought and wholeheartedly agrees.
Planning Maps	George Muir	Muir's Reef limited	Muir's Reef limited	FS205.21	4.6	Support	Allow	There should also be controlled activity engineering guidelines for when more than 12 but less than 50 allotments are served by a single common ROW on private land, with maintenance provided for in common with the character of the community already established legally.
Amendments to the Definitions of the Taupo District Plan Section 10	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.1	78.2	Support	Allow	It is appropriate to define agriculture aviation in the context of proposed rules.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.2	78.7	Support	Allow	The submitter supports the recognition that using aviation for everyday agricultural operations is standard practice and should be allowed. The reason given is that the submission should be taken in its entirety.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.3	78.6	Support	Allow	Submitter supports the decision sought, acknowledging that rural activities can sometimes include aviation activities and the associated noise.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.4	113.6	Oppose	Disallow	We oppose the proposed change to the exception of this rule, as it is not appropriate to limit forest harvesting operations that have direct access to state highways. We believe there should be no discrimination between vehicle movements based on the road being a state highway or a local road.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.5	113.12	Oppose	Disallow	Oppose the proposed change to the rule, as it would restrict traffic movements onto state highways, which is not appropriate.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.6	83.6	Oppose	Disallow	Oppose in part the decision sought to change the setback from plantation forestry to 30m. It is suggested that the inclusion of a 30m setback should be considered when building next to lawfully established plantation forestry.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Ursula Buckingham	Manulife Forest Management	Manulife Forest Management	FS206.7	23.11	Support	Allow	Submitter supports the inclusion of point iii, which is to include agriculture aviation, as it is appropriate and provides certainty.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Jackie Egan	NZ Forest Managers		FS207.1	25.15	Support	Allow	NZFM supports the submission point to retain Rule 4b.2.1 and its exception, as it provides certainty and is consistent with the current District Plan.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Jackie Egan	NZ Forest Managers		FS207.2	25.16	Support	Allow	NZFM is requesting that the 30m setback suggested by Manulife Forest Management NZ be amended to 40m, in order to comply with the National Environmental Standards for Plantation Forestry (NES-PF) and Policy 3b.2.13. This will provide protection to existing plantation forests within the Taupo District from reverse sensitivity issues, as well as mitigating the risk of tree fall.

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4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	Jackie Egan	NZ Forest Managers		FS207.3	25.17	Support	Allow	It is recommended to add a reference to the NES-PF within Rule 4b.2.9 as it would provide clarity to the District Plan and its users.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	Jackie Egan	NZ Forest Managers		FS207.4	25.18	Support	Allow	A reference to the NES-PF should be added to Rule 4b.2.13 to ensure consistency with other rules that manage noise and provide clarity of interpretation for Plan users.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Jackie Egan	NZ Forest Managers		FS207.5	113.6	Oppose	Disallow	NZFM opposes the submission point that Rule 4b.2.1 should only apply to local roads, as this would introduce an additional requirement for harvesting operations in the Taupo District with no adequately justified reason. NZFM has been managing plantation forests in the Taupo District for 30 years and have consulted with Waka Kotahi regarding highway entrances, with no concerns raised about the number of daily traffic movements. The exclusion for forest harvesting traffic in Rule 4b.2.1 should remain in recognition of the cyclical nature of plantation forestry.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Jackie Egan	NZ Forest Managers		FS207.6	113.12	Oppose	Disallow	NZFM opposes the decision sought in OS 113.12, which requests that Rule 4b.4.1 only applies to local roads. NZFM argues that this would introduce an additional requirement for harvesting operations in the Taupo District without adequate justification, and could act as a disincentive to investment in forestry in the District. NZFM notes that forest harvesting traffic has been ongoing in the District for 30 years, and that the exclusion for forest harvesting traffic in Rule 4b.4.1 is in recognition of the cyclical nature of plantation forestry and should remain.
Amendments to the Definitions of the Taupo District Plan Section 10	Jackie Egan	NZ Forest Managers		FS207.7	23.2	Support	Allow	NZFM agrees that a definition of 'Agricultural aviation activity' should be added to Section 10 of the District Plan in order to provide clarity regarding the use of aircraft for primary production and conservation activities.
Amendments to the Definitions of the Taupo District Plan Section 10	Jackie Egan	NZ Forest Managers		FS207.8	23.4	Support	Allow	NZFM supports the inclusion of a definition of 'Primary Production' in the submission point, as defined in the National Planning Standards, for consistency.
Amendments to the Definitions of the Taupo District Plan Section 10	Jackie Egan	NZ Forest Managers		FS207.9	23.5	Support	Allow	Amending the definition of 'Rural Industry' to that within the National Planning Standards will achieve consistency across regulation.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.28	68.12	Support	Allow	Manawa Energy supports this submission as it is consistent with their commitment to sustainability.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.29	68.13	Support	Allow	Manawa Energy supports the submission to reduce the cost of energy for all consumers, as it believes it will benefit all consumers.
3b.1 Introduction	James Ryan		Manawa Energy Limited	FS209.30	68.14	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	James Ryan		Manawa Energy Limited	FS209.31	68.15	Support	Allow	Manawa Energy supports a submission that will provide a more sustainable energy source.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	James Ryan		Manawa Energy Limited	FS209.32	68.15	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for households.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	James Ryan		Manawa Energy Limited	FS209.33	68.16	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity for consumers.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	James Ryan		Manawa Energy Limited	FS209.34	68.17	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this is beneficial for the environment.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	James Ryan		Manawa Energy Limited	FS209.35	68.18	Support	Allow	Manawa Energy supports a submission to reduce the cost of energy for consumers, as it believes it will benefit them.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.36	68.19	Support	Allow	Manawa Energy supports a submission that would reduce the amount of energy used in the area.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	James Ryan		Manawa Energy Limited	FS209.37	68.22	Support	Allow	Manawa Energy supports this submission as it is in line with their sustainability goals.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	James Ryan		Manawa Energy Limited	FS209.38	68.20	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for the people of Manawa.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	James Ryan		Manawa Energy Limited	FS209.39	68.21	Support	Allow	Manawa Energy supports a submission that will provide a long-term, reliable, and cost-effective energy supply.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.40	68.23	Support	Allow	Manawa Energy supports a submission which will provide resources to reduce emissions, as this is necessary for their goals.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.41	68.24	Support	Allow	Manawa Energy is in favour of the submission and believes it should be approved.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.42	68.27	Support	Allow	Manawa Energy supports a submission that would help reduce energy costs and improve energy efficiency.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.15 Allotment size	James Ryan		Manawa Energy Limited	FS209.43	68.26	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for customers.

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3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.44	68.28	Support	Allow	Manawa Energy supports a submission that will reduce the cost of electricity for their customers.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities	James Ryan		Manawa Energy Limited	FS209.45	68.29	Support	Allow	Manawa Energy is in support of a submission that will provide a long-term, sustainable energy solution.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.46	68.32	Support	Allow	Manawa Energy supports a submission that will help reduce energy usage in the community, as it believes this will be beneficial.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	James Ryan		Manawa Energy Limited	FS209.47	68.31	Support	Allow	Manawa Energy is in support of this submission as it aligns with their commitment to sustainability.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.48	68.33	Support	Allow	Manawa Energy supports a submission for a long-term, sustainable energy solution for the region.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.49	68.34	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.50	68.32	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for households.
4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.51	68.35	Support	Allow	Manawa Energy supports the submission and believes it is a beneficial decision due to the reasons provided.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	James Ryan		Manawa Energy Limited	FS209.52	68.36	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this will be beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.3 Temporary Activities	James Ryan		Manawa Energy Limited	FS209.53	68.37	Support	Allow	Manawa Energy supports a submission that provides a cost effective and sustainable energy solution.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	James Ryan		Manawa Energy Limited	FS209.54	68.38	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity.

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4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	James Ryan		Manawa Energy Limited	FS209.55	68.38	Support	Allow	Manawa Energy is in favour of a submission that would reduce carbon emissions, as it is in line with their environmental goals.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	James Ryan		Manawa Energy Limited	FS209.56	68.39	Support	Allow	Manawa Energy supports this submission as it is consistent with their sustainability goals.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	James Ryan		Manawa Energy Limited	FS209.57	68.40	Support	Allow	Manawa Energy supports the submission to reduce the cost of energy as it believes it will be beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.58	68.41	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this is beneficial for the environment.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.59	68.42	Support	Allow	Manawa Energy is in support of a submission that will allow them to increase their customer base.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	James Ryan		Manawa Energy Limited	FS209.60	68.43	Support	Allow	Manawa Energy supports a submission that will reduce carbon emissions, as it believes this will be beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.5 Maximum building height	James Ryan		Manawa Energy Limited	FS209.61	68.44	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for consumers.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	James Ryan		Manawa Energy Limited	FS209.62	68.45	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	James Ryan		Manawa Energy Limited	FS209.63	68.46	Support	Allow	Manawa Energy supports a submission that will provide a positive environmental outcome.
4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses	James Ryan		Manawa Energy Limited	FS209.64	68.47	Support	Allow	Manawa Energy supports this submission as it is consistent with their company values.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	James Ryan		Manawa Energy Limited	FS209.65	68.48	Support	Allow	Manawa Energy supports a submission that will reduce the carbon emissions of the region, as it believes this will be beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.15 Signage	James Ryan		Manawa Energy Limited	FS209.66	68.49	Support	Allow	Manawa Energy supports a submission that will help to reduce emissions.

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4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	James Ryan		Manawa Energy Limited	FS209.67	68.50	Support	Allow	Manawa Energy supports the submission and believes it is the right decision.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.68	68.51	Support	Allow	Manawa Energy supports a submission that will have a positive environmental outcome.
4b.5 Subdivision Rules > 4b.5.4 Subdivision - Default Activity Status	James Ryan		Manawa Energy Limited	FS209.69	68.52	Support	Allow	Manawa Energy is in favour of the submission and believes it should be approved.
4b.5 Subdivision Rules > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	James Ryan		Manawa Energy Limited	FS209.70	68.53	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
4b.5 Subdivision Rules > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	James Ryan		Manawa Energy Limited	FS209.71	68.54	Support	Allow	Manawa Energy supports a submission that will help reduce carbon emissions.
4b.5 Subdivision Rules > 4b.5.7 Subdivision - Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.72	68.55	Support	Allow	Manawa Energy supports a submission that will provide a more efficient and cost effective energy solution.
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	James Ryan		Manawa Energy Limited	FS209.73	68.56	Support	Allow	Manawa Energy supports a submission that will help reduce the cost of energy for consumers.
4b.5 Subdivision Rules > 4b.5.9 Subdivision - More than 12 allotments	James Ryan		Manawa Energy Limited	FS209.74	68.57	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity for consumers, as it believes this would be beneficial for them.
Plan Change 42 - General Rural and Rural Lifestyle Environments	James Ryan		Manawa Energy Limited	FS209.75	68.58	Support	Allow	Manawa Energy supports this submission
4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	James Ryan		Manawa Energy Limited	FS209.76	68.59	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this is beneficial for the environment.
4b.2 Performance Standards - General Rural Environment > 4b.2.10 Maximum Noise - Construction Noise	James Ryan		Manawa Energy Limited	FS209.77	68.60	Support	Allow	Manawa Energy supports the submission to reduce emissions as it will help to reduce environmental pollution.
4b.2 Performance Standards - General Rural Environment > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	James Ryan		Manawa Energy Limited	FS209.78	68.61	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy and help to reduce the impact of climate change.
4b.2 Performance Standards - General Rural Environment > 4b.2.12 Maximum Noise - Well Drilling and Testing	James Ryan		Manawa Energy Limited	FS209.79	68.62	Support	Allow	Manawa Energy supports a submission that will provide a reliable and sustainable energy source.

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Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.80	68.63	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.81	68.64	Support	Allow	Manawa Energy supports a submission which will reduce the cost of energy for all consumers.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.92	84.11	Support	Allow	Manawa Energy supports a submission that will provide a more efficient and cost effective way of providing energy.
3b.1 Introduction	James Ryan		Manawa Energy Limited	FS209.93	84.12	Support	Allow	Manawa Energy supports a submission that will provide a more efficient and cost-effective energy solution.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	James Ryan		Manawa Energy Limited	FS209.94	84.13	Support	Allow	Manawa Energy supports a submission which would reduce the cost of energy.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	James Ryan		Manawa Energy Limited	FS209.95	84.14	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	James Ryan		Manawa Energy Limited	FS209.96	84.15	Support	Allow	Manawa Energy is in favour of this submission as it believes it will be beneficial to the community.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	James Ryan		Manawa Energy Limited	FS209.97	84.16	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity for consumers.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.98	84.17	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	James Ryan		Manawa Energy Limited	FS209.99	84.18	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this will be beneficial.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	James Ryan		Manawa Energy Limited	FS209.100	84.19	Support	Allow	Manawa Energy supports this submission as it is in line with their sustainability objectives.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	James Ryan		Manawa Energy Limited	FS209.101	84.20	Support	Allow	Manawa Energy supports a submission that will reduce emissions and help to combat climate change.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.102	84.21	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.103	84.22	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this is beneficial for the environment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	James Ryan		Manawa Energy Limited	FS209.104	84.23	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for consumers, as it believes this will benefit them.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.15 Allotment size	James Ryan		Manawa Energy Limited	FS209.105	84.24	Support	Allow	Manawa Energy supports a submission to provide a more efficient and reliable energy supply.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.106	84.25	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as they believe it is beneficial for the environment.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.107	84.26	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for consumers.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities	James Ryan		Manawa Energy Limited	FS209.108	84.27	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for consumers, as it believes this will benefit consumers.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.4 Consolidate rural lifestyle activities	James Ryan		Manawa Energy Limited	FS209.109	84.28	Support	Allow	Manawa Energy supports a submission to reduce emissions, in line with their commitment to do so.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	James Ryan		Manawa Energy Limited	FS209.110	84.29	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.111	84.30	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.112	84.31	Support	Allow	Manawa Energy supports a proposed project due to the potential benefits it will bring to the community.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.113	84.32	Support	Allow	Manawa Energy is in support of this submission and believes it is the right decision.

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4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.114	84.33	Support	Allow	Manawa Energy supports a submission for a long-term, reliable and sustainable energy source.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	James Ryan		Manawa Energy Limited	FS209.115	84.34	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this is beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	James Ryan		Manawa Energy Limited	FS209.116	84.35	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for households.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	James Ryan		Manawa Energy Limited	FS209.117	84.36	Support	Allow	Manawa Energy supports a submission to reduce emissions, as it is in line with their mission.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	James Ryan		Manawa Energy Limited	FS209.118	84.37	Support	Allow	The submitter supports the allocation of funds to a project, as it is deemed necessary and beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.119	84.38	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this is beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.120	84.39	Support	Allow	Manawa Energy supports a submission to reduce the cost of energy, as it believes it will be beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	James Ryan		Manawa Energy Limited	FS209.121	84.40	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	James Ryan		Manawa Energy Limited	FS209.122	84.41	Support	Allow	Manawa Energy supports this submission as it is consistent with their commitment to sustainability.
4b.2 Performance Standards - General Rural Environment > 4b.2.10 Maximum Noise - Construction Noise	James Ryan		Manawa Energy Limited	FS209.123	84.42	Support	Allow	Manawa Energy supports a submission to reduce the cost of electricity.
4b.2 Performance Standards - General Rural Environment > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	James Ryan		Manawa Energy Limited	FS209.124	84.43	Support	Allow	Manawa Energy supports a submission that will help reduce carbon emissions.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	James Ryan		Manawa Energy Limited	FS209.125	84.44	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy.

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4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.126	84.45	Support	Allow	Manawa Energy supports a submission which will reduce the cost of energy for consumers, as it believes this will benefit consumers.
Plan Change 42 - General Rural and Rural Lifestyle Environments	James Ryan		Manawa Energy Limited	FS209.127	84.46	Support	Allow	Manawa Energy supports this submission
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.129	84.48	Support	Allow	Manawa Energy is in support of this submission and believes it is a beneficial decision.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.130	84.49	Support	Allow	Manawa Energy is in favour of the submission and believes it should be approved.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.131	84.50	Support	Allow	Manawa Energy supports a submission that will provide a long-term benefit to the community.
Plan Change 42 - General Rural and Rural Lifestyle Environments	James Ryan		Manawa Energy Limited	FS209.154	93.23	Support	Allow	Manawa Energy supports this submission
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.155	93.24	Support	Allow	Manawa Energy supports a submission to reduce energy usage in the community, as it will lead to a decrease in energy consumption.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.156	93.25	Support	Allow	Manawa Energy supports this submission as it is in accordance with their environmental policy.
3b.1 Introduction	James Ryan		Manawa Energy Limited	FS209.157	93.26	Support	Allow	Manawa Energy supports a submission that will bring the company in line with current industry trends.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	James Ryan		Manawa Energy Limited	FS209.158	93.27	Support	Allow	Manawa Energy supports a submission that will provide a long-term solution to the energy needs of the community.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	James Ryan		Manawa Energy Limited	FS209.159	93.28	Support	Allow	Manawa Energy is in support of a submission to reduce carbon emissions, as it is in line with their commitment to do so.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	James Ryan		Manawa Energy Limited	FS209.160	93.29	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	James Ryan		Manawa Energy Limited	FS209.161	93.30	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.162	93.31	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	James Ryan		Manawa Energy Limited	FS209.163	93.32	Support	Allow	Manawa Energy supports this submission as it is in line with their mission to reduce emissions, which is in line with their position of support.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	James Ryan		Manawa Energy Limited	FS209.164	93.33	Support	Allow	Manawa Energy supports a submission that will provide a more efficient and cost effective energy solution.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	James Ryan		Manawa Energy Limited	FS209.165	93.34	Support	Allow	Manawa Energy supports a submission that will reduce the cost of electricity.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.166	93.35	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy and improve the environment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.167	93.36	Support	Allow	Manawa Energy supports a submission to reduce energy usage in the community, as it will help to conserve energy.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	James Ryan		Manawa Energy Limited	FS209.168	93.37	Support	Allow	Manawa Energy supports a submission that will reduce emissions and create jobs, as it believes it will be beneficial for the environment and the economy.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.15 Allotment size	James Ryan		Manawa Energy Limited	FS209.169	93.38	Support	Allow	Manawa Energy supports a submission that will reduce the cost of electricity for consumers.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.170	93.39	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this is beneficial for the environment.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.171	93.40	Support	Allow	Manawa Energy supports a submission to reduce the cost of electricity.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities	James Ryan		Manawa Energy Limited	FS209.172	93.41	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for all consumers.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.4 Consolidate rural lifestyle activities	James Ryan		Manawa Energy Limited	FS209.173	93.42	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for customers, as it believes this would be beneficial.

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3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	James Ryan		Manawa Energy Limited	FS209.174	93.43	Support	Allow	Manawa Energy supports a submission that would reduce the energy bills of people, as it believes this will be beneficial.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	James Ryan		Manawa Energy Limited	FS209.175	93.44	Support	Allow	Manawa Energy is in support of the submission and is advocating for it.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.10 Lot sizes and setbacks for allotments adjoining the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.176	93.45	Support	Allow	Manawa Energy supports a submission and has provided reasons for doing so in an attached document.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit	James Ryan		Manawa Energy Limited	FS209.177	93.46	Support	Allow	Manawa Energy supports a submission that will reduce the amount of energy used in the area.
4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.178	93.47	Support	Allow	Manawa Energy is in support of a submission that will reduce the cost of energy.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	James Ryan		Manawa Energy Limited	FS209.179	93.48	Support	Allow	Manawa Energy supports a submission to reduce emissions, as it is in line with their commitment to do so.
4b.1 General Rules - General Rural Environment > 4b.1.3 Temporary Activities	James Ryan		Manawa Energy Limited	FS209.180	93.49	Support	Allow	Manawa Energy supports this submission as it is consistent with their commitment to sustainability.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	James Ryan		Manawa Energy Limited	FS209.181	93.50	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	James Ryan		Manawa Energy Limited	FS209.182	93.51	Support	Allow	Manawa Energy supports a submission that will provide a more reliable energy supply.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	James Ryan		Manawa Energy Limited	FS209.183	93.52	Support	Allow	Manawa Energy supports a submission that will reduce the cost of electricity.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.184	93.53	Support	Allow	Manawa Energy supports a submission that will reduce the environmental impact of a project, as it believes this is beneficial.

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4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.185	93.54	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	James Ryan		Manawa Energy Limited	FS209.186	93.55	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for customers, as it believes it will be beneficial for them.
4b.2 Performance Standards - General Rural Environment > 4b.2.5 Maximum building height	James Ryan		Manawa Energy Limited	FS209.187	93.56	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	James Ryan		Manawa Energy Limited	FS209.188	93.57	Support	Allow	Manawa Energy is in favour of this submission as it believes it will bring long-term benefits to the community.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	James Ryan		Manawa Energy Limited	FS209.189	93.58	Support	Allow	Manawa Energy supports a submission that is in line with their commitment to sustainability.
4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses	James Ryan		Manawa Energy Limited	FS209.190	93.59	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	James Ryan		Manawa Energy Limited	FS209.191	93.60	Support	Allow	Manawa Energy supports a submission that will help reduce emissions, as it believes this is beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.10 Maximum Noise - Construction Noise	James Ryan		Manawa Energy Limited	FS209.192	93.61	Support	Allow	Manawa Energy supports a submission for a reliable source of renewable energy.
4b.2 Performance Standards - General Rural Environment > 4b.2.11 Maximum Noise - Electricity Generation Core Sites	James Ryan		Manawa Energy Limited	FS209.193	93.62	Support	Allow	Manawa Energy supports a submission that would help reduce the cost of energy for households.
4b.2 Performance Standards - General Rural Environment > 4b.2.12 Maximum Noise - Well Drilling and Testing	James Ryan		Manawa Energy Limited	FS209.194	93.63	Support	Allow	Manawa Energy supports a submission that will help reduce the cost of energy.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	James Ryan		Manawa Energy Limited	FS209.195	93.64	Support	Allow	Manawa Energy supports a submission to reduce the cost of electricity.
4b.2 Performance Standards - General Rural Environment > 4b.2.14 Parking, Loading and Access	James Ryan		Manawa Energy Limited	FS209.196	93.65	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for households.
4b.2 Performance Standards - General Rural Environment > 4b.2.15 Signage	James Ryan		Manawa Energy Limited	FS209.197	93.66	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for consumers, as it believes this would be beneficial for all.

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4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	James Ryan		Manawa Energy Limited	FS209.198	93.67	Support	Allow	Manawa Energy supports this submission as it is consistent with their company values.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.199	93.68	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this will be beneficial.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	James Ryan		Manawa Energy Limited	FS209.200	93.69	Support	Allow	Manawa Energy supports a submission that will provide a reliable and cost-effective energy source.
4b.5 Subdivision Rules > 4b.5.4 Subdivision - Default Activity Status	James Ryan		Manawa Energy Limited	FS209.201	93.70	Support	Allow	Manawa Energy supports a submission that will reduce energy usage and lower energy bills, as it will be beneficial for customers.
4b.5 Subdivision Rules > 4b.5.5 Subdivision resulting in a new public road, or extension of existing public road	James Ryan		Manawa Energy Limited	FS209.202	93.71	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for consumers.
4b.5 Subdivision Rules > 4b.5.6 Subdivision - Other	James Ryan		Manawa Energy Limited	FS209.203	93.72	Support	Allow	Manawa Energy supports a submission that is in line with their commitment to reduce carbon emissions.
4b.5 Subdivision Rules > 4b.5.7 Subdivision - Outstanding Landscape Areas	James Ryan		Manawa Energy Limited	FS209.204	93.73	Support	Allow	Manawa Energy supports a submission that would reduce the cost of electricity.
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	James Ryan		Manawa Energy Limited	FS209.205	93.74	Support	Allow	Manawa Energy supports this submission as it is in line with their mission.
4b.5 Subdivision Rules > 4b.5.9 Subdivision - More than 12 allotments	James Ryan		Manawa Energy Limited	FS209.206	93.75	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy for consumers, as it believes this would be beneficial for them.
Planning Maps	James Ryan		Manawa Energy Limited	FS209.207	93.76	Support	Allow	Manawa Energy supports this submission as it is in line with their sustainability goals.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.209	93.78	Support	Allow	Manawa Energy supports a submission that will reduce emissions, as it believes this is beneficial for the environment.
Planning Maps	James Ryan		Manawa Energy Limited	FS209.210	93.79	Support	Allow	Manawa Energy supports this submission as it is in line with their commitment to sustainability.
Planning Maps	James Ryan		Manawa Energy Limited	FS209.211	93.80	Support	Allow	Manawa Energy is in favour of the submission and believes it should be accepted.
Planning Maps	James Ryan		Manawa Energy Limited	FS209.212	93.81	Support	Allow	Manawa Energy supports a submission that will provide a long-term, sustainable energy solution.

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Plan Change 42 - General Rural and Rural Lifestyle Environments	James Ryan		Manawa Energy Limited	FS209.231	9.6	Support	Allow	Manawa Energy is in favour of the further and believes it is the right decision to make.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.12 Maximum Artificial Light Level	James Ryan		Manawa Energy Limited	FS209.232	11.3	Oppose	Disallow	Manawa Energy opposes the proposed solution to the energy needs of the Manawa community, as it does not provide an adequate solution.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	James Ryan		Manawa Energy Limited	FS209.233	22.5	Support	Allow	Manawa Energy supports the decision sought to take a particular position and provides their reasoning for doing so.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.234	22.8	Oppose	Allow	Manawa Energy opposes the decision sought as they believe there are other activities that require a rural environment to function and operate.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.235	22.11	Oppose	Allow	Manawa Energy opposes the decision sought as there are other activities that need to be in rural areas and may not require set backs from primary production.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.236	26.3	Support	Allow	Manawa Energy supports the position that renewable electricity generation should be located in rural areas, as it has a functional and operational need to be in the rural environment, despite not being a rural industry.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.237	26.4	Support	Allow	Manawa Energy supports the position that renewable electricity generation should be located in rural areas, as it has a need for ancillary earthworks and is more functional and operational in such an environment.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.238	26.10	Support	Allow	Manawa Energy is in support of the Taupo District Council's decision to implement all existing National Policy Statements.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.239	78.3	Support	Allow	Manawa Energy supports a submission that would reduce the cost of energy.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.240	78.5	Support	Allow	Manawa Energy supports a submission which would reduce the cost of electricity.
3b.2 Objectives and Policies - General Rural Environment	James Ryan		Manawa Energy Limited	FS209.241	91.12	Oppose	Allow	Manawa Energy is opposed to the proposed decision and believes it should not be implemented.
3b.2 Objectives and Policies - General Rural Environment	James Ryan		Manawa Energy Limited	FS209.242	91.13	Support	Allow	Manawa Energy supports a request for clarification of policy direction.
4 Rules and Standards > 4b Rural Environment	James Ryan		Manawa Energy Limited	FS209.243	101.7	Oppose	Allow	All Manawa Energy opposes the proposed decision as they believe infrastructure and activities that need to be located in the affected areas should be taken into consideration.
4 Rules and Standards > 4b Rural Environment	James Ryan		Manawa Energy Limited	FS209.244	101.8	Oppose	Allow	All Manawa Energy opposes the proposed decision as they believe infrastructure and activities that require a specific location should be taken into account.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	James Ryan		Manawa Energy Limited	FS209.245	106.15	Support	Allow	Manawa Energy supports a submission that will reduce the cost of energy for the people of Manawa.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.246	106.17	Support	Allow	Manawa Energy supports this submission as it will provide a reliable, sustainable energy source for the long-term.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	James Ryan		Manawa Energy Limited	FS209.247	106.18	Support	Allow	Manawa Energy supports this submission as it is in line with their sustainability goals.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.248	110.1	Support	Allow	Manawa Energy supports a submission to reduce the cost of energy for consumers, as it believes it will benefit them.
Amendments to the Definitions of the Taupo District Plan Section 10	James Ryan		Manawa Energy Limited	FS209.249	110.2	Support	Allow	Manawa Energy is in favour of this submission as it believes it will bring positive benefits to the community.
3b Rural Environment Chapter	James Ryan		Manawa Energy Limited	FS209.250	110.13	Support	Allow	Manawa Energy supports the submission that the Council should provide for all National Planning Standards documents and implement all existing National Planning Standards.
3b.1 Introduction	James Ryan		Manawa Energy Limited	FS209.251	110.14	Support	Allow	Manawa Energy supports the submission, providing their backing for the decision.
4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	James Ryan		Manawa Energy Limited	FS209.252	112.9	Support	Allow	Manawa Energy supports the submission and is in favour of it.
4 Rules and Standards > 4b Rural Environment	James Ryan		Manawa Energy Limited	FS209.253	114.13	Oppose	Disallow	All Manawa Energy opposes the proposed decision as they believe infrastructure and activities that require a specific location should be taken into consideration.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.5 Temporary Activities	Helen Brosnan		PermaPine Limited	FS210.1	8.1	Oppose	Disallow	We oppose the decision sought to exclude temporary activities and believe they should be included.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Helen Brosnan		PermaPine Limited	FS210.2	9.5	Oppose	Disallow	If an activity is permitted, there is no need to have objectives or policies relating to the activity. It would make more sense for any additional detail to be included in the introduction to the zone.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Helen Brosnan		PermaPine Limited	FS210.3	9.6	Oppose	Disallow	If an activity is permitted, there is no need to have objectives or policies relating to the activity. It would make more sense for any additional detail to be included in the introduction to the zone.
Amendments to the Definitions of the Taupo District Plan Section 10	Helen Brosnan		PermaPine Limited	FS210.4	22.2	Support	Allow	We support the suggested additional wording in submission point 22.2 and the use of the NZ Planning Standards definition for Primary Production.
3b.1 Introduction	Helen Brosnan		PermaPine Limited	FS210.5	22.4	Support	Allow	Submitter supports the submission to add additional wording to the introduction.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Helen Brosnan		PermaPine Limited	FS210.6	22.8	Support	Allow	Support the submission to add additional wording around reverse sensitivity in order to provide clarity.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Helen Brosnan		PermaPine Limited	FS210.7	22.9	Support	Allow	Submitter supports the decision sought to introduce additional policy relating to the effects associated with primary production activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Helen Brosnan		PermaPine Limited	FS210.8	22.11	Support	Allow	The submitter supports the setback of new dwellings from existing activities in order to protect the existing activities from potential disruption.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Helen Brosnan		PermaPine Limited	FS210.9	22.14	Oppose	Disallow	Oppose the decision sought that existing industrial activities should have to submit a discretionary application for any failures to meet performance standards.
4b.1 General Rules - General Rural Environment > 4b.1.10 Intensive indoor primary production and rural industry	Helen Brosnan		PermaPine Limited	FS210.10	22.15	Support	Allow	The submitter supports the proposal to make changes to the wording relating to intensive indoor primary production.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements	Helen Brosnan		PermaPine Limited	FS210.11	25.4	Support	Allow	Submitter supports the submission in general, with a particular emphasis on the points made about vehicle movements.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.12	25.15	Support	Allow	It is proposed to remove forestry and wood processing and primary production from vehicle movements and to remove this as a performance standard. This is supported.
Amendments to the Definitions of the Taupo District Plan Section 10	Helen Brosnan		PermaPine Limited	FS210.13	26.3	Support	Allow	Permapine supports amending the definition of Rural Industry. The reason for this support is also to amend the definition of Rural Industry.
Amendments to the Definitions of the Taupo District Plan Section 10	Helen Brosnan		PermaPine Limited	FS210.14	26.11	Oppose	Disallow	Permapine opposes the submission to remove the wording "that is reliant on soil resource of the land". This should only be applied to new activities, not existing activities.
Amendments to the Definitions of the Taupo District Plan Section 10	Helen Brosnan		PermaPine Limited	FS210.15	26.14	Support	Allow	Permapine supports the submission to use the planning standards definition for primary production.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Helen Brosnan		PermaPine Limited	FS210.16	26.30	Oppose	Disallow	Oppose the original submission if Permapine is considered industrial, and to remain neutral if it is considered primary production.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Helen Brosnan		PermaPine Limited	FS210.17	35.4	Oppose	Disallow	The Submitter opposes the decision sought due to location and functional issues, and suggests providing an exception for existing activities.
4b.1 General Rules - General Rural Environment > 4b.1.10 Intensive indoor primary production and rural industry	Helen Brosnan		PermaPine Limited	FS210.18	35.13	Support	Allow	Support - RD activities specifically will not be notified
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.13 Maximum Noise - Limits	Helen Brosnan		PermaPine Limited	FS210.19	38.7	Oppose	Disallow	Oppose the submitted reduction in night time noise limits.

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4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	Helen Brosnan		PermaPine Limited	FS210.20	38.8	Oppose	Disallow	Oppose the proposed reduction in night time noise limits.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.21	38.9	Oppose	Disallow	Oppose the decision sought to remove vehicle movement standards from the plan changes.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.22	43.6	Oppose	Disallow	We oppose the proposed plan change OS43.6, which provides an exemption for tourism activities only for EVM, and seek to have it removed from the plan changes altogether.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.23	47.14	Support	Allow	The proposed district plan should not include a rule regarding vehicle movements, and should instead be removed.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.24	79.19	Support	Allow	Remove the EVM rule from the rural plan change and if this is not possible, infringement should be a restricted discretionary activity with assessment criteria defined.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	Helen Brosnan		PermaPine Limited	FS210.25	84.26	Support	Allow	It is suggested that reverse sensitivity should be taken into account when assessing established consented activities.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.26	109.7	Oppose	Disallow	We are opposed to the Proposed plan change due to the inclusion of the vehicle movements performance standard.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.27	113.6	Oppose	Disallow	We oppose the inclusion of vehicle movements in the proposed rural plan change and suggest that if EVM is retained, it should only be applied to rural properties that gain access from state highways.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.12 Maximum Artificial Light Level	Helen Brosnan		PermaPine Limited	FS210.28	113.9	Oppose	Disallow	Oppose the inclusion of a new artificial light level provision unless existing consented activities are excluded from it.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Helen Brosnan		PermaPine Limited	FS210.29	113.12	Oppose	Disallow	Oppose the decision sought to retain the EVM standard, as it should only apply to properties gaining access from state highways.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.17	23.4	Support	Allow	Mercury is in agreement with the proposed amendment to the definition of "Rural Industry", which would delete the reference to geothermal/electricity generation.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.18	26.3	Support	Allow	Mercury is satisfied with the amendment proposed by the submitter which aligns with the National Planning Standards, as it would mean that geothermal/electricity generation is covered by a separate definition for 'Renewable Electricity Generation'.
3 Objectives and Policies	Hayley Stronge		Mercury NZ Limited	FS211.19	26.20	Support	Allow	Mercury supports the proposed objective of enabling 'other compatible activities that have a functional and operational need to be in a rural environment', such as Renewable Electricity Generation.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Hayley Stronge		Mercury NZ Limited	FS211.20	26.29	Oppose	Disallow	Mercury opposes the decision sought in OS #68 and is requesting amendments to policy 3b.2.13 to include reverse sensitivity effects on permitted, lawfully established and/or consented neighbouring activities, not just primary production activities.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Hayley Stronge		Mercury NZ Limited	FS211.21	35.9	Oppose	Disallow	Mercury opposes the current decision sought in OS #68, which limits consideration of "reverse sensitivity" effects to just "lawfully established activities", and seeks amendments to policy 3b.2.13 to include "permitted, lawfully established and/or consented neighbouring activities".
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Hayley Stronge		Mercury NZ Limited	FS211.22	71.1	Support	Disallow	Unless clarification is provided that the 5.0m minimum building setback rule does not include Renewable Electricity Generation Activities, Mercury seeks that the submission point be disallowed.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.7 Minimum building setbacks	Hayley Stronge		Mercury NZ Limited	FS211.23	71.2	Support	Disallow	Mercury is requesting that the submission point be disallowed unless clarification is provided that the 5.0m minimum building setback rule does not include Renewable Electricity Generation Activities, as they believe the minimum setback rule should be consistent between the Rural General and Rural Lifestyle Environments.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.24	78.3	Support	Allow	Mercury is requesting an amendment to the definition of "Rural Industry" to remove the reference to geothermal/electricity generation, which they believe is covered by a separate proposed definition for Renewable Electricity Generation.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.25	79.11	Oppose	Disallow	Mercury is opposed to the definition of 'Rural Industry' including 'geothermal/electricity generation' and wishes for it to be deleted. They are in agreement with other submitters (NZAAA, Horticulture New Zealand and Balance Agri-Nutrients) who have proposed an amendment which aligns with the National Planning Standards. Mercury believes that renewable electricity generation should be covered by a separate definition.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.26	110.8	Support	Allow	Mercury supports the proposed alignment of definitions with the National Planning Standards, particularly the exclusion of 'geothermal/electricity generation' from the definition of 'rural industry'.
3b Rural Environment Chapter	Hayley Stronge		Mercury NZ Limited	FS211.27	110.13	Support	Allow	Mercury is in support of developing an energy/infrastructure chapter in order to implement the National Policy Statement on Energy and Transport (NPSET). This chapter should not only be limited to NPSET, but should also include Energy and NPS-REG.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.29	110.1	Support	Allow	Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.
Amendments to the Definitions of the Taupo District Plan Section 10	Hayley Stronge		Mercury NZ Limited	FS211.30	110.1	Support	Allow	Mercury supports Transpower's requests for consistent plan wide recognition and provisions specific to the National Grid to give effect to the NPSET.
4b.3 General Rules - Rural Lifestyle Environment	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.1	96.10	Support	Allow	The Waikato District Council has proposed a rule (23.2.3 Earthworks - General) in its district plan to address earthworks activities. The Taupo District Council is concerned that its proposed plan does not include a rule managing earthworks activities. The RMA requires territorial authorities to consider land stability issues such as erosion, falling, subsidence and slippage when determining subdivision applications, and this is especially relevant for the Taupo district due to its high erodibility.

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4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.3	79.55	Support	Allow	WRC agrees with the submitter that there should be more clarity regarding natural hazards such as flood inundation, erosion from waterways and lakes, and fault lines. They support the inclusion of the term and fault lines in the position and recommend that the chapter should refer to WRC's stormwater management guidelines, with a reference note included.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.4	4.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 632ha from General Rural Environment to Rural Lifestyle Environment. This would result in a large number of new lifestyle lots, however it could also create issues such as land fragmentation, loss of productive capacity, increased greenhouse gas emissions and transport and infrastructure issues. Therefore, it is recommended to retain the land zoned as General Rural Environment.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.5	5.1	Oppose	Disallow	The submitter is proposing to rezone an area of 189ha from General Rural Environment to Rural Lifestyle Environment, which would create a large number of new lifestyle lots. However, this should be opposed due to potential issues such as land fragmentation, loss of productive capacity, increased greenhouse gas emissions, and transport and infrastructure issues.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.6	33.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 39ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. However, this rezoning has the potential to create a range of issues such as land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure, so it should be opposed.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.7	34.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 49ha to the Rural Lifestyle Environment, however this should be opposed due to the potential issues it could create such as land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and transport and infrastructure issues.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.8	42.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 95ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. However, this should be opposed due to potential issues such as land fragmentation, loss of productive capacity, increased greenhouse gas emissions, and transport and infrastructure problems.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.9	42.2	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 95ha from General Rural Environment to Rural Lifestyle Environment, however this should be opposed due to the potential for land fragmentation, loss of productive capacity, increased greenhouse gas emissions and issues with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.10	61.10	Oppose	Disallow	The submitter is proposing to rezone a large area of land from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. However, this rezoning has the potential to cause land fragmentation, loss of productive capacity, increased greenhouse gas emissions, and issues with transport and infrastructure, so it is recommended to retain the land zoned as General Rural Environment.

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Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.11	73.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 40ha from General Rural Environment to Rural Lifestyle Environment, which would create a large number of new lifestyle lots. This is opposed as it could lead to land fragmentation, loss of productive capacity, increased greenhouse gas emissions, and transport and infrastructure issues.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.12	74.3	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 121ha from General Rural Environment to Rural Lifestyle Environment, however this should be opposed due to the potential for land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.13	77.1	Oppose	Disallow	We oppose the rezoning of parcels larger than 0.4ha on Kaiapo Road, as it has the potential to cause land fragmentation, reduce productive capacity, increase greenhouse gas emissions, and create issues with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.14	80.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 45ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. However, this rezoning should be opposed due to potential issues such as land fragmentation, loss of productive capacity, increase in greenhouse gas emissions, and issues associated with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.15	80.2	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 45ha from General Rural Environment to Rural Lifestyle Environment. This is opposed as it could lead to land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.16	81.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 45ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. However, this should be opposed due to the potential issues it could create, such as land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.17	82.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 40ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. This is opposed due to potential issues such as land fragmentation, loss of productive capacity, increase in greenhouse gas emissions and issues associated with transport and infrastructure.
Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.18	92.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 56ha from General Rural Environment to Rural Lifestyle Environment, however this should be opposed as it 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. Additionally, the majority of the site is classified as LUC 3, which is inconsistent with the WRPS and NPS-HPL.

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Planning Maps	Megan Kettle	GMD Consultants	Waikato Regional Council	FS212.19	116.1	Oppose	Disallow	The submitter is proposing to rezone an area of approximately 40ha from General Rural Environment to Rural Lifestyle Environment, which could result in a large number of new lifestyle lots. This is opposed due to potential issues such as land fragmentation, loss of productive capacity, increased greenhouse gas emissions, and issues with transport and infrastructure.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Doug Gartner			FS213.1	30.1	Support	Allow	Many lifestyle block owners find the current 10 acre blocks too large and difficult to manage, with little economic benefit. The proposed minimum size of 2 hectares would suit lifestyle seekers better, as they could manage it more easily and it would not affect the rural sector which focuses on economic benefits. Planting natives on 2 hectares is a likely activity for lifestyle land-owners to make their landscape more aesthetically pleasing.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Doug Gartner			FS213.2	30.1	Support	Allow	The submitter supports the decision sought to use 4b.5.3 and 4b.5.3.1 for a specific purpose.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities	Doug Gartner			FS213.3	113.29	Support	Allow	The submitter supports Objective 3b.3.3 which would allow small businesses to operate in rural lifestyle environments without any adverse effects on neighbouring properties. The Covid virus experience has shown that people can work from home, resulting in an improved quality of life. Allowing businesses to operate in the proposed Rural Lifestyle environment can further improve lifestyles.
Planning Maps	Joanne Lewis		Bertrand Harald Walter	FS214.1	4.5	Support	Allow	Mr B H Walther supports the rezoning of the land adjoining the northwest boundary of his property at 730 Whangamata Road to Rural Lifestyle Environment. This is consistent with the properties on either side of it and is suitable for rural lifestyle purposes. The attached plan shows the location of the Walther property and the Holyoakes Rd properties referred to in the MRL submission.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Alice Lin		Genesis Energy	FS215.17	22.8	Oppose	Disallow	Oppose the decision sought and reject the relief sought by the submitter, instead adopting the relief sought by Genesis' primary submission. This is opposed because it would exclude other activities such as existing industrial activities and large-scale recreational activities that are located in the Rural Environment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Alice Lin		Genesis Energy	FS215.18	22.9	Oppose	Disallow	Oppose the decision sought and reject the relief sought by the submitter, and instead adopt the relief sought by Genesis' primary submission. This is because the amendments sought would exclude effects associated with other activities, such as industrial activities and recreational activities, that are located within the Rural Environment and form part of its existing character. It is argued that effects should not be limited to primary production activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Alice Lin		Genesis Energy	FS215.19	22.11	Oppose	Disallow	Oppose the relief sought by the submitter and adopt the relief sought by Genesis' primary submission as the amendments do not require sensitive activities to be separated from existing industrial and recreational activities, and do not consider reverse sensitivity effects with respect to these existing land use activities.

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Amendments to the Definitions of the Taupo District Plan Section 10	Alice Lin		Genesis Energy	FS215.20	26.15	Support	Allow	Genesis is supports the relief sought by the submitter in part, but wants to ensure consistency by using the existing definition of reverse sensitivity in the Waikato RPS. Reverse sensitivity is when an established activity causes potential, actual or perceived adverse environmental effects on a new activity, where the new activity may seek to restrict the operation or require mitigation of the effects of the established activity.
3 Objectives and Policies	Alice Lin		Genesis Energy	FS215.21	26.20	Oppose	Disallow	Genesis opposes the relief sought by the submitter, as they believe the existing objectives and policies are already comprehensive enough to capture primary production activities, and therefore there is no need for a further objective.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Alice Lin		Genesis Energy	FS215.22	26.25	Oppose	Disallow	Oppose the decision sought by the submitter, as their proposed amendments are not in line with the original submission by Genesis.
3b.2 Objectives and Policies - General Rural Environment	Alice Lin		Genesis Energy	FS215.23	26.27	Support	Allow	Genesis supports the adoption of a new policy that would prevent incompatible land use activities from establishing in rural environments, as long as the wording of the policy is consistent with the National Policy Statement of Highly Productive Land and does not prevent renewable electricity generation activities from being established in rural areas.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Alice Lin		Genesis Energy	FS215.24	26.29	Oppose	Disallow	The decision should be rejected as the suggested wording only applies to primary production activities, and does not take into account other activities in the rural environment which may be affected by reverse sensitivity.
4b.1 General Rules - General Rural Environment	Alice Lin		Genesis Energy	FS215.25	35.11	Oppose	Disallow	Genesis opposes the relief sought as it is inconsistent with their original submission. They believe that there may be certain industrial activities which require a rural environment, and that the current rule should be kept in place to ensure that these activities meet the necessary performance standards.
3b.2 Objectives and Policies - General Rural Environment	Alice Lin		Genesis Energy	FS215.26	91.12	Oppose	Disallow	Genesis opposes the relief sought by the submitter because they believe the scope of the objective would be too narrow and there would be uncertainty around the term 'essential infrastructure' without a definition.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Alice Lin		Genesis Energy	FS215.27	91.20	Oppose	Disallow	Genesis is requesting that an additional assessment be required for rural subdivision, to consider the adverse effects on infrastructure, renewable electricity generation activities and access to renewable energy resources. They are in opposition to the decision sought, but are willing to accept the relief if their primary submission is accepted.
3b.2 Objectives and Policies - General Rural Environment	Alice Lin		Genesis Energy	FS215.28	96.8	Oppose	Disallow	The decision sought should be rejected as the submission does not provide any details on how to manage the potential effects, and instead uses absolute terms which should not be accepted.
3b.3 Objectives and Policies - Rural Lifestyle Environment	Alice Lin		Genesis Energy	FS215.29	96.9	Oppose	Disallow	Oppose the decision sought by the submitter as they have not provided any qualifiers to the effects that need to be managed, and have used absolute terms which should not be accepted.
Amendments to the Definitions of the Taupo District Plan Section 10	Alice Lin		Genesis Energy	FS215.30	109.1	Support	Allow	Genesis is requesting an amendment to the definition of 'rural industry', which would require the acceptance of new definitions for 'Renewable Electricity Generation' and 'Renewable Electricity Generation Activities'. It is recommended that this relief be accepted as it is consistent with Genesis' original submission.

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Amendments to the Definitions of the Taupo District Plan Section 10	Alice Lin		Genesis Energy	FS215.31	110.2	Support	Allow	Genesis Energy is seeking for renewable electricity generation activities to be included in the amended definition of regionally significant infrastructure, as this is a defined term in the Waikato Regional Policy Statement. They believe this should be retained for consistency.
Amendments to the Definitions of the Taupo District Plan Section 10	Alice Lin		Genesis Energy	FS215.32	110.8	Support	Allow	Genesis has requested amendments to the definition of 'rural industry' in the National Planning Standards, and has requested that new definitions for 'renewable electricity generation' and 'renewable electricity generation activities' be included. They are willing to accept the changes to the definition of 'rural industry' provided their new definitions are included.
3b Rural Environment Chapter	Alice Lin		Genesis Energy	FS215.33	110.13	Support	Allow	Genesis supports the inclusion of a new Infrastructure/Network Utilities chapter, which would include renewable electricity generation activities. Alternatively, they accept the relief to delete references to the National Grid from the General Rural Environment chapter, as long as the proposed amendments still allow for the functioning and operation of infrastructure within the General Rural Environment.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.12 Maximum Artificial Light Level	Alice Lin		Genesis Energy	FS215.34	113.9	Oppose	Disallow	Oppose the decision sought and the reason given is that there are activities in the General Rural Environment that require 24-hour operation and lighting for operational and safety reasons.
3b.2 Objectives and Policies - General Rural Environment	Alice Lin		Genesis Energy	FS215.35	116.8	Oppose	Disallow	Genesis opposes the relief sought by the submitter, as they believe it would lead to an increase in lifestyle blocks in unsuitable locations.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Beverly Roberts		Dingle Roberts Trust	FS216.1	1.2	Support	Allow	This submitter supports the changes to lifestyle size and environs in the areas indicated.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units	Beverly Roberts		Dingle Roberts Trust	FS216.2	6.1	Support	Allow	The submitter supports allowing minor dwellings on lifestyle blocks, as it would provide an affordable living option for young adults who want to remain on the family farm but cannot afford current property prices.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.7 Minimum building setbacks	Beverly Roberts		Dingle Roberts Trust	FS216.3	11.2	Oppose	Disallow	Oppose the decision sought due to the fact that a 100m setback from the boundary is too far, resulting in a minimum 200+ metre wide division. It is argued that noise can be decreased through plantings instead.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Beverly Roberts		Dingle Roberts Trust	FS216.4	13.1	Support	Allow	The submitter supports the proposed smaller lots in the proposed zone, as it is believed that this is the best option.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units	Beverly Roberts		Dingle Roberts Trust	FS216.5	24.5	Support	Allow	The submitter supports assisting families into housing in the current difficult economic times, as well as allowing minor dwellings to enable intergenerational living.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units	Beverly Roberts		Dingle Roberts Trust	FS216.6	24.5	Support	Allow	Allows multigenerational living
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Beverly Roberts		Dingle Roberts Trust	FS216.7	30.1	Support	Allow	The submitter is requesting that rural lifestyle properties that are adjacent to general rural land be allowed to be subdivided into 2 hectare blocks without any restrictions. This would not have any negative impacts on the general rural land, as the boundaries are far away from dwellings and other areas that could be affected.

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4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.5 Minor residential units	Beverly Roberts		Dingle Roberts Trust	FS216.8	53.4	Support	Allow	Increase the distance between the main dwelling and a secondary dwelling from 20m to 40m in order to ensure adequate privacy in accordance with the lifestyle living.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.5 Minor residential units	Beverly Roberts		Dingle Roberts Trust	FS216.9	54.4	Support	Allow	The submitter supports an increase to 40m for a minor dwelling from the main dwelling, as 20m is considered to be a very small distance.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Beverly Roberts		Dingle Roberts Trust	FS216.10	55.5	Support	Allow	This submitter supports the decision sought to provide rural lifestyle blocks of 2ha, as it meets the demand for rural lifestyle living while still allowing enough space for families to live comfortably. It also ensures the effective use of infrastructure, as 4ha or more is too large and difficult to maintain for couples with both parents working.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Beverly Roberts		Dingle Roberts Trust	FS216.11	73.6	Support	Allow	The submitter proposes that the discretionary rule be amended to allow subdivision of lots bordering the General Rural Environment, provided that the lots are smaller than 4 hectares and the boundary of the lots is within 300m of the General Rural Environment boundary. It is argued that this will not have a negative impact on neighbouring General Rural land.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.1	79.18	Support	Allow	Submitter supports the amendment of a related rule to include assessment criteria for successful tourism activities, as these activities can generate high volumes of vehicle movements, although these are typically not from heavy vehicles which the policy specifically refers to.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.6	53.1	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.7	53.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.8	54.1	Support	Allow	This property should be included in the Rural Lifestyle Zone as it is within the additional area identified in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.9	54.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.10	73.1	Support	Allow	This property should be included in the Rural Lifestyle Zone as it is within the additional area identified for this zoning in submission #61.10.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.11	73.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.

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Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.12	80.1	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the area identified in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.13	80.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.14	81.1	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.15	81.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.16	92.1	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.17	116.1	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified for this zoning in submission #61.10.
Planning Maps	Kirsteen McDonald	McKenzie and Co	Sikka & Aggarwal Investment Limited	FS219.18	116.2	Support	Allow	This property should be included in the Rural Lifestyle zone as it is within the additional area identified in submission #61.10.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.2	26.29	Support	Allow	Federated Farmers have requested the inclusion of a new strategic direction in Chapter 2 of the Taupo District Plan, which would focus on rural sustainability and the protection of the rural economy and environment. This would involve the addition of objectives and policies to the plan.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.19	22.1	Support	Allow	District Plans are required to be consistent with the National Planning Standards.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.20	22.2	Support	Allow	District Plans are required to be consistent with the National Planning Standards.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.21	22.3	Support	Allow	It makes sense to ensure that all key terms used throughout the District Plan are defined in the Plan.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.22	22.5	Support	Allow	Support, as district plans must be consistent with the National Planning Standards.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.23	22.7	Support	Allow	It is appropriate to accept the relief sought in order to address the potential impact of sensitive activities on the general rural environment, rather than allowing them to occur without any consideration of their effects.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.24	22.8	Support	Allow	It is important to accept the relief sought in order to ensure that other activities established in the general rural zone or adjacent to it do not negatively affect existing activities who wish to continue their daily operations.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.25	22.11	Support	Allow	The decision sought is to accept the relief sought, as primary production is essential for the social and economic wellbeing of communities in the Taupo District, and the general rural zone is the main location for this activity.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.26	22.14	Support	Allow	Support relief sought as primary production can only occur in the general rural zone and should be given priority. Commercial and industrial activities have their own zones and could create negative impacts on primary production which should be avoided.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.27	23.3	Support	Allow	It is important that any definition included in the district plan is fit for purpose.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.28	23.4	Support	Allow	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.
4b.2 Performance Standards - General Rural Environment > 4b.2.9 Maximum Noise - Limits	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.29	25.17	Oppose	Disallow	Opposition is expressed to the decision sought to impose a 30-metre setback from boundaries for all residential and other buildings next to plantation forestry, as this would severely restrict how farmers use their properties. It is suggested that a smaller setback should be considered for buildings used for non-residential activities.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.30	26.1	Support	Allow	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.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.31	26.3	Support	Allow	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.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.32	26.4	Support	Allow	Support providing an appropriate definition for ancillary rural earthworks and a clear rule framework as it is necessary for everyday activities integral to productive land use in the rural zone.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.33	26.5	Support	Allow	Submitter supports the decision sought to accept the relief sought, as there is a need to provide for everyday activities that are essential for productive land use in the rural zone.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.34	26.6	Support	Allow	Submitter supports the relief sought as there is a need to provide for everyday activities that are integral to productive land use in the rural zone, and it is essential to include definitions for terms used in and relevant to primary production.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.35	26.7	Support	Allow	Submitter supports the relief sought as there is a need to provide for everyday activities that are integral to productive land use in the rural zone, and the inclusion of definitions for terms used in and relevant to primary production is essential.

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Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.36	26.8	Support	Allow	Submitter supports the acceptance of the relief sought, as there is a need to provide for everyday activities that are integral to productive land use in the rural zone, and the inclusion of definitions for terms used in and relevant to primary production is essential.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.37	26.9	Support	Allow	The submitter supports the relief sought to provide for everyday activities that are necessary for productive land use in rural zones. It is essential to include definitions for terms related to primary production.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.38	26.15	Support	Allow	This submitter supports the relief sought as there is a need to provide for everyday activities that are integral to productive land use in the rural zone, and it is essential to include definitions for terms used in and relevant to primary production.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.39	26.16	Support	Allow	The submitter supports the relief sought as there is a need to provide definitions for terms used in and relevant to primary production in order to facilitate everyday activities in the rural zone.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.40	26.10	Support	Allow	Support the relief sought, as it is necessary for the district plan to be consistent with the provisions of the National Policy Statement for Highly Productive Land, and thus it would be appropriate to include definitions for highly productive land and land based primary production in the district plan.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.41	26.11	Support	Allow	It is recommended that the Council accept the relief sought to include definitions for highly productive land and land based primary production in the district plan, as this is in line with the National Policy Statement for Highly Productive Land.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.42	26.12	Support	Allow	It is appropriate to define the setback from National Grid infrastructure based on the infrastructure itself, rather than the standard 12-metre setback, as this would allow private property owners to better utilise their land, without breaching common law private property rights. Therefore, it is recommended to accept the relief sought.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.43	26.14	Support	Allow	It is appropriate to accept the relief sought as the definitions should be consistent with the definitions contained in the National Planning Standards.
3 Objectives and Policies	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.44	26.20	Support	Allow	The submitter supports the relief sought, as it is necessary for primary production and ancillary activities to be located in a rural environment, as there are no other suitable zones for them.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.45	26.5	Support	Allow	Support the relief sought in order to maintain or enhance the rural character of the area, so that rural activities can continue to take place.
3b.2 Objectives and Policies - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.46	26.26	Oppose	Disallow	The submitter opposes the decision sought, which is to decline the relief sought for rural lifestyle living. This is because the relief should provide farmers the ability to subdivide their land and realise their investment in it as they near retirement.
3b.2 Objectives and Policies - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.47	26.27	Support	Allow	It is appropriate for the District Plan to be consistent with the relevant National Policy Statements
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.48	26.29	Support	Allow	The submitter supports the acceptance of relief sought in order to ensure that rural activities can continue to take place in rural areas.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.49	26.30	Support	Allow	The submitter supports the relief sought, as rural activities require land in the rural zone, and commercial and industrial activities should be prevented from setting up in the same zone.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.50	26.36	Support	Allow	The proposed setback of 12-metres from a critical electricity line is deemed overly restrictive and would infringe on common private property rights. Certain activities such as non-habitable buildings related to farming should be allowed within the corridor, as long as they do not obstruct access for maintenance, upgrading or repair. Therefore, the relief sought should be accepted.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.51	26.38	Support	Allow	The submitter supports the relief sought, which is the ability to carry out earthworks and indigenous vegetation clearance without having significant adverse effects on an outstanding natural landscape. It is argued that while manuka and kanuka are seen as being under threat, they are common and grown widely in New Zealand, and there may be times when some of them need to be cleared to allow private land to be utilised.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.52	26.44	Support	Allow	The district plan should accept the relief sought for minor residential accommodation, as different types of accommodation have different requirements that need to be recognised and provided for.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.53	26.44	Support	Allow	Support relief sought as the specified rule should be amended to remove the contradiction with an objective of the district plan.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.9 Home business, commercial, and retail activities	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.54	26.53	Support	Allow	The submitter supports the relief sought as the specified rule should not conflict with an objective of a district plan. It is therefore appropriate to amend the rule to remove this contradiction.
4b.2 Performance Standards - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.55	26.47	Support	Allow	Support relief sought as the specified rule should be amended to remove the contradiction with an objective of the district plan.
4b.2 Performance Standards - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.56	26.48	Support	Allow	It is recommended that the district plan provisions for the general rural environment should be accepted, as they provide for all activities that can and will occur in that environment.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.57	26.55	Support	Allow	The submitter supports the relief sought in a subdivision application in a general rural environment. The Council must assess the application and can decline it if the adverse effects will significantly impact existing activities.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.58	26.56	Support	Allow	Support relief sought in a subdivision application in the general rural environment. This is because it is appropriate for the Council to assess matters of discretion and decline the application if the adverse effects will significantly impact existing activities.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.59	35.5	Support	Allow	The submitter suggests that the relief sought should be accepted, as an objective should be clear and only address the issue it is intended to deal with.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.60	35.9	Support	Allow	The submitter supports accepting the relief sought, as it is important to avoid reverse sensitivity on existing activities in order to reflect the policy.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.61	35.10	Support	Allow	Federated Farmers does not support the inclusion of commercial and industrial activities in rural environments, as these activities should be limited to their own designated zones. If there is not enough commercial or industrial land available, the Council should look for other solutions, rather than allowing encroachment into the rural environment.
4b.1 General Rules - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.62	35.11	Support	Allow	Federated Farmers does not support allowing commercial and industrial activities to establish in rural environments, as these activities have their own designated zones in which they should be located. Therefore, the relief sought should be declined.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakainga	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.63	37.5	Support	Allow	Support relief sought, as activities that do not have a legitimate need to be in the rural environment should not be allowed to do so. This is due to land in the rural environment being limited and subject to national planning and environmental standards, and allowing activities that do not have a need to be in the rural environment would exacerbate restrictions on land use, which is unwarranted and inappropriate.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakainga	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.64	37.5	Support	Allow	Support relief sought, as a policy on reverse sensitivity needs to be written to focus on avoiding the effects on lawfully established activities, rather than just internalising the effects which does not help these activities.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.65	47.19	Oppose	Disallow	Oppose the relief sought by the submitter which would cover all non-residential and non-habitable buildings, which would be inappropriate and limit the use of private land.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.66	56.10	Support	Allow	The submitter supports the intent of the decision being sought, but it must be clear that the definition only applies to activities that were already in place when the plan change was notified. It would not be appropriate to provide for any activities that were not lawful at the time.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.67	56.3	Oppose	Disallow	We oppose the relief sought and support the reference to rural industry needing to be located within the general rural zone. However, we do not support the reference to existing activities and their future operations being ensured a place in the general rural environment, as this could potentially allow unlawful existing activities to gain a right which they are not entitled to.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.68	56.5	Support	Allow	Support the relief sought as lawfully established activities in the general rural environment should not be limited arbitrarily as they are working within agreed constraints and avoiding, remedying, or mitigating their potential adverse effects on the environment. However, new activities have the potential to introduce new adverse effects which could impact on the land available for primary production.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.69	56.8	Support	Allow	Federated Farmers does not support commercial and industrial activities in rural areas. Existing activities should be allowed, but new ones should be discouraged and should be kept to commercial and industrial zones in the district plan.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.70	56.14	Oppose	Disallow	Federated Farmers opposes allowing commercial and industrial activities in the general rural environment, except for those that were lawfully established and existing at the time the plan change was notified. They believe new commercial and industrial activities and expansions of activities located in the rural environment should be discouraged and should instead be located in commercial and industrial zones provided for in the district plan.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.71	57.8	Oppose	Disallow	It is not appropriate to give renewable electricity generation activities the same primacy as primary production activities when it comes to seeking land, as the availability of land for primary production has become a significant issue due to Council allowing other non-rural activities to be located in rural environments. Therefore, the relief sought should be declined and electricity generators should use the designation process to acquire land, which means they will have to engage with private landowners.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.72	57.9	Oppose	Disallow	Oppose the decision sought, as renewable electricity generation activities are not compatible with rural character due to their physical intrusiveness.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.73	57.10	Oppose	Disallow	The Submitter opposes the relief sought and suggests that matters related to network utilities should be addressed in the district wide rules, specifically section 4e.14.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.74	57.14	Oppose	Disallow	Oppose the decision sought as existing activities are able to continue without the amendments. Electricity generation and transmission are intrusive and not rural activities, so should not be able to benefit from the protections given to rural activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.75	57.15	Oppose	Disallow	Oppose the decision sought and the reason for this is that the amendments are inappropriate as residential activities are already provided for in the general rural environment. It is considered that restrictions on residential units should not be put in place as it may make it difficult for a resource to be accessed, even if it is not currently being used. It is suggested that this should be dealt with outside of the district plan through commercial agreements and contracts with private landowners.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.76	57.18	Oppose	Disallow	Therefore, the relief sought should be declined.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.77	57.20	Oppose	Disallow	The Submitter opposes the decision sought to grant the relief sought, as the amendment to the objective could have a negative impact on existing lawfully established uses and development rights.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.78	57.21	Oppose	Disallow	Federated Farmers opposes the proposed amendment to the relief as it would refer to geothermal areas and renewable electricity generation activities, which are commercial activities that need to make a profit.

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4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.79	57.25	Oppose	Disallow	Oppose the decision sought, as the relief is currently worded, due to the inclusion of a reference to reverse sensitivity effects. However, the additional criterion relating to constraining access to and/or the utilisation of renewable energy resources is not supported.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.80	57.25	Oppose	Disallow	The Submitter opposes the relief sought, which is to allow renewable electricity generation on privately owned land without any classification or consultation with the appropriate iwi and landowners. It is argued that there needs to be a way for Councils and private landowners to know what is being done on the land, and that the minimum classification should be a controlled activity with consultation being a matter for assessment.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.81	57.28	Oppose	Disallow	Oppose the relief sought as it would give priority to one activity over other activities that must comply with rules. Renewable electricity generation is important, but the national policy statement does not give it priority over other resource management requirements.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.82	57.29	Oppose	Disallow	Oppose the decision sought, as the amendment requested would give priority to one activity over others which must comply with the rules. Renewable energy is important, but the national policy statement does not give it precedence over other resource management requirements.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.83	57.39	Oppose	Disallow	The submitter is seeking to prioritize renewable electricity generation and access to renewable resources over primary production activities. However, a national policy statement does not give renewable electricity generators the right to access natural resources first over other users, and there needs to be a balance between all competing uses. Therefore, the relief should be declined.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.84	57.40	Oppose	Disallow	The submitter is seeking to prioritize renewable electricity generation activities over primary production activities, which also require access to natural resources. A national policy statement does not give renewable electricity generators the right to access natural resources first and above other users. Therefore, the relief sought should be declined in order to achieve a balance between all competing uses.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.85	57.46	Support	Allow	Support the relief sought, as it is important to have essential terms defined in the district plan. This is necessary to give effect to the Waikato Regional Policy Statement, and so it makes sense to use the definition of reverse sensitivity contained in that document.
3b.1 Introduction	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.86	68.14	Oppose	Disallow	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.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.87	68.15	Oppose	Disallow	It is not appropriate to give renewable electricity generation activities the same primacy as primary production activities and set aside land for them.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.88	68.15	Oppose	Disallow	The Submitter opposes the decision sought, as it believes that renewable electricity generation activities are not suitable for rural areas due to their physical intrusiveness. Therefore, the relief sought should be declined.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.89	68.17	Oppose	Disallow	The Submitter opposes the decision sought and suggests that the relief should be declined as it is better addressed in the district wide rules, section 4e.14 Network Utilities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.90	68.21	Oppose	Disallow	Oppose the decision sought, as the amendments are not necessary. Existing activities can continue to operate without the need for relief, but if they are expanded, it may become an issue. It is argued that electricity generation and transmission are intrusive and out of character with the rural environment and should not be able to benefit from the protections given to rural activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.91	68.22	Oppose	Disallow	Oppose the decision sought as the proposed amendments are deemed inappropriate as residential activities are already provided for in the general rural environment. It is argued that restrictions on residential units should not be put in place as it may make it difficult to access resources, even if they are not currently being used. It is suggested that this should be dealt with outside of the district plan, through commercial agreements and contracts with private landowners.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.92	68.25	Oppose	Disallow	Federated Farmers opposes allowing commercial and industrial activities to occur in the rural environment, as it would be detrimental to primary production.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.93	68.27	Oppose	Disallow	The relief sought should be declined.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.94	68.31	Oppose	Disallow	The Submitter opposes the decision sought to grant the relief sought as it would widen the scope of the objective to include all infrastructure, which would have an impact on existing lawfully established uses.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.95	68.32	Oppose	Disallow	Federated Farmers oppose the proposed amendment which seeks to include references to geothermal areas and renewable electricity generation activities as these are commercial activities which should be focused on making a profit.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.96	68.36	Oppose	Disallow	Oppose the decision sought and the reason given is to decline the relief sought. The inclusion of a reference to reverse sensitivity effects in the rule is supported, however the inclusion of an additional criterion relating to constraining access to and/or the utilisation of renewable energy resources is not.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.97	68.38	Oppose	Disallow	Oppose the decision sought. It is argued that 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. It is suggested that the minimum classification should be a controlled activity, with one of the matters for assessment being consultation with the appropriate iwi and landowners.

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4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.98	68.40	Oppose	Disallow	Oppose the decision sought and the reason given is that one activity should not be given priority exemption over rules that other activities are required to comply with, even though renewable electricity generation is a matter of national importance. The national policy statement does not give it priority over other resource management requirements.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.99	68.41	Oppose	Disallow	Oppose the decision sought as the amendment would give priority exemption to one activity over others which would have to comply with the rules. Renewable electricity generation is important but the national policy statement does not give it preferential treatment, so the relief sought should be declined.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.100	68.42	Oppose	Disallow	Decline the relief sought as it would give priority exemption to one activity over other activities which are required to comply with the rules. Renewable electricity generation is important, but the national policy statement does not give it more importance than other resource management requirements.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.101	68.50	Oppose	Disallow	The submitter is seeking to prioritize renewable electricity generation activities over primary production activities, but this should not be allowed as it would not create a balance between the competing uses of natural resources. A national policy statement should not give renewable electricity generators the right to access natural resources first and above other users.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.102	68.64	Support	Allow	Support the relief sought, as it is important to have essential terms defined in the district plan and the definition of reverse sensitivity contained in the Waikato Regional Policy Statement should be used.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.103	73.7	Support	Allow	Support the relief sought for rural landowners to generate income from parts of their properties with limited productive capacity. It suggests that the relief should be accepted, or at least wording with similar intent should be used.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.104	84.11	Support	Allow	Support the relief sought, as the definitions used in the district plan need to be consistent with the National Planning Standards, as local authorities are required to comply with the standards within certain timeframes.
3b.1 Introduction	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.105	84.12	Oppose	Disallow	The submitter opposes the submission to grant relief sought for renewable electricity generation activities in a rural environment. The reason for this is that the purpose of a rural environment is to support rural activities such as agricultural and horticultural, and renewable electricity generation activities do not fit this purpose.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.106	84.13	Oppose	Disallow	It is not appropriate to give renewable electricity generation activities the same priority as primary production activities when it comes to seeking land in rural environments. This is due to the fact that Council has allowed other non-rural activities to be located in rural environments over time, leading to a significant issue with the availability of land for primary production. Therefore, the relief sought should be declined and electricity generators should use the designation process to acquire land, which will involve engaging with private landowners.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.107	84.14	Oppose	Disallow	It is suggested to decline the relief sought as maintaining the established rural character is important and the amendment to the objective has the potential to dilute this character. A judgment would need to be made as to whether an activity is compatible with the rural character, which could vary from person to person unless appropriate guidance exists.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.108	84.15	Oppose	Disallow	The Submitter opposes the decision sought and suggests that the relief should be declined, as matters related to network utilities are better addressed in the district wide rules, section 4e.14 Network Utilities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.109	84.19	Oppose	Disallow	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.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.110	84.20	Oppose	Disallow	Oppose the decision sought, as the proposed amendments are not suitable for residential activities in the rural environment. It is unnecessary to restrict residential units when the resource is not being used, and this should be dealt with through commercial agreements with private landowners instead.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.111	84.23	Oppose	Disallow	Federated Farmers opposes the amendment of policy 3b.2.14 to include renewable electricity generation activities as commercial and/or industrial activities in the rural environment. They believe that primary production should be the only activity allowed in the rural environment and that commercial and industrial activities should be confined to commercial and industrial zones. They also acknowledge that renewable electricity generation activities may have a functional need to be in different environments, but this should not mean that they should automatically be allowed in the rural environment.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.112	84.25	Oppose	Disallow	Oppose the decision sought, as it is not appropriate to amend the original objective of maintaining the character of the rural lifestyle environment to include zoning for rural lifestyle development and reverse sensitivity effects on the general rural and industrial environments.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.9 Character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.113	84.30	Oppose	Disallow	Oppose the decision sought, as renewable electricity generation activities should not be considered part of the rural character due to the intrusive infrastructure needed for the generation of electricity.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.114	84.35	Oppose	Disallow	It is recommended to decline the relief sought as it could lead to activities with more than minor effects on the environment.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.115	84.37	Oppose	Disallow	Oppose the decision sought, as the amendment sought would give priority exemption to one activity over others which must comply with resource management requirements. Renewable electricity generation is important, but the national policy statement does not give it priority over other activities.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.116	84.38	Oppose	Disallow	Oppose the decision sought and the reason is that the amendment sought should not be given priority exemption over other activities that must comply with the rules. Renewable electricity generation is important, but the national policy statement does not give it more importance than other resource management requirements.

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4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.117	84.39	Oppose	Disallow	The decision sought should be declined as it would give preferential treatment to one activity over others, which would go against the national policy statement. Renewable electricity generation is important, but it should not be exempt from resource management requirements.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.118	84.48	Support	Allow	Support the relief sought, as it is important to have essential terms defined in the district plan. This is necessary to give effect to the Waikato Regional Policy Statement, and the definition of reverse sensitivity should be taken from that document.
3b.1 Introduction	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.119	93.26	Oppose	Disallow	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.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.120	93.27	Oppose	Disallow	The decision should be to decline the relief sought as it is not appropriate to give renewable electricity generation activities the same primacy as primary production activities and put land aside for them. This is due to Council allowing other non-rural activities to locate in rural environments over time, which has caused a significant issue with the availability of land for primary production. Therefore, electricity generators should use the designation process to acquire land and engage with private landowners.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.121	93.28	Oppose	Disallow	It is suggested to decline the relief sought as maintaining the established rural character is an important objective, and the proposed amendment to the objective has the potential to dilute it. As judgments would need to be made as to whether an activity is compatible with rural character, it is important to have appropriate guidance in place.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.122	93.29	Oppose	Disallow	The Submitter opposes the decision sought and suggests that the relief sought should be declined as the matter should be addressed in the district wide rules of section 4e.14 Network Utilities, which are specific to network utilities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.123	93.33	Oppose	Disallow	Existing activities will be able to continue to operate without the amendments, and electricity generation and transmission are not rural activities and should not be able to benefit from the protections given to rural activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.124	93.34	Oppose	Disallow	Oppose the decision sought, as the amendments proposed are not suitable for residential activities in a rural environment. It is argued that restrictions on residential units should not be imposed as it may make it difficult to access resources, even if they are not currently being used, and should instead be dealt with through commercial agreements and contracts with private landowners.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.125	93.37	Oppose	Disallow	Federated Farmers opposes the amendment of policy 3b.2.14 Commercial and industrial activity to exclude renewable electricity generation activities from being considered as commercial and/or industrial activities in the general rural environment. They believe that primary production should only occur in the rural environment, while commercial and industrial activities should be restricted to commercial and industrial zones. They also believe that renewable electricity generation activities should not automatically be allowed to occur in the rural environment.

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3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.126	93.39	Oppose	Disallow	The submitter opposes the decision sought to amend the existing objective in the chapter dealing with the general rural and rural lifestyle environments to include a specific objective focused on maintaining the character of the rural lifestyle environment. The proposed amendment would also zone part of the rural zone to provide for rural lifestyle development, and bring in the issue of reverse sensitivity effects on the general rural and industrial environments. It is argued that these amendments are outside the scope of the original objective and are therefore inappropriate.
4b.1 General Rules - General Rural Environment > 4b.1.4 Electricity Generation Core Sites, Renewable Energy Generation Activities and Geothermal Steamfields	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.128	93.50	Oppose	Disallow	It is recommended that the relief sought be declined as it could lead to activities that have more than minor effects on the environment and 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.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.129	93.52	Oppose	Disallow	The relief sought is opposed as it would give one activity priority exemption over other activities that must comply with the rules. Renewable electricity generation is important, but the national policy statement does not give it priority over other resource management requirements.
4b.1 General Rules - General Rural Environment > 4b.1.8 Buildings within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.130	93.53	Oppose	Disallow	Opposition is expressed to the amendment sought as it would give renewable electricity generation priority over other activities which must comply with resource management requirements. Although renewable electricity generation is of national importance, the related policy statement does not give it precedence over other activities.
4b.1 General Rules - General Rural Environment > 4b.1.9 Earthworks within Outstanding Landscape Areas	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.131	93.54	Oppose	Disallow	Decline the relief sought as it would give priority exemption to one activity over others which must comply with rules. Renewable electricity generation is important, but the national policy statement does not give it special privileges over other resource management requirements.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.132	93.78	Support	Allow	Support relief sought, as it is important to have essential terms defined in the district plan. This is necessary to give effect to the Waikato Regional Policy Statement, and the definition of reverse sensitivity should be used from this document.
3b.2 Objectives and Policies - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.133	96.8	Oppose	Disallow	The submitter is seeking relief from Section 6(f) of the Resource Management Act 1991, which requires the protection of historic heritage from inappropriate subdivision, use, and development. However, the wording of the proposed relief is deemed inappropriate and has the potential to adversely affect private landowners' ability to use their land, so the relief should be declined.
3b.3 Objectives and Policies - Rural Lifestyle Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.134	96.9	Oppose	Disallow	Oppose the decision sought by the submitter as the wording put forward has the potential to negatively impact private landowners and does not make the distinction required by Section 6(f) of the Resource Management Act 1991.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.135	109.4	Support	Allow	It is appropriate to accept the relief sought to limit or exclude commercial and industrial activities from the general rural zone.

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4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.136	109.5	Support	Allow	It is recommended that the relief sought to limit or exclude commercial and industrial activities from the general rural zone be accepted.
4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.137	109.8	Support	Allow	It is appropriate that commercial and industrial activities are limited if not fully excluded from establishing in the general rural zone
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.138	110.9	Oppose	Disallow	The Submitter opposed the decision sought to impose a definition that includes setbacks of more than 35 metres from transmission lines on towers, as it would be an inappropriate restriction on private landowners and limit their ability to use their land.
Amendments to the Definitions of the Taupo District Plan Section 10	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.139	110.9	Oppose	Disallow	The submitter is requesting a 12 metre setback, however this is not realistic as other district plans have a range of 10-12 metres depending on the circumstances. It is important to consider that the submitter does not own the land and compromise is necessary to ensure all parties are satisfied.
3b.1 Introduction	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.140	110.14	Support	Allow	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.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.141	110.15	Oppose	Disallow	The submitter opposes the relief sought, as it would be more suitable to address matters related to the National Grid in a dedicated infrastructure chapter, rather than repurposing the chapter on rural and rural lifestyle environments.
3b.2 Objectives and Policies - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.142	110.16	Oppose	Disallow	The submitter opposes the submission to repurpose the chapter on the general rural and rural lifestyle environments to focus on the National Grid, as it would be more appropriate to address all matters associated with the National Grid in an infrastructure chapter. It is also noted that a balance needs to be achieved to ensure that the operation of the Grid does not adversely impact on other legally established rural activities.
4b.1 General Rules - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.143	110.20	Oppose	Disallow	The Council opposes the relief sought as it does not follow the provisions of the Resource Management Act 1991 and would not be consistent with other district plans. Additionally, there may be other ways to achieve the same effect without such severe restrictions.
4b.2 Performance Standards - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.144	110.21	Oppose	Disallow	The Council opposes the relief sought as it would impose severe restrictions and bypass the processes defined in the Resource Management Act 1991. It would also not achieve consistency with other district plans as the submitter's request has been challenged through the district plan, plan change process.
4b.1 General Rules - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.145	110.22	Oppose	Disallow	The Council opposes the relief sought as it would not achieve the same effect as the National Policy Statement on Electricity Transmission, and would also go against the processes defined in the Resource Management Act 1991. It would also not be consistent with other district plans.

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4b.2 Performance Standards - General Rural Environment	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.146	110.23	Oppose	Disallow	The Council opposes the relief sought as it does not believe it is the best way to achieve the policies of the National Policy Statement on Electricity Transmission. It would also bypass the processes set out in the Resource Management Act 1991. Furthermore, the relief sought is not consistent with other district plans.
4b.5 Subdivision Rules	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.147	110.24	Oppose	Disallow	The Council should oppose the decision sought by the submitter as it seeks to impose restrictions on private land without engaging with private landowners and attempts to work around the provisions of the Resource Management Act 1991. The Council is required to follow the processes defined in the Act, so the relief sought is inappropriate.
4b.5 Subdivision Rules	Jo-Anne Cook Munro	Federated Farmers of New Zealand		FS220.148	110.25	Oppose	Disallow	The Council should decline the relief sought by the submitter as it attempts to impose further restrictions on private land without engaging with private landowners, and it attempts to work around the provisions of the Resource Management Act 1991 which provide the process for how affected parties and notification are determined.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.1	6.1	Support	Allow	The submitter supports the provision of minor dwellings, which are small dwellings such as granny flats or studio apartments. The reason for this support is to provide additional housing options for those who cannot afford larger dwellings.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.5 Temporary Activities	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.2	8.1	Oppose	Disallow	This further submission supports temporary activities as permitted activities, as they can provide a range of benefits to the local area.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.3	9.5	Support	Allow	Support provision for temporary activities
Plan Change 42 - General Rural and Rural Lifestyle Environments	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.4	9.6	Support	Allow	The submitter supports the implementation of a new policy that will allow temporary activities.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.5	22.7	Support	Allow	The submitter supports amending the objective to allow for tourism and visitor accommodation in rural areas, as long as it does not interfere with primary production activities.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.6	22.8	Support	Allow	The submitter supports the amendment to include the words 'Primary Production' into the objective.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.7	22.9	Support	Allow	Submitter supports allowing odour and dust associated with primary production activities as part of the rural character, and also supports the reference to air-based effects of primary production activities.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.8	24.3	Support	Allow	The submitter supports allowing minor dwellings as a permitted activity, as it is seen as a viable solution for housing needs.

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4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.9	24.4	Support	Allow	The submitter supports allowing minor dwellings as a permitted activity, as it provides an affordable housing option for those unable to access the housing market.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.2 Minor residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.10	24.5	Support	Allow	The submitter supports allowing minor dwellings as a permitted activity, as it is seen as a beneficial and viable option.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.11	24.6	Support	Allow	Support the rural and rural lifestyle zoning
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.12	25.3	Support	Allow	Support the change of wording from 'infrequent' to 'appropriate' in order to support the point that rural vehicle movements are not infrequent, but appropriate.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.13	25.4	Support	Allow	The submitter supports the submission to delete the policy or rewrite it to allow the use of heavy vehicles for rural production. The reason for this is to protect the transport network and not limit the use of heavy vehicles.
3 Objectives and Policies	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.14	26.20	Support	Allow	Activities ancillary to primary production should be allowed in the general rural zone, as long as they are consistent with the objectives of the zone.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.15	26.23	Support	Allow	The submitter supports the amendment of the General Rural zone to enable Maori cultural activities, tourism activities, visitor accommodation and renewable electricity generation and transmission activities, as long as these activities do not negatively affect the productive use of rural land.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.16	26.25	Support	Allow	Support extended characterization of the rural environment
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.17	26.29	Support	Allow	New sensitive activities should be managed in the general rural environment to avoid any negative impacts on primary production activities. If this is not possible, measures should be taken to mitigate or reverse any sensitivity effects.
4b.2 Performance Standards - General Rural Environment > 4b.2.7 Minor residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.18	26.44	Oppose	Disallow	The submitter is opposed to the decision sought to reduce the size of minor dwellings to 65m2 and decrease the distance from primary dwellings to 15m, as they believe this is overly restrictive and does not provide enough privacy. They suggest that the size should remain at 100m2 and the distance should be increased to at least 20m.
4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.19	26.45	Oppose	Disallow	Oppose the proposed amendments to 4b.2.8(i) and the reason for this is that small commercial activities in the rural zone provide a range of benefits to rural communities, including social connection, alternative employment and reduced vehicle trips and emissions. It is argued that the proposed 100m2 restriction is too restrictive and should be increased to 300m2.

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4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.7 Minimum building setbacks	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.20	26.52	Oppose	Disallow	Oppose the proposed amendments to 4b.2.7, as it is felt that the 15m buffer is not enough to address potential reverse sensitivity effects.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.21	35.9	Support	Allow	The submitter supports the decision sought to manage subdivision and land use activities in order to avoid reverse sensitivity effects on lawfully established activities. The suggested wording of the new policy is to ensure that these activities are managed in order to avoid such effects.
4b.2 Performance Standards - General Rural Environment > 4b.2.4 Maximum density of primary residential units	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.22	37.13	Support	Allow	The submitter supports retaining the rule that provides an exemption for papakainga (Māori communal housing) from certain regulations.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakainga	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.23	40.2	Support	Allow	Supports the decision sought to retain objective support provision for papakainga, as it is seen as beneficial for the community.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.24	40.12	Support	Allow	Retain the proposed papakainga, with a clear definition of what it is.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakainga	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.25	40.13	Support	Allow	Retain the objective of supporting clear objectives for papakainga.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.7 Papakainga	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.26	49.2	Support	Allow	Retain the objective of papakainga, which is a form of Māori housing. The reason for this is to support the development of papakainga and its associated benefits.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.27	56.5	Support	Allow	Support the decision sought to delete the standard for vehicle movements in rural zones, and opposes any restrictions on vehicle movements in rural zones.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.11 Heavy vehicle movements	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.28	56.12	Support	Allow	The submitter supports the deletion of a policy that restricts the movement of heavy vehicles, as it is in opposition to the policy.
Section 32	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.29	56.28	Support	Allow	The submitter supports the deletion of the heavy vehicle movements rule as it is outdated and no longer necessary.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.30	56.32	Support	Allow	The submitter supports reducing the 15m setback rule for non-residential buildings, as it is believed that this would be beneficial.

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4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.31	56.33	Support	Allow	The submitter supports the deletion of the vehicle movement rule (standard 4b.4.1) due to a lack of evidence to demonstrate the impact of heavy vehicles on rural roads.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.32	79.17	Support	Allow	Allow the amended wording "variable (weekly and seasonally) vehicle movements to and from the site" as the rural environment does not have infrequent vehicle movements, and "variable" is a better characterization.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.16 Papakainga	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.33	79.23	Support	Allow	The submitter is in support of retaining the policy for Papakainga development, as it is seen as beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.2 Maximum building coverage	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.34	79.35	Support	Allow	The submitter supports increased building coverage, as it is believed that it will be beneficial.
4b.2 Performance Standards - General Rural Environment > 4b.2.3 Maximum building size	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.35	79.36	Support	Allow	The submitter supports increasing the size of buildings to meet the demands of a growing population and the need for more housing.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.1 Vehicle movements	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.36	79.46	Support	Allow	The submitter supports the decision sought to delete or amend an infringement of a rule to a Restricted Discretionary Activity. The reason for this is to make it clear what the key issue is and what mitigation is expected. Additionally, there is opposition to the vehicle movements policy as there is no evidence to suggest this is an issue.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.2 Maximum building coverage	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.37	79.47	Support	Allow	The submitter supports the retention of a rule that would provide greater flexibility for buildings, allowing for more creative and innovative designs.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.3 Maximum building size	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.38	79.48	Support	Allow	The submitter supports the decision sought to retain the rule that provides greater flexibility for buildings, as it allows for more options and opportunities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.39	83.4	Support	Allow	Delete the policy as it does not take into account the seasonal nature of activities conducted in rural environments, where vehicle movements may be more frequent at certain times of the year.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.40	83.5	Support	Allow	The submitter supports the submission to retain the policy of allowing minor dwellings and provides a reason for doing so.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.41	83.6	Support	Allow	The submitter supports allowing buildings to be built 10m from boundaries, and opposes 200m setbacks.

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4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.42	88.2	Support	Allow	General setbacks to apply 200 meters, as this would reduce the cost of the activity by eliminating the need for vehicle access and infrastructure such as electricity for distances greater than 200 meters.
4b.2 Performance Standards - General Rural Environment > 4b.2.8 Commercial and industrial activities, and home businesses	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.43	88.3	Support	Allow	Increase the permitted gross floor area from 100m2 to 300m2 as the current limit is too restrictive for commercial use in the rural zone.
4b.2 Performance Standards - General Rural Environment > 4b.2.6 Minimum building setbacks	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.44	91.17	Support	Allow	The submitter is requesting an amendment to the current 200m setback requirement, as it is deemed impractical.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.45	91.23	Support	Allow	Retain the definition of a papakainga, which is a Māori form of housing, and to provide support for this decision.
4b.2 Performance Standards - General Rural Environment > 4b.2.1 Vehicle movements	Sarah Hunt		Wairarapa Moana ki Pouakani Incorporation	FS221.46	113.6	Oppose	Disallow	Oppose limits to vehicle movements - no evidence this is necessary
Plan Change 42 - General Rural and Rural Lifestyle Environments	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.1	9.5	Support	Allow	On occasion (during scheduled or extensive power outages), RNZ uses a back-up generator to ensure its radiocommunication facilities to continue to operate. RNZ supports inclusion of objectives and policies for temporary activities, but seeks recognition that temporary activities can also be required for the safe and efficient functioning of infrastructure.
Amendments to the Definitions of the Taupo District Plan Section 10	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.2	22.3	Support	Allow	The submitter is requesting a definition for sensitive activities such as residential activity, visitor accommodation, community facility, educational facility, tourism activities, camping grounds, conference facilities, and healthcare facilities. RNZ supports this request in order to ensure that activities with a greater potential to impact the environment are managed appropriately.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.3	68.20	Support	Allow	RNZ consider that, if primary production is explicitly recognised, so too should significant infrastructure.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.4	68.24	Support	Allow	RNZ is in support of amending Policy 3b.2.13 to require that any adverse effects generated by a new sensitive activity must be managed within the allotment to avoid adversely affecting neighbouring activities.
Plan Change 42 - General Rural and Rural Lifestyle Environments	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.5	9.6	Support	Allow	On occasion (during scheduled or extensive power outages), RNZ uses a back-up generator to ensure its radiocommunication facilities to continue to operate. RNZ supports inclusion of objectives and policies for temporary activities, but seeks recognition that temporary activities can also be required for the safe and efficient functioning of infrastructure.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Annabelle Lee	Chapman Tripp	Radio New Zealand	FS224.6	68.20	Support	Allow	RNZ is in support of amending Objective 3b.2.6 of the subdivision and development regulations, which states that the impacts on infrastructure must not compromise the safe and efficient functioning of infrastructure.
Amendments to the Definitions of the Taupo District Plan Section 10	Trudi Burney	Transpower New Zealand Limited		FS225.1	26.12	Oppose	Disallow	Transpower opposes the decision sought to disallow their original submission which sought a new definition for the National Grid Yard. They accept a 10m setback from the centreline for poles, but seek a 12m setback from support structures for safety reasons and to ensure the National Grid is not compromised. This is consistent with the district plan approach sought across New Zealand.
Amendments to the Definitions of the Taupo District Plan Section 10	Trudi Burney	Transpower New Zealand Limited		FS225.2	26.15	Oppose	Disallow	Transpower opposes the decision sought to allow relief sought as it would create a definition that only applies to Horticulture NZ, which could have wider implications for how the term is used in other activities.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Trudi Burney	Transpower New Zealand Limited		FS225.3	26.23	Oppose	Disallow	Transpower opposes the decision sought as the wording is too general and does not take into account the National Policy Statement on Highly Productive Land. The policy states that certain activities which have a functional or operational need can be on the highly productive land, which is not reflected in the decision sought.
Amendments to the Definitions of the Taupo District Plan Section 10	Trudi Burney	Transpower New Zealand Limited		FS225.4	26.7	Oppose	Disallow	Transpower opposes the proposed decision as it does not accurately reflect clause 3.9(2)(j) of the NPS-HPL. Specifically, the wording of clause ii) refers to functional needs, while the NPS-HPL refers to 'operational need'. Additionally, the conjunctive nature of the wording implies that all matters i. to v. must be met, which is unclear as vi is included.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.5	26.36	Oppose	Disallow	Transpower opposes the rule sought by OS26.36 as it is inconsistent with the relief they sought in their submission. They argue that NZECP34 is not sufficient to give effect to the NPSET as it does not address matters to ensure the operation and maintenance of the National Grid is not compromised. They also note that the rule amends the activity status to permitted without corresponding activity statuses for those activities not permitted or provided for.
3b.2 Objectives and Policies - General Rural Environment	Trudi Burney	Transpower New Zealand Limited		FS225.6	39.10	Oppose	Disallow	Transpower is opposed to the decision sought in OS39.10 as it believes it will limit the upgrade or development of electricity transmission activities in rural areas.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Trudi Burney	Transpower New Zealand Limited		FS225.9	57.10	Support	Allow	Transpower is seeking relief from specific National Grid provisions in order to implement the National Policy Statement on Electricity Transmission (NPSET) and the National Policy Statement on Electricity Generation (NPSREG). They support the new objective proposed by the National Grid as it provides a specific objective to give effect to the NPSET and NPSREG.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Trudi Burney	Transpower New Zealand Limited		FS225.10	57.14	Oppose	Disallow	Transpower supports the intent of the policy but has concerns the wording "will not compromise the character" could be applied to electricity transmission activities. It is suggested the wording be clarified to make the intent clearer.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.11	57.28	Oppose	Disallow	Transpower opposes the rule in the plan and the relief sought by the submitter, as they believe that the rule should reflect a nationwide approach and give effect to the NPSET. They argue that renewable electricity generation activities should be assessed through the consenting process, as they can be substantial structures in relation to the National Grid.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Trudi Burney	Transpower New Zealand Limited		FS225.15	68.17	Support	Allow	In its submission Transpower sought a new objective specific to the National Grid to give effect to the NPSET. Should that relief not be granted, Transpower supports the relief sought in the submission point OS68.17
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Trudi Burney	Transpower New Zealand Limited		FS225.16	68.20	Support	Allow	Notwithstanding the relief sought by Transpower in its original submission for specific National Grid provisions to give effect to the NPSET, Transpower supports the relief sought on the basis the wording gives effect to NPSET Policy 10.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.17	68.40	Oppose	Disallow	Transpower opposes the rule in the plan proposed by the submitter and seeks a National Grid rule that reflects a nationwide approach and gives effect to the NPSET. They believe that renewable electricity generation activities should be assessed through the consenting process as they can be substantial structures.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.18	84.37	Oppose	Disallow	Transpower opposes the decision sought by the submitter and believes that the rule in the plan should reflect the nationwide approach and give effect to the NPSET. Renewable Electricity Generation activities should be assessed through the consenting process to determine their appropriateness in relation to the National Grid.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.19	93.52	Oppose	Disallow	Transpower opposes the rule in the plan proposed by the submitter, as they believe that renewable electricity generation activities should be assessed through the consenting process. They seek a specific National Grid rule that reflects their nationwide approach and gives effect to the NPSET.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.20	106.19	Oppose	Disallow	Transpower opposes the decision sought as it believes that the extension and application of Rule 4b.1.7 to assets not owned or operated by Transpower is not in line with the National Policy Statement on Electricity Transmission (NPSET). Transpower believes that the NPSET is specific to electricity transmission for all parts of the National Grid, which is defined in the NPSET as the assets used or owned by Transpower NZ Ltd.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.7 High voltage transmission lines	Trudi Burney	Transpower New Zealand Limited		FS225.21	106.20	Oppose	Disallow	Transpower opposes the decision sought as they believe the Rule 4b.3.7 should not be applied to assets not owned or operated by them, as the NPSET (National Policy Statement on Electricity Transmission) is specific to electricity transmission for all parts of the National Grid which is defined as the assets used or owned by Transpower NZ Ltd.
3b.2 Objectives and Policies - General Rural Environment	Trudi Burney	Transpower New Zealand Limited		FS225.26	91.12	Oppose	Disallow	Transpower opposes the relief sought due to the lack of a definition of 'essential infrastructure' and the reference to 'where it is possible to do so' in the amendments to Objective 3b.2.6, which does not give effect to the NPSET policies 10 and 11.
Amendments to the Definitions of the Taupo District Plan Section 10	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.5	23.3	Oppose	Disallow	HNZPT is opposed to the submission point as it stands, as it includes references to historic values and resources which are too broad and could lead to the conservation of historic heritage being guided by terms which are not well-known. They suggest that the submission point be rejected or amended to remove the references to historic values and resources.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.6	53.7	Oppose	Disallow	That the submission point be rejected or amended with the removal of references to historic values and historic resource.

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4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.7	54.7	Oppose	Disallow	HNZPT is supportive of the proposed assessment criteria given that the same cultural and historic heritage assessment criteria is part of other subdivision rules, which HNZPT has supported. However, HNZPT does have some concerns that dependant on location, smaller lots could have adverse impacts on cultural landscapes and other historic heritage values and consideration should be give as to how this would be managed at the item of subdivision, in a manner that provides <u>protection for these important matters.</u>
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.8	80.7	Oppose	Disallow	HNZPT is supportive of the proposed assessment criteria given that the same cultural and historic heritage assessment criteria is part of other subdivision rules, which HNZPT has supported. However, HNZPT does have some concerns that dependant on location, smaller lots could have adverse impacts on cultural landscapes and other historic heritage values and consideration should be give as to how this would be managed at the item of subdivision, in a manner that provides <u>protection for these important matters.</u>
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.9	81.7	Oppose	Disallow	HNZPT is supportive of the proposed assessment criteria given that the same cultural and historic heritage assessment criteria is part of other subdivision rules, which HNZPT has supported. However, HNZPT does have some concerns that dependant on location, smaller lots could have adverse impacts on cultural landscapes and other historic heritage values and consideration should be give as to how this would be managed at the item of subdivision, in a manner that provides <u>protection for these important matters.</u>
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.10	116.7	Oppose	Disallow	HNZPT is supportive of the proposed assessment criteria given that the same cultural and historic heritage assessment criteria is part of other subdivision rules, which HNZPT has supported. However, HNZPT does have some concerns that dependant on location, smaller lots could have adverse impacts on cultural landscapes and other historic heritage values and consideration should be give as to how this would be managed at the item of subdivision, in a manner that provides <u>protection for these important matters.</u>
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.11	82.7	Oppose	Disallow	HNZPT is supportive of the proposed assessment criteria given that the same cultural and historic heritage assessment criteria is part of other subdivision rules, which HNZPT has supported. However, HNZPT does have some concerns that dependant on location, smaller lots could have adverse impacts on cultural landscapes and other historic heritage values and consideration should be give as to how this would be managed at the item of subdivision, in a manner that provides <u>protection for these important matters.</u>
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.12	26.58	Oppose	Disallow	Heritage New Zealand (HNZPT) is against the proposed decision to reject the bonus lot subdivision rule, as they believe it can lead to beneficial heritage outcomes.
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	Carolyn McAlley	Heritage New Zealand Pouhere Taonga		FS226.13	91.21	Support	Allow	HNZPT supports the intent of the submission point to include other matters as part of bonus lot provisions as HNZPT have also sought a similar extension of the applicability of this provision in their original submission.
Amendments to the Definitions of the Taupo District Plan Section 10	Richard Milner	NZ Helicopter Association		FS227.1	23.2	Support	Allow	Support amendment which includes a definition of intermittent use of rural airstrips and landing areas.

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Amendments to the Definitions of the Taupo District Plan Section 10	Richard Milner	NZ Helicopter Association		FS227.2	23.3	Support	Allow	The submitter supports the amendment to allow for weed and pest control on conservation land by aircraft. The reason for this is to accept the inclusion of the definition.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Richard Milner	NZ Helicopter Association		FS227.3	23.9	Support	Allow	The New Zealand Historic Association (NZHA) supports the inclusion of conservation activities in the objective, as it recognises the importance of conservation activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Richard Milner	NZ Helicopter Association		FS227.4	23.11	Support	Allow	NZHA supports the addition of agricultural aviation activities to the policy as it will provide a more comprehensive and balanced approach to the protection of the rural environment.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	Richard Milner	NZ Helicopter Association		FS227.5	23.12	Support	Allow	NZHA is in favour of agricultural aviation activities being added as an exemption to the Performance Standard.
Planning Maps	Adair Jeffries			FS228.1	1.1	Support	Allow	The submitter seeks to allow the entire submission point, as it is believed that one can be self sufficient on 5 acres.
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.1	4.4	Oppose	Disallow	Therefore, the relief sought by the submitter should be rejected.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.2	10.1	Oppose	Disallow	The existing Rural Environment Zoning should be retained and no additional rural lifestyle blocks should be allowed to be created within this area.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.3	10.3	Oppose	Disallow	The existing Rural Environment Zoning should be retained.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.4	13.1	Oppose	Disallow	The proposal to allow smaller lot sizes and rural lifestyle subdivision and development to occur in the area along Centennial Drive is opposed for the reasons set out in the original Companies submission. The existing Rural environment zoning along Centennial Drive should be retained.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.5	14.1	Oppose	Disallow	The proposal to allow smaller lot sizes and rural lifestyle subdivision and development to occur in the area along Centennial Drive is opposed for the reasons set out in the original Companies submission. The existing Rural environment zoning along Centennial Drive should be retained.

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Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.6	18.1	Oppose	Disallow	The proposed amendment to the planning maps to rezone the land from Rural Environment to Rural Lifestyle Environment should be rejected.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.7	27.1	Oppose	Disallow	Retain existing Rural Environment zoning.
3b.3 Objectives and Policies - Rural Lifestyle Environment	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.8	27.2	Support	Allow	Therefore, the relief sought by the submitter should be rejected and the existing Rural Environment zoning should be retained along both sides of Centennial Drive.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.9	28.1	Oppose	Disallow	Reject the relief sought by the submitter. Retain the existing Rural Environment zoning along both sides of Centennial Drive.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Popeye Development Limited, Taupo Motorsport Park	FS230.10	100.1	Oppose	Disallow	The submitter is seeking the ability to subdivide property at 390 Centennial Drive
4b.5 Subdivision Rules > 4b.5.8 Subdivision - Bonus Lots	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.1	4.4	Oppose	Disallow	The submitter's request to amend Rule 4b.5.8 Subdivision Bonus Lots should be rejected as it is inconsistent with the original submission from Taupo Racing Club, which sought to retain the current Rural Environment zoning on Centennial Drive. Bonus lots should not be created in close proximity to the Taupo Racing Club, and should not be allowed near existing industrial activities or large-scale recreational activities without considering reverse sensitivity effects.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.2	10.1	Oppose	Disallow	The existing Rural Environment Zoning should be retained and subdivision for the creation of additional rural lifestyle blocks should not be allowed.

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4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.3	10.3	Oppose	Disallow	The submitter is proposing amendments to Rule 4b.5.3 Subdivision – Rural Lifestyle Environment that would allow existing rural lifestyle blocks along Centennial Drive to subdivide to one hectare as of right. This proposal is opposed as it would increase the density of subdivision and allow rural lifestyle subdivision and development to occur at Centennial Drive. The rezoning of land from Rural Environment to Rural Lifestyle Environment in the Centennial Drive area is also opposed, as it is inconsistent with the original submission by Taupo Racing Club.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.4	13.1	Oppose	Disallow	The submitter is proposing to allow more intensive subdivision (smaller lot sizes) in the Centennial Drive area, but this is opposed as it is inconsistent with the original submission by Taupo Racing Club. The existing 'Rural Environment' zoning should be retained.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.5	14.1	Oppose	Disallow	The submitter is seeking to rezone additional areas of land, including land along both sides of Centennial Drive, for rural lifestyle subdivision and development. However, the proposal is opposed and the existing 'Rural Environment' zoning should be retained.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.6	18.1	Oppose	Disallow	The submitter is seeking to rezone additional areas of land along Centennial Drive from Rural Environment to Rural Lifestyle Environment, however this should be rejected as it is inconsistent with the original submission by Taupo Racing Club. The existing Rural Environment zoning should be retained.
3b.3 Objectives and Policies - Rural Lifestyle Environment	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.7	27.2	Oppose	Disallow	The existing Rural Environment zoning should be retained along both sides of Centennial Drive.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.8	28.1	Oppose	Disallow	The submitter is proposing to rezone additional areas of land, including land along both sides of Centennial Drive, for rural lifestyle subdivision and development. This proposal is opposed as it is incompatible with existing land use activities in the area, such as Geothermal Power Stations, Taupo Motorsport Park and Taupo Racing Club. Therefore, the existing Rural Environment zoning should be retained along both sides of Centennial Drive.
Planning Maps	Mark Chrisp	Mitchel Daysh Limited	Taupo Racing Club Inc.	FS231.9	100.1	Oppose	Disallow	Reject the relief sought by the submitter to subdivide the property at 390 Centennial Drive and to retain the existing Rural Environment zoning along both sides of Centennial Drive.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.1	22.1	Support	Allow	Horticulture New Zealand supports the inclusion of definitions from the National Planning Standards for intensive indoor primary production in decision-making.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.2	22.2	Support	Allow	HortNZ supports the decision to include definitions of primary production from the National Planning Standards.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.3	22.3	Support	Allow	HortNZ supports the inclusion of a definition for sensitive activities in order to help implement a policy framework for reverse sensitivity.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.4	91.10	Support	Allow	HortNZ supports the acceptance of the submission to include a definition and provisions for highly productive land, as it believes this will be beneficial.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.5	110.11	Support	Allow	HortNZ supports the inclusion of a definition for National Grid Yard in OS110.11, as they believe it is necessary for the successful implementation of the submission.

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Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.6	110.12	Oppose	Disallow	Oppose the decision sought by the submitter to expand the definition of sensitive activities beyond the NPSET definition, which includes schools, residential buildings and hospitals.
3b.1 Introduction	Sarah Cameron		Horticulture New Zealand	FS233.7	22.4	Support	Allow	HortNZ supports submission OS22.4 and amend 3b.1 as requested by the submitter, as it would align with the National Planning Standards and provide a better description of primary production activities in the zone.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Sarah Cameron		Horticulture New Zealand	FS233.8	23.6	Support	Allow	HortNZ is in support of the proposed objective to enable primary production, and is requesting that it be accepted.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Sarah Cameron		Horticulture New Zealand	FS233.9	57.8	Oppose	Disallow	HortNZ opposes the submission to amend 3b.2.1 as they believe that separate objectives should be retained for primary production and other activities, such as renewable electricity generation and transmission activities. They believe that Objective 3b.2.4 already provides for these activities and that a new objective is not necessary.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Sarah Cameron		Horticulture New Zealand	FS233.10	68.15	Oppose	Disallow	HortNZ opposes the submission to amend 3b.2.1, as they believe that enabling primary production should remain a stand-alone objective. They also believe that a separate objective should be created for renewable electricity generation and transmission activities, which is already provided for in 3b.2.4.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Sarah Cameron		Horticulture New Zealand	FS233.11	84.13	Oppose	Disallow	HortNZ opposes the submission to amend 3b.2.1, as they believe that enabling primary production should remain a stand-alone objective. They also believe that other activities, such as Renewable Electricity Generation and transmission activities, should have their own objectives, which is already provided for in 3b.2.4.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.1 Enable Primary Production	Sarah Cameron		Horticulture New Zealand	FS233.12	93.27	Oppose	Disallow	HortNZ opposes the submission to amend objective 3b.2.1 to include a wider range of uses in the General Rural Environment, as they believe that separate objectives should be retained for primary production and other activities, such as renewable electricity generation and transmission activities. Objective 3b.2.4 already provides for these activities, so a new objective is not necessary.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Sarah Cameron		Horticulture New Zealand	FS233.13	57.10	Support	Allow	The original submitter is requesting a new objective for Renewable Electricity Generation and transmission activities, which is supported instead of amending 3b.2.1.1 as it would require a full review of the objectives and policies. Therefore, the decision sought is to accept submission OS57.10.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Sarah Cameron		Horticulture New Zealand	FS233.14	57.9	Oppose	Disallow	This change is not supported as rural character can change, and the existing objective seeks to maintain the established rural character as described in 3b.2.9.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Sarah Cameron		Horticulture New Zealand	FS233.15	68.16	Oppose	Disallow	The submitter is proposing to change the objective to focus on activities rather than the attributes of rural character, however this change is not supported. It is not appropriate to seek to maintain the 'established' rural character as it can change over time, and the rural character is already described in 3b.2.9.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Sarah Cameron		Horticulture New Zealand	FS233.16	84.14	Oppose	Disallow	The submitter's proposed change to the objective of focusing on activities rather than the attributes of rural character is rejected, as rural character can change and it is more appropriate to maintain the established rural character as described in 3b.2.9.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Sarah Cameron		Horticulture New Zealand	FS233.17	93.28	Oppose	Disallow	The Submitter opposes the changes sought by the submitter, which would focus on activities rather than the attributes of rural character. It is argued that rural character can change, so seeking to maintain the 'established' rural character is not appropriate, and the rural character is already described in 3b.2.9.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Sarah Cameron		Horticulture New Zealand	FS233.18	68.17	Support	Allow	The original submitter is requesting a new objective for Renewable Electricity Generation and transmission activities, which is supported as it will provide greater clarity than amending 3b.2.1.1. Therefore, it is recommended to accept submission OS68.17.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Sarah Cameron		Horticulture New Zealand	FS233.19	84.15	Support	Allow	The original submitter is requesting a new objective for Renewable Electricity Generation and transmission activities, which is supported as it will provide a more comprehensive and specific objective than amending 3b.2.1.1.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.3 Rural industry	Sarah Cameron		Horticulture New Zealand	FS233.20	93.29	Support	Allow	Submission (OS93.29) has been made to include a new objective for Renewable Electricity Generation and transmission activities. This is being supported as it will provide a more comprehensive objective than amending 3b.2.1.1.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Sarah Cameron		Horticulture New Zealand	FS233.21	22.7	Support	Allow	The submitter is requesting that 3b.2.4 be amended to ensure that other activities do not negatively impact primary production, similar to the change requested by HortNZ.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Sarah Cameron		Horticulture New Zealand	FS233.22	110.15	Oppose	Disallow	HortNZ opposes the changes sought by the submitter as they are not consistent with the NPSET, which does not provide for the protection of the National Grid.
3b.2 Objectives and Policies - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.23	110.16	Oppose	Disallow	HortNZ opposes the changes sought by the submitter, as they do not align with NPSET Policy 10 and 11 which requires activities to not cause reverse sensitivity or compromise the National Grid.
3b.2 Objectives and Policies - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.24	110.17	Support	Allow	This submission seeks to have the National Grid recognised and provided for, which is in line with the NPSET. If accepted, it would provide support for the National Grid.
4 Rules and Standards	Sarah Cameron		Horticulture New Zealand	FS233.25	113.5	Oppose	Disallow	The Submitter opposes the submission to reject a submission on the basis of reverse sensitivity, arguing that any rule should not be limited to noise effects alone.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.26	23.10	Support	Allow	Support the submission given by the submitter due to the reasons they have provided.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.27	57.13	Oppose	Disallow	HortNZ opposes the changes sought by the submitter, as the proposed wording is too absolute and does not take into account varying circumstances that may exist.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.28	68.20	Oppose	Disallow	HortNZ considers that this is very absolute and does not take into account varying circumstances that may exist.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.29	84.18	Oppose	Disallow	HortNZ opposes the changes sought by the submitter to the objective, as they believe the wording is too absolute and does not allow for varying circumstances.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.30	93.32	Oppose	Disallow	HortNZ opposes the changes sought by the submitter, arguing that the proposed rewording is too absolute and does not account for varying circumstances.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.31	112.6	Oppose	Disallow	HortNZ opposes the submission, as they believe the strong direction of 'avoid' is not suitable for infrastructure.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.32	22.9	Support	Allow	HortNZ has sought changes to 3b.2.9 which includes similar matters sought by the submitter.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.33	57.14	Oppose	Disallow	HortNZ opposes OS57.14, which seeks to amend 3b.2.9 by adding activities that may occur in the rural environment. They believe the policy should instead focus on describing the attributes of rural character, against which activities can be assessed.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.34	25.3	Support	Allow	HortNZ is requesting amendments to 3b.2.9, but is in favour of recognizing "appropriate" vehicle movements from a site.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.35	68.21	Oppose	Disallow	HortNZ opposes the submission to amend OS68.21 to amend 3b.2.9, as they believe the policy should focus on the attributes of rural character, rather than the activities that may occur in the rural environment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.36	84.19	Oppose	Disallow	Oppose the submission to amend 3b.2.9 of OS84.19, as the submitter seeks to add activities that may occur in the rural environment, rather than focusing on the attributes of rural character. HortNZ has proposed a rewording of the policy to better reflect the attributes of rural character.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.37	93.33	Oppose	Disallow	Oppose OS93.33 to amend 3b.2.9 as the submitter seeks to add activities that may occur in the rural environment, which should instead be assessed against the attributes of rural character already outlined in the policy. HortNZ has suggested rewording the policy to better focus on these attributes.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Sarah Cameron		Horticulture New Zealand	FS233.38	68.22	Support	Allow	Support submission OS68.22 which includes reverse sensitivity, as recognition of reverse sensitivity is supported.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Sarah Cameron		Horticulture New Zealand	FS233.39	84.20	Support	Allow	Support submission OS84.20, as it includes recognition of reverse sensitivity.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Sarah Cameron		Horticulture New Zealand	FS233.40	93.34	Support	Allow	Support submission OS93.34, which includes reverse sensitivity, as recognition of reverse sensitivity is supported.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.41	22.11	Support	Allow	HortNZ and a submitter have requested changes to 3b.2.13 in the position of support, due to the location of sensitive activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.42	57.41	Support	Allow	HortNZ has requested an amendment to 3b.2.13, which would allow for new sensitive activities to be undertaken. The amendment would provide more flexibility for the activities that can be undertaken in the area.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.43	68.24	Support	Allow	HortNZ has requested an amendment to 3b.2.13, which would allow for new sensitive activities to be carried out.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.44	84.22	Support	Allow	HortNZ is requesting an amendment to 3b.2.13 of the National Environmental Standard for Plantation Forestry (NES-PF) to allow for new sensitive activities. This amendment would provide more flexibility for plantation forestry activities in areas of high ecological value.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.45	93.36	Support	Allow	HortNZ has requested an amendment to 3b.2.13 which would allow for new sensitive activities to be carried out. The decision sought is to allow this amendment.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Sarah Cameron		Horticulture New Zealand	FS233.46	112.7	Support	Allow	HortNZ has requested an amendment to 3b.2.13, which would focus on new sensitive activities and provide the clarification that they are seeking.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Sarah Cameron		Horticulture New Zealand	FS233.47	109.4	Support	Allow	Support submission, as clarification is needed that rural industry are not commercial and industrial activities. It is suggested that this clarification should be done through a specific policy for rural industry.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Sarah Cameron		Horticulture New Zealand	FS233.48	56.14	Oppose	Disallow	Oppose the submission, as new and existing commercial and industrial activity should be provided for in the industrial zone, rather than the rural zone.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Sarah Cameron		Horticulture New Zealand	FS233.49	57.18	Oppose	Disallow	The submitter is seeking to include rural residential activities in an area where they do not cause any negative effects on the surrounding environment. However, this is already addressed in 3b.3.2, so the submission should be rejected as it is not necessary.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Sarah Cameron		Horticulture New Zealand	FS233.50	68.27	Oppose	Disallow	The submission to include rural residential activities where they don't give rise to reverse sensitivity effects should be rejected, as reverse sensitivity is already addressed in 3b.3.2 and the change is not necessary.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Sarah Cameron		Horticulture New Zealand	FS233.51	84.25	Oppose	Disallow	The submitter is seeking to include rural residential activities in an area where it does not give rise to reverse sensitivity effects. However, this is already addressed in 3b.3.2, so the submission should be rejected as it is not necessary.

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3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Sarah Cameron		Horticulture New Zealand	FS233.52	93.39	Oppose	Disallow	The submitter is seeking to include rural residential activities in an area where they do not cause any reverse sensitivity effects on the surrounding environment. However, this is already addressed in 3b.3.2, so the submission should be rejected as it is not necessary.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.3 Commercial and industrial activities	Sarah Cameron		Horticulture New Zealand	FS233.53	75.10	Oppose	Disallow	The Submitter opposes the submission to include rural industry with commercial and industrial activities, arguing that rural industry should be anticipated in the Rural Zone, but commercial and industrial activities should be avoided.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	Sarah Cameron		Horticulture New Zealand	FS233.54	112.11	Oppose	Disallow	HortNZ opposes the submitter's request to have stronger direction of 'avoid' for infrastructure, as they believe this is not appropriate.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Sarah Cameron		Horticulture New Zealand	FS233.55	85.6	Oppose	Disallow	Oppose the decision sought, as there are educational facilities in rural areas which should be taken into account when considering the rural character.
Amendments to the Definitions of the Taupo District Plan Section 10	Sarah Cameron		Horticulture New Zealand	FS233.56	85.8	Support	Allow	The submitter is requesting a new restricted discretionary rule for educational facilities in rural zones, which would give decision-makers discretion on certain matters. The submission is requesting to be accepted for inclusion.
4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.57	22.12	Support	Allow	The submitter is requesting a definition and rule structure for 'other intensive farming activities', with the only example given being extensive pig farming. It is unclear what other activities may be included in such a rule.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Sarah Cameron		Horticulture New Zealand	FS233.58	22.14	Support	Allow	HortNZ is requesting that 4b.1.5 of submission OS22.14 be amended to require a discretionary consent for commercial and industrial activities in the General Rural Environment, as these activities are not expected in that environment.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Sarah Cameron		Horticulture New Zealand	FS233.59	79.32	Oppose	Disallow	The National Planning Standards define rural industry as any business conducted in a rural environment that supports, services, or is dependent on primary production. Therefore, 4b.1.10 would apply to any rural business that meets this criteria, and the activity would be restricted discretionary. There is no need to amend the definition for rural industry and businesses.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.60	57.28	Oppose	Disallow	HortNZ opposes the submission OS57.28, which would require all 'structures' within 12m of high voltage transmission lines to be a restricted discretionary activity. HortNZ believes that if the activity complies with NZECP34:2001 then it should be permitted, not just when being undertaken by a network utility operation.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.61	68.40	Oppose	Disallow	HortNZ opposes the submission to require all structures within 12m of high voltage transmission lines to be a restricted discretionary activity. They believe that if the activity complies with NZECP34:2001 then it should be allowed, regardless of who is undertaking it. HortNZ also seeks other changes to 4b.1.7.

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4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.62	84.37	Support	Allow	HortNZ opposes the submission to make all 'structures' within 12m of high voltage transmission lines a restricted discretionary activity. They believe that if the activity complies with NZECP34:2001 then it should be permitted, not just when being undertaken by a network utility operation, and seek other changes to 4b.1.7.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.63	93.52	Oppose	Disallow	HortNZ opposes the submission to make all structures within 12m of high voltage transmission lines a restricted discretionary activity. They believe that if the activity complies with NZECP34:2001, then it should be permitted, regardless of who is undertaking it. They also seek other changes to 4b.1.7.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.64	106.19	Oppose	Disallow	HortNZ is opposed to the proposed 12m setback for buildings from all local distribution lines, arguing that if the activity complies with NZECP34:2001 then it should be allowed regardless of who is undertaking it.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.65	110.18	Support	Allow	HortNZ has rejected the submitter's proposed changes to 4b.1.7 and has instead proposed their own changes to the rule.
4b.1 General Rules - General Rural Environment > 4b.1.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.66	110.19	Oppose	Disallow	HortNZ is opposing the changes sought by the submitter to delete and replace 4b.1.7 with other rules, and has requested additional rule provisions for 4b.1.7.
4b.1 General Rules - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.67	110.20	Oppose	Disallow	HortNZ supports the inclusion of a specific rule for the National Grid, but does not agree with the changes proposed by the submitter.
4b.2 Performance Standards - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.68	110.21	Oppose	Disallow	Reject changes sought by the submitter. HortNZ supports inclusion of a specific rule for the National Grid but do not support the rule as sought by the submitter.
4b.1 General Rules - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.69	110.22	Oppose	Allow	HortNZ opposes the changes sought by the submitter, as they cannot meet the performance standards set for the proposed non-complying activity. However, they do support a rule for earthworks in the National Grid Yard.
4b.2 Performance Standards - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.70	110.23	Oppose	Disallow	HortNZ opposes the changes sought by the submitter, which would limit earthworks for reticulation and storage of water for irrigation purposes. They support the exemption for agricultural cultivation.
4b.1 General Rules - General Rural Environment > 4b.1.10 Intensive indoor primary production and rural industry	Sarah Cameron		Horticulture New Zealand	FS233.71	79.34	Oppose	Disallow	HortNZ opposes the proposed decision to allow additional matters of discretion for rural industry, as they believe it could have a negative impact on the rural environment.
4b.3 General Rules - Rural Lifestyle Environment	Sarah Cameron		Horticulture New Zealand	FS233.72	96.10	Oppose	Disallow	The submitter is requesting a rule and assessment framework for earthworks activities not in outstanding natural landscape areas, however the submission is not clear on how this would be applied, so it should be rejected.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.7 High voltage transmission lines	Sarah Cameron		Horticulture New Zealand	FS233.73	106.20	Oppose	Disallow	HortNZ is against the proposed 12m setback for buildings from all local distribution lines, arguing that if the activity follows NZECP34:2001 then it should be allowed, regardless of who is carrying out the activity.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	Sarah Cameron		Horticulture New Zealand	FS233.74	23.12	Support	Allow	The submitter is requesting to accept their submission which would clarify the status of intermittent use of aircraft for agricultural aviation activities.
4b.2 Performance Standards - General Rural Environment > 4b.2.13 Maximum Noise - Other	Sarah Cameron		Horticulture New Zealand	FS233.75	78.7	Support	Allow	The submitter is requesting to accept their submission which would clarify the status of aircraft used intermittently for agricultural aviation activities.

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4b.2 Performance Standards - General Rural Environment > 4b.2.15 Signage	Sarah Cameron		Horticulture New Zealand	FS233.76	113.8	Oppose	Disallow	Submitter opposes the decision sought to limit a sign to no more than 6 words and 40 characters as it is seen as too restrictive.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.10 Signage	Sarah Cameron		Horticulture New Zealand	FS233.77	113.36	Oppose	Disallow	Oppose the decision sought, as the limitation of a sign as requested is seen as too restrictive.
4b.4 Performance Standards - Rural Lifestyle Environment > 4b.4.12 Maximum Artificial Light Level	Sarah Cameron		Horticulture New Zealand	FS233.78	113.9	Oppose	Disallow	Oppose the decision to limit artificial light in rural areas to 5 LUX, as it does not provide enough light for health and safety and security purposes.
4 Rules and Standards > 4b Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.79	113.11	Oppose	Disallow	Oppose the submission that suggests any rule for reverse sensitivity should not be limited to effects of noise.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Sarah Cameron		Horticulture New Zealand	FS233.80	91.20	Oppose	Disallow	The Submitter opposes the decision sought to accept submission A, as it believes that the controlled activity subdivision rule does not adequately assess the potential negative impacts of subdivision, and that reducing the land to 4ha would lead to fragmentation.
Amendments to the Definitions of the Taupo District Plan Section 10	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.1	22.3	Oppose	Disallow	Waka Kotahi opposes the current definition of sensitive activities, as it does not cover all such activities and does not include those areas that may not be sensitive within a building. They suggest using the wording identified on Page 14 of their Section 32 report as an alternative.
Amendments to the Definitions of the Taupo District Plan Section 10	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.3	93.78	Support	Allow	Waka Kotahi supports the inclusion of the term "Reverse Sensitivity" and the proposed wording in the Taupo District Plan, as it is consistent with the wording in the Waikato Regional Policy Statement.
Amendments to the Definitions of the Taupo District Plan Section 10	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.4	26.15	Oppose	Disallow	Waka Kotahi does not support the proposed definition of "Reverse Sensitivity" as it is inconsistent with the wording used in the Waikato Regional Policy Statement.
Amendments to the Definitions of the Taupo District Plan Section 10	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.5	56.2	Oppose	Disallow	Waka Kotahi is opposed to the inclusion of a definition for Heavy Vehicle Movements in the District Plan, as they believe that the existing definitions for "truck" and "Equivalent Vehicle Movements (e.v.m.)" are sufficient.
3 Objectives and Policies	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.8	26.20	Support	Allow	Waka Kotahi supports the inclusion of a new objective to provide for activities that are primarily for primary production in the rural environment. This objective ensures that only activities related to primary production or that need to be located in the Rural Zone are allowed.
4b.1 General Rules - General Rural Environment	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.9	79.44	Oppose	Disallow	Waka Kotahi opposes the submission point as the submitter has not provided enough information to determine which activities under the Restricted Discretionary rules may not require a resource consent to be notified. Waka Kotahi wants Council to have the ability to notify the consent application if there are effects that may impact the state highway.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi)		FS235.10	68.36	Support	Allow	Waka Kotahi supports the amendments to discretion 'f' to ensure that reverse sensitivity effects are assessed when considering minor residential units, as these can have an effect if not appropriately located or designed. They also believe the changes sought in the submission are appropriate and should be allowed. They are neutral to the addition of discretion.

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Planning Maps	Luke Braithwaite	Waka Kotahi NZ Transport Agency (Waka Kotahi		FS235.11	61.10	Oppose	Disallow	Waka Kotahi opposes the proposed rural residential rezoning of land in the Taupo District due to its reliance on access via the state highway network, which is not intended to provide for the scale of rural residential subdivision proposed. Furthermore, it is considered contrary to Policy 1 (c) and (e) of the NPS-UD, as it will result in development that does not have good accessibility and does not support reductions in greenhouse gas emissions.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.2 Maintaining the established General Rural character	Lucy Edwards		New Zealand Defence Force	FS237.4	68.16	Support	Allow	Objective 3b.2.2 as currently worded would make it difficult for any new development or activity to occur in the General Rural Environment. A rewording of the objective to ensure that development is compatible with the rural character of the zone is more appropriate.
Amendments to the Definitions of the Taupo District Plan Section 10	Lucy Edwards		New Zealand Defence Force	FS237.5	68.64	Support	Allow	The original submission is requesting that a new definition for Reverse Sensitivity be included in the Taupo District Plan, based on the definition found in the Waikato Regional Policy Statement. This is because Reverse Sensitivity is referenced in the Proposed Plan Changes, and it is necessary to have a definition in the Taupo District Plan to ensure clarity.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Lucy Edwards		New Zealand Defence Force	FS237.6	105.1	Support	Allow	The submitter supports the original submission to amend Objective 3b.2.4 of the District Plan to enable Maori cultural activities, tourism activities, visitor accommodation, emergency service facilities, and renewable electricity generation and transmission activities in the General Rural Environment. This is due to the New Zealand Defence Force (NZDF) often being involved in emergency service activity, such as firefighting, search and rescue operations and provision of potable water, including following natural disasters. The District Plan should therefore enable the locating of emergency service facilities, as well as temporary facilities associated with temporary military training activity, in the General Rural and Rural Lifestyle Environments.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Lucy Edwards		New Zealand Defence Force	FS237.7	105.2	Support	Allow	NZDF is seeking to amend Policy 3b.2.9 to allow activities with an operational or functional need to be established anywhere in the rural environment. This is due to the need for defence facilities for New Zealand's security and the safety and well-being of the community. Although NZDF does not currently have major facilities in Taupo District, this does not rule out the possibility of future defence infrastructure in the district, or temporary military training activity.
Amendments to the Definitions of the Taupo District Plan Section 10	Lucy Edwards		New Zealand Defence Force	FS237.8	110.2	Support	Allow	The submitter seeks to add a definition of regionally significant infrastructure to the District Plan and these plan changes. The reason for this is that defence facilities are critical for New Zealand's security and the safety of the community, and although there are currently no major facilities in the Taupo District, this does not mean that there won't be a need for future defence infrastructure in the district.
4b.1 General Rules - General Rural Environment > 4b.1.3 Temporary Activities	Lucy Edwards		New Zealand Defence Force	FS237.9	38.4	Oppose	Disallow	Oppose the submission to include district-wide rules for temporary activities in the District Plan, as these activities are of short duration and infrequent, their effects are well understood and able to be managed through standards and rules in the plan, and they bring benefits to the district.

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4b.3 General Rules - Rural Lifestyle Environment > 4b.3.5 Temporary Activities	Lucy Edwards		New Zealand Defence Force	FS237.10	8.1	Oppose	Disallow	Opposition is sought to the decision sought to include district-wide rules for temporary activities in the District Plan, as these activities are of short duration and infrequent, and their effects can be managed through standards and rules in the plan. Furthermore, temporary activities bring benefits to the district.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.1	10.1	Oppose	Disallow	The submission opposes the decision sought to intensify development on sites within 1.5km of the regional landfill on Broadlands Road, as this could increase reverse sensitivity effects to the landfill.
4b.5 Subdivision Rules > 4b.5.3 Subdivision - Rural Lifestyle Environment that does not adjoin the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.2	10.3	Oppose	Disallow	This submission opposes the decision sought to intensify development on sites within 1.5km of the regional landfill on Broadlands Road, as this could increase reverse sensitivity effects to the landfill.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.5	22.3	Support	Allow	This submission is requesting a definition of reverse sensitivity be included in the Plan in order to better manage reverse sensitivity issues.
3b.1 Introduction	Kaaren Rosser	EnviroNZ		FS238.6	22.4	Support	Allow	This submission is in support of renaming a zone for consistency.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Kaaren Rosser	EnviroNZ		FS238.7	22.7	Oppose	Disallow	Oppose the proposed additional sentence unless it is amended to include regional infrastructure, specifically the regional landfill.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.8	22.8	Oppose	Disallow	Oppose the proposed addition as it restricts the objective to only primary production activities, ignoring other activities in the zone which are also sensitive to reverse sensitivity, such as a landfill. It is suggested that the wording remain as originally notified.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Kaaren Rosser	EnviroNZ		FS238.9	22.9	Oppose	Disallow	This submitter opposes the decision sought as it only applies to primary production activities, and should also apply to other activities that are lawfully established and have the same effects such as sights, odours and dust, such as landfills.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.10	22.11	Oppose	Disallow	This submission opposes the decision to only apply setbacks to primary production activities, arguing that they should also be applied to other activities that are affected by reverse sensitivity effects.
4b.1 General Rules - General Rural Environment > 4b.1.1 Activities in the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.11	22.12	Oppose	Disallow	The submission opposes the submission to not specify activities within the zone, arguing that activities should be specified or discretionary.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Kaaren Rosser	EnviroNZ		FS238.12	22.14	Oppose	Disallow	This submission opposes the decision sought to make home occupations discretionary in the first instance, arguing that those that are industrial or commercial in nature should be permitted, while any other activities should be discretionary.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.14	26.3	Support	Allow	The submitter suggests that the New Zealand Planning Standards should be used as much as possible when making decisions.

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Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.15	26.14	Support	Allow	The submitter supports the decision sought to align the definition of Primary Production with Planning Standards. The whole submission point is to provide a definition of Primary Production that is in line with Planning Standards.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.16	26.15	Oppose	Disallow	The proposed definition does not allow activities that are not horticulture to be defined as subject to reverse sensitivity, and should be amended to encompass all situations, excluding the wording referring to Horticulture New Zealand.
3 Objectives and Policies	Kaaren Rosser	EnviroNZ		FS238.17	26.20	Support	Allow	The submitter supports the proposed new objective of locating activities in a rural environment, as it is necessary for them to be located there.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.4 Other activities	Kaaren Rosser	EnviroNZ		FS238.18	26.23	Oppose	Disallow	Opposition is being expressed to the proposed amendment to 3b.2.4 as it does not take into account the reverse sensitivity effects of other activities in the Rural zone, and further amendments are necessary.
3b.2 Objectives and Policies - General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.19	26.27	Support	Allow	This submission supports the new policy as it will reduce costs.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.20	26.29	Oppose	Disallow	The submission opposes the decision sought to build landfills in rural environments, arguing that they can be subject to reverse sensitivity.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Kaaren Rosser	EnviroNZ		FS238.21	26.30	Support	Allow	The submitter is requesting an amendment to policy 3b.2.14 in order to strengthen it and prevent unnecessary use of rural environments.
4b.5 Subdivision Rules > 4b.5.1 Subdivision - General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.22	26.55	Support	Allow	The submitter is in support of making the subdivision restricted discretionary, but does not agree with all matters of discretion proposed or mandatory notification.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.23	26.56	Support	Allow	The submitter supports opposing the rezoning of site 4, but if it is rezoned, only industrial uses that are compatible with potential odour effects from the regional landfill should be allowed.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.26	35.9	Oppose	Disallow	The submission opposes the decision sought due to the proposed policy 3b.2.13 not addressing reverse sensitivity effects from existing adjoining land uses on new uses. It is suggested that the wording should be stronger than 'manage', and Policy B9.2.2 of the AUP should be consulted.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Kaaren Rosser	EnviroNZ		FS238.27	35.10	Support	Allow	The submission is requesting that the support activity status be increased beyond the permitted amount.
4b.1 General Rules - General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.28	43.5	Support	Disallow	The submission is requesting that the land in question be rezoned from General Rural to enable tourism activities, rather than amending the objectives and rules under the General Rural zone.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.29	53.7	Oppose	Disallow	The submitter is against any subdivision that would lead to an increase in lots within 1.5 ha of a regional landfill or other waste infrastructure.

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3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.14 Commercial and industrial activity	Kaaren Rosser	EnviroNZ		FS238.30	56.14	Oppose	Disallow	EnviroNZ opposes the decision sought and believes that any proposed additions should only be considered in conjunction with other proposed amendments by EnviroNZ.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.32	57.12	Support	Allow	The proposed wording better reflects the continued functioning of infrastructure. However, if regional waste facilities are not defined as infrastructure then waste facilities should be considered similarly.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Kaaren Rosser	EnviroNZ		FS238.33	57.14	Support	Allow	The proposed amendments to Policy 3b.2.9 are generally acceptable, however further amendments are required to include other infrastructure, such as regional waste facilities, in the policy.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Kaaren Rosser	EnviroNZ		FS238.34	57.15	Support	Allow	The proposed amendments to Policy 3b.2.10 would allow for the reverse sensitivity effects of residential units to rural uses to be acknowledged. However, further amendments are needed to make the policy stronger than just limiting residential units.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	Kaaren Rosser	EnviroNZ		FS238.35	57.16	Support	Allow	It is agreed that minor residential units should be located in a way that avoids any negative impacts on the surrounding area.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.36	57.19	Support	Allow	The final version of the objective should include activities that have been consented to.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	Kaaren Rosser	EnviroNZ		FS238.37	57.20	Support	Allow	The submitter supports the decision sought that the objective should be broader than just community infrastructure, and should include a landfill.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit	Kaaren Rosser	EnviroNZ		FS238.38	57.23	Support	Allow	It is agreed that minor residential units should be located in a way that avoids any potential negative impacts on nearby sensitive activities.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Kaaren Rosser	EnviroNZ		FS238.39	57.25	Support	Allow	EnviroNZ supports the proposed amendment to allow avoidance of reverse sensitivity matters to be a matter of discretion.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.40	57.41	Support	Allow	The proposed wording is supported.
4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Kaaren Rosser	EnviroNZ		FS238.41	57.43	Support	Allow	The submitter is requesting that the effects of some home businesses, which can have a reverse sensitivity, should be acknowledged.

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3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.5 Avoidance of reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.46	68.19	Support	Allow	Support the decision sought to include consented activities in the final version of the objective.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Kaaren Rosser	EnviroNZ		FS238.47	68.20	Support	Allow	Submitter supports the proposed amendments, as long as regional waste facilities are defined as infrastructure.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.9 Maintaining the established character	Kaaren Rosser	EnviroNZ		FS238.48	68.21	Support	Allow	The submitter supports the submission to use wording that does not compromise the character of the General Rural Environment, rather than maintaining the established character, so that new activities can take place. It is also suggested that additional clauses should be included to cover quarries and landfills.
3b.2 Objectives and Policies - General Rural Environment > Objective 3b.2.6 Impacts on infrastructure	Kaaren Rosser	EnviroNZ		FS238.49	68.20	Support	Allow	Amend Policy 3b.2.10 to acknowledge the reverse sensitivity effects of residential units to rural uses, but additional wording is necessary to make the policy stronger than just limiting residential units.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.12 Minor residential unit	Kaaren Rosser	EnviroNZ		FS238.50	68.23	Support	Allow	The submitter agrees that minor residential units should be sited in a way that avoids reverse sensitivity effects, as they are considered to be sensitive activities.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.13 Avoiding reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.51	68.24	Support	Allow	The submitter supports the proposed wording, as it is seen as the best way to address the issue at hand.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.1 Maintain the character of the Rural Lifestyle Environment	Kaaren Rosser	EnviroNZ		FS238.52	68.27	Support	Allow	The submission agrees that zoning Rural Lifestyle areas is necessary to address reverse sensitivity issues, but suggests that this should be addressed in the strategic chapter rather than the current position.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.53	68.28	Support	Allow	Consented activities should be included in any final version of the submission point objective.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.6 Impacts on community infrastructure	Kaaren Rosser	EnviroNZ		FS238.54	68.31	Support	Allow	The submitter supports the proposed amendments, as long as regional waste facilities are defined as infrastructure.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Policy 3b.3.12 Minor residential unit	Kaaren Rosser	EnviroNZ		FS238.55	68.34	Support	Allow	The submitter agrees that minor residential units should be located in a way that avoids any negative impacts on nearby areas.
4b.1 General Rules - General Rural Environment > 4b.1.2 Minor residential units	Kaaren Rosser	EnviroNZ		FS238.56	68.36	Support	Allow	EnviroNZ supports the addition of wording to the submission point referring to amendments under (f) that allows avoidance of reverse sensitivity matters to be a matter of discretion.

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4b.1 General Rules - General Rural Environment > 4b.1.5 Commercial and industrial activities, and home businesses,	Kaaren Rosser	EnviroNZ		FS238.57	68.39	Support	Allow	EnviroNZ is in support of the Council having the discretion to avoid reverse sensitivity matters when making decisions.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.59	75.4	Support	Allow	The submitter supports the proposed definition of NPS for primary production, and the reasoning behind it.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.60	79.11	Oppose	Disallow	The submission opposes the decision sought and argues that the National Park Service (NPS) definition should be used.
3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.61	79.26	Support	Allow	The submitter is requesting that the effects of reverse sensitivity should be acknowledged and taken into account when making decisions.
4b.3 General Rules - Rural Lifestyle Environment > 4b.3.3 Home business, commercial, and retail activities	Kaaren Rosser	EnviroNZ		FS238.62	79.33	Support	Allow	Reverse sensitivity effects should be taken into consideration when making a decision on the submission point regarding the effect of the activity on surrounding land uses and how these effects can be managed and/or mitigated.
4b.1 General Rules - General Rural Environment > 4b.1.10 Intensive indoor primary production and rural industry	Kaaren Rosser	EnviroNZ		FS238.63	79.34	Support	Allow	The submitter supports the deletion of additional assessment criteria and suggests that reverse sensitivity effects should also be taken into account.
4b.5 Subdivision Rules > 4b.5.2 Subdivision - Rural Lifestyle Environment that adjoins the General Rural Environment	Kaaren Rosser	EnviroNZ		FS238.64	79.54	Support	Allow	A position of support is sought to amend inconsistencies by making a whole submission point.
4b.5 Subdivision Rules > 4b.5.9 Subdivision - More than 12 allotments	Kaaren Rosser	EnviroNZ		FS238.65	79.58	Support	Allow	The submitter suggests that reverse sensitivity matters should be taken into account when making a decision.
3b.2 Objectives and Policies - General Rural Environment > Policy 3b.2.10 Residential units	Kaaren Rosser	EnviroNZ		FS238.66	84.20	Support	Allow	The amendments are supported.
Planning Maps	Kaaren Rosser	EnviroNZ		FS238.70	93.76	Support	Allow	The submission point agrees that rural residential activities should not be intensified or increased in this area, as it would compromise the area.
Planning Maps	Kaaren Rosser	EnviroNZ		FS238.72	97.1	Support	Allow	The submitter supports the decision to separate incompatible land use activities in order to follow sound planning and resource management practice. Intensifying these sites could lead to increased negative effects on nearby areas.
Planning Maps	Kaaren Rosser	EnviroNZ		FS238.73	100.1	Oppose	Disallow	The submission opposes the decision to intensify the location, arguing that it is not suitable for such a development.
Amendments to the Definitions of the Taupo District Plan Section 10	Kaaren Rosser	EnviroNZ		FS238.74	110.12	Oppose	Disallow	The submission point referring to "in the National Grid Yard" should be removed as the concept of 'sensitive activities' can be applied to many uses and is subject to reverse sensitivity.

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3b.3 Objectives and Policies - Rural Lifestyle Environment > Objective 3b.3.2 Avoid reverse sensitivity	Kaaren Rosser	EnviroNZ		FS238.75	112.10	Support	Allow	The submission is requesting that regional landfills be included in any definition of regional infrastructure.
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