

Summary of Further Submissions - PC43

Submitter Name	Organisation	On Behalf Of	Point No.	FS Point No.	Original	Support/Oppose	Decision Sought	Reason for Decision Sought
Helen Brosnan on behalf of Mega Food Services Limited		Mega Food Services Limited	29.19	FS203.1	Oppose	Oppose	Disallow	We submit that Broadlands Road West should be re-zoned Taupo Industrial. Council has gone through an options appraisal in 2017 with the Growth Management Strategy where it identified a number of other pieces of land for industrial rezoning, but they have decided to proceed with just these two sites. Geothermal areas cover much of the Taupo town. Geotechnical testing provides sufficient detail to assess what actual hazards exist on site. We have provided preliminary geotechnical testing report to council during their s42a analysis for them to be satisfied that 63 Broadlands Road is suitable for development. Detailed geotechnical testing will occur at time of building consent. The Waikato Regional Plan has a setback rule regarding the Geothermal Feature on site. This already provides for sufficient setback from the geothermal feature on site.
Helen Brosnan on behalf of Mega Food Services Limited		Mega Food Services Limited	46.5	FS203.2	Seek amendment	Oppose	Disallow	We note the comments made by Tukairangi Trust and agree that owners of land should act responsibly. Mega Foods Limited purchased the land off Taupo District Council approx 5 years ago and we are not aware of either land owner using the site as dumps and wonder if perhaps the general public have used them for such purpose in the past. Same too for any damage to the SNA adjoining the site.
Helen Brosnan		Mega Food Services Limited	46.14	FS203.3	Oppose	Oppose	Disallow	These are issues of concern but not in the scope of a plan change. Fly tipping and damage to SNAs are public nuisance issues and need to be dealt with by the appropriate council monitoring officer.
Helen Brosnan		Mega Food Services Limited	62.1	FS203.4	Seek amendment	Oppose	Disallow	We disagree that additional assessment is necessary as a significant buffer to the SNA has already been provided. Ecological assessment would normally be required when the SNA is on the site where the development will occur. The proposed re-zoned land will be located some distance from the SNA and Geothermal feature. We note that Broadlands Road Reserve has no Geothermal Water Features so therefore a hydrological assessment of the effects of development on groundwater recharge would not be necessary.
Helen Brosnan		Mega Food Services Limited	62.2	FS203.5	Seek amendment	Oppose	Disallow	For any sort of financial mitigation to be considered, actual damage and adverse effect to the SNA would need to be established. Most of the site will remain in rural zoning and only a portion of the site will be zoned industrial, therefore I am not convinced that there will be any adverse effect on the SNA and therefore maintenance of the asset falls to the land owner and other environmental funds that they can apply for. We note that only 11ha of the owned 20 ha in title Section 14 SO438782 (title) 631309 is proposed Industrial land and therefore sufficient buffer to SNA and geothermal features are already provided.
Contact Energy Limited	Mark Chrisp	Mitchel Daysh Limited	62.6	FS229.11	Oppose	Oppose	Disallow	We oppose the relief sought by the submitter to amend Policy 2.2.3 to create a buffer between industrial activity and indigenous areas in Plan Change 43. We do not support this principle as there is not enough information or detail to understand the location and scale of the proposed buffer.

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Hayley Stronge		Mercury NZ Limited	62.6	FS211.7	Oppose	Oppose	Disallow	<p>Mercury notes that this relief was incorrectly coded in the Summary of Submissions to Plan Change 38 – Strategic Directions. This relief is actually specific to the Industrial re-zoning in Plan Change 43 – Taupo Industrial Land.</p> <p>Mercury supports the recognition of geothermal vegetation and geothermal areas. However, Mercury needs to have continued vehicle access to monitor, develop and use REG activities and infrastructure in geothermal areas to provide renewable electricity.</p>
Helen Brosnan		Mega Food Services Limited	89.21	FS203.6	Oppose	Oppose	Disallow	<p>We believe that sufficient buffer to SNA has been provided. This is not shown very well in the plan change information. However approx 100m buffer has been provided and this will be sufficient to protect the SNA. We note that when the district wide performance standards are reviewed buffers to SNAs can be considered at that stage.</p>
Helen Brosnan		Mega Food Services Limited	113.37	FS203.7	Seek amendment	Oppose	Disallow	<p>The details that NZTA seek form part of an application not a district plan change. Therefore this level of detail is likely to be uncovered when a specific land use is proposed. When an application is needed for land use, assessment against the regional plan can be undertaken at that time and consents sought if needed.</p>
Helen Brosnan		Mega Food Services Limited	114.16	FS203.8	Seek amendment	Oppose	Disallow	<p>The plan change information does not clearly show the large portion of the Broadlands Road West site that is not proposed for Industrial zoning. We note that only 11ha of the owned 20 ha in title Section 14 SO438782 (title) 631309 is proposed Industrial land and therefore sufficient buffer to SNA and geothermal features are already provided. Therefore there is sufficient space on site for ground water recharge. See following map showing that the proposed industrial zoned land is not within the regional plan buffer setbacks to the geothermal features.</p>
Helen Brosnan		Mega Food Services Limited	93.82	FS203.9	Oppose	Support	Allow	<p>Regarding 'Broadlands Road West' proposed re-zoning: We note that contact do not want their owned land re zoned. They want their land to remain in rural zone. We do not oppose this request. Their request relates to Lot 1 DP 445148, title 563557 which is located to the east of Mega Food Services site. The following snip from Grip shows the Contact land that this submission point relates to:</p>
Helen Brosnan		Mega Food Services Limited	93.82	FS203.10	Oppose	Support	Allow	<p>Keep Mega Food land in industrial plan change (title 621309) and if contact prefer to keep their owned land rural zoned remove their land from the proposed industrial zoning. We note that the remainder of the proposed industrial land should still be zoned Taupo Industrial. This is the land owned by the submitter and this is a map of the proposed industrial land which includes contact land on the east side</p>

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Warren Ladbroke			19.1	FS208.1	Support	Oppose	Disallowed	The submission is opposed in its entirety; The reasons for opposing the submission are those set out in the submission of APGL (TDC submitter #67). The submission inappropriately downplays the significance of the Land Use Consent and Consent Notice (explained in my submission) that applies to the property, and applies regardless of the ownership of the property. Further, parts of their submission (eg paras 15 and 16) appear to misunderstand that the role of council as a consent authority is entirely separate to council as landowner. That distinction is a very significant one in terms of local authority transparency. The Napier Road site is required to be developed in accordance with the EUL land use consent until and unless that obligation is removed or varied through a future resource management process which council as consent authority (not landowner) will be responsible for. No rezoning should be contemplated until that process is firstly undertaken and unless the outcome of that process is consistent with the application of an Industrial Environment zoning for the site.
James Ryan on behalf of Manawa Energy Limited		Manawa Energy Limited	93.77	FS209.208	Support	Support	Allow	Manawa Energy supports this submission
Mark Chrisp for Mitchel Daysh Limited on behalf of Contact Energy Limited	Mitchel Daysh Limited	Contact Energy Limited	62.2	FS229.10	Seek amendment	Oppose	Disallow	The submitter is seeking amendments to provide for an indigenous buffer between geothermal ecosystems and industrial development. The submission relates to the proposed Industrial rezoning at Broadlands Road (and therefore appears to be a submission to Plan Change 43 not Plan Change 38). The principle of creating a buffer on industrial zoned land (and potentially rendering areas of industrial land unsuitable for development) is opposed; particularly in the absence of appropriate information and detail to understand the location and scale of the proposed buffer
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	29.19	FS232.1	Oppose	Oppose	Disallow	TIEL have commissioned an independent geotechnical report prepared by HD Geo to provide a preliminary geotechnical investigation for Site 7. The scope of this assessment included an evaluation of the actual and potential geothermal activity on the site. The key findings of this assessment conclude that the site does not contain any Significant Geothermal Features. On this basis the planted buffers and additional setbacks requested by the submitter are not necessary. Furthermore, given Site 7 is held in pasture, the area does not contain land which could be categorised as 'Significant Natural Area' (SNA). On this basis, TIEL seeks that the PC is approved as notified.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	55.6	FS232.2	Support	Support	Allow	The submitter is in full support of the PC has notified. The submitter agrees that there is a demand and need for additional industrial land within the Taupo District. It is important for the economic growth and development of the region that a suitable supply of appropriate land is available and support the plan to rezone land to either Taupo or Centennial Industrial Environment

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Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	62.2	FS232.3	Seek amendment	Oppose	Disallow	The HD Geotechnical Report concludes that Site 7 does not contain any evidence of hot springs, steam vents, steaming grounds or mud pools or any area that could be categorised as Significant Geothermal Feature or Significant Natural Area. On this basis, the additional restrictions identified by the submitter are not necessary in how they relate to Site 7. Furthermore, it is inappropriate to include plan provisions that require the specific management and mitigation criteria outlined by the submitter. This level of detail (if required) is best managed through a resource consent process. On this basis; TIEL are in opposition to the relief sought by the submitter.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	67.1	FS232.4	Oppose	Oppose	Disallow	TIEL are in opposition to this submission, as the Taupo District Plan contemplates the interface between the Industrial Zone and Residential Zone land uses, by way of specific setbacks and landscaping requirements. Consent Notices on the Record of Title for the land within Site 7 are not relevant to the proposal to re-zone the land. Furthermore, consent notices may be removed by way of separate regulatory process pursuant to section 221 of the RMA.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	91.22	FS232.5	Support	Support	Allow	The submitter supports proposed plan change 43 in its entirety, noting that the new land to be rezoned is suitably located near existing industrial zones and adjacent to key transportation networks.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	93.77	FS232.6	Support	Support	Allow	The submitter is in full support with the PC as notified.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	113.37	FS232.7	Seek amendment	Oppose	Disallow	explanation. However, as outlined within TIEL's initial submission in support of the PC, from a transportation perspective, the proposed rezoning of Site 7 provides opportunities to maximise the investment value in the existing and planned transport networks. The PC will enable the relocation of industrial and 'big box' car-based retail outlets to locate adjacent to the arterial road network (State Highway 1 and 5), potentially removing these activities and their associated high car use and commercial vehicle needs from the town centre. Site 7 has potential to connect to the existing walking and cycling network along the Eastern Taupo Arterial and is well located in relation to other similar activities, existing and planned residential areas to provide employment opportunities as well as some everyday supporting services which reduces people's overall need to travel TIEL is in opposition to this submission insofar as it relates to Site 7.
Gareth Moran	Barker & Associates	Taupo Industrial Estate Limited (TIEL)	114.17	FS232.8	Oppose	Oppose	Disallow	TIEL is in opposition to this submission as IDC has confirmed in the S32 report that the existing land zoned industrial isn't sufficient to supply availability in 30 years plus (long term). The PC responds to the lack of sufficient industrial land supply and forecast growth of Taupo. Furthermore, the basis for the submitter's position regarding "Climate Change" is unclear and lacks explanation.
Kaaren Rosser for EnviroNZ	EnviroNZ		21.1	FS238.3	Support	Oppose	Disallow	63 Broadlands Road is sufficiently close to the landfill to be potentially exposed to adverse effects from the operation of the landfill.
Kaaren Rosser for EnviroNZ	EnviroNZ		21.3	FS238.4	Support	Oppose	Disallow	63 Broadlands Road is sufficiently close to the landfill to be potentially exposed to adverse effects from the operation of the landfill.

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Kaaren Rosser for EnviroNZ	EnviroNZ		29.2	FS238.24	Seek amendment	Oppose	Disallow	Submitter prefers that Site 4 is not rezoned and that subdivision is discretionary within 1.5km buffer of landfill.
Kaaren Rosser for EnviroNZ	EnviroNZ		89.21	FS238.67	Oppose	Support	Allow	EnviroNZ supports the retention of the existing zoning but for reverse sensitivity reasons in relation to Taupo landfill.
Kaaren Rosser for EnviroNZ	EnviroNZ		93.82	FS238.71	Oppose	Support	Allow	This outcome would reduce reverse sensitivity effects to the Taupo landfill.

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