

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS3.1	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	Submitter supports Strategic Direction 2.3.2 Point 7.	Retain SD 2.3.2 Point 7.
OS3.2	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	Submitter supports Strategic Direction 2.3.3 point 10.	Retain SD 2.3.3, point 10.
OS3.3	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	Submitter supports Strategic Direction 2.3.3 point 12.	Retain SD 2.3.3 point 12.
OS3.4	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The submitter supports Strategic Direction 2.6.2.	Retain SD 2.6.2.
OS3.5	Jen	Shieff		Turangi Riverside Area Preservation Group	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter states that this Strategic Direction is relevant to all town centres in the District.	The submitter seeks an amendment to 2.3.3. 8, to make reference to all town centres in District.
OS9.1	Lucy	Edwards		New Zealand Defence Force	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	Submitter supports the Objectives as notified as it is appropriate the plan provisions provide direction that the benefits of nationally and regionally significant infrastructure are to be recognised and provided for.	Retain objectives as notified.
OS9.2	Lucy	Edwards		New Zealand Defence Force	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Submitter states it is appropriate that the Plan provisions provide direction that the benefits of nationally and regionally significant infrastructure are to be recognised and provided for.	Retain policy as notified.
OS17.3	Jennifer	Molloy-Hargreaves			Plan Change 38 - Strategic Directions	Support	Submitter is fully supportive of Plan Change 38.	Retain Plan Change 38 as notified.
OS22.17	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Oppose	Proposed Objective 2.2.2(1) appears to extend the matters TDC would consider to include water quality from a discharge perspective which creates confusion between the function, powers and duties of the territorial authority from the regional council.	Amend Objective 2.2.2(1) to an objective that corresponds to the function, powers and duties of the territorial authority.
OS22.18	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Oppose	In the absence of being able to review a comprehensive planning response (rather than sectional plan changes) the policy cannot be understood.	Explain in the strategic direction what benefits the district plan seeks to achieve for water quality within the function, powers and duties of the territorial authority.

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OS22.19	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Oppose	NZ Pork does not support duplication of land use and discharge management requirements between regional and district plans to manage freshwater quality.	Amend Policy 2.2.3(5) to a policy that corresponds to the function, powers and duties of the territorial authority.
OS22.20	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Support	Support objective to achieve positive climate change outcomes across the district, but it is unclear how this objective will be implemented in relation to land use and development activities such as agriculture. Agricultural activities can produce greenhouse gas emissions in excess of sequestration opportunities. How will agricultural activities be considered within this objective?	Provide clarification through the strategic direction on how this objective relates back to land-use activities within the district that produce greenhouse gas emissions.
OS22.21	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	The agricultural sector, including pig farmers, will be challenged by the new norms and acute weather events that climate change brings with it. NZ Pork supports objectives that acknowledge the need for resilience and adaptation across the district to address such challenges.	Retain as proposed
OS22.22	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Oppose	Clarification is needed on how this policy will relate to land use activities within the district such as agricultural production. How will the impacts on climate change of a particular activity be measured and assessed? How does this policy relate back to land use policies and rules in the rural zones?	Provide clarification through the strategic direction on the intent of the policy in relation to assessing and measuring the effects on climate change of individual land-based activities.

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OS22.23	Hannah	Ritchie		New Zealand Pork Industry Board	Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district. The rural environment is the largest by area within the district. Not acknowledging or defining the key issues for the zone within the strategic objectives downplays the importance of the rural environments to the district.	Create a new strategic direction, objectives and policies to outline the key strategic and significant resource management issues for the rural environments within the district. <u>Social and Economic Wellbeing</u> <u>Taupo's rural environment contributes positively to the districts economic and social wellbeing.</u> <u>Productive capacity</u> <u>Rural land remains available for primary production activities and productive capacity is protected.</u> <u>Reverse Sensitivity</u> <u>Reverse sensitivity effects are managed so as not to constraint primary production activities</u> <u>Rural lifestyle Opportunities for rural lifestyle subdivision and development are only provided in parts of the rural environment where they do not conflict with enabling primary production and protecting the productive potential of land.</u>
OS26.59	Sarah	Cameron	Horticulture New Zealand		Plan Change 38 - Strategic Directions	Seek amendment	Add new strategic direction for rural environment.	Add to chapter 38: <u>SD – RE-01</u> <u>Primary production activities are recognised and provided for to enable them to operate efficiently and effectively to ensure the contribution for the economic and social wellbeing of the district and not be compromised by inappropriate subdivision, use and development</u> <u>SD – RE – 02</u> <u>Protection of highly productive land from inappropriate development to ensure its production potential for generations to come.</u>
OS26.60	Sarah	Cameron	Horticulture New Zealand		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Oppose	Council has no jurisdiction over the matters raised in 2.2.	Delete 2.2 strategic direction freshwater quality / te mana o te wai.
OS29.1	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks the rewording of the second paragraph of Section 2.3 as it appears to be missing words.	Review and reword the second paragraph of Section 2.3.

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OS29.2	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	We consider that changing the word 'forms' to 'environment' will encompass more than the built components of the urban areas. Further, this wording is more consistent with the NPS-UD which focuses on well-functioning urban environments.	Reword the objective as follows: a. contributes to well-functioning and compact urban forms <u>environments</u> that provide for connected liveable communities;
OS29.3	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	WRC considers that the protection of geothermal features should be acknowledged in the Plan. Taupo and Tokaanu are the only two towns in New Zealand apart from Rotorua that overlie large geothermal systems and have within the town rare and fragile geothermal features.	Include a new bullet point to Objective 2.3.2(1) to read: <u>Ensures the protection of Significant Geothermal Features including geothermal vegetation.</u>
OS29.4	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	WRC understands that Taupo and Tokaanu overlie geothermal resources. WRC has identified a potential risk regarding potential adverse effects on property and infrastructure if these are placed in areas prone to geothermal subsidence.	Include a new bullet point to Objective 2.3.2(1) to read: <u>Ensure that building, roading and infrastructure developments are directed away from geothermal hazards.</u>
OS29.5	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	WRC considers the policy should be amended to achieve better consistency with Section 181 of the Ngati Tuwharetoa Claims Settlement Act 2018.	Amend the wording to read: Recognise and provide for the vision, objectives, and outcomes, and values in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
OS29.6	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	We consider that including 'and supporting services' after papakainga on (7) will give better effect to WRPS Method UFD-M21 which provides for sustainability of marae and papakainga and directs district plans to take into account the need for additional services to support papakainga.	Amend the wording as follows: 7. Provide for the development of Papakainga <u>and supporting services</u> on maori land to facilitate maori occupation on their ancestral lands.

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OS29.7	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	WRC considers that the term 'current and future risk' should be included to the policy to ensure that climate change is adequately considered. This will achieve alignment with WRPS Change 1- IM-O5 – Climate change.	Amend the wording as follows: 11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of <u>current and future risks</u> to life, property and the environment.
OS29.8	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	WRC considers that the protection of geothermal features should be acknowledged in the Plan. The environmental imperative to protect such features should be acknowledged in the Plan. This will achieve better alignment with the WRPS.	Include new policy (or similar) as follows: <u>Avoid new development and subdivision of areas in close proximity to Significant Geothermal Features as mapped in the Waikato Regional Plan.</u>
OS29.9	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	WRC has identified that State highways 30 and 46 are missing from the text. We consider that the reference should be included.	Amend text to read: "State highways (1, 5, <u>30</u> , 32, 41, <u>46</u> and 47)."
OS29.10	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The District Plan should explicitly recognise the importance of the district's electricity-generating capacity to the local and national economy.	Amend wording by changing the percentage from 20% to 27% and providing wording that recognises the local and national importance of Taupo's electricity-producing capability.
OS29.11	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	WRC understands that the Taupo District contains most of the country's geothermal vegetation. However, this rare and vulnerable ecosystem type is not appropriately referred to in the chapter.	Amend wording after the first sentence to include the sentence: <u>Our rare habitats include 42% of the nation's geothermal vegetation, a rare and vulnerable ecosystem type.</u> And include a new policy in 2.6.3. to read: <u>Map as SNAs all geothermal areas that meet the Waikato Regional Policy Statement definition of SNA, and ensure their protection.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS29.12	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	WRC considers that the chapter should give better effect to the NPS-UD and WRPS change 1.	Include provisions to address the following to give effect to NPS UD, WRPS and Change 1: <ul style="list-style-type: none"> • Urban development supports emissions reduction through urban form, design and location. • New development is located in and around existing settlements. • Enable a diverse range of dwelling types and sizes. Responsiveness to proposals that provide significant development capacity with reference to WRPS Change 1 UFD-M74 – Tier 3 out of sequence or unanticipated development and APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities).
OS29.13	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions > Section 32	Seek amendment	4.6.1 incorrectly states that Plan Change 1: Healthy Rivers is a change to the WRPS. This is a change to the Waikato Regional Plan (WRP).	Amend wording in the report to appropriately connect Plan Change 1 to the WRP, instead of WRPS.
OS29.21	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	General - Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.27	Joao Paulo	Silva	Waikato Regional Council		Plan Change 38 - Strategic Directions	Seek amendment	WRC considers that PPC38-43 should follow the new plan format provided with the National Planning Standards.	National Planning Standards - Update PPC38-43 to the new plan format provided with the National Planning Standards 2019
OS38.1	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	I agree we need a structured strategic direction going forward. Population growth is not going backwards anytime soon worldwide and if we can identify and plan for the growth and stick to the rules then it has to be great for the area.	Retain as notified.
OS38.10	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	Freshwater - yes to protection of all our waterways and lakes going forward, with even stricter rules in the future.	Retain as supported.

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OS38.11	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Urban form and development - it has to be structured and planned with no 'lemons'. The wider character has to remain intact and agree that fragmented development needs to be avoided.	Retain as supported.
OS38.12	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Yes to Papakainga direction.	Retain as supported.
OS38.13	Terry	Palmer			Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	Yes, infrastructure development goes hand in hand with all development going forward. The arterial highway was a great example of great infrastructure planning.	Retain as supported.
OS39.2	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	Support with amendments	<i>Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.</i> Addition of '.....an appropriate level of infrastructure and <u>waste facilities</u> that effectively meets...
OS39.3	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	This objective will partially support the functionality of the regional landfill.	Retain.
OS39.4	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	If the addition to the infrastructure definition is not accepted as above, then waste facilities need to be specifically defined as they are excluded from the definition of infrastructure and therefore cannot be considered as infrastructure.	<u>Add</u> – Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure (<u>such as waste facilities</u>), according to the capacity limitations of that infrastructure.
OS39.5	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	This objective will help support the continuance and operational ability of the regional landfill, and the functionality of industrial zones.	Retain.

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OS39.6	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	While it is acknowledged that waste minimisation is necessary to meet particular climate change outcomes, refuse transfer stations and waste treatment and disposal facilities will still be required by the community. Interpreting Policy 2.4.3.2 will therefore be key in whether new facilities or the consenting of existing facilities will be acceptable when an activity such as a landfill has a complex climatic footprint.	The policy should identify the mechanisms by which complex climatic footprints are assessed.
OS39.7	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section, unless the amendment to the infrastructure definition is accepted as above.	Paragraphs 1, 4 and 5 Add ...and any other network utilities undertaken by network utility operators. <u>Waste recovery, treatment and disposal facilities are also critical services.</u> ...The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and electricity networks, <u>and a regional landfill.</u> ...In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure <u>(such as waste facilities)</u>) is vital...
OS39.8	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section.	<u>Add</u> - Land use in the District will not adversely affect the capacity and the safe and effective functioning of nationally and regionally significant and local infrastructure <u>(including waste facilities)</u> required to service existing and future communities.
OS39.9	Kaaren	Rosser		EnviroWaste Services Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	As the current definition for infrastructure under the RMA and the current District Plan excludes waste facilities, the continuance and possible expansion of these facilities needs to be included in this section.	<u>Add</u> - Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure <u>(including waste facilities).</u>
OS41.1	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Support.	Retain.

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OS41.2	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	Support	Retain.
OS41.3	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	This policy wording is ambiguous and can be interpreted that Maori Multiple owned land should remain as under utilised and undeveloped.	Amend by adding to the policy that public structure planning processes would enable the re-zoning of land and provision of infrastructure to remove constraints and enable development of Multiple Maori owned land.
OS41.4	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	The wording of this policy does not recognise that the District Plan and supporting documents such as TDC 2050 growth Strategy (2018) do not have the provisions to enable development, the current provisions have restrained development.	Amend by removing “ within the provisions of the plan ”
OS41.5	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	The District Plan does not provide a framework for urban development on multiple Maori owned land. Existing urban areas including the Town Centre have been protected at the expense of Maori land.	Amend to add to the second paragraph after 2050 “ <u>and supports urban development on Multiple Maori owned land</u> ”
OS41.6	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	TD2050 (2018) discounted multiple maori owned land from future development, and infrastructure solutions have excluded maori landowners from involvement with capacity strategy and solutions.	Amend after TD2050 2018“ <u>and to support urban development on Multiple Maori owned land, to maximise efficient use of potential unzoned & unserviced Maori land along with existing ...</u> ”
OS41.7	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	Submitter objects to the drafting and seeks provision be amended.	Item 5 already supports the Town Centre Environment as the “primary” centre. Remove objective 6 as unnecessary and poorly defined.
OS41.8	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	TD2050 (2018) discounted multiple maori owned land from future development, and infrastructure solutions have excluded maori landowners from involvement with capacity strategy and solutions.	Amend after TD2050 2018“ and to support urban development on Multiple Maori owned land, to maximise efficient use of potential unzoned & unserviced Maori land along with existing ...”

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OS41.9	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The current lack of existing and planned infrastructure on the western side of the river is resulting in inefficiencies elsewhere and detrimental to the development of Multiple owned Maori land. Item 5 covers the issue of efficient and effective infrastructure and landuse.	Remove item 4
OS41.10	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Development on maori land should not just be restricted to Papakainga.	Remove “the “ and “of papakainga”
OS41.11	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	This is a poorly drafted policy that confuses nonresidential “activity” with the “built form” of residential neighbourhoods, and the use of the term “boundaries ”. Either this is a policy about the scale of built form or a policy about the scale of activities.	Delete this policy.
OS41.12	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	There is no mention of developing infrastructure to enable development of Maori land, and recognition that Maori land has been disadvantaged historically by investment decision making of Council and its District Plan.	Include maori land in the objectives and policy section wording.
OS41.13	John	Lenihan		Rangatira Block Trusts	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The loss of environmental values, character and amenity on other land should not be a burden to remedy on Maori landowners, where maori land is treated as reserves or to be protected.	Objectives and policy wording needs to be changed to include the ability for Maori landowners to determine how they develop their land and what should be protected, enhanced or mitigated.
OS45.1	David	Grey		Rangatira 8A11D(Paenoa Te Akau)	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Support	This provision is paramount in regards to the Rangatira area of Taupo, now known as Rangatira pt, Hiruhama Ponui, Paenoa Te Akau, and Rangatira E, and its Tangata whenua.	Retain as notified.

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OS46.2	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions	Seek amendment	It is time for the council to adopt degrowth as an overarching philosophy. Degrowth is a planned and democratic reduction of unnecessary production in rich countries designed to bring the economy back into balance with the living world in a safe and equitable way. To the submitter this would involve a sincere and dedicated commitment to a reduction in energy use and the installation of devices that unnecessarily use reticulated energy.	Greater emphasis on green buildings (better insulation, use of natural solar warming etc, the catching and use of roofwater) and the provision of green spaces and trees. More use of timber as a construction material rather than concrete and steel. Limits on unnecessary lighting, heating and air conditioning in public buildings and office buildings where better design such as having openable windows would suffice. Bans on consumer goods that fail to meet standards for recyclability or repairability. Council compost collections for those who can't or won't compost themselves. Penalties for those who don't sort their household refuse adequately, penalties for builders and developers who don't sort and reuse/or recycle waste or leftover building materials. Trees planted on every roadside verge in the Taupo town area and in the medians in open car parks. That the Council promote self-contained wastewater systems such as worm based ones to mitigate increased wastewater from subdivisions.
OS46.6	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter questions how higher emissions from increased vehicle movement will result in positive climate outcomes.	Submitter suggests a toll is imposed on private vehicle use and this used to subsidise public transport.
OS46.7	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter questions how can this ever be measured and who will measure it.	Unless an Energy Audit or Emissions budget is provided for a change in land use.
OS46.8	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter states any subdivision/development that does not offset emissions by tree planting or buying carbon credits will not result in positive climate change outcomes.	Submitter suggests that only development of land that would result in positive climate change outcomes would be land use change to forestry or retirement and revegetation of some kind.
OS46.9	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Subdivision and land use development that encroaches on natural ephemeral waterways, wetlands or LIAs that are prone to erosion will not be resilient to climate change.	Avoid subdivision and development in natural ephemeral waterways, wetlands or LIAs.

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OS46.10	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter questions who will police the designs of buildings to reduce greenhouse gas emissions.	The only design that would reduce GHG emissions would be use of wood products in design and construction.
OS46.11	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Will reduce the need for building more power stations and vehicle movement to reduce GHG emissions and make roads safer.	Submitter seeks an objective that encourages reductions in power consumption.
OS46.12	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	Submitter seeks clarification on how activities that lead to the enhancement of indigenous biodiversity be specifically provided for.	Submitter seeks clarification on how activities that lead to the enhancement of indigenous biodiversity be specifically provided for.
OS46.13	Chris	Marshall	Tukairangi Trust		Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Submitter seeks clarification on how specifically will TDC support and facilitate this provision.	Submitter seeks clarification on how specifically will TDC support and facilitate this provision.

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OS57.1	James	Ryan			Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	<p>There are a number of typos that need to be corrected and other edits. Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.</p>	<p>Amend to read as follows: 2.3.3 <u>Policies</u> ... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and of additional infrastructure), according to the capacity limitations of that infrastructure. ... 7. Provide for the development of Papakainga on Maori land to facilitate Maori occupation on their ancestral lands. ... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district's pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u>, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses. ... </p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS57.2	James	Ryan			Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupo District and nationally).	<p>2.4.2 Objectives</p> <p>...</p> <p><u>2.</u></p> <p><u>An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u></p> <p>23. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on the Maori.</p> <p>24. The Taupo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS57.3	James	Ryan			Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	The New Zealand Energy Strategy 2011 has set a target that 90 percent of electricity generation will be from renewable sources by 2025. Using more renewable resources to meet energy demand will reduce dependence on fossil fuels which are a finite resource and reduce carbon dioxide emissions, which contribute to global warming and climate change effects. These approaches are also consistent with the National Policy Statement on Renewable Electricity Generation, 2011. Typos / Grammar	<p>2.4.3 Policiesy</p> <p>1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged <u>enabled</u>. 2. Recognise and <u>provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u></p> <p>3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following;</p> <ul style="list-style-type: none"> • <u>adaptation required to mitigate risks from climate change</u> • <u>provides for increased electricity output, or greater efficiency</u> <u>continued safe, efficient and secure operation</u> <p>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p> <p>35....</p> <p><u>46. Subdivision, use and development of land must demonstrate resilience to the effects of climate change over time.</u></p>
OS57.4	James	Ryan			Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	The National Planning Statement Renewable Electricity Generation in Policy A states that Decision-makers shall recognise and provide for the national significance of renewable electricity generation activities, including the national, regional and local benefits relevant to renewable electricity generation activities. Manawa Energy is seeking for more than recognise and encourage and that Renewable Electricity Generation is provided for in District Planning.	<p>Amend as follows: 1.. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning.</p> <p>2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged <u>achieved</u>.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS57.5	James	Ryan			Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The introduction should more accurately refer to “electricity generation”, not “energy generation”. One of the laws of physics is that energy cannot be generated. It can only be transformed from one form to another. The NPS Renewable Energy has been in effect since 2011 and with current renewable electricity goals from the government it is no longer enough to simply recognise the role renewable energy but as per the NPS: REG Policy A that Councils should provide for renewable electricity generation.	Amend as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy electricity generation activities and resources.... 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.
OS57.6	James	Ryan			Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Manawa seek the inclusion of an additional policy that covers an increasingly important aspect of consenting renewable electricity generation activities.	Amend as follows: 2.6.3 Policies... 7. <u>Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>
OS58.1	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions	Seek amendment	Clear understanding of the legal status of the directions is required to assist planners when making assessments against the district plan. To assist with the importance and status of each direction, a hierarchy should be established.	The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. This chapter includes objectives and policies to guide decision making at a strategic level. <u>The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies.</u> The strategic objectives set the direction for the District Plan and help to implement the Council’s community outcomes for <u>resource management practices</u> . They are indicative of the matters which are important to the Taupo District community <u>and Council</u> and reflect the intended outcomes to be achieved through the implementation of the District Plan. ... requirement to consider District Plan policy. <u>The strategic directions must be considered in all resource consent applications and plan changes.</u> ...

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS58.2	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	A lot of planning processes are about listening to mana whenua.	The values, rights and interests of Taupo District mana whenua are <u>listened to</u> , recognised and protected. <u>(moved to be objective 4)</u>
OS58.3	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	Mana whenua are a partnership and this relationship should be acknowledged. A hierarchy of these directions should be followed, outlined in green is the order in which these should be.	2. Mana whenua are a partner in District Plan planning and decision making. <u>(moved to be objective 5)</u> 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake <u>(moved to be objective 6)</u> . 4. Support development on Maori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. <u>(moved to be objective 3)</u> 5. Maori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. <u>(moved to be objective 2)</u>
OS58.4	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Clause 4 Natural and Built Environment Bill.	The principles of te tiriti o Waitangi are <u>must be</u> taken into account through District Plan planning and decision making. <u>(moved to be objective 1)</u>
OS58.5	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Support Policies 2.1.3.1, 2, 3, 4, 5, 6, 7 and 9.	Retain.
OS58.6	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Amend to make it clear that the iwi management plan takes precedence over the district plan. "Higher order statutory documents" is the terminology used in the section 32 report.	Recognise that <u>iwi management plans are higher order statutory documents</u> in decision making, <u>and</u> the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS58.7	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support in part	<p>The Taupo district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and <u>mana whenua</u> and <u>some</u> also hold importance nationally.... The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values, <u>if completed with little regard to the environment....</u></p> <p>...There is also a high proportion of these areas on maori land throughout the District which can impacts the ability of maori landowners <u>in to</u> undertake ing development on their ancestral lands.</p>
OS58.8	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter supports this provision.	Retain.
OS58.9	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Offsetting is a recognised tool.	The protection of the <u>natural values of</u> areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, <u>including through offsetting to result in a net environmental gain.</u>
OS58.10	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Offsetting is a recognised tool.	Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, <u>including activities used as an environmental offset.</u>
OS58.11	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens.	Recognition of the extent of indigenous vegetation and habitat under Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu, <u>as well as using land to provide for their communities as Maori see appropriate.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS58.12	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Objective 2.6.2.5 and 7. Support in that it is linked to 'outstanding landscapes'.	Retain.
OS58.13	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support - Objective 2.6.2.6. Relationship should be recognised.	Retain.
OS58.14	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Offsetting should be available as a tool to achieve a net environmental gain.	Protect the <u>natural values of</u> areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor <u>adverse</u> effects on the ecological values <u>that cannot be offset.</u> and processes important to these areas.
OS58.15	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support - Policy 2.6.3.2, 3, 4, 6. Agree that areas can be supported.	Retain.
OS58.16	Joan	Forret		Pukawa D2 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Support in part - Policy 2.6.3.5. Allow tangata whenua to decide what is best for their land.	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
OS59.1	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	RHL generally supports Objective 1 and the development of the district in a way that contributes to well-functioning and compact urban forms, connected livable communities, greater social and cultural vitality and wellbeing, and development in a manner that meets the community's short, medium and longterm housing needs.	Retain

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS59.2	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Oppose	The submitter considers that incorporating the matters of TD2050 'by reference' is inappropriate. Any findings contained in this document, including the need to plan for housing demand, location and type in light of an ageing population, should be reflected in the District Plan. Further, given the changing nature of our urban environments, the Council may need to update its growth management strategy on an ongoing basis, which would render the reference to 'TD2050 2018' obsolete. The submitter also notes that it has no issues with maximising the efficient use of land but considers that the current drafting of the objective implies that this is the only outcome from the strategy that is relevant to use and development.	The submitter seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land <u>by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population;</u> and b. is co-ordinated with the provision of cost effective infrastructure.
OS59.3	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter generally supports Objective 3 and the use and development of land which will have demonstrable social and cultural benefits to the district's community. However, the submitter considers that the term "demonstrable" is unclear, unnecessary and is likely to lead to differing interpretations between Council and other plan users. The submitter also considers that additional / specific reference should be made in the objective to the benefits of providing increased and diverse housing / accommodation options.	The submitter seeks the deletion of the term "demonstrable". The policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS59.4	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter welcomes the Council's move away from requiring subdivision, use and development to not detract from "the wider character" of the environment, as previously proposed. The submitter generally supports Objective 6 and the enabling of use and development that supports the planned urban built form and functioning of the environment.	Retain
OS59.5	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	RHL seeks provision for the housing and care needs of the ageing population.	The submitter seeks that a new objective is inserted that provides for the housing and care needs of the ageing population as follows: <u>Objective 2.3.2(8). Recognise and enable the housing and care needs of the ageing population.</u>
OS59.6	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	RHL supports the enabling of planning and development in urban environments that will positively contribute to well-functioning urban environments. However, the RHL considers that this matter is already sufficiently covered by the higher-level direction set out in proposed Objective 1.	The submitter seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.
OS59.7	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the submitter supports the underlying principle of Policy 3, it is noted that the policy is effectively identical to the associated objective (Objective 2).	RHL seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.
OS59.8	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the submitter supports the underlying principle of Policy 6 and the provision for use and development of land that will lead to beneficial social and cultural outcomes for the district's community, it is noted that the policy is effectively identical to the associated objective (Objective 3).	Taking into account RHL's key concerns with proposed Objective 3 (as set out above), the RHL considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS59.9	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	While RHL generally supports the underlying purpose of Policy 10 to manage adverse effects of the use and development of land, it considers that as currently drafted the policy may have more restrictive effects than intended. Furthermore, RHL notes that proposed clauses (b) and (d) address the same matter (reverse sensitivity effects). As such, RHL recommends that clause (b) is removed, and clause (d) retained to cover reverse sensitivity effects.	RHL seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS59.10	Andrea	Curcio Lamas		Ryman Healthcare Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	The submitter seeks the following policies be included when the Council prepares its Residential Chapter.	Given the high-level strategic direction of section 2.3 RHL does not request any additional objectives and policies to those referred to above, but seek the following policies be included when the Council prepares its Residential Chapter: <u>Changing communities: To provide for the diverse and changing residential needs of communities, recognise that the existing character and amenity of the Residential Environment will change over time to enable a variety of housing types with a mix of densities.</u> <u>Larger sites: Recognise the intensification opportunities provided by larger sites within the Residential Environment by providing for more efficient use of those sites.</u> <u>Provision of housing for an ageing population:</u> <u>(a) Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the Residential Environment, such as retirement villages.</u> <u>(b) Recognise the functional and operational needs of retirement villages, including that they:</u> <u>i. May require greater density than the planned urban built character to enable efficient provision of services.</u> <u>ii. Have unique layout and internal amenity needs to cater for the requirements of residents as they age.</u> <u>Role of density standards:</u> <u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments.</u>
OS62.6	Alana	Delich		Waikato	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	Mitigation to create an indigenous dominant buffer and increase the resilience of a geothermal ecosystem include fencing to exclude vehicles and industrial encroachment, weed control, planting of native buffer vegetation, and animal pest control. Weed and pest control also critical.	Buffer between industrial activity and indigenous areas.
OS63.1	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter is concerned about imbalance of power away from rate payer/owners. Every culture has connection to their land.	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS63.2	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.	Delete: "Recognise the benefits of subdivision, land use and development" activities which will directly contribute to the enhancement of fresh water quality."
OS63.3	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter states there is inadequate infrastructure - mistakes are being regularly made, eg. roundabouts too small, ineffective planning and changes implemented at intersections, inadequate sewerage system) infrastructure in town.	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.
OS63.4	Debs	Morrison			Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter states most property owners enhance their natural environments without any enforcement from local or national government required. Local enhancement has already been occurring at a great rate.	Retain 2.6.3 Policy 6.
OS65.1	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter is concerned about imbalance of power away from rate payer/owners. Every culture has connection to their land.	Amend to include all peoples of Taupo, no matter what their culture. Include a more robust consultative process with all peoples.
OS65.2	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter states there is inadequate infrastructure - mistakes are being regularly made, eg. roundabouts too small, ineffective planning and changes implemented at intersections, inadequate sewerage system) infrastructure in town.	To include a more robust planning process to ensure development of infrastructure is well thought out, to reduce costly errors.
OS65.3	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Submitter states most property owners enhance their natural environments without any enforcement from local or national government required. Local enhancement has already been occurring at a great rate.	Retain 2.6.3 Policy 6.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS65.11	Richard	Thompson			Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.	Amend part 4: Delete: "Recognise the benefits of subdivision, land use and development. activities which will directly contribute to the enhancement of fresh water quality." RMA supports promotion of fresh water quality, but does not remove responsibility for our sustainable use of water. Statement 4 under 2.2.3 Policy is defunct through the fact the RMA 1991 caters for this already.
OS66.1	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Recognises the principles of Te Tiriti o Waitangi as well as iwi values and aspirations.	Retain
OS66.2	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Submitter seeks amendment to provide context for the relevance and importance of Te Mana o te Wai.	Recognise the National Policy Statement for Freshwater Management (NPS-FM) which contains the principles of Te Mana o te Wai.
OS66.3	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	Recognises how much importance the community (including iwi) places on climate change.	Retain
OS66.4	Michelle	Phillips		Ngati Tahu-Ngati Whaoa Runanga Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Iwi Maori should not be disadvantaged in developing their land because it has natural environment values.	Recognise the right of iwi Maori to provide for their social, cultural and economic wellbeing in developing underdeveloped land.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS68.1	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Mercury supports all policies in 2.1.3 and Policy 2.1.3(2) in particular. This objective is consistent with the Matters of National Importance of the RMA and is appropriate in the context of supporting joint venture partnerships for several renewable electricity generation sites in the Taupo District. Mercury is of the view that policy 2.1.3(6) should be deleted as it duplicates Policy 2.1.3(2).	Retain policies 2.1.3(1) to 2.1.3(9) other than Policy 2.1.3(6) which should be deleted. Amend policies as shown below: 2.1.3 Policies 1. Recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures). ... 6. Enable development of Maori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners. ...
OS68.2	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.2.2 Objective	Support	This objective is consistent with the sustainable management purpose of the RMA and is appropriate in the context of the issues facing Taupo District.	Retain 2.2.2 Objective in same or similar form
OS68.3	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan.	Amend Objective 2.3.2(3) and add new Objective 2.3.2(8) as below: 3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported. <u>8. The East Taupo Arterial will continue to act as an 'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.</u>
OS68.4	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.	Amend Policy 2.3.3(10) to read as follows: 10. Manage subdivision use and development of land to ensure that it will not: a. ... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas,</u> ... d. give rise to reverse sensitivity effects from existing uses

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS68.5	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	<p>Mercury strongly supports section 2.4 (climate change) and requests only minor amendments. Taupo District provides up to 20% of New Zealand's electricity supply, with more than 20 renewable electricity power stations mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District.</p> <p>The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.</p>	<p>Amend the introductory part of section 2.4 (STRATEGIC DIRECTION 4 CLIMATE CHANGE) as follows:</p> <p>Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. ... It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe....</p> <p>1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from <u>discharged to</u> the atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry.</u></p> <p>2.</p> <p>...Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which <u>helps avoid</u>, does not contribute to, and is resilient to, climate change...</p>
OS68.6	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	<p>Objectives 2.4.2(1), 2.4.2(2) and 2.4.2(3) are important for addressing the issues facing Taupo District, Aotearoa New Zealand and the world. In addition, a new objective needs to clearly articulate the necessity of increased renewable electricity generation to assist with the decarbonisation of the economy. This decarbonisation is essential for the country to achieve its international GHG reduction targets that it has committed to achieve.</p>	<p>Retain objectives, 2.4.2(1), 2.4.2(2) and 2.4.2(3). In addition, add new objective 2.4.2(4) that reads:</p> <p><u>4. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u></p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS68.7	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Policies need to be included which specifically provide for and enable activities that will help address climate change.	<p>Retain policies 2.4.3(1). Delete policy 2.4.3(3) and policy 2.4.3(4). In addition, add new policies 2.4.3(2) and 2.4.3(3) as below and renumber proposed policy 2.4.3.(2) to policy 2.4.3.(4) with a minor amendment as below.</p> <p>1....</p> <p>2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p> <p>3. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.</p> <p><u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity, improved security of supply and transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and new renewable electricity generation activities and transmission, including where contributing to one of the following:</u></p> <ul style="list-style-type: none"> <u>adaptation required to mitigate risks from climate change or</u> <u>provides for increased electricity output, or greater efficiency</u> <u>continued safe, efficient and secure operation.</u> <p>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS68.8	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introduction should more accurately refer to “electricity generation”, not “energy generation”. Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.	<p>Amend the introductory part of section 2.5 as follows: Infrastructure, ..., such as the three waters network, transport, communications, energy <u>electricity</u> generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.</p> <p>....However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate.</u></p> <p>The Taupo District plays an important role in the location and provision of nationally ‘significant infrastructure’. Its central location and natural resources means that Taupo is home to:</p> <ul style="list-style-type: none"> · ... · renewable electricity generation facilities that connect with the national grid, that provide electricity to meet up to 20% of New Zealand’s total electricity demand... <p>In addition to nationally and regionally significant infrastructure, local roads and other infrastructure ... is vital for the ongoing functioning of the District. <u>District’s</u> urban and rural communities.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS68.9	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Mercury supports all the objectives in 2.5.2 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for the effective functioning and social and economic wellbeing of our communities. Minor additions are suggested to strengthen the objectives.	Retain the following Objectives, subject to minor amendments to Objective 2.5.2(1) and 2.5.2(2) as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved</u>
OS68.10	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Mercury supports all the policies in 2.5.3 as infrastructure at all levels (locally, regionally and nationally significant infrastructure) is critical for the effective functioning and social and economic wellbeing of our communities. The policies are appropriate ways of achieving the objectives in 2.5.2. The submitter seeks minor amendments to strengthen/clarify the policies.	Retain the following policies, subject to minor amendments to Policy 2.5.3(1) and 2.5.3(2) as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. ...
OS68.11	Hayley	Stronge		Mercury	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Mercury supports the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.	Add the following new policy 2.6.3(7) as follows: <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS75.1	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	It is important to provide for the activities that are necessary to construct and maintain the infrastructure and broader development as well as for the infrastructure itself.	Amend to include an objective that recognises the strategic importance of producing aggregate to support significant and local infrastructure. e.g. <u>5. The importance of quarrying as a component of primary production that supports the construction and maintenance for development and infrastructure is recognised.</u>
OS75.2	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	A change to the policy that recognises that there are other activities that are needed to support this nationally and regionally significant infrastructure.	Recognise the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure, <u>including those activities which support them such as quarrying.</u>
OS75.3	Duncan	Whyte		Tauhara Quarries Ltd	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	A change to the policy that recognises that there are other activities that are needed to support this nationally and regionally significant infrastructure that may also require protection from reverse sensitivity effects.	Amend. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure, <u>including those activities which support them such as quarrying.</u>
OS76.1	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 38 - Strategic Directions	Seek amendment	Due to unprecedented levels of construction and infrastructure development activity, there is growing demand for aggregate which is in short supply in many parts of New Zealand including the Taupo district. Aggregate is a locationally constrained resource. Quarrying can only occur where suitable aggregate resource exists.	We recommend the text, policies and objectives of the Strategic Directions Chapter be amended to recognise the strategic importance of aggregate.
OS76.2	Jeremy	Harding		Aggregate and Quarry Association	Plan Change 38 - Strategic Directions	Seek amendment	Submitter generally supports the new Strategic Directions Chapter as drafted in the plan change. The chapter provides an outline of the key strategic and significant resource management matters for the Taupo district. Many of the themes included in the chapter (e.g. urban form, climate change, and infrastructure) have a connection with aggregate and there is merit in acknowledging this in the district's strategic direction.	We recommend the text, policies and objectives of these three sections be amended to recognise the strategic importance of aggregate in each of them. It would be helpful if the chapter linked well to the rest of the plan so that these things had to be taken account of.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS84.1	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	Genesis generally supports the proposed objectives. A minor edit is suggested to provide clarity.	Retain with amendment as shown below. 3. Subdivision, use and development of land <u>in appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported.
OS84.2	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	Genesis generally supports the proposed policies. However, in respect of Policy 10, Genesis considers conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. In addition, reverse sensitivity effects do not arise from "existing uses" – they arise from new or expanded sensitive activities locating in proximity to existing uses. Suggested changes are therefore made to accurately reflect the intent of Policy 10.	Retain provisions subject to amendments below 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and <u>of</u> additional infrastructure),... 10. Manage subdivision use and development of land to ensure that it will not: a.... b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u> . c.... d. give rise to reverse sensitivity effects from existing uses

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS84.3	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.	Climate change is one the most significant issues facing the entire planet. As noted in section 2.5 Strategic Direction 5 Significant and Local Infrastructure, the Taupo District provides up to 20% of New Zealand's electricity supply. There are more than 20 renewable electricity power stations in the Taupo District, mostly located in the Rural Environment. It is therefore one of the most significant land uses in the Taupo District. Genesis consider the importance of renewable electricity generation needs to be appropriately recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation. The minor changes are therefore suggested to strengthen the overview statement leading to the objectives and policies in this section.
OS84.4	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.	Genesis supports the proposed directions for community resilience and adaptation to the effects of climate change. However, with the serious implications of climate change being increasingly experienced across New Zealand, Genesis considers explicit references for direct actions are required in conjunction with objectives that build resilience and adaptation. Genesis considers a new objective should be included that explicitly recognises the increasing contribution renewable electricity generation in the District has on reducing greenhouse gas emissions and mitigating the potential effects of climate change.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS84.5	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	As outlined in 2.4.2 Objective above, Genesis considers two new policies need to be included which specifically provide for and enable activities that will help address climate change.	<p>Retain 2.4.3 Policy subject to amendments below.</p> <p>2.4.3 Policiesy</p> <p>1....</p> <p><u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonisation of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and the development of new renewable electricity generation activities, including where contributing to one of the following:</u></p> <ul style="list-style-type: none"> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for more electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> <p>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p> <p>35....</p> <p>46. Subdivision, use and development of land...</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS84.6	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Genesis generally supports the proposed overview statement which identifies the range of infrastructure important within the District. Minor changes are however suggested to provide clarity and accuracy. In particular, Genesis considers “energy generation” should be more accurately referenced as “electricity generation”. In addition, as “significant infrastructure” is not (and should not be) a defined term, Genesis considers the quotation marks should be removed to avoid confusion.	Retain 2.5 overview statement subject to amendments below. 2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE Infrastructure, ..., transport, communications, energy , <u>electricity</u> generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators. ...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate</u>Taupo is home to: · ... · renewable electricity generation facilities that connect with the national grid , accounting for up to 20% of New Zealand’s total electricity demand · ... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the Districts , <u>District’s</u> urban and rural communities.
OS84.7	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Genesis supports 2.5.2 Objectives which appropriately recognises the strategic importance and benefits of infrastructure, including electricity infrastructure. Minor changes are suggested to strengthen the objectives.	Retain 2.5.2 Objectives subject to amendments below. 2.5.2 Objectives 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning. 2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged <u>achieved</u> . 3....

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS84.8	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Genesis generally supports the proposed policies; however, minor changes are suggested to strengthen the provisions and to provide clarity and accuracy as outlined elsewhere in Genesis' submission.	Retain 2.5.3 Policy subject to amendments below. Amend to read as follows: 2.5.3 Policies 1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> generation activities... 2. Recognise <u>and provide for</u> the functional and operational needs....
OS84.9	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	Genesis generally supports the proposed objectives. Minor changes are suggested for accuracy.	Retain 2.6.2 Objectives with amendments below. 2.6.2 Objectives 1. Recognise the importance of the districts <u>District's</u> natural values and landscapes and their significance to the Taupo Districts <u>District's</u> communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on Maori land tenure , and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waaahi tapu....
OS84.10	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Genesis generally supports the proposed policies. However, in addition to minor changes suggested for accuracy, Genesis considers the potential benefits provided by offset measures and compensation should be explicitly provided for, particularly when considered against development and activities that have a wider benefit (e.g. regional, national and global) such as renewable electricity generation activities and Regionally Significant Infrastructure.	Retain 2.6.3 Policy subject to new clause 7 shown below: <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and Regionally Significant Infrastructure.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS84.47	Alice	Lin		Genesis Energy	Plan Change 38 - Strategic Directions	Seek amendment	Genesis seeks the inclusion of an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future. There are more than 20 power stations in the Taupo District making renewable electricity generation one of the most significant activities in the Taupo District.	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.
OS85.1	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	The Ministry supports this opening statement as it recognises the need for development to be adequately serviced by additional infrastructure (which includes schools). This wording of this opening statement is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed.
OS85.2	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The Ministry supports this objective as it recognises the need for development that provides social benefits to the district's community (which includes schools). This wording of this objective is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed
OS85.3	Sophie	Andrews		Ministry of Education	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The Ministry supports this policy as it recognises the need for development to be adequately serviced by additional infrastructure (which includes schools). This wording of this policy is in line with the Ministry's feedback in June 2022 to enable educational facilities.	Retain as proposed

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS89.1	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions	Seek amendment	The NPS-IB currently has no legal effect; however, it is expected to come into effect in December 2022 prior to the further submission and hearing process of Plan Change 38. The Director-General considers it would be effective and efficient to align the review of the Plan Change 38 provisions with the policy direction and requirements anticipated under the NPS-IB, to avoid an additional plan change.	The Council should undertake a review of the NPS-IB exposure draft (or the soon to be gazetted NPS-IB document) to confirm Proposed Plan Change 38 is giving effect to this national direction. The Strategic Directions chapter should be updated to give effect to the NPS-IB where required. Any other amendments that may be necessary or appropriate to address my concerns.
OS89.2	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions	Seek amendment	The Director-General notes that while biodiversity compensation is mentioned once in the ODP, there needs to be a more coordinated shift towards an effects management hierarchy to have better regard to section 6(c) of the RMA.	Include an objective and/or policy in relation to biodiversity offsetting and biodiversity compensation. Include definitions for biodiversity offsetting and biodiversity compensation. This could be included within the Natural Environmental Values section of the Strategic Direction chapter. Any other amendments that may be necessary or appropriate to address my concerns.
OS89.3	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	The Director-General generally supports the tangata whenua section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the chapter. The provisions are consistent with Part 2 of the RMA and wider planning documents.	Retain as notified, unless iwi/hapu/whanau request specific changes. Note: There are spelling errors in this section that should be corrected prior to Plan Change 38 becoming operative e.g. “the Te Tirirti o Waitangi” should be corrected to “Te Tiriti o Waitangi”; “mautaranga” should be corrected to “matauranga”.
OS89.4	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	The Director-General generally supports the freshwater quality/Te Mana o te Wai section, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the cultural objectives and policies within this section. The provisions give effect to the NPS-FM and wider planning documents.	Retain as notified, unless iwi/hapu/whanau request specific changes.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS89.5	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The Director-General requests an amendment to Objective 7 to ensure the wording is consistent with the other Objectives within this section and to ensure the consideration of adverse effects on the environment is not limited to just subdivision stage. The wording of Objective 7 is otherwise supported.	Change the wording of Objective 7 to: <i>7. Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.</i>
OS89.6	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The Director-General generally supports Policy 7, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy. Papakainga provisions enable maori to occupy their ancestral land in line with Part 2 of the RMA.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.7	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The Director-General requests an amendment to strengthen the wording of proposed Policy 12 and thereby have better regard to section 6 of the RMA.	12. Do not support Avoid subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.
OS89.8	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	The Director-General generally supports the climate change section. New Zealand's biodiversity and natural landscapes are being affected by climate change. These changes are resulting in extreme weather, rising sea levels, and rising temperatures. Including a section on climate change within Proposed Plan Change 38 is considered to be consistent with Part 2 of the RMA.	Retain as notified
OS89.9	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 2 for being consistent with section 6(c) of the RMA.	Retain as notified
OS89.10	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 3.	Retain as notified.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS89.11	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General generally supports proposed Objective 4, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the objective.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.12	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	The Director-General requests an amendment to strengthen the wording of proposed Objective 5 and thereby have better regard to section 6(b) of the RMA.	Change the wording of Objective 5 to: <i>5. The protection of outstanding landscape areas from inappropriate <u>subdivision</u>, land use and development which may adversely affect their landscape attributes.</i>
OS89.13	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General generally supports proposed Objective 6, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the objective.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.14	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Support	The Director-General supports proposed Objective 7.	Retain as notified.
OS89.15	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	The Director-General requests the inclusion of 'subdivision' within proposed Policy 1 to allow for consideration of the adverse effects that could occur on SNAs from subdivision.	Change the wording of Policy 1 to: <i>1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from <u>subdivision</u>, land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.</i>
OS89.16	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General supports proposed Policy 2.	Retain as notified
OS89.17	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General generally supports proposed Policy 3, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS89.18	Ashiley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General supports proposed Policy 4.	Retain as notified

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS89.19	Ashley	Sycamore	Department of Conservation	Penny Nelson, Director-General of Conservation	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Support	The Director-General generally supports proposed Policy 5, noting that iwi/hapu/whanau are best placed to provide specific comments in relation to the appropriateness of the content and wording of the policy.	Retain as notified, unless iwi/hapu/whanau request specific changes.
OS90.1	Angela	Bell			Plan Change 38 - Strategic Directions	Oppose	The plan change does not provide strategic direction on the rural environment or rural-residential zoning. Primary production and the rural environment is facing a range of significant resource pressures many of which are cross cutting with the strategic matters covered in Plan Change 38, yet these sections appear to only consider the urban environment. Reference to the National Policy Statement for Highly Productive Land is not considered. Reference to the National Adaptation Plan and outcomes, including natural hazards is inconsistent.	Seeks that the objectives, policies, and rules for 3b Rural Environment Chapter include incorporation of consideration of natural hazards and the effects of climate change, effects on rural and urban infrastructure (including drinking water), productive capability, and reverse sensitivity.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS91.1	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	<p>The Taupo district has a significant rural presence and a considerable amount of rural land which is used for primary production. Federated Farmers seeks the protection of the values, character and resources of the general rural environment as it is defined in Proposed Plan Change 42 (subject to any amendments that have been sought).</p>	<p>Page 2, Introduction - Federated Farmers seeks the following relief:</p> <p>(a) the inclusion of a new strategic or significant resource management issue in Chapter 2 Strategic Directions focused on rural sustainability and the protection of the rural economy and environment within the Taupo district; and</p> <p>(b) the inclusion of the following objectives for the strategic direction rural sustainability or wording with similar intent:</p> <p>2.X.X Objectives</p> <p><u>1. The district's general rural environment is managed in a way that promotes rural sustainability while protecting rural land from inappropriate subdivision, land use and development;</u></p> <p><u>2. Existing, lawfully established rural land use activities are recognised and protected from incompatible activities.</u></p> <p><u>3. The value of the rural economy to the district and the wider region is acknowledged and provided for.</u></p> <p><u>(c) the inclusion of appropriate policies which will implement the proposed objectives outlined in (b) above; and</u></p> <p><u>(d) any consequential amendments required as a result of the relief sought.</u></p>
OS91.2	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	<p>Federated Farmers supports the inclusion of strategic direction 1 in respect of tangata whenua. We also support the objectives and policies as outlined for the strategic direction as they are a positive step towards the district plan acknowledging and providing for the principles to Te Tiriti o Waitangi (the Treaty of Waitangi).</p>	<p>(a) the retention of strategic direction 1 Tangata Whenua as currently written in the plan change or with wording to similar effect; and</p> <p>(b) any consequential amendments required as a result of the relief sought.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS91.3	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	The proposed strategic direction for freshwater needs to be rewritten to ensure that it achieves consistency with the National Objectives Framework and clearly sets out the defined process that the framework has defined. It is essential that the strategic direction supports the national direction that has been set by central government.	(a) the amendment of strategic direction 2 Freshwater Quality / Te Mana o te Wai to achieve consistency with the requirement of the National Objectives Framework; and (b) any consequential amendments required as a result of the relief sought.
OS91.4	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Federated Farmers supports the strategic direction related to urban form and development as it is currently drafted in the plan change. It recognises that urban development creates additional demands on and for infrastructure and that there is a need for land use to be integrated with infrastructure development.	(a) the retention of strategic direction 3 Urban Form and Development as currently written in the plan change or with wording to similar effect; and (b) any consequential amendments required as a result of the relief sought.
OS91.5	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Federated Farmers supports the inclusion of a strategic direction that deals with climate change and how important it is to ensure that communities need to become climate change resilience. Policy 2.4.3(2) is not supported as it is currently written. There should be an acknowledgement that some land use activities have a functional need for occurring and that some may not be able to achieve a positive climate change outcome but are also not increasing their emissions into the environment.	(a) the amendment of Policy 2.4.3 as currently written to read as below or with wording to similar effect; 2. Land use activities which will unduly <u>overly</u> accelerate the effects of climate change will be discouraged <u>recognising that some land use activities will be able to continue with no significant changes to their emissions output.</u> (b) and any consequential amendments required as a result of the relief sought.
OS91.6	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	Federated Farmers supports strategic direction 5 as it is currently drafted including the objectives and policies. However, we seek an amendment to the policies so that it is acknowledged that infrastructure can (and does) have reverse sensitivity effects on existing land use activities such as farming and primary production.	(a) the addition to Policy 2.5.3 of a new clause to read as below or with wording to similar effect; <u>6. To recognise the reverse sensitivity effects infrastructure may have on existing land use activities and to avoid, remedy or mitigate these effects where possible.</u> (b) and any consequential amendments required as a result of the relief sought.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS91.7	Colin	Guyton	Federated Farmers of New Zealand – Rotorua / Taupō		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	There are concerns that the proposed objectives and policies do not provide for existing activities to continue. There needs to be an additional objective and policy that recognises and provides for existing activities such as grazing and other farming activities to continue if the scale and intensity of effects do not / have not increased following the commencement date of the plan. Federated Farmers supports the use of non-regulatory measures to assist landowners to continue this journey. The Council needs to be prepared to function as an intermediary so that effective partnerships can be established between all the parties involved with the protection of indigenous vegetation and fauna and natural values and landscapes to ensure the best possible outcomes.	(a) the amendment of strategic direction 6 Natural Environment Values to recognise and provide for non-regulatory methods as well as the role that private landowners play in the preservation of natural environment values; and (b) any consequential amendments required as a result of the relief sought.
OS93.1	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions	Seek amendment	More generally, Contact seeks the inclusion of an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.	Include an Energy Chapter in the Taupo District Plan in accordance with the National Planning Standards, either as a result of Plan Change 38 or by way of a subsequent Proposed Plan Change in the near future.
OS93.2	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > Chapter 2 Strategic Directions	Seek amendment	Submitter seeks correction of typos.	Amend the introduction to Chapter 2 Strategic Directions to read as follows: Chapter 2 Strategic Directions The following chapter provides an outline of the key strategic and significant resource management matters for the Taupo District. This chapter includes objectives and policies to guide decision making at a strategic level.... The key strategic or significant resource management matters for the district for the Taupo District are: 1. Tangata Whenua...

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.3	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA The Council, through the District Plan, is required to take into account the P principles of the te Tiriti o Waitangi. This is to be done at all levels of planning and decision making under the Plan.... The d District p Plan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the m Maori values in resource management and decision making. These include the important relationship of m Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and to have particular regard to kaitiakitanga. This is to happen not just through recognition and incorporation of these matters into the p Plan but also the wider decision making and plan implementation process...
OS93.4	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1.2 Objectives 1. ... 3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mautaranga m Maori and te whanake....
OS93.5	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.1.3 Policies 1.... 5. Recognise the wider constraints on the utilisation and development of m Maori land as different from land in freehold title....

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.6	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Submitter seeks correction of typos.	Amend to read as follows: 2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI ... The Taupo District Plan has a <u>responsibility role to assist with</u> to <u>the management of</u> the adverse effects on the environment that may arise from subdivision and landuse in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupo District community, and it is important that positive freshwater outcomes are achieved through the <u>application implementation</u> of the Plan.
OS93.7	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks correction of typos.	2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT The Taupo District <u>District's</u> diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas...The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure (including development and <u>of</u> additional infrastructure). ...This approach reflects the an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District...

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.8	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	An important aspect of the urban form of Taupo is the East Taupo Arterial being an 'urban fence' separating urban activities to the west (particularly residential activities) from industrial and rural activities to the east including renewable electricity generation activities. It is important to reinforce this as an enduring objective in the District Plan. The ability to utilise the Wairakei-Tauhara Geothermal System for renewable electricity generation purposes, unfettered by the establishment of compatible urban activities, is recognised as a matter of both regional and national significance in the Waikato Regional Policy Statement (RPS) and the National Policy Statement for Renewable Electricity Generation (NPS-REG).	2.3.2 Objectives 1... 3. Subdivision, use and development of land in <u>appropriate locations</u> which will have demonstrable social and cultural benefits to the District's community will be supported. 4.... 5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District. 6. ... 8. The East Taupo Arterial will continue to act as an <u>'urban fence' separating urban activities to the west from industrial and rural activities to the east including renewable electricity generation activities.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.9	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	<p>There are a number of typos that need to be corrected and other edits. Conflicts need to be avoided with activities in the wider surrounding environment, not just on adjoining properties. Reverse sensitivity effects do not arise from "existing uses". They arise from new or expanded sensitive activities locating in proximity to existing uses.</p>	<p>Amend to read as follows: 2.3.3 Policiesy 1... 5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and <u>of</u> additional infrastructure), according to the capacity limitations of that infrastructure. 6... 7. Provide for the development of Papakainga on Maori land to facilitate Maori occupation on their ancestral lands. 8... 9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the district <u>district's</u> pre-eminent retail, commercial and mixed-use centres. 10. Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties <u>and the surrounding areas</u>, ... d. give rise to reverse sensitivity effects from existing uses ...</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.10	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	<p>The importance of renewable electricity generation needs to be recognised and provided for in the Taupo District Plan, particularly within this section that sets out how climate change is to be addressed within the Taupo District. In that regard, the first priority should be to support activities that will help avoid climate change occurring in the first place. High on that list is renewable electricity generation.</p>	<p>2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE</p> <p>Climate change has been identified as an issue which is important <u>globally and</u> within the Taupo District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe.</p> <p>For environmental management and planning purposes there are two separate, but important aspects of climate change:</p> <p>1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from <u>discharged to</u> the atmosphere or help to facilitate efforts towards decarbonisation, <u>including the electrification of home heating, transport and industry.</u></p> <p>2....</p> <p>It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which <u>helps avoid</u>, does not contribute to, and is resilient to, climate change....</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.11	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	A new objective needs to clearly articulate the desirability of increased renewable electricity generation to assist with the decarbonisation of the economy (both within the Taupo District, regionally and nationally). There are a number of typos that need to be corrected.	<p>2.4.2 Objectives</p> <p>1. Subdivision, use and development of land in the Taupo District will result in positive climate change outcomes.</p> <p><u>2. An increase in the amount of electricity generated from renewable sources within the Taupo District to assist with the decarbonisation of the economy.</u></p> <p>2. Subdivision, use and development of land in the Taupo District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Maori Maori.</p> <p>3. The Taupo District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.</p>
OS93.12	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Policies need to be included which specifically provide for and enable activities that will help address climate change. There are a number of typos that need to be corrected.	<p>2.4.3 Policies</p> <p>1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.</p> <p><u>2. Recognise and provide for the use and development of the District's renewable energy resources to facilitate decarbonization of the economy, including a reduction in greenhouse gas emissions, increased electricity generation capacity and improved security of supply including transmission.</u></p> <p><u>3. Enable the upgrading and maintenance of existing and development of new renewable electricity generation activities and transmission, including where contributing to one of the following:</u></p> <ul style="list-style-type: none"> · <u>adaptation required to mitigate risks from climate change</u> · <u>provides for increased electricity output, or greater efficiency</u> · <u>continued safe, efficient and secure operation.</u> <p>24. Land use activities which will unduly accelerate the effects of climate change will be discouraged.</p> <p>35....</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.13	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introduction should more accurately refer to “electricity generation” and not “energy generation”. Renewable electricity generation activities is regionally significant whether or not it is connected to the national grid.	<p>2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE</p> <p>Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, energy electricity generation...</p> <p>...However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure <u>and the natural resources on which they rely on to operate.</u></p> <p>...Its central location and natural resources means that Taupo is home to:</p> <ul style="list-style-type: none"> • ... • renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand’s total electricity demand <p>... In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the District, <u>District’s</u> urban and rural communities.</p>
OS93.14	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Minor additions are sought to the policies.	<p>Retain the following Objectives:</p> <p>2.5.2 Objectives</p> <p>1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised <u>and protected</u> in decision making and land use planning.</p> <p>2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and <u>encouraged achieved.</u></p> <p>3....</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.15	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The introduction should more accurately refer to "electricity generation" and not "energy generation".	Amend to read as follows: 2.5.3 Policies y 1. Recognise and provide for the national, regional and local benefits of renewable energy <u>electricity</u> generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety. 2. Recognise <u>and provide for</u> the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure. 3....
OS93.16	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Submitter seeks minor edits.	Amend to read as follows: 2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES The Taupo D istrict is characterised by important landscapes and natural areas. ... As well as being an important part of the District <u>District's</u> identity... The effects of human activities such as built development, vegetation clearance and land development etc can significantly alter the character of the environment resulting in the loss of these areas and their values.... These areas are on a range of public (reserve, forest and national parks) and private tenure <u>land</u> . There is also a high proportion of these areas on m Maori land throughout the District which can impact the ability of m Maori landowners in undertaking development on their ancestral lands.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS93.17	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6.2 Objectives	Seek amendment	Submitter seeks minor edits.	2.6.2 Objectives 1. Recognise the importance of the District District's natural values and landscapes and their significance to the Taupo District District's communities and identity. 2.... 4. Recognition of the extent of indigenous vegetation and habitat under on Maori land tenure , and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu....
OS93.18	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.6.3 Policy	Seek amendment	Minor edits are proposed and the addition of one additional policy which covers an increasingly important aspect of consenting renewable electricity generation activities.	Amend to read as follows: 2.6.3 Policies ... <u>7. Recognise the benefits of offset measures and compensation and provide for their use as feasible alternatives to manage significant residual adverse effects of renewable electricity generation activities and regionally significant infrastructure.</u>
OS93.19	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.2 Objective	Support	Submitter supports the Objective.	Retain the objective.
OS93.20	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Submitter supports the Policy.	Retain the Policy.
OS93.21	Mark	Chrisp		Contact Energy Limited	Plan Change 38 - Strategic Directions > 2.2.3 Policy	Support	Submitter supports the Policy.	Retain the Policy.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS95.1	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions	Seek amendment	<p>Clear understanding of the legal status of the directions is required to assist planners when making assessments against the district plan. To assist with the importance and status of each direction, a hierarchy should be established. Establishing a hierarchy for the directions is needed to ensure Tangata Whenua – Direction 1 is regarded on all decision making processes to take into account the Principles of te Tiriti o Waitangi. That outcome is anticipated in clause 4 of the Natural and Built Environment Bill.</p>	<p>...This chapter includes objectives and policies to guide decision making at a strategic level. <u>The order of the Strategic Directions reflects the status and importance of each Direction and its objectives and policies.</u></p> <p>The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes for <u>resource management practices</u>. They are indicative of the matters which are important to the Taupo District community and <u>Council</u> and reflect the intended outcomes to be achieved through the implementation of the District Plan.</p> <p>The strategic directions will be particularly relevant for any future changes to the Plan and any significant resource consent applications where there is a requirement to consider District Plan policy. <u>The strategic directions must be considered in all resource consent applications and plan changes.</u> This chapter should be read as a whole and applied across the district and all zonings unless the provisions relate to a specific zoning or part of the District....</p>
OS95.2	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	<p>A lot of planning processes are about listening to mana whenua.</p>	<p>The values, rights and interests of Taupo District mana whenua are <u>listened to</u>, recognised and protected. <u>(moved to be objective 4)</u></p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

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OS95.3	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Mana whenua are a partnership and this relationship should be acknowledged. A hierarchy of these directions should be followed, outlined in green is the order in which these should be.	2. Mana whenua are a partner in District Plan planning and decision making. <u>(moved to be objective 5)</u> 3. Resource management planning and decision making reflects tikanga, mana whakahaere, Kaitiakitanga, manaakitanga, whakapapa, mautaranga maori and te whanake <u>(moved to be objective 6)</u> . 4. Support development on Maori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self determination and the relationship of tangata whenua with their land, water, significant sites and Wahi tapu. <u>(moved to be objective 3)</u> 5. Maori are supported to develop their ancestral lands for their social, economic and cultural wellbeing. <u>(moved to be objective 2)</u>
OS95.4	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Support in part - but seek amendment based on Clause 4 of the Natural and Built Environment Bill.	The principles of te tiriti o Waitangi are must be taken into account through District Plan planning and decision making. <u>(moved to be objective 1)</u>
OS95.5	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Support	Submitter supports Policies 2.1.3.1, 2, 3, 4, 5, 6, 7 and 9	Retain.
OS95.6	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.1 Strategic Direction 1 Tangata Whenua	Seek amendment	Make it clear that the iwi management plan takes precedence over the district plan. "Higher order statutory documents" is the terminology used in the section 32 report.	Recognise that <u>iwi management plans are higher order statutory documents</u> in decision making, and the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS95.7	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Natural areas are valued by mana whenua. Not all areas hold national importance. It needs to be clear that some areas are regarded nationally. Built development is needed, a balance needs to be met.	<p>...These areas are a strong part of the identity to the district and are valued by the local communities and <u>mana whenua</u> and <u>some</u> also hold importance nationally. As well as being an important part of the districts identity, these areas also have a range of important social, cultural and environmental (including intrinsic) values.</p> <p>The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values, <u>if completed with little regard to the environment....</u></p> <p>...There is also a high proportion of these areas on maori land throughout the District which can impacts the ability of maori landowners in to undertaking development on their ancestral lands.</p>
OS95.8	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Objective 2.6.2.1 recognises the importance of the districts natural values and landscapes and their significance to the Taupo Districts communities and identity.	Retain.
OS95.9	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Support in part Objective 2.6.2.2, but amendments seek to include offsetting as a recognised tool.	The protection of the <u>natural values</u> of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development, <u>including through offsetting to result in a net environmental gain.</u>
OS95.10	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Objective 2.6.2.3 in part - but amendment seeks to include offsetting as a recognised tool.	<p>Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for, <u>including activities used as an environmental offset.</u></p> <p>-</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS95.11	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Over the past 20 years, the Trust has spent over \$1m to comply with Council in an endeavour to use their own land.	Recognition of the extent of indigenous vegetation and habitat under Maori land tenure, and the need to provide for the important relationship of Maori and their culture and traditions with their ancestral lands and waahi tapu, as well as using land to provide for their communities as Maori see appropriate.
OS95.12	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support objective 2.6.2.5 and 7 in that it is linked to 'outstanding landscapes'.	Retain.
OS95.13	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support objective 2.6.2.6. Relationship should be recognised.	Retain.
OS95.14	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Restrictions have been placed by Council over Maori land tenure, which resulted in present vegetation growing over land that was always used as gardens. Offsetting should be available as a tool to achieve a net environmental gain.	Protect the <u>natural values</u> of areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor <u>adverse</u> effects on the ecological values <u>that cannot be offset.</u> and processes important to those areas.
OS95.15	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Support	Support Policies 2.6.3.2, 3, 4, 6.	Retain.
OS95.16	Joan	Forret		Pukawa D3 Trust	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	Allow tangata whenua to decide what is best for their land.	5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by Supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS96.1	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > Section 32	Oppose	HNZPT is concerned that cultural and historic heritage is not robustly protected in the plan changes, through scheduling of cultural and historic heritage items, and appropriate protective objectives, policies and rules. HNZPT is also concerned that their feedback to an earlier version of the plan changes has been accepted in part only.	That the plan change is revised to provide improved protection of cultural and historic heritage.
OS96.2	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	HNZPT supports Strategy Direction Tangata Whenua, as this objective suite will recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	That 2.1 Strategy Direction 1, Tangata Whenua 2.1.2 Objective, is retained.
OS96.3	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Support	HNZPT supports Strategy Direction Tangata Whenua, as this policy suite will recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	2.1 Strategy Direction 1, Tangata Whenua, 2.1.3 Policy is retained.
OS96.4	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	HNZPT is supportive of the recognition of tangata whenua with their culture, traditions and taonga within the objective, however, is concerned that there could be improved recognition for tangata whenua and also for historic heritage	That 2.3 Strategic Direction 3, Urban Form and development 2.3.2 is retained and amended with the following addition: <u>8.Subdivision, use and development is designed to protect cultural and historic heritage values.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS96.5	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	HNZPT supports Policy 7. HNZPT supports this part of the policy as this will assist to recognise and provide for the RMA 1991, s6 Matters of National Importance, in particular, s 6(e) <i>"the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga"</i>	That Policy 7 is retained.
OS96.6	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	HNZPT supports in part Policy 12 as the policy seeks to protect heritage sites against inappropriate subdivision and development, however the term "heritage sites" is not a defined term in the Operative Plan and the current scheduled sites are known as "Sites of historic value." HNZPT would welcome clarification around this matter, and any amendments required to provide clarity for the users of the Plan.	That Policy 12 is retained, subject to clarification regarding the meaning of the words <i>"Heritage Sites"</i> .
OS96.7	Carolyn	McAlley	Heritage New Zealand Pouhere Taonga		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Oppose	HNZPT is concerned that there is no recognition in this section for the protection of cultural and historic heritage which can be vulnerable at the time of the installation of both significant and local infrastructure. This is particularly important given the low level of scheduling of cultural and historic heritage items within the Plan. HNZPT does not consider that this approach is sufficient to provide for the protection of cultural and historic heritage, particularly given that significant and local infrastructure can be located outside the urban boundary.	That 2.5 Strategic Direction 5 Significant and Local infrastructure, 2.5.3 Policy is retained and policy 4 is amended as follows: <i>4: Planning and development of infrastructure will consider the needs and wellbeing of current and future communities, <u>including protecting cultural and historic heritage.</u></i>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS98.1	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA generally supports Objective 1 and the development of the district in a way that contributes to well-functioning and compact urban forms, connected livable communities, greater social and cultural vitality and wellbeing, and development in a manner that meets the community's short, medium and longterm housing needs.	Retain
OS98.2	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Oppose	Objective 2 refers to the need to be consistent with the "TD2050 2018" to maximise the efficient use of land in co-ordination with the provision of cost effective infrastructure. The RVA considers that incorporating the matters of TD2050 'by reference' is inappropriate. Any findings contained in this document, including the need to plan for housing demand, location and type in light of an ageing population, should be reflected in the District Plan. Further, given the changing nature of our urban environments, the Council may need to update its growth management strategy on an ongoing basis, which would render the reference to 'TD2050 2018' obsolete.	The RVA seeks the following amendments (using the terminology found in TD2050): Subdivision, use and development of land will be consistent with TD2050 2018 to a. maximise the efficient use of zoned and serviced urban land <u>by enabling intensification and a diversity in housing types and lifestyles, especially meeting the needs of the increasingly ageing population;</u> and b. is co-ordinated with the provision of cost effective infrastructure.
OS98.3	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The RVA generally supports Objective 3 and the use and development of land which will have demonstrable social and cultural benefits to the district's community. However, the RVA considers that the term "demonstrable" is unclear, unnecessary and is likely to lead to differing interpretations between Council and other plan users.	The RVA seeks the deletion of the term "demonstrable". The RVA also considers that additional / specific reference should be made in the objective to the benefits of providing increased and diverse housing / accommodation options. In the alternative, the policies should identify the social benefits of land use development, which should include recognition of increased and diverse housing / accommodation options.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS98.4	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA welcomes the Council's move away from requiring subdivision, use and development to not detract from "the wider character" of the environment, as previously proposed. The RVA generally supports Objective 6 and the enabling of use and development that supports the planned urban built form and functioning of the environment.	Retain
OS98.5	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The RVA seeks that a new objective is inserted that provides for the housing and care needs of the ageing population.	Amend, with a new objective as follows: <u>Objective 2.3.2(8). Recognise and enable the housing and care needs of the ageing population.</u>
OS98.6	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The RVA supports the enabling of planning and development in urban environments that will positively contribute to well-functioning urban environments. However, the RVA considers that this matter is already sufficiently covered by the higher-level direction set out in proposed Objective 1.	RVA seeks that Policy 2 be amended to provide more specific direction / guidance relating to a course of action required in order to achieve the outcome sought by Objective 1, including by enabling a range of building typologies to meet the varied needs of the community.
OS98.7	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the RVA supports the underlying principle of Policy 3, it is noted that the policy is effectively identical to the associated objective (Objective 2).	The RVA seeks that proposed Policy 3 is amended to provide clear direction or a course of action that is required in order to achieve the outcome sought by Objective 2.
OS98.8	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	While the RVA supports the underlying principle of Policy 6 and the provision for use and development of land that will lead to beneficial social and cultural outcomes for the district's community, it is noted that the policy is effectively identical to the associated objective (Objective 3).	The RVA considers that the policy should be amended to include specific reference to the benefits of providing increased and diverse housing / accommodation options, particularly retirement and aged care accommodation. Further, recognition should be made of the benefits of a variety of accommodation types and developments, including more intensive or higher density developments of the type supported by the NPSUD and TD2050

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS98.9	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	While the RVA generally supports the underlying purpose of Policy 10 to manage adverse effects of the use and development of land, it considers that as currently drafted the policy may have more restrictive effects than intended.	The RVA seeks the following amendments: Manage subdivision, use and development of land to ensure that it will not in a way that considers: a. have an adverse effects on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties, c. compromise development consistent with the intent and planned urban built form of the environment where it is located d. give rise to reverse sensitivity effects from existing uses
OS98.10	Andrea	Curcio Lamas		Retirement Villages Association of New Zealand Incorporated	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Support	Given the high-level strategic direction of section 2.3 the RVA does not request any additional objectives and policies to those referred to above.	Submitter seeks policies be included when the Council prepares its Residential Chapter.
OS101.1	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Support	As with past submissions on water quality and quantity LWAG have sought that LID principles be incorporated into subdivision and land use change. We have seen considerable advances in their inclusion in local greenfield developments.	LWAG support '2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TEMANA O TE WAI
OS101.2	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	Potable water is an expensive resource for this community and our per capita water use remains high compared to other districts. While understanding government changes to water supply are pending, LWAG are concerned that TDC has not included specific planning provisions relating to rainwater collection - either retrofitting or for new builds.	LWAG ask that Strategic Directions include provision for all new builds to incorporate rainwater harvesting systems designs to use water for on-site irrigation and toilet facilities (as per above).

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS101.3	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	LWAG support the inclusion of 2.4 Strategic Direction 4 Climate Change including the proviso that: 'The Strategic Directions for climate change are consistent with the Government's obligations to achieve net zero carbon emissions by 2050 and accords with the target for 100% renewable electricity generation by 2030. '	LWAG ask how this translates into the DP changes 38-43? We note for instance that, PC 40 relating to Taupo Town Centre Precincts does not include objectives or policy relating to '2.4 STRATEGIC DIRECTION 4. CLIMATE CHANGE 3. LWAG seek an objective be included to this effect. LWAG ask that clarity be provided on how reduction of greenhouse gas emissions will be measured and monitored for the planning, implementation and outcome of built development
OS101.4	Jane	Penton		LWAG	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Support	We understand that Strategic Direction 4. Likely relates to the newly adopted Emissions Reduction Targets & Directives. However, we feel that further detail would be helpful in the DP Strategic Direction and specific Chapters under review. As per above we ask that direction is given clarifying how how greenhouse gas emission budgets will be incorporated into a change of land use or for new developments in the urban area and Taupo Town Centre .	LWAG wholly support the inclusion of Climate change as strategic Direction 4 for the Taupo District Plan
OS104.1	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	The submitter considers Papakainga housing to be inherently residential in nature and provisions should be drafted to reflect this to allow Maori to develop housing that meets their cultural norms which is not restricted to Maori title land only. Moreover, the provision of a permissive framework for Papakainga housing is in accordance with policy 1(a)(ii) of the NPS-UD.	Submitter seek to amend 2.1.2(4) as follows: Support <u>Papakainga on sites within urban areas, including general title land, as well</u> as development on Maori land that meet the needs of those landowners and respects the land, water, significant sites and Wahi tapu.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS104.2	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	The submitter considers papakainga housing to be inherently residential in nature and provisions should be drafted to reflect this to allow Maori to develop housing that meets their cultural norms which is not restricted to Maori title land only. Moreover, the provision of a permissive framework for papakainga housing is in accordance with policy 1(a)(ii) of the NPS-UD.	The submitter seeks to amend 2.1.3(6) as follows: <u>Enable the development of papakainga in urban areas, including on general title land, as well as development of Maori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners Maori.</u>
OS104.3	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.2.2 Objective	Seek amendment	The submitter considers that an objective should also be included under PC38 to further support the application of Te Ture Whaimana within the District Plan.	The submitter seeks to insert a new objective under Freshwater Quality /Te Mana o Te Wai, as follows: <u>2.2.2(2) The health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities.</u>
OS104.4	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter seeks that these objectives recognise the level of intensity and change in housing typology required to cater for the growing population in Taupo. This also provides a mix of housing choice.	The submitter seeks to amend 2.3.2(5) as follows: The Town Centre Environment is strengthened and reinforced as <u>a mixed use area, which includes residential activities while also being the primary commercial, retail, recreational, cultural and entertainment centres for Taupo District.</u>
OS104.5	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Seek amendment	The submitter considers protective language such as 'detract' to be limiting of new or alternative housing developments and higher densities and does not enable change. Further, requiring subdivision, use and development to maintain the 'effective functioning environment' limits the potential of future development to the existing functioning environment.	The submitter seek to amend 2.3.2(6) as follows: Subdivision, use and development will not detract from the planned urban built form and effective functioning environment where it is located. <u>provide for a level of amenity that is reflective of the planned urban environment.</u>
OS104.6	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter generally supports this policy and recognises the need to provide for the social outcomes for the local community, which includes more affordable housing choice to cater for the growing population in Taupo.	Retain as notified.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS104.7	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter seeks that both the restriction on locating papakainga on “Maori land”, or land which is otherwise under the jurisdiction of the Maori Land Court is removed and that a revised definition is included within the plan change to allow mana whenua to develop papakainga on general title land. Moreover, amendments sought to ensure that provision is made for a permitted level of papakainga development, similar to that of general residential developments, with the residential zones.	The submitter seeks to amend 2.3.3(7) as follows: Provide for the development of Papakainga. on maori land to facilitate maori occupation on their ancestral land <u>This includes enabling papakainga in urban settings, including general and Maori title land.</u>
OS104.8	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter generally supports the need to retain commercial activities in the Town Centre and to ensure these activities are consolidated, while also providing for residential activities in the form of a mix of apartments and higher density living.	The submitter seeks to amend 2.3.3(8) as follows: Maintain strong boundaries to the town centre to consolidate and intensify <u>residential</u> , retail, commercial and office activities within the city centre and protect planned built form of residential environments.
OS104.9	Gurv	Singh	Kainga Ora		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter seeks that residential activities in the form of a mix of apartments and higher density living is also provided for. These policies should recognise the level of intensity and change in housing typology required to cater for the growing population in Taupo.	The submitter seeks to amend 2.3.3(9) as follows: Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continues to be the districts pre-eminent retail, commercial and mixed use centres <u>while also providing for high density residential activities within the town centre.</u>
OS106.1	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter acknowledge the high-level purpose of this objective and consider the relevant sub clauses are appropriate to be included. Particularly supportive of the wording of sub clause c) in that ‘infrastructure’ – including the electricity distribution network – is to be integrated with development across the district.	The submitter seeks that Objective 2.3.2(1)c is retained as currently drafted.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS106.2	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter supports sub-objective 2 to the extent that it recognises that strategic growth is to be planned in such a way as to coordinate the provision of cost effective infrastructure. Such strategic direction appropriately reflects the broader term “infrastructure” which is taken to include both Council owned and non-Council owned infrastructure. In support of the broader infrastructure coverage implied under the objective sub-clause.	The submitter seeks that Objective 2.3.2(2) is retained as current drafted.
OS106.3	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter supports sub-clause 4 of this objective as it suitably recognises the strategic importance to development across the district being held by effective infrastructure provision. Aligning future development with well-planned electricity network extensions and upgrades is a vital strategic consideration that needs to be reflected in the TPDP.	The submitter seeks that 2.3.2(4) is retained as current drafted.
OS106.4	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter supports this policy for the same reasons provided relating to Objective 2.3.2(2). Master planning of new urban growth cells will enable TLC to plan and prepare the applicable upgrades or capacity assessments for their network to service the expected load growth.	The submitter seeks that Policy 2.3.3(1) is retained as current drafted.
OS106.5	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	TLC support this policy and agree that infrastructure is to be effectively coordinated with future growth management.	The submitter seeks that Policy 2.3.3(3) is retained as current drafted.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS106.6	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Support	The submitter supports this policy sub-clause because it clearly links land use with the provision of infrastructure such as the electricity distribution network. Also supports the use of the term “infrastructure” as it applies broadly to both Council and non-Council owned infrastructure.	The submitter seeks that Policy 2.3.3(4) is retained as current drafted.
OS106.7	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter supports the intent of this policy sub clause, but considered unnecessary to reference development and additional infrastructure. Subdivision and land use (urban) cannot occur without being serviced by infrastructure and given the strategic level of the policy, it is not particularly beneficial to differentiate between ‘types’ of necessary infrastructure. Supports reference in the policy sub clause clearly associating infrastructure provision with capacity.	The submitter seeks that Policy 2.3.3(5) is retained; however, the following amendment to the sub-clause as follows: <i>5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure), according to the capacity limitations of that infrastructure.</i>
OS106.8	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Support	The submitter is supportive of the preamble to section 2.5. Regionally Significant Infrastructure is currently not defined in the Operative Taupo District Plan; qualifying statements such as that provided in the preamble confirm the regionally significant role that electricity networks play in the Taupo District.	The submitter seeks that the preamble wording in section 2.5 of PC38 is retained as current drafted.
OS106.9	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	The submitter supports this objective sub-clause as it appropriately acknowledges the wider benefits of TLC providing electricity distribution and supply functions across the District.	The submitter seeks that Objective 2.5.2(1) is retained as current drafted.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS106.10	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	The submitter supports this objective in the context of recognising and avoiding the actual and potential adverse effects of reverse sensitivity on the regionally significant electricity sub transmission network. Such a consideration is appropriately acknowledged at the strategic level, and will ensure that subsequent chapters and provisions in the TPDP will have to take account of any given development, and the potential adverse effects of this development on TLC's electricity distribution network.	The submitter seeks that Objective 2.5.2(3) is retained as current drafted.
OS106.11	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter is supportive of this policy sub clause, particularly in regard to functional and operational need associated with linear infrastructure.	The submitter seeks that Policy 2.5.3 is retained as current drafted.
OS106.12	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	TLC consider that this policy sub clause adequately responds to proposed Objective 2.5.2(3) as addressed above. TLC support the policy sub clause to the extent that it adequately recognises and protects against the actual and potential adverse effects of development reverse sensitivity on existing infrastructure.	Retain.
OS106.13	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter supports this as it recognises that the provision of infrastructure, such as the electricity distribution network, needs to not only cater to a short-term development capacity (or load), but also needs to incorporate future load growth associated with a communities growth.	The submitter seeks that Policy 2.5.3(4) is retained as current drafted.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS106.14	Tim	Lester	Edison Consulting Group	The Lines Company Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	The submitter is supportive of this policy sub clause as it will advise plan users and Council that not all adverse effects associated with the provision of infrastructure can be avoided, remedied or mitigated – yet such actual or potential adverse effects can be some-what off set through the benefits that are brought about through infrastructure provision.	The submitter seeks that Policy 2.5.3(5) is retained as current drafted.
OS110.3	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	The introductory text describes different types of infrastructure, but there are no clear definitions for ‘nationally significant’ and ‘regionally significant’ infrastructure. As per other submission points, Transpower requests that clear definitions for each of these terms are provided and that the introductory text is amended to accurately reflect these definitions.	Add new definition for ‘nationally significant infrastructure’, and include ‘National Grid’ within this definition. Amend the introductory text to accurately reflect each of the definitions.
OS110.4	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	Transpower requests the inclusion of a new objective that recognises the national significance of the National Grid. Transpower seeks provisions that are specific to the National Grid because unlike other regionally significant infrastructure, the National Grid has specific NPS policy recognition which district plans must give effect to. The proposed objective is required to give effect to the direction in the NPSET.	Add a new objective in 2.5.2 Objectives as follows: <u>5. The national significance of the National Grid and sustainable, secure and efficient electricity transmission is recognised and provided through and within the District.</u>
OS110.5	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Transpower supports the specific recognition of electricity transmission activities in addressing climate change, security of supply and wellbeing of communities, and notes that transmission and generation are interdependent and should be addressed together in this context.	Retain this policy

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS110.6	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	'Nationally and regionally significant infrastructure' is not defined in the Plan. These terms need to be defined so that the application of the policy is clear.	Retain this policy. Provide a definition for 'nationally significant infrastructure' and 'regionally significant infrastructure', and include the National Grid in both definitions.
OS110.7	Trudi	Burney	Transpower New Zealand Limited		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	Transpower requests minor amendments to this policy to clarify that activities should not compromise the operation of infrastructure. Infrastructure may be compromised in other ways beyond just reverse sensitivity effects, and the policy should reflect this. It is noted Proposed Plan Change 42 contains no subdivision or earthworks rules specific to the National Grid.	Amend 2.5.3 Policy as follows: 3. Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) <u>or compromise</u> the effective and safe functioning of infrastructure.
OS112.1	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	RNZ observe that the operative Taupo District Plan does not define "nationally significant infrastructure" nor "regionally significant infrastructure". RNZ suggests consideration be given to a definition that provides elevated recognition, protection and enabling provisions for those types of infrastructure that are significant to the community	RNZ suggest that such a definition could reflect "regionally significant infrastructure" as contained in the Waikato Regional Policy Statement. RNZ also seeks explicit recognition of its transmission facilities in the introductory text: The Taupo District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and <u>radiocommunications networks</u> and electricity networks.
OS112.2	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	RNZ support this objective.	Subject to RNZ's requested relief on the introductory text and suggested definition for "regionally significant infrastructure", RNZ support this objective and seek that it is retained as notified
OS112.3	Annabelle	Lee	Chapman Tripp	Radio New Zealand Limited	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	RNZ support this policy.	Subject to RNZ's requested relief on the introductory text and suggested definition for "regionally significant infrastructure", RNZ support this objective and seek that it is retained as notified.
OS113.1	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	The submitter seeks the addition of a provision seeking the reduction in vehicle kilometres travelled to recognise and provide for the NZ Emissions Reduction Plan transport targets through well connected compact urban form and mixed land uses that support this.	The submitter seeks amendments as follows: 1. The district develops in a cohesive, compact and structured way that: [...] <u>e): reduces vehicle kilometres travelled (VKT) through well connected, compact urban form and mixed land use.</u>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS113.2	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.3.3 Policy	Seek amendment	The submitter considers that there is an opportunity to amend the wording of this policy to better provide for growth where this provides for better transport choices.	The submitter seeks the amendment as follows: 2. Planning and development in urban environments will positively contribute to well-functioning urban environments <u>including through providing a mix of land uses and multi modal transport choice with a focus on active and public transport.</u>
OS113.3	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	The submitter seeks the addition of a provision seeking the reduction in vehicle kilometres travelled to recognise and provide for the NZ Emissions Reduction Plan transport targets through well connected compact urban form and mixed land uses that support this.	The submitter seeks the following amendments: 3. Urban and built development must be designed in a manner which considers the need to reduce both <u>vehicle kilometres travelled (VKT) and</u> greenhouse gas emissions associated with that development and resulting land use.
OS113.15	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Support	Submitter seeks Objective is retained as notified.	Submitter seeks Objective is retain as notified.
OS113.16	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Support	Submitter seeks objective is retained as notified	Submitter seeks objective is retained as notified
OS113.17	Luke	Braithwaite	Waka Kotahi NZ Transport Agency	Waka Kotahi NZ Transport Agency	Plan Change 38 - Strategic Directions > 2.5.3 Policy	Support	Submitter seeks policy retained as notified	Submitter seeks policy retained as notified
OS114.1	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	Submitter strongly supports the inclusion of Climate change as strategic Direction 4 for the Taupo District Plan but believes that the objectives are not strong enough to drive low emissions development in our district.	Submitter seeks objective to state <u>"Subdivision, use and development of land in the Taupo District will minimise greenhouse gas emissions and result in positive climate change outcomes."</u>
OS114.2	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks clarification on how climate change will be discouraged through Policy 2.4.3(2) and whether any additional rules or other methods are proposed in order to discourage this?	Regarding Policy 2.4.3 (2) – land use activities which unduly accelerate effects of climate change will be discouraged. Submitter seeks to understand how this will be discouraged through the District Plan and whether any additional rules or other methods are proposed in order to discourage this?

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS114.3	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks clarification about which rules or methods will require subdivision, use and development activities to demonstrate resilience to the effects of climate change as required by Policy 2.4.3(3).	Submitter seeks clarification regarding Policy 2.4.3 (3) – subdivision, use and development must demonstrate resilience to the effects of climate change over time and what rules or methods will be used to require this to be demonstrated by subdivision proposals and development. There are no objectives, policies, rules or other methods relating to these climate change matters in the District Plan at present. Objectives, policies, rules and methods may need to be added to other chapters of the District Plan in order for this strategic direction to be effective and to provide clarity on what is actually required.
OS114.4	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4.3 Policy	Seek amendment	Submitter seeks how aspects outlined in Policy 2.4.3(4) will be measured	Submitter seeks that the Strategic Directions clarify how an energy audit and/or emission budget will be required for a change of land use or for new developments in the urban area and Taupo Town Centre, are more specific as to how developments include and demonstrate measures to reduce carbon and Strategic Direction 4 provides more clarity regarding methods for reducing emissions in line with TDC's Emissions Reduction Targets & Directives.
OS114.5	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.3 Strategic Direction 3 Urban Form and Development	Seek amendment	Submitter seeks objectives and policy to be included relating to preserving and enhancing biodiversity in the urban zones	Submitter seeks objectives and policy to be included relating to preserving and enhancing biodiversity in the urban zones (this also relates to climate change objectives above & '2.3.3 5. Support subdivision, use and development of land that will lead to beneficial social and cultural outcomes for the District's community.')
OS114.6	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The Taupo district is one of few districts in New Zealand to contain rare and unique geothermal ecosystems, yet our Significant geothermal features have not been recognised in this strategic direction.	Submitter seeks that specific recognition of significant geothermal features in the preamble to the strategic direction.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS114.7	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	The Taupo district is one of few districts in New Zealand to contain rare and unique geothermal ecosystems, yet our Significant geothermal features have not been recognised in this strategic direction.	Submitter seeks an additional objective is provided, being " <u>The protection of significant geothermal features from inappropriate land use and development which may adversely affect these unique ecosystems.</u> "
OS114.18	Alana	Delich		Taupō Climate Action Group	Plan Change 38 - Strategic Directions > 2.4 Strategic Direction 4 Climate Change	Seek amendment	Submitter strongly supports the inclusion of Climate Change as strategic Direction 4 for the Taupo District Plan. However, the objectives are not strong enough to drive low emissions development in our district.	Submitter seeks that the wording in the climate change strategic direction 4 be consistent with new legislation, including the NPSUD and Natural and Built Environment Bill which have stronger statements including, supporting reduction in greenhouse gas emissions and are resilient to current and future effects of climate change and the reduction in risks arising from, and better resilience.
OS115.1	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Support	TKNT generally support the overall content of Objective 2.1.2.	Retain.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.2	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.3 Policy	Seek amendment	TKNT recommend that the following wording changes be made to the following policies.	<p>Recognise and provide for the relationship of Maori/iwi/hapu and their culture and traditions with their ancestral lands, water, sites, wahi tapu (sacred sites), and other taonga (treasures).</p> <p>1. Provide for development on Maori land that enables tangata whenua:</p> <p>a. to <u>exercise their mana whakahaere and kaitiakitanga act in a way that is</u> consistent with their <u>kawa, tikanga and mautauranga culture and traditions</u></p> <p>b. to fulfil their cultural, economic and social aspirations, <u>rights and interests of those owners as mana whenua</u></p> <p>c. <u>enhance their ability to exercise kaitiakitanga</u></p> <p>1. strengthens to enhance their relationships with land, water, significant sites, and wahi tapu and taonga tuku iho</p> <p>2. Recognise and <u>provide for the importance of</u> mautauranga Maori, kaitiakitanga and tikanga Maori...</p> <p>4. <u>Recognise and provide for the unique role of mana whenua hapu as Kaitiaki at place of nga taonga tuku iho.</u></p> <p>5. Recognise that the wider constraints on the utilisation and development of Maori land <u>has been subjected to inequitable historical constraints that unfairly limit the owners options for the utilisation and development of their lands.</u></p> <p>6. <u>Promote</u> and enable the development of Maori Land <u>consistent with the vision, objectives, values and desired outcomes within Te Kaupapa Kaitiaki and</u> within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those Maori land owners...</p> <p>8. Recognise, in decision making, the importance of iwi and/or hapu environmental management plans...</p> <p>9. Recognise and support <u>kawa and the incorporation of tikanga and mautauranga Maori principles into the planning,...</u></p>
OS115.3	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.1.2 Objective	Seek amendment	That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.	That TDC agree to include additional objectives in accordance with the requirements of Te Kaupapa Kaitiaki.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.4	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2 Strategic Direction 2 Freshwater Quality / Te Mana O Te Wai	Seek amendment	TKNT note that the objectives contained in this section do not provide explicit recognition of Te Mana o te Wai nor do they reflect the contents of Te Kaupapa Kaitiaki.	That Objective 2.2.2 contain an explicit primary objective reference as provided below. That freshwater and water bodies be managed in accordance with the hierarchy and principles of Te Mana o te Wai: <u>1. To protect its mauri and values so that the water is safe for use for traditional medicinal purposes, for drinking, for taking kai and for swimming.</u> <u>2. To protect freshwater ecosystems, indigenous species, and trout fisheries.</u> <u>3. To reflect the vision and objectives of nga hapu o Tuwharetoa as contained within Te Kaupapa Kaitiaki</u> 4. ...

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.5	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	TKNT generally support policies 2.2.3 numbers 1-6 and recommend that the following wording/changes be adopted to enhance these further. That 2 further policies be included as submitted (Policy 2.2.3 - 7. & 8).	<p>1. <u>Manage</u> waterbodies in a manner <u>that enhances the health and well-being</u> of tangata whenua, and the wider community and future generations.</p> <p>2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to water resource management <u>and</u> land use planning.</p> <p>3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitaiki (Pathways of the Rangitaiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River....</p> <p>5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers, <u>springs, wetlands</u> and all other waterways.</p> <p>6. <u>Recognise and provide for</u> the relationship of tangata whenua as mana whakahaere, kaitiaki and traditional users of waterbodies is respected, enhanced and supported.</p> <p>7. <u>Manage freshwater ecosystems to ensure protection of indigenous biodiversity and trout.</u></p> <p>8. <u>Recognise that freshwater bodies provide for traditional rituals and spiritual, physical and psychological well-being and sustenance.</u></p>
OS115.6	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.3.2 Objectives	Support	TKNT generally support Objectives 2.3.2	Retain.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.7	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.3.3 Policy	Oppose	TDC is aware that Ngati Tuwharetoa land owners own a substantial area of land within the Taupo District and many of their descendants desire to maintain their turangawaewae with their whanau and ancestral lands. TKNT is concerned that TD2050 fell short of providing adequate scoping future or even identifying existing residential or kainga developments of Maori landowners.	In view of the reasons outlined above, TKNT does not support Policy 2.3.3 (3), particularly in the statement that, "Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land"...
OS115.8	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.2.3 Policy	Seek amendment	The following submissions are made in respect of Policy 2.3.3	<p>4. That the concept 'fragmented development' not be used to characterise developments on Maori land or to prohibit or constrain the customary rights of mana whenua in utilising their lands.</p> <p>5. That 'limiting criteria' include explicit criteria sets that provide for adequate protection of freshwater bodies consistent with the requirements under Te Mana o te Wai and Te Kaupapa Kaitiaki.</p> <p>6. That in addition to the requirement to demonstrate beneficial social and cultural outcomes, explicit consideration be provided for the desired outcomes and values within Te Kaupapa Kaitiaki.</p> <p>7. That TKNT support this policy and recommend further that TDC express that the provision of Papakainga for the occupation by mana whenua on their ancestral lands is a fundamental human right.</p> <p>10. That TKNT generally support Policy 2.3.3 (10) and recommend the addition of specified limits be introduced to prevent the adverse effects of urban development on the health and well-being of te taiao, its ecosystems and to communities including iwi/hapu/whanau within the district and beyond.</p>

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.9	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.4.2 Objective	Seek amendment	<p>TKNT note that the Objective 2.4.2 covers a limited scope of domains that may be effected by climate change within the District. Māori are disproportionately affected by climate induced change and communities generally are affected, therefore the scope of this objective needs to be expanded.</p>	<p>TKNT recommend, that climate change domains and objectives be expanded to include protection and mitigation of the following from climate-induced changes/risks: (Note the reference below to the concepts highlighted in 1, 2, 3 and 4.)</p> <ol style="list-style-type: none"> 1. He Kura Taiao – Living Treasures: Freshwater bodies, ecosystems, natural habitats, indigenous biodiversity 2. Whakatipu Rawa - Maori Enterprise: Includes all rural enterprises (forestry, agriculture, horticulture) and Maori land developments and actual and potential fishing related ventures 3. He Oranga Tangata - Healthy People: As noted by TDC, 4. Ahurea Māori, Tikanga Māori - Maori culture and practices. There will be direct impact on the following: <ol style="list-style-type: none"> a. Marae b. Kainga c. Access to Mahinga Kai and availability of species d. Access to and significant landscapes

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.10	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5 Strategic Direction 5 Significant and Local Infrastructure	Seek amendment	While infrastructure provides benefits to the social and economic wellbeing of people, communities and the nation, several aspects of infrastructure have permanently damaged and altered terrestrial, geothermal and freshwater taonga and their ecosystems. The direct and indirect social, cultural economic and spiritual impact on Ngati Tuwharetoa hapu and whanau and other iwi within the District, has been profound and the effects of infrastructure development continue to adversely impact on hapu as kaitiaki at place and Maori landowners.	That additional statements, objectives and policies be included in Section 2.5 to reflect the following: 1. A statement that acknowledges the profound adverse, direct and indirect, social, cultural, economic and spiritual impact that infrastructure (three waters networks and services, transport, communications, energy generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators), has on Ngati Tuwharetoa hapu and whanau and other iwi within the Taupo District 2. A statement that acknowledges the profound adverse impact that infrastructure has on the taiao, taonga tuku iho and the resultant significant effects that this impact has on the environmental and the social, cultural, spiritual and economic well-being of iwi/hapu/whanau and the community.
OS115.11	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.2 Objectives	Seek amendment	TKNT submit that the additional objective(s) be included in the sub-section to enable protection of the health and well-being of iwi/hapu/whanau Maori landowners and the community and the health and well-being of te taiao and taonga tuku iho of the Taupo District and are recognised and provided for in decision-making and land use planning.	That the proposed Objectives 2.5.2, 1. and 4. be modified as follows: 1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety , are recognised in decision making and land use planning. <u>(Note that the reference to benefits is already contained in Objective 2).</u> 4. Local and national transport infrastructure located in the Taupo District <u>protects the health and well-being of te taiao, taonga tuku iho, tangata whenua and the community and</u> operates in a safe and effective manner.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.12	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	The risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata need to be acknowledged.	That a separate policy be provided acknowledge the risks that infrastructure development and operation has on te oranga o te taiao, te oranga o nga taonga tuku iho, te oranga o te tangata and to enable their protection.
OS115.13	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.6 Strategic Direction 6 Natural Environment Values	Seek amendment	TKNT support objectives and policies that protect, enhance and restore significant indigenous ecosystems, habitats and indigenous species from the adverse effects of inappropriate development. TKNT note and acknowledge the extraordinary steps that Ngati Tuwharetoa, Maori landowners and hapu (kaitiaki) have already taken to protect significant natural landscapes, te taiao, biodiversity and precious taonga including waterbodies, prior to the existence of the Resource Management Act 1991 (RMA).	5. TKNT recommend that a Prohibition (or RAHUI) be declared over Maori owned lands to prevent them from being assigned as SNAs without the express consent of the landowners or their mandated representatives, obtained at a properly notified and constituted meeting of the owners. 6. TKNT recommend that TDC, the Crown and appropriate regional authorities confirm acceptance of a Moratorium on SNAs as explained above and invite Maori landowners and Hapu to discuss and agree a fair and equitable process and agenda to re-engage in discussions on Natural Environmental Values. 7. TKNT recommend that these ecosystem services produced by Maori land owners are fully evaluated and a system of rewards is developed to recognise the contribution of the landowners who deliver these services.
OS115.15	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Make amendments to ensure PC38 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.21	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend PC 38 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.27	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions	Seek amendment	TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend the objectives and policies of Plan Change 38 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.
OS115.33	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seeks policy 2.5.3 - 1. be modified as follows to reflect concerns.	That policy 2.5.3 - 1. be modified as follows to reflect the concerns in the statement and the recommended objectives: 1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change <u>and</u> security of supply., and social, and economic wellbeing of people and communities and for their health and safety.
OS115.34	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seeks the policy be deleted and replaced with a new policy.	That policy 2.5.3 – 4. be deleted and replaced by the following. 4. <u>That Local and national transport infrastructure located in the Taupo District is planned and constructed in a manner that protects the health and well-being of te taiao, taonga tuku iho, tangata whenua, the community, and operates in a safe and effective manner.</u>
OS115.35	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	TKNT seek an additional policy regarding infrastructure on Maori land.	That an additional policy statement be included to ensure that appropriate long-term planning and funding capacity is invoked when infrastructure services are being proposed and that local authorities demonstrate that they have considered all alternative options before proposing that Maori land be used as the most suitable option or location for the construction and support of infrastructure services.

Plan Change 38, Strategic Directions - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS115.36	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 38 - Strategic Directions > 2.5.3 Policy	Seek amendment	That local authorities ensure that Maori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).	That local authorities ensure that Maori land is not utilised for infrastructure or related services without the consent of the landowners or their mandated representative(s).