

A5.9 TAHEKE 8C DEVELOPMENT PLAN

A5.9.1 Introduction

The Taheke 8C Development Plan covers an area of approximately 1193 hectares of land and is located 20 minutes north east of Rotorua adjoining State Highway 33. The development plan will provide for the economic and social wellbeing of current and future generations whilst avoiding, remedying or mitigating adverse environmental effects.

The development plan provides for the establishment and operation of a range of activities including:

- renewable energy
- tourism/honey production
- commercial activities
- tourism activities
- lakeside residential activities, including a wellness centre
- horticultural and agricultural activities

The vision for the Taheke 8C land is the development of geothermal energy production with a number of appropriate direct and cascade uses. The land will become a key tourism and educational destination where people can visit to view an operational geothermal power station and participate in other tourism activities while visiting and observing a working rural farm. The activities anticipated have been considered due to the location of the site being the eastern approach to the city and proximity to the Ōkere River and Lake Rotoiti.

A5.9.2 Rules

In the case of any conflict between the provisions of the underlying zone and this Development Plan, the Development Plan takes priority and shall prevail, with the exception of activities listed in rules 1 – 6 in Table A5.9.2.

For clarification, rules that have been included within this development plan relate to specific activities which are anticipated within the Taheke 8C Development Area. Where there are other applicable rules Table A5.9.2 directs readers to the relevant parts of the Plan.

Table A5.9.2: Activities within the Taheke 8C Development Plan Area

Rules	Taheke 8C Development Plan Area						
	A	B	C&D	E	F	G	H
Areas subject to significant natural areas, outstanding natural features and landscapes, significant geothermal features, built heritage and archaeological sites							
1. Geothermal electricity generation activities	Refer to Part 15		Refer to Part 15	Refer to Part 15		Refer to Part 15	
2. Maintenance of existing tracks within a significant natural area or within 5m of the edge of a significant geothermal feature in accordance with Appendix 9 Section 6 Matters	P	P	P	P	P	P	P
3. Development and earthworks including the construction of new walking tracks within a significant geothermal feature or within 5m of the edge of a significant geothermal feature ¹	D	D	D	D	D	D	D
4. Construction of new walking tracks within a significant natural area unless otherwise provided for in Appendix 9 Section 6 Matters	RD	RD	RD	RD	RD	RD	RD
5. Indigenous vegetation planting within a significant natural area or significant geothermal feature in accordance with A9.2.3	P	P	P	P	P	P	P
6. Activities not listed above	Refer to Part 9	Refer to Part 9	Refer to Part 9	Refer to Part 9	Refer to Part 4	Refer to Part 9	Refer to Part 9

¹ For other rules relevant to Significant Geothermal Features see rules 9.5.67, 9.5.68, 9.5.69, 9.5.70 & 9.5.71

Rules	Taheke 8C Development Plan Area						
	A	B	C&D	E	F	G	H
General							
7. Any activity not listed in this development plan	Refer to Part 9	Refer to Part 9	Refer to Part 9	Refer to Part 9	Refer to Part 4	Refer to Part 9	Refer to Part 9
8. Earthworks	Refer to App 10	Refer to App 10	Refer to App 10	Refer to App 10	Refer to App1 10	Refer to App 10	Refer to App 10
9. Any permitted or controlled activity listed within Table A5.9.2 that does not meet the performance standards listed in A5.9.3	RD	RD	RD	RD	RD	RD	RD
10. Construction of new walking tracks outside of a significant natural area or further than 5m from the edge of a significant geothermal feature and that water is not diverted into or out of the SGF	P	P	P	P	P	P	P
11. The disturbance of vegetation outside of a significant natural area or significant geothermal feature	P	P	P	P	P	P	P
12. Agricultural production activities including bee keeping	P	P	P	P	NC	P	P
13. Indigenous vegetation planting outside of a significant natural area or a significant geothermal feature ²	P	P	P	P	P	P	P

² Advisory Note: New indigenous vegetation planting within Area A is intended to be part of a tourism venture and will be undertaken on the basis that a Significant Natural Area will not be subsequently placed over the area as a consequence of that planting.

Rules	Taheke 8C Development Plan Area						
	A	B	C&D	E	F	G	H
Renewable Geothermal Energy Development – Areas A, C, D, E & G							
14. Prospecting and exploration	P		P	P		P	
15. Activities accessory to geothermal electricity generation	P		P	P		P	
16. Maintenance, upgrade and operation of established geothermal electricity generation stations and/or steam field activities included in all associated activities and structures	P		P	P		P	
17. Construction of geothermal electricity generation stations and/or steam field activities including all associated activities and structures	C		C	C		C	
18. Land use activities associated with direct or cascade uses of geothermal energy, including but not limited to: a) Glasshouses for the propagation of plants and herbs b) Agro industrial kiln drying of plants and herbs c) Aquaculture ponds	C		C	C		C	
19. Land use activities associated with geothermal mineral extraction	C		C	C		C	
20. Any activity associated with renewable geothermal energy development not identified as a permitted or controlled activity	RD		RD	RD		RD	

Rules	Taheke 8C Development Plan Area						
	A	B	C&D	E	F	G	H
Tourism and honey production – Areas E & H							
21. Commercial outdoor and indoor recreation				C			C
22. Honey processing, packaging, sales and distribution				C			C
23. Industrial or trade processes				RD			RD
Tourism – Areas A & B							
24. Tourism activities in accordance with the provisions of the Commercial 5 zone	Refer to Part 6	Refer to Part 6					
Lakeside Settlement and Wellness Centre – Area F							
25. Wellness centres, household units, medical and village facilities					C		
26. Resthomes					RD		
Commercial – Areas C & D							
27. Boat storage			P				
28. Tourism accommodation			RD				

A5.9.3 Performance Standards

A5.9.3.1 Activities listed within the General section of Table A5.9.2

Activities within Areas A, B, C, D, E, G & H shall be in accordance with the performance standards for the Rural 1 zone. Activities within Area F shall be in accordance with the performance standards for the Residential 4 zone.

A5.9.3.2 Renewable Geothermal Energy Development – Areas A, C, D, E & G

Any buildings and structures associated with geothermal electricity generation and other infrastructure shall be designed, constructed and operated in accordance with the performance standards of Part 15 – Infrastructure unless otherwise specified below:

1. Height

- a) The maximum height of any building or structure associated with geothermal electricity generation shall not exceed 30 metres above natural ground level.
- b) The maximum height of any communication tower including associated antennae and electricity line support structures shall not exceed 45 metres from the natural ground level.

2. Yard Requirements

- a) Any building shall be setback by 20 metres from a boundary that adjoins separate property owner/adjoining sites.
- b) There are no setbacks for:
 - buildings or structure from any internal property boundaries
 - pipelines
 - electricity lines and support structures
 - water intake and/or outfall structure from waterbodies.

3. Noise and signage

The Industrial 2 zone noise and signage performance standards shall apply.

For all other buildings or structures listed under the 'Renewable Geothermal Energy Development' section of Table A5.9.2, the provisions of Rural 1 shall apply, except that the Industrial 2 zone sign performance standards in Appendix 8 – Signs, and Industrial 2 zone noise provisions in Part 7 Industrial shall apply.

A5.9.3.3 Tourism and Honey Production – Areas E & H

Any activity shall be in accordance with the performance standards listed for the Rural 1 zone.

A5.9.3.4 Tourism – Areas A & B

Any activity shall be in accordance with the performance standards listed for the Commercial 5 zone.

A5.9.3.5 Lakeside Settlement and Wellness Centre – Area F

Buildings and structures shall be designed in accordance with the performance standards listed for the Residential 4 zone.

A5.9.3.6 Commercial – Areas C & D

Buildings and structures shall be designed in accordance with the performance standards listed for the Rural 1 zone.

A5.9.4 Assessment Criteria

A5.9.4.1 Activities listed within the General section of Table A5.9.2

The assessment criteria relevant to the Rural 1 zone apply to activities within areas A, B, C, D, E, G & H, The assessment criteria relevant to the Residential 4 zone apply to activities within area F.

A5.9.4.2 Renewable Geothermal Energy Development – Areas A, C, D, E & G

The controlled and restricted discretionary assessment criteria of Part 15 – Infrastructure apply to the geothermal electricity generation activities and for all other “Renewable Geothermal Energy Development” activities in Table A5.9.2 the assessment criteria of the Rural 1 zone apply.

A5.9.4.3 Tourism and Honey Production – Areas E & H

The assessment criteria relevant to the Rural 1 zone apply.

A5.9.4.4 Tourism – Areas A & B

The assessment criteria relevant to the Commercial 5 zone apply.

A5.9.4.5 Lakeside Settlement and Wellness Centre – Area F

The assessment criteria relevant to the Residential 4 zone apply.

A5.9.4.6 Commercial – Areas C & D

The assessment criteria relevant to the Rural 1 zone apply.

A5.9.5 Taheke 8C Development Plan

