

### Plan Change 3 - Significant Natural Areas - Summary of Submissions

Topic	Submitter #	Submitter Name	Address for Service (Postal)	Address for Service (Email)	Support / Oppose	Wish to be heard (Y/N)	Consider Joint Presentation (Y/N)	Decision Sought	Reasons	
Site 659 - Mervyn Street	1	1.01	Aislabie, V & B	52 Dudley Road Kaharoa	<a href="mailto:veronica.aislabie01@gmail.com">veronica.aislabie01@gmail.com</a>	S	N	N	Supports not to include their property as SNA [at 52 Dudley Road] that is already covenanted.	The area identified for further protection in your maps predominantly exists across the property boundary at 62 Dudley Road. We agree that providing further protection to these types of areas, which are already protected could cause confusion in the future.
f) Sites with alternative legal protection (general points)	2	2.01	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		(Regarding new and expanded SNAs) - Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Regarding considering of new and expanded SNAs - BOPRC retain concerns about the exclusion of some sites assessed as meeting the RPS Appendix F Set 3 criteria and/or provided protection under other means. We consider areas covenanted or protected by other mechanisms should still be added where these sites meet SNA assessment criteria. Generally these covenants seek to protect indigenous vegetation/ecological values which aligns with the purpose of SNAs. Our main concern is occasionally covenants are removed to enable subdivision and development inconsistent with the purpose of PC3. Excluding such areas poses a risk that their private protection status may be removed leaving them with no protection under the District Plan. Inclusion of all sites that meet the significance criteria is required under RPS Policies MN 1B (a) & (c) and MN3B (c). BOPRC seeks to avoid a piecemeal approach to the District Plan SNA layer. Our preference is to ensure that the full extent of the SNAs are mapped across the district, to ensure there is a robust repository of all SNAs allowing for the completeness of the layer. Excluding sites afforded private protection from the SNAs maps and schedule doesn't lend well to future protection of sites under these other mechanisms.
f) Sites with alternative legal protection (general points)	2	2.02	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		(Regarding removed SNAs) - Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Regarding removal of sites that have alternative legal protection - BOPRC seek all sites that meet the significance criteria are included as SNAs. This is required under RPS Policies MN 1B (a) & (c) and MN 3B(c). BOPRC considers covenanted areas or areas with some other level of protection that meet the significance should still be added. Often the intention of these covenants is to protect the native vegetation/ecological value and therefore aligns with the site being made an SNA. It does not change the fact that these sites meet the SNA criteria. Further, occasionally covenants are removed to enable development inconsistent with the purpose of the PC3 (SNAs). Excluding such areas poses a risk that their private protection status may be removed leaving them with no protection under the District Plan. BOPRC seeks to avoid a piecemeal approach to the District Plan SNA layer. Our preference is to ensure that the full extent of the SNAs are mapped across the district, to ensure there is a robust repository of all SNAs allowing for the completeness of the layer. Excluding sites afforded private protection from the SNAs maps and schedule doesn't lend well to future protection of sites under these other mechanisms.
h) Other sites not in scope of notified plan change	2	2.03	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Site #153 be included unless identified as not meeting the significance criteria.	Site #153 identified as wetland vegetation - wetlands are covered by National Priority 2 in the Priorities for Protecting Rare and Threatened Biodiversity on Private Land (MfE 2007) and have been reduced to less than 10% of their former extent in the Bay of Plenty Region. Note: Parts of this site were identified in the recent desk top wetland extent mapping carried out by Landcare Research. Site 578 is outside the BOP region however the same information applies here. BOPRC seek that all sites that meet the significance criteria are included as SNAs. This is required under RPS Policies MN 1B (a) & (c) and MN 3B (c). Ensure completeness of the SNA layer, District Plan schedule and maps.
h) Other sites not in scope of notified plan change	2	2.04	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Site #578 be included unless identified as not meeting the significance criteria.	Site #153 identified as wetland vegetation - wetlands are covered by National Priority 2 in the Priorities for Protecting Rare and Threatened Biodiversity on Private Land (MfE 2007) and have been reduced to less than 10% of their former extent in the Bay of Plenty Region. Note: Parts of this site were identified in the recent desk top wetland extent mapping carried out by Landcare Research. Site 578 is outside the BOP region however the same information applies here. BOPRC seek that all sites that meet the significance criteria are included as SNAs. This is required under RPS Policies MN 1B (a) & (c) and MN 3B (c). Ensure completeness of the SNA layer, District Plan schedule and maps.
h) Other sites not in scope of notified plan change	2	2.05	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Re exclusion of this site due to ownership - BOPRC seek that all sites that meet the significance criteria are included as SNAs. This is required under RPS Policies MN 1B (a) & (c) and MN 3B (c).
h) Other sites not in scope of notified plan change	2	2.06	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Regarding the acknowledgement in section 1.3 of the Section 32 Report that a number of additional amendments to existing SNAs and new SNAs have also been identified in a recent draft report (Wildland Consultants 2018c) but excluded from scope due to the need to progress the sites already under consideration - BOPRC seek that all sites that meet the significance criteria are included as SNAs. This is required under RPS Policies MN 1B (a) & (c) and MN 3B (c).
Site 141 - Pohaturoa Wetlands	2	2.07	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Along with the protection of significant indigenous vegetation and significant habitats of indigenous fauna Section 6(a) of the RMA identifies the preservation of wetlands to be another matter of national importance. BORPC have particular interest in ensuring the protection of wetlands identified as #141 Pohaturoa Wetland, #143 Reservoir Road Wetland and #148 Te Ngae Lake Edge Wetland. RLC has assessed the risk of not including these sites in the schedule as 'low'. This area is within Whakarewarewa Forest and these wetlands will be playing a part in the lake nutrient budgets. These wetlands should be included in the SNA schedule. Wildland Consultants (2017) made the recommendation that all existing wetlands in the Rotorua Catchment should be protected from development and drainage now. The protection should be formal and in perpetuity. These wetlands are already functioning to remove N from lake nutrient budgets; further reduction of these wetlands will increase the amount of N that needs to be removed from the lake by 'other' means. Only four lake edge wetlands currently have any legal protection status.

Site 143 - Reservoir Road Wetland	2	2.08	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>	O	Y		Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Along with the protection of significant indigenous vegetation and significant habitats of indigenous fauna section 6(a) of the RMA identifies the preservation of wetlands to be another matter of national importance. BORPC have particular interest in ensuring the protection of wetlands identified as #141 Pohaturoa Wetland, #143 Reservoir Road Wetland and #148 Te Ngae Lake Edge Wetland. RLC has assessed the risk of not including these sites in the schedule as 'low'. This area is within Whakarewarewa Forest and these wetlands will be playing a part in the lake nutrient budgets. These wetlands should be included in the SNA schedule. Wildland Consultants (2017) made the recommendation that all existing wetlands in the Rotorua Catchment should be protected from development and drainage now. The protection should be formal and in perpetuity. These wetlands are already functioning to remove N from lake nutrient budgets; further reduction of these wetlands will increase the amount of N that needs to be removed from the lake by 'other' means. Only four lake edge wetlands currently have any legal protection status.
Site 148 - Te Ngae Lake Edge Wetlands	2	2.09	Bay of Plenty Regional Council Toi Moana (BOPRC)		<a href="mailto:Nassah.Steed@boprc.govt.nz">Nassah.Steed@boprc.govt.nz</a>		Y		Include all sites that meet significance criteria. Ensure completeness of the SNA layer, District Plan schedule and maps.	Along with the protection of significant indigenous vegetation and significant habitats of indigenous fauna section 6(a) of the RMA identifies the preservation of wetlands to be another matter of national importance. BORPC have particular interest in ensuring the protection of wetlands identified as #141 Pohaturoa Wetland, #143 Reservoir Road Wetland and #148 Te Ngae Lake Edge Wetland. From a water quality perspective, site #148 - Te Ngae Lake Edge wetland should be included in the SNA schedule as a priority. This area plays an important role as a lake edge wetland, filtering nutrients from entering Lake Rotorua. As an existing wetland, its role is already accounted for in lake nutrient budgets. Given the location close to the lake, development pressure on this wetland should be considered high and this wetland complex should be included in the schedule to ensure the nutrient filtering values of the site are protected in the long-term. Wildland Consultants (2017) made the recommendation that all existing wetlands in the Rotorua Catchment should be protected from development and drainage now. The protection should be formal and in perpetuity. These wetlands are already functioning to remove N from lake nutrient budgets; further reduction of these wetlands will increase the amount of N that needs to be removed from the lake by 'other' means. Only four lake edge wetlands currently have any legal protection status.
Site 008 - Waiowhoro Flat Wetland	3	3.01	Campbell, R	40 Waikuta Road, Ngongotaha, ROTORUA 3010	<a href="mailto:rosspcampbell@gmail.com">rosspcampbell@gmail.com</a>	O	N	Y	I would like the council to review the current SNA classification [for SNA 8] and remove it from the paddock side of the Waikuta Stream.	Can we please give some consideration to reassessing the current SNA [at 39 Waikuta Road], because as it stands it is only a paddock and therefore is not a SNA. To better understand the real situation rather than relying on aerial photographs please feel free to arrange a visit to the property.
i) Incentives and support	4	4.01	Campion, R	86b Te Manu Road, RD2 Rotorua	<a href="mailto:rscampion@xtra.co.nz">rscampion@xtra.co.nz</a>	S	Y	Y	Support SNA 154 with amendment - reduced rates - we would like to see a permanent reduction of our rates maybe based on a per hectare saved into SNA.	While we are happy with revised SNA boundaries on our property, we are still losing the use of a large area of our land.
Site 154 - Te Miri Road	4	4.02	Campion, R	86b Te Manu Road, RD2 Rotorua	<a href="mailto:rscampion@xtra.co.nz">rscampion@xtra.co.nz</a>	S	Y	Y	Support SNA 154 with amendment - reduced rates - we would like to see a permanent reduction of our rates maybe based on a per hectare saved into SNA.	While we are happy with revised SNA boundaries on our property, we are still losing the use of a large area of our land.
Site 142 - Poplar Avenue Wetlands	5	5.01	CNI Iwi Land Management Limited (CNIILML) on behalf of CNI Iwi Holdings Limited (CNIHHL)		<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	That the additional area proposed to be included [for SNA 142] is not classified as SNA.	The vegetation does not meet significance criteria in the Bay of Plenty RPS. The additional areas identified are dominated by weeds. The intent of the RPS, objectives 19, 20, and 21, policies MN 1-4B can be given effect to without applying an SNA. The protective status of an SNA does not address the predominant risk to this site - plant and animal pests. Council does not identify how an SNA gives greater protection. The section 32 report states "On private land the main causes of decline are habitat destruction or modification through the removal, fragmentation and degradation of ecosystems, wetland drainage and the effects of pests and weeds." The risks either do not apply to this land in the context of FSC certified forest practice (which their lessee is certified under), or the SNA status does not address the risks identified (e.g. active pest control). Plantation forestry on land adjacent to this site will not lead to loss of protection of the site. Regulation under the National Environmental Standard for Plantation Forestry (NES-PF) already apply to riparian margins and wetlands. These require setbacks for planting, replanting, crossings, harvesting, mechanical land prep and earthworks near a stream or wetland (see regulations 14, 20, 29, 36-49, 54, 68, 74, 78, 93-94, and Schedule 3). Note: Appendix 9 .2.3.3.b of the District Plan identifies that the clearance of indigenous vegetation within SNA shall be: vegetation that is in an area subject to management by entities that have certification under Forest Stewardship Council Certification, which CNIILML holds. However as the NES-PF is more stringent than the District Plan in this regard, the NES-PF provisions prevail. Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan's Policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest provides a buffer to the site. Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan's Policy 2.3.5.2 which is to Support the integrity of SNAs and habitat of indigenous fauna by provision of buffers around SNAs. The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft with limited weight. The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association.

Site 700 - Mangaharake Waterfall	5	5.02	CNI Iwi Land Management Limited (CNIILML) on behalf of CNI Iwi Holdings Limited (CNIHHL)	<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	This site is not classified as a SNA.	<p>The area containing significant vegetation is overstated. Many sub-parts are dominated by weeds. Vegetation on at least one landform does not meet the Waikato RPS criteria.</p> <p>The intent of the Waikato RPS, objective 3.19, policy 11.2 and methods 11.2.1 – 3 can be met without an SNA. Most relevant is method 11.2.2. Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the Waikato RPS method (11.2.2.a), therefore the cascade of avoidance, mitigation and offset (11.2.2.b-d) is not required. The site contains no rare, at risk, threatened or irreplaceable indigenous biodiversity (11.2.2.f); and the activity of plantation forestry located next to the site (11.2.2.g) if anything performs a protective function, in that the biggest risk appears to be domestic animals, deduced from the regional council seeking to fence all wetlands in this catchment. Regulation under the National Environmental Standards for Plantation Forestry (NES-PF) already applies to riparian margins and wetlands. These require setbacks for planting, replanting, crossings, harvesting, mechanical land prep and earthworks near a stream or wetland (see regulations 14, 20, 29, 36-49, 54, 68, 74, 78, 93-94, and Schedule 3). Note: Appendix 9 .2.3.3.b of the District Plan identifies that the clearance of indigenous vegetation <i>within SNA</i> shall be: vegetation that is in an area subject to management by entities that have certification under Forest Stewardship Council Certification, which Timberlands holds. However as the NES-PF is more stringent than the District Plan in this regard, the NES-PF provisions prevail.</p> <p>The protective status of an SNA does not address the predominant risk to this site – plant and animal pests. Council does not identify how an SNA gives greater protection. The section 32 report states “On private land the main causes of decline are <b>habitat destruction or modification</b> through the removal, fragmentation and degradation of ecosystems, wetland drainage and the effects of pests and weeds.” The risks either do not apply to this land in the context of FSC certified forest practice, or the SNA status does not address the risks identified (e.g. active pest control).</p> <p>Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan’s Policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest provides a buffer to the site.</p> <p>Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan’s Policy 2.3.5.2 which is to Support the integrity of Significant Natural Areas and habitat of indigenous fauna by provision of buffers around SNAs.</p>
Site 701 - Mangaharake Wetland	5	5.03	CNI Iwi Land Management Limited (CNIILML) on behalf of CNI Iwi Holdings Limited (CNIHHL)	<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	This site (SNA 701) is not classified as a SNA.	<p>Vegetation does not all meet the Waikato RPS criteria for significance.</p> <p>Plantation forestry on adjacent land will not lead to loss of protection of the site (identified in the Waikato RPS method 11.2.2).</p> <p>Regulation under the National Environmental Standards for Plantation Forestry (NES-PF) already applies to riparian margins and wetlands. These require setbacks for planting, replanting, crossings, harvesting, mechanical land prep and earthworks near a stream or wetland (see NES-PF regulations 14, 20, 29, 36-49, 54, 68, 74, 78, 93-94, and Schedule 3).</p> <p>Plantation forestry on adjacent land will not lead to loss of protection of the site identified in District Plan policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest provides a buffer.</p> <p>The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association.</p> <p>The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft, thus its weight must be limited.</p>
Site 703 - Torepatutahi Stream Riparian	5	5.04	CNI Iwi Land Management Limited (CNIILML) on behalf of CNI Iwi Holdings Limited (CNIHHL)	<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	This site [SNA 703] is not classified as a SNA.	<p>It is a dry gully system except in periods of heavy rain and not riparian. Thus it does not meet RMA s6(a). Nor is the vegetation significant thus it does not meet RMA s6(c).</p> <p>Forest activities will not have a significant effect in any case, so classifying it as SNA will not provide extra protection from what it already receives under the Forestry Management Plan, The Plantation Forestry NES and the requirements of the FSC Certification. SNA classification would introduce another layer of compliance assessment with no additional benefit. Vegetation does not meet the Waikato RPS criteria for significance.</p> <p>Plantation forestry on adjacent land will not lead to loss of protection of the site (identified in the Waikato RPS method 11.2.2).</p> <p>Plantation forestry on land adjacent to this unstocked site will not lead to loss of protection of the site identified in District Plan policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest and fence around the forest provides a buffer.</p> <p>The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association.</p> <p>The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft, thus its weight must be limited.</p>
Site 015 - Waiteti Stream	6	6.01	Coatsworth, J and H 42 The Esplanade, Omokoroa 3114	<a href="mailto:coatshj@actrix.co.nz">coatshj@actrix.co.nz</a>	S	Y	Y	Support changes to SNA 15 with Amendment - That the Council Remove the Yellow areas, but do not Add the Blue area into the Significant Natural Area on the property at 310 Dalbeth Road, Rotorua.	<p>The Waiteti Stream is an especially significant feature in our area. We are in support of the proposal to remove the areas marked in yellow on the map of our property. But, we ask for an amendment: that the new area marked in Blue on the map of our property is not added to the Significant Natural Area. The area marked in blue, has been in grazing pasture all the years we have owned the property and for many years prior. The area is flat and well fenced alongside the current 'Retirement Area'. Inclusion of this area would require significant fencing changes and costs. We do not consider this to be our cost alone. We do not have the information that explains why this area is now significant. How can any area that is in pasture now be significant? We are not convinced that this is the case.</p>

Site 715 - Ohaaki Steamfield East	7	7.01	Contact Energy Ltd.	PO Box 10742, Wellington 6143 Level 2, Harbour City Tower, 29 Brandon Street	<a href="mailto:daniel.forbes@contactenergy.co.nz">daniel.forbes@contactenergy.co.nz</a>	S	Y	Y	Support SNA 715 provided the area meets consistent and accepted ecological criteria and that sufficient flexibility is provided to allow the continued operation and development of renewable generation activities on the Ohaaki field and 'development geothermal fields'.	Proposed SNA 715 is within resource consent boundary 126153 of the Ohaaki Power Station. The Ohaaki East Steamfield is classified as Development Geothermal System by Waikato Regional Council and the operation was subject to a full assessment of effects and the resource consent process in 2013, including in relation to actual and potential effects on significant natural areas and geothermally tolerant vegetation. The consent is subject to conditions and extensive requirements to avoid, remedy and mitigate effects on natural areas such as Torepatutahi Wetland. Generation of renewable electricity is a matter of regional and national importance and key to the government's goal of 100% renewable electricity by 2035. While we support identification of SNAs in the Rotorua District Plan, our interest is in the rules that apply. Strict avoidance policies and rules could be inconsistent with the continued operation and development of renewable geothermal energy. This area would seem already controlled/managed under the SGF provisions of the District Plan (further detail provided in full submission). Contact is open to working with Council to ensure that any impacts of our operations are minimised, and steps taken to maintain, restore and enhance areas such as #715
k) Other	8	8.01	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Commence review of the Lakes A zone mapping and provisions.	The Lakes A zone of the District Plan is currently overdue for review. A review of this zone would improve coherency of the current plan structure.
f) Sites with alternative legal protection (general points)	8	8.02	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Retain SNA mapping on legally covenanted areas or areas under other forms of formal protection.	The Director-General opposes the removal of SNA mapping in areas with legally protected covenants, including QEII and considers that all areas that meet the SNA criteria contained in the Waikato RPS and Bay of Plenty RPS should be included in the SNA mapping. The proposed SNA mapping and scheduling is inconsistent with section 11A of the Waikato Regional Policy Statement which requires mapping of SNAs where there is an identified covenant such as QEII and where it meets the criteria. The Bay of Plenty Regional Policy Statement also requires mapping of SNAs where it meets the criteria in Appendix F set 3. Scheduling should therefore occur if the site meets criteria, regardless. Covenants are also able to be removed which poses a risk to SNAs. RMA enforcement issues may arise in relation to covenanted areas that meet RPS criteria but are not identified as SNAs under the plan.
k) Other	8	8.03	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	SA	Y	Y	Update the District Plan maps using the updated DOC public conservation land layer; Show Wildlife Management Reserve on GIS layer planning maps surrounding the SNA for Lake Tutaeinanga as a PNA.	The current GIS layer used in the District Plan maps are not the most up to date version. There have been several changes in land tenures which are not reflected in the layer being used by Rotorua Lakes Council. For example, Waikite valley wetland is now public conservation land. The reserve which surrounds Lake Tutaeinanga should be shown as PNA. Currently the mapping only shows the lake as an SNA on the GIS layer.
i) Incentives and support	8	8.04	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Council investigate an incentive fund for restoration and protection of SNAs.	The Director-General supports council initiatives to incentivise protection of SNAs including rates remission, removal of resource consent fees for protection and restoration works and direct funding of restoration and protection works.
Site 032 - Tumoana Point	8	8.06	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 32] as recommended.	The Director-General considers that scheduling of this area is required due to its significance and is at a high risk of disturbance. Inclusion of this site is also consistent with the RPS.
Site 034 - Te Ngae Junction Wetland	8	8.07	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 34] as recommended.	The Director-General considers that scheduling of this area is required as a significant wetland site. Inclusion of this site is also consistent with the RPS.

Site 037 - Maraeroa	8	8.08	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 37] as recommended.	The Director-General considers that scheduling of this area is required as a significant geothermal site. Inclusion of this site is also consistent with the RPS.
h) Other sites not in scope of notified plan change	8	8.09	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>		Y	Y	Amend the scheduled identified area [SNA 111] to the extent to the north and east to include manuka scrubland and geothermal areas.	The Director-General considers that scheduling of this area is required due to its significant geothermal vegetation and features, however, requires extension to better reflect the actual extent of ecological significance.
Site 123 - Wharetata Bay	8	8.10	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 123] as recommended.	The Director-General considers that scheduling of this area is required as a significant geothermal and wetland site. Inclusion of this site is also consistent with the RPS.
Site 124 - Ōtūtara Springs	8	8.11	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 124] as recommended.	The Director-General considers that scheduling of this area is required as a significant geothermal and wetland site and significant fauna habitat. Inclusion of this site is also consistent with the RPS.
Site 127 - Otutara Road Lake	8	8.12	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 127] as recommended.	The Director-General considers that scheduling of this area is required as a significant lake and wetland. Inclusion of this site is also consistent with the RPS.
Site 139 - Ngapuna Wetlands	8	8.13	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	SA	Y	Y	Amend the scheduled identified area [SNA 139] to extend to the south and east.	The Director-General considers that scheduling of this area is required due to its significance as a wetland site, however, requires extension to better reflect the wetland boundaries and extent of ecological significance.
Site 141 - Pohaturoa Wetlands	8	8.14	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 141].	The Director-General considers that all significant unprotected wetlands should be identified as SNAs regardless of tenure.
Site 142 - Poplar Avenue Wetlands	8	8.15	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Retain existing SNA 142 without amendment.	The Director-General considers that scheduling of this area is required as a significant wetland site, however, considers that all areas that meet the SNA criteria contained in the RPS should be included in the SNA mapping, regardless of additional covenants.

Site 143 - Reservoir Road Wetland	8	8.16	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 143].	The Director-General considers that all significant unprotected wetlands should be identified as SNAs regardless of tenure.
Site 147 - Tikitere Kahikatea	8	8.17	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 147] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest and wetland. Inclusion of this site is also consistent with the RPS.
Site 148 - Te Ngae Lake Edge Wetlands	8	8.18	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 148] subject to amendments to ensure the appropriate area is included.	The Director-General considers that scheduling of this area is required as a significant wetland site. A lack of landowner consultation should not be considered as the main criteria for exclusion of an SNA.
Site 151 - Tawa Road	8	8.19	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 151].	The Director-General considers that scheduling of this area is required as a significant forest site adjoining public conservation land. All significant unprotected sites should be scheduled as SNAs regardless of tenure when RPS criteria is met.
Site 154 - Te Miri Road	8	8.20	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the whole identified area [SNA 154].	The Director-General considers that scheduling of this area is required as a significant forest site. A lack of landowner consultation should not be considered as the main criteria for exclusion of an SNA.
Site 155 - Horohoro Forest East	8	8.21	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 155] as recommended.	The Director General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 156 - Horohoro Forest Extension	8	8.22	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 156] as recommended. (It is noted that this option refers to SNA155 rather than 156 as stated in the 32A report)	The Director-General considers that scheduling of this area is required as a significant forest site adjoining public conservation land. Inclusion of this site is also consistent with the RPS.
Site 157 - Anderson Road	8	8.23	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 157] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.

Site 158 - Hauraki Stream	8	8.24	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 158] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 167 - Tikitere Hill Forest	8	8.25	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 167] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 172 - Upper Wairau Bay	8	8.26	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 172] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 177 - Pohaturua	8	8.27	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	SA	Y	Y	Amend [SNA 177] as per the Landcare Research report for Bay of Plenty Regional Council: An updated assessment of geothermal vegetation in the BOP region based on aerial photography (p231).	The Director-General considers that scheduling of this area is required due to its significance as a geothermal site, however, considers that the SNA boundaries are incorrect and require extension to better reflect the wetland boundaries and extent of ecological significance. The area of significant geothermal vegetation is larger than currently mapped.
Site 658 - Upper Pipikārihi Road	8	8.28	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 658] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 659 - Mervyn Street	8	8.29	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 659] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 660 - Mid Mangorewa Gorge	8	8.30	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the two additional sites for SNA 660.	The Director-General considers that scheduling of this area is required as a significant forest site adjoining conservation land. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure.
Site 679 - Te Waerenga Road 2	8	8.31	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the entire identified area for SNA 679	The Director-General considers that scheduling of these areas is required as significant forest sites. Although fragmented many are close by or almost contiguous. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure.

Site 680 - Jackson Road	8	8.32	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 680] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 681 - Mangorewa Kaharoa	8	8.33	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 681] subsequent to a field check of site to further ascertain if smaller areas identified are significant.	The Director-General considers that scheduling of this area is required as a significant forest site, however, the suggested removal of smaller sites has somewhat arbitrary boundaries especially as the site has not been ground truthed.
Site 708 - Tokerau Wetland A	8	8.34	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	SA	Y	Y	Schedule the identified area [SNA 708] as recommended but with amendments to extend SNA further South East to include the remainder of the wetland and forested area.	The Director-General considers that scheduling of this area is required as a significant wetland site, however, requires extension to better reflect the actual extent of ecological significance.
Site 709 - Tokerau Wetland B	8	8.35	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 709] as recommended.	The Director-General considers that scheduling of this area is required as a significant wetland site. Inclusion of this site is also consistent with the RPS.
Site 415 - Barker Road	8	8.36	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 415] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 417 - Arahiwi	8	8.37	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 417] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 577 - Rahopakapaka Stream	8	8.38	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 577] as recommended.	The Director-General considers that scheduling of this area is required as a significant forest site. Inclusion of this site is also consistent with the RPS.
Site 579 - Tahunaatara Stream Gorge	8	8.39	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [SNA 579] as recommended.	The Director-General considers that scheduling of this area is required as a significant secondary vegetation site. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure.



Site 582 - Lake Atiamuri North Faces	8	8.40	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 582] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation and as a significant wetland site. Inclusion of this site is also consistent with the RPS.
Site 583 - Lake Atiamuri South Faces	8	8.41	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 583] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. Inclusion of this site is also consistent with the RPS.
Site 585 - Lake Ohakuri Northwest Riparian Faces	8	8.42	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	SA	Y	Y	Amend the scheduled identified area for SNA 585 to the West side of Southern most section of the SNA.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation, however, requires amendment to better reflect the actual extent of ecological significance. Some of the SNA is pasture and there is significant secondary vegetation outside of the SNA
Site 589 - Lake Ohakuri Northeast Riparian	8	8.43	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 589] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. Inclusion of this site is also consistent with the RPS.
Site 590 - Waihunuhunu Arm Riparian Faces and Wetland	8	8.44	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 590] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. Inclusion of this site is also consistent with the RPS.
Site 592 - Ōrākeikōrako Extension (Excludes Geothermal Areas)	8	8.45	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 592] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. Inclusion of this site is also consistent with the RPS.
Site 596 - Pukemoremore	8	8.46	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 596] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. Inclusion of this site is also consistent with the RPS.
Site 597 - Wharekaunga Stream Riparian	8	8.47	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [as SNA 597]	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure

Site 598 - Tokiaminga Stream Riparian	8	8.48	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [as SNA 598].	The Director-General considers that scheduling of this area is required as it contains significant wetland vegetation. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure.
Site 700 - Mangaharake Waterfall	8	8.49	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 700] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant wetland vegetation. Inclusion of this site is also consistent with the RPS.
Site 701 - Mangaharake Wetland	8	8.50	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 701] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant wetland vegetation. Inclusion of this site is also consistent with the RPS.
Site 703 - Torepatutahi Stream Riparian	8	8.51	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 703] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant secondary vegetation. It is also noted that a Land Improvement Agreement does not prevent vegetation clearance and is therefore not considered adequate protection.
Site 710 - Akatarewa East	8	8.52	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 710] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 712 - Te Kopia	8	8.53	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 712] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 713 - Mangamingi Station	8	8.54	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 713] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 714 - Matapan Road	8	8.55	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 714] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.

Site 715 - Ohaaki Steamfield East	8	8.56	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 715] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 716 - Maungakakaramea (Rainbow Mountain)	8	8.57	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the identified area [as SNA 716].	The Director-General considers that scheduling of this area is required as a significant geothermal site. All significant unprotected sites that meet the RPS criteria must be scheduled as SNAs regardless of tenure.
Site 717 - Upper Atiamuri West	8	8.58	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 717] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 718 - Western Te Kopia	8	8.59	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 718] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 800 - Northern Paeroa Range	8	8.60	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 800] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
Site 801 - Murphy's Springs	8	8.61	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area [SNA 801] as recommended.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
d) Boundary changes to existing geothermal Sites	8	8.62	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Schedule the identified area as recommended for SNA 552, 555, 558, 567, 568, 571, 572, 573, 574.	The Director-General considers that scheduling of this area is required as it contains significant geothermal vegetation. Inclusion of this site is also consistent with the RPS.
e) Sites reassessed at request of landowner (general points)	8	8.63	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	S	Y	Y	Remove SNAs as recommended for SNA 1, 2, 411, 5, 15, 46, 660, 664 Kapukapu Road.	The removal of these areas provides clarification for landowners that they are not significant.

Site 664 - Onaia Stream	8	8.64	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>	O	Y	Y	Schedule the entire identified area [do not make the amendments to SNA 664].	The Director General considers that scheduling of the entire area with amendments suggested by council is required as it contains significant indigenous vegetation with significant kokako population.
h) Other sites not in scope of notified plan change	8	8.65	Director-General of Conservation	RMA Shared Services, Department of Conservation, Private Bag 3072, Hamilton 3240, Attn: Maggie Burns, RMA Planner	<a href="mailto:mburns@doc.govt.nz">mburns@doc.govt.nz</a>		Y	Y	Consider and include these additional SNAs or extensions to SNAs.	The Director-General considers that these areas should be considered and included in the SNA schedule. 1) 8 Mile gate wetland in Whakarewarewa Forest 2) Vegetation at the eastern end of SNA 657 - this vegetation is similar to that within the SNA 3) Rautawiri Stream upstream of Torepatutahi Stream, Broadlands - extensive oxbox wetland vegetation adjoining public conservation land. Also a stronghold for nationally threatened species <i>Urtica Linearifolia</i> 4) Rotoma No2 and 3 at Lake Rotoma as SNA - Council GIS layers incorrectly show these as protected by Nga Whenua Rahui kawenata. The sites are indigenous forest between a kawenata and public conservation land. 5) Newly discovered geothermal gully at NZTM E1885274 N5770289 near Pohaturoa Whaka forest (as new SNA or part of SNA 177) 6) Geothermal fumarole in paddock at NZTM 1880669 N5744668 Te Kopia Geothermal West (as new SNA or part of SNA 712) 7) Wetlands east side of SH5 adjoining Lake Ngahewa Wetland (at NZTM 18955179D, 5754662N, 1895314E, 5754445N) 8) Wetland east side of SH5 adjoining Earthquake Flat Road realignment at NZTM 1893478E 9) Wetland at corner of Springs Road and SH5 near Mihi (NZTM 1888262E, 5736527N) 10) Wetland adjoining Hinehopu wetland SH30at NZTM 1906246E, 5784112N (as part of Hinehopu SNA) 11) Significant indigenous vegetation kahikatea-swamp maire forest corner Curtis Road SH30 at NZTM 1898348E, 5783270N 12) Significant wetland Roy Road Kaharoa at NZTM 1878536E, 5789837N 13) Significant wetland on west side of SH5 south of Lake Ngahewa wetland at NZTM 1878536E, 5789837N (add to SNA 572) 14) Expand SNA 89 to cover the significant kahikatea forest - Rotoma Recreation Reserve no longer exists so old reserve area needs incorporating into expanded SNA 15) Rotoma No 1 geothermal feature (Tikorangi Central) - a geothermal feature heated raw soil field that is not a Nga Whenua Rahui kawenata. Amend as per Landcare Research report for Bay of Plenty Regional Council: An updated assessment of geothermal vegetation in the BOP region based on aerial photography (P154) 16) Waitangi Soda Springs Mire - very significant wetland. Incorrectly identified as Nga Whenua Rahui kawenata on RLC GIS layer.
b) New sites and additions to existing sites (general points)	9	9.01	Federated Farmers of New Zealand (Federated Farmers)	PO Box 447, Hamilton 3240		SA	Y		Remove specific SNAs from PC3 process if an affected landowner disputes the accuracy of the mapping and/or wishes to have site visits undertaken by an ecologist to identify the site's ecological values. The costs of the onsite assessment are to be met by Council. It is accepted that if the site is confirmed as meeting a significance threshold and is accurately mapped it will be brought back into the PC3 process and become subject to District Plan provisions.	Some areas of vegetation may have been captured as SNAs inappropriately. In some, exotics are the predominant vegetation and/or the value of biodiversity is questioned and in others the mapping seems disconnected with what makes sense on the ground. Inaccuracies can occur with desktop analysis and we ask that for those sites which are disputed and where the affected landowner is keen to resolve the matter with onsite visits, Council accepts that sufficient uncertainty remains for those sites and they should not be included in the PC3 process at this time. This is important as not all landowners provided feedback pre-notification.
e) Sites reassessed at request of landowner (general points)	9	9.02	Federated Farmers of New Zealand (Federated Farmers)	PO Box 447, Hamilton 3241		S	Y		Retain the amendments proposed for re-assessed SNAs, including the removal of part removal of SNAs as recommended in the Section 32 report.	Federated Farmers supports accurate planning maps and robust identification processes. The PC3 changes which amend boundaries based on the results of field assessments on existing SNAs or pre notification consultation with affected landowners are strongly supported. We understand some boundary amendments were made for practical reasons as well as ecological ones. This shows RLC is focused on the bigger picture and longer term gains. We fully support RLC in this collaborative approach, it will provide landowners some confidence that their issues are understood and addressed where possible. It will help foster a sense of good will required to achieve optimum protection for the remaining areas.

f) Sites with alternative legal protection (general points)	9	9.03	Federated Farmers of New Zealand (Federated Farmers)	PO Box 447, Hamilton 3242	SA	Y	<p>Remove SNA sites subject to alternative legal protection from the planning maps and associated schedule of SNAs in Appendix 2; and</p> <p>Introduce provisions into the plan to ensure sites which become subject to alternative legal protection after this plan change are not subject to the rules framework. This may include a new policy and permitted activity rule similar to the following:</p> <p>(New policy in Part 2 Section 6 Matters of national importance) "<u>Sites that are protected by a registered covenant under the Reserves Act 1977, Conservation Act 1986 or Queen Elizabeth the Second National Trust Act 1977; already achieve the protection of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance under Section 6 of the Resource Management Act 1991</u>".</p> <p>(New permitted activity rule in Part 9 Rural Activity table across all zones) "<u>Activities that are carried out in accordance with the terms of a QEII National Trust or other covenant</u>" (or words to that effect).</p>	<p>Federated Farmers is always keen to ensure District Plans do not duplicate controls or introduce unnecessary overlapping functions for material benefit. Sites protected by QEII Trust or similar legal mechanisms such as conservation covenants or management agreements with the Department of Conservation do not need to be subjected to another layer of regulation. The RMA s6(c) goals in relation to these sites will be better achieved via these alternative mechanisms. There are no negatives for biodiversity, only mutually beneficial advantages - reduced monitoring and potential enforcement required by Council; affected landowners only have to deal with the agency that they voluntarily entered into a protection partnership with; no need to deal with inconsistencies in covenants and the District Plan.</p> <p>Our only concern relates to sites covenanted after this PC3 process. They will remain subject to District Plan regulations, pending another plan change. In our view this is inefficient. For equity and to ensure landowners remains supported and incentivised the landowner needs a new policy and implementation method that ensures the site will not be subject to the planning regime event if it remains on the planning maps and appendix.</p>
f) Sites with alternative legal protection (general points)	9	9.04	Federated Farmers of New Zealand (Federated Farmers)	PO Box 447, Hamilton 3243	SA	Y	<p>Ensure that any sites that are protected by alternative legal mechanisms but not listed on the planning maps or Appendix 2 have access to any of the incentives and support packages introduced to implement the recommendations of the Section 32 Report. This may require the introduction of new provisions into the District Plan and amendment of Table 13.10.1 - Subdivisions in Rural Zones Rule 17 along the lines of:</p> <p>"Subdivision in an additional lifestyle lot entitlement where a Significant Natural Area identified in Appendix 2 - Natural Heritage Inventory is proposed to be legally protected <u>or has been removed from Appendix 2 as the site is legally protected and the additional subdivision entitlement has not previously been granted.</u>"</p>	<p>It will be important to ensure access to incentives remains open to those with alternative protection mechanisms. This will not enable double dipping as the different schemes have different funding priorities.</p>

i) Incentives and support	9	9.05	Federated Farmers of New Zealand (Federated Farmers)	PO Box 447, Hamilton 3240		SA	Y		<p>Introduce a new paragraph into Part 2 Section 6 Matters 2.2 Key Environmental issues 2.2.4 Significant Indigenous Vegetation (Significant Natural Areas) and Habitat along the lines of: <u>To ensure adequate protection is provided to those natural areas identified as having significance, a combination of voluntary techniques and regulatory measures within the District Plan is considered by Council to offer the best solution. This includes utilising Council ratepayers' money to provide meaningful incentives to enable good biodiversity management, such as provision of information and advice, contestable grants, waiver of consent fees and other non-regulatory tools that reflect the partnership approach required to achieve the best biodiversity gains;</u> AND</p> <p>Introduce new bullet point under Part 2 Section 6 Matters 2.3 Objectives and Policies, Policy 2.3.5.1 with wording similar to: <u>Provide incentives (eg funding assistance may be specified from time to time in the Council's Long Term Plan) to assist landowners with active restoration and protection of their Significant Natural Area</u> (or words to that</p>	<p>Federated Farmers strongly supports the recommendations made in the Section 32 report for Incentives and Support, section 3.5 and summarised section 6.2. However, a strong link between the planning and funding documents is required to inform LGA funding decisions. Without that link these worthy intentions have no certainty and may be difficult to advance. Federated Farmers understands that ultimately it will require changes to the policies and funding sources outlined in the Long Term and Annual Plans to enable this incentivising approach, but District Plan provisions can be used to support, guide and improve transparency regarding long term, unchanging environmental goals and what funding commitments made be required to meet them. Part of the reasoning used in the Section 32 Efficiency and Effectiveness to achieve Objectives analysis, included recommending sites for inclusion in Appendix 2, as becoming an SNA may help increase awareness of the values and the potential for incentives and assistance. This reasoning is understood (if the significant criteria is reached), but requires action from Council to ensure those benefits are realised both for the landowner and for biodiversity gains.</p> <p>To date RLC has not prioritised these actions and that needs to change if the reasoning is going to be justified. The suggestions made in our relief sought provide the necessary amendments required to give weight and follow through to the Section 32 reasoning.</p> <p>Whilst we understand the plan change addresses the mapping of SNAs, not the associated rules and policies for SNAs our submission will seek relief which is consistent with the recommendations made in the Section 32 report. The relief is consistent with the intent of the plan change, Part 2 s6 matters of the District Plan and are required to ensure an efficient planning process is carried out and effective tools are in place to achieve improved biodiversity outcomes.</p>
j) Performance standard for existing grazing	9	9.06	Federated Farmers of New Zealand (Federated Farmers)	P O Box 447, Hamilton 3240		SA	Y		<p>Amend A9.2.3(3)(a)(viii) as follows: The continuation of grazing in the rural zone where it does not increase the scale and intensity as stated in the report by an agricultural consultant submitted to Rotorua District Council <del>within six months of the Plan being fully operative</del>, provided that the grazing does not cease for more than 12 months.</p>	<p>A9.2.3(3)(a)(viii) should be amended to provide the same opportunity to newly affected landowners as was given to those affected by the District Plan review.</p> <p>Federated Farmers is aware that key concerns for a number of affected landowners relates to existing use rights and whether they can continue to use an area, now ring-fenced as a SNA, in the same way that they always have. This is an understandable concern and one that was expressed by farmers, who found themselves in similar circumstances during the proposed District Plan review. Performance Standard A9.2.3(3)(a)(viii) was, in part, introduced via the appeals process, to find resolution on issues relating to existing use rights for grazing.</p> <p>Given the issues and context is the same and in the interests of providing equity to landowners who are newly affected as a result of PC3 bringing new areas under the rules framework, the opportunity provided under A9.2.3(3)(a)(viii) should be extended to them.</p> <p>The amendment is required to provide that equity and future proof this process. The six month time frame seems arbitrary.</p>
Site 037 - Maraeroa	10	10.01	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 37.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 123 - Wharetata Bay	10	10.02	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 123.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 124 - Ōtūtara Springs	10	10.03	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 124.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 127 - Otutara Road Lake	10	10.04	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 127.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 157 - Anderson Road	10	10.05	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 157.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 167 - Tikitere Hill Forest	10	10.06	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 167.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 172 - Upper Wairau Bay	10	10.07	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 172.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 708 - Tokerau Wetland A	10	10.08	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrng.com">rhawtree@hnrng.com</a>	S	Y	Y	Adopt notified proposal for SNA 708.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.

Site 709 - Tokerau Wetland B	10	10.09	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrz.com">rhawtree@hnrz.com</a>	S	Y	Y	Adopt notified proposal for SNA 709.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 577 - Rahopapakapa Stream	10	10.10	Hancock Forest Management New Zealand (HFM NZ)	PO Box 7403, Te Ngae, Rotorua 3024	<a href="mailto:rhawtree@hnrz.com">rhawtree@hnrz.com</a>	S	Y	Y	Adopt notified proposal for SNA 577.	HFM NZ supports the proposed changes to the District Plan for the sites listed as these sites are within forests managed by HFM NZ. All of the forests HFM NZ manages are certified by PEFC and FSC. These areas are already managed as reserves within the plantation forest and are responsibly managed as per the FSC & PEFC standards.
Site 664 - Onaia Stream	11	11.01	Hartley, G	640 Kapukapu Road, RD6, Rotorua	<a href="mailto:gdclharley@gmail.com">gdclharley@gmail.com</a>	O	Y	Y	Remove boundaries of SNAs for provision of new exotic planting of scrubland. Reconsider boundary of 664 SNAs, consideration of subdivision? Of land outside of your proposed boundaries.	Wildlands assessment of boundaries with recommendations to council we challenge these. Concerns: scale of plans maps provided, not equal. Grazed areas historically not been considered. No rebates to rates.
i) Incentives and support	12	12.01	Kaharoa Community Association	c/- 136 Stewart Road, RD 6, Rotorua	<a href="mailto:chrisjam@xtra.co.nz">chrisjam@xtra.co.nz</a>	S	N		Adopt the recommendation [to establish an incentive fund].	KCA supports Council establishing an incentive fund available to those with designated SNA's to help restore sections or parts of established bush that have become degraded for some reason and to establish fencing to further provide protection of that bush.
i) Incentives and support	12	12.02	Kaharoa Community Association	c/- 136 Stewart Road, RD 6, Rotorua	<a href="mailto:chrisjam@xtra.co.nz">chrisjam@xtra.co.nz</a>	S	N		Adopt the recommendation [to adopt a uniform rates remission policy for SNAs calculated on the capital value of the land designated as SNA].	KCA supports Council adopting a uniform rates remission policy for SNA's calculated on the capital value of the land designated as an SNA.
Site 679 - Te Waerenga Road 3	13	13.01	Loest, Philipp	119A Kaharoa Road	<a href="mailto:philipp.loest@tll.co.nz">philipp.loest@tll.co.nz</a>	S	N	N	I want the Council to approve the proposed Plan Change 3 [in regards to SNA 679]	As a directly affected landowner I am pleased that the proposed changes recognize the important role conservation minded landowners play. Scheduling our property as an SNA would add a completely unnecessary layer of rules/bureaucracy without providing any ecological benefit. The many negative impacts would lessen our young families quality of life and undermine our long term financial stability. The proposed change allows us to look into the future with optimism. It empowers us and our neighbours to continue taking care of the properties we love and are proud to call home.
Site 567 - Golden Springs	14	14.01	Submitter 14	c/o Rotorua Lakes Council		O	N	Y	Council provide clear information that is easy to understand about what an SNA actually means in real terms for landowners. What are rights, obligations, benefits, losses? What is the purpose?	Property boundaries at 5087 State Highway 5 are incorrect and should be shown properly. We are not convinced the intended SNA is even on the property. We cannot be expected to make decisions based on guesswork. Due diligence has not been done by Council. Communication was ineffective. There is no need for Council to have any control over this private land.
Site 585 - Lake Ohakuri Northwest Riparian Faces	15	15.01	McPherson, A	890 Poutakataka Road, RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces.	The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.
Site 585 - Lake Ohakuri Northwest Riparian Faces	16	16.01	McPherson, D	890 Poutakataka Road, RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces.	The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.
Site 585 - Lake Ohakuri Northwest Riparian Faces	17	17.01	McPherson, K	890 Poutakataka Road, RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces.	The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.
Site 583 - Lake Atiamuri South Faces	18	18.01	Mercury NZ Ltd. (Mercury)	PO Box 445, Hamilton 3240	<a href="mailto:fraser.graafhuis@mercury.co.nz">fraser.graafhuis@mercury.co.nz</a>	S	Y	N	Retain SNA provided Rule 15.5.6 continues to apply.	SNA #583 is located under existing 220kv high voltage National Grid lines which connect Ohakuri to Edgecumbe. The national grid lines are located within Ohakuri electricity generation core site, however the lines are owned and operated by Transpower. Correspondence established prior to notification confirms Mercury does not object to the SNA area within the Ohakuri electricity generation core site on the basis that vegetation is able to be pruned and trimmed under infrastructure, as provided for by permitted activity Rule 15.5.6.
Site 585 - Lake Ohakuri Northwest Riparian Faces	18	18.02	Mercury NZ Ltd. (Mercury)	PO Box 445, Hamilton 3240	<a href="mailto:fraser.graafhuis@mercury.co.nz">fraser.graafhuis@mercury.co.nz</a>	S	Y	N	Support SNA 585 subject to removal of SNA over Ohakuri diversion tunnel (shown in orange) this is to be excluded as located above diversion tunnel	Mercury generally supports the proposed SNA area (Area 1 in picture), with the exception of the SNA shown in orange located above Ohakuri diversion tunnel, which is anticipated will be removed. Dam safety is paramount. Mercury considers an SNA over hydro electricity generation infrastructure has the potential to constrain future maintenance activities within the Ohakuri electricity generation core site.
Site 679 - Te Waerenga Road 4	19	19.01	Moyle, W & Lane, C	89 Kaharoa Road, RD6, Rotorua 3096	<a href="mailto:warwick5369@gmail.com">warwick5369@gmail.com</a>	S	N	N	Do not include the area 89, 119 and 119A Kaharoa Road a shared forest remnant that also extends on the road reserve, total c2.3ha in the District Plan as SNA.	The rules are unnecessary for our properties as the areas are physically protected by topography. Furthermore, the vegetation provides value to our small lifestyle properties and is at low risk of disturbance. We have all taken initiatives at our own expense to protect our small sections of bush through fencing, trapping and removing weeds while also entering into a memorandum of understanding to ensure we continue to improve the ecological value of our properties by protecting the natural vegetation. We feel imposition of an SNA is an unnecessary interference with our rights as property owners. We are concerned about how the rules may evolve in the future and area actually counterproductive by creating a sense of uncertainty. Our small remnant located on our small lifestyle properties at 89, 119 and 119A is at no risk of disturbance, as we see it as an amenity that adds significant value to our property.

Site 155 - Horohoro Forest East	20	20.01	Northdale Holdings Ltd. & Martin, R	437 Paradise Valley Road, Rotorua		O	Y		[Do not proceed with SNA 155]	The Martin family have owned this property since 1972, where we have farmed and been kaitiaki for the land, protecting the native flora and fauna, setting traps for pest control and killing deer, goats and possums. SNA does not have any fencing around it but had a natural geographic barrier that prevented stock entering 80% of the area. The unprotected area was used as winter protection for sheep. With climatic change and very hot summer days the sheep have become sunburnt after shearing and the shade trees are a huge asset to our stock husbandry. We feel we have transformed the property into a Significant Area. There is also concern that this land houses an urupa where our ancestors are buried. Our whanau consists of six generations of farming in the area and if it became an SNA this would be very impactful. The submitter finds it perverse that the area is potentially taken out of the control of the Owner and Custodian. We do not agree with rate compensation, but would consider selling SNA 155 at the value of a Heritage Site. The treasured area of our family land, that you have identified as a potential SNA 155 we are going to retain our land not be open for Public Access under any circumstances, but be the Crown in our Jewel of the Mamaku Scenic Reserve. We are prepared to instigate that the recorded proposed area SNA 155 have covenants placed over the Registered Title over the property so that it is complying to conditions that it cannot be removed, or damaged unless of an Act of God.
i) Incentives and support	20	20.02	Northdale Holdings Ltd. & Martin, R	437 Paradise Valley Road, Rotorua		O	Y		Allow the normal three yearly valuation process to take place, the land owner then has the opportunity to oppose or accept the new valuations. Therefore it is independent assessment and does not involve the Council with Administration costs.	I totally disagree with the whole concept of the Rotorua District Council being involved in Rate setting for compensation by way of \$5.00 per hectare. This is a messy and clumsy way of administration.
Site 681 - Mangorewa Kaharoa	21	21.01	Pukahukiwi Kaokaoroa Incorporation	PO Box 12003, Rotorua 3045	<a href="mailto:shuta@deloitte.co.nz">shuta@deloitte.co.nz</a>	O	N	N	We would like to explore other options [in regards to the incorporation's property at SH 33] with the Council that will achieve the same outcomes that have been proposed under Plan Change 3. We require further information and time to engage independent advice and to seek financial assistance for this process to occur. The Committee of Management would welcome further engagement going forward around this matter and remind the Council of its obligations under the Treaty of Waitangi.	We understand the steps that the Council are undertaking in the protection of wetlands and native fauna and flora but argue that the process undermines the Committee's right to govern its own affairs. We acknowledge attempts to contact the Committee and apologise for the delayed response.
a) General	22	22.01	Raukawa Charitable Trust	c/- Pūtake Taiao, Raukawa Charitable Trust, Private Bag 8, Tokoroa 3444	<a href="mailto:environment@rauaway.org.nz">environment@rauaway.org.nz</a>	S	Y	Y	The Plan Change is supported and the Trust seeks that it be approved by the Council.	The Trust supports aspects of the proposed plan change - The protection of areas of indigenous riparian vegetation, wetlands and significant terrestrial indigenous habitat and vegetation; and the continued provision for cultural harvest in accordance with Māori customs and values. The Trust considers that the plan change will help achieve the restoration and protection of water quality; the restoration and protection of the relationships of Waikato River Iwi according to their tikanga and kawa with the Waikato River; and the protection and enhancement of significant sites, fisheries, flora and fauna. Te Ture Whaimana o te Awa o Waikato is the primary direction setting document for the Waikato River and activities within the catchment affecting the Waikato River - of particular relevance are objectives A to M [refer to full submission]. The trust seeks that the plan change provisions giving effect to the objectives of Te Ture Whaimana be retained and approved. Te Rautaki Taiao a Raukawa - Raukawa Environmental Management Plan (Te Rautaki) has sections relevant to the application [read full submission for extracts of sections 2.1 and 2.6]. The Trust seeks that provisions of Te Rautaki be considered and taken into account by Council as part of the plan change in accordance with section 74(2A) of the RMA and section 17.7 of the Joint Management Agreement between the Raukawa Settlement trust and Council.
a) General	23	23.01	Rotorua Rural Community Board		<a href="mailto:Shirley.Trumper@rotorualc.nz">Shirley.Trumper@rotorualc.nz</a>	O	Y		Take the approach outlined to SNAs	The RCB is supportive of the concept and broad objectives of protecting and preserving of genuine SNAs especially where a risk of extinction can be demonstrated. Our support for this concept is conditional as follows: A) that the definitions of each of the two words "significant" and "natural" are clearly defined, agreed and not left open to interpretation or misinterpretation by those responsible for enacting and/or enforcing the plan change in practice. B) that the benefits to the public are weighed against both the capital value losses and operating income losses to the landowner where encumbrances affect the prior existing use of the land. C) No SNA should be enacted without full compensation of capital value and operating losses accruing to the landowner resulting from such encumbrances. This should apply equally, whether any SNA be enacted voluntarily or imposed by regulation. D) Any and all SNAs should only apply under a voluntary individual landowner agreement basis. It is the Board's position that fair and mutually respectful negotiations with individual landowners along the lines of our submission will release most of the realistic SNA areas for voluntary protection, especially if carried out in a non-threatening environment.
Site 558 - Akatārewa Stream	24	24.01	Te Kopia Forest Partnership	PO Box 7063, Rotorua	<a href="mailto:brett@rfh.co.nz">brett@rfh.co.nz</a>	O	N	Y	Remove or adjust areas identified as SNA 558.	The areas identified do not contain indigenous vegetation and significant habitats of indigenous fauna, as they are planted in pine forest.
Site 590 - Waihunuhunu Arm Riparian Faces and Wetland	24	24.02	Te Kopia Forest Partnership	PO Box 7063, Rotorua	<a href="mailto:brett@rfh.co.nz">brett@rfh.co.nz</a>	O	N	Y	Remove or adjust areas identified as SNA 590.	The areas identified do not contain indigenous vegetation and significant habitats of indigenous fauna, as they are planted in pine forest.



Site 592 - Orakeikorako Extension (Excludes Geothermal Areas)	24	24.03	Te Kopia Forest Partnership	PO Box 7063, Rotorua	<a href="mailto:brett@rfh.co.nz">brett@rfh.co.nz</a>	O	N	Y	Remove or adjust areas identified as SNA 592. The areas identified do not contain indigenous vegetation and significant habitats of indigenous fauna, as they are planted in pine forest.
Site 154 - Te Miri Road	25	25.01	Te Rimu Trust	PO Box 707, Rotorua	<a href="mailto:office@nzsurveys.co.nz">office@nzsurveys.co.nz</a>	O	Y	Y	The SNA identified on their property [72 Te Manu Road] is removed on the grounds it is only covered by minor scrub not an area of "significant indigenous vegetation".  The landowners intend to continue to graze the pockets of indigenous vegetation and winter stock under them and the multiple access tracks through them will be continued to be required. We understand [a SNA map] was initially sent to the landowner and they comment about the pasture tracts being included. This was then revised (as a desktop GIS exercise by Wildlands) to the version that was sent with the invitation to submit on the plan change. It is unclear what (if any) fieldwork was done. Using visual inspection from the landowner's property and the public road and reviewing the latest aerial imagery in Geyser view - the stands of indigenous vegetation on 73, 89A, 89B, 101, 112B and 121 Te Manu Road are considerably different in scale and use to the pockets on 72 Te Manu Road. The revised map still includes areas of open pasture visible from aerial imagery. The significance justification is weaker than for other areas in the district and as identified above the pockets of indigenous vegetation on the landowner's property are less valuable than the larger areas on other properties that make up the majority of SNA 154. While there are other areas of SNA 154 that with reasonable stands are more likely to be considered significant, these are not located on the landowner's property. The limited amount of rates remission likely to be calculated could not be considered a meaningful incentive. They support the view of the Rotorua Rural community Board that top-down impositions by statutory authorities are less desirable than a bottom up volunteer approach. Council need to be actively obtaining permission from the landowners that they are willing to have the restrictions imposed. The landowners are happy to maintain the pockets of indigenous vegetation as they have for many years but do not want SNA controls imposed on areas that do not appear to meet the threshold of "significant" and will likely impose significant management/compliance burdens on them.
Site 700 - Mangaharake ke Waterfall	26	26.01	Timberlands Ltd. (Timberlands)		<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	This site [SNA 700] is not classified as a SNA.  The area containing significant vegetation is overstated. Many sub-parts are dominated by weeds. Vegetation on at least one landform does not meet the Waikato RPS criteria. The intent of the Waikato RPS, objective 3.19, policy 11.2 and methods 11.2.1 – 3 can be met without an SNA. Most relevant is method 11.2.2. Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the Waikato RPS method (11.2.2.a), therefore the cascade of avoidance, mitigation and offset (11.2.2.b-d) is not required. The site contains no rare, at risk, threatened or irreplaceable indigenous biodiversity (11.2.2.f); and the activity of plantation forestry located next to the site (11.2.2.g) if anything performs a protective function, in that the biggest risk appears to be domestic animals, deduced from the regional council seeking to fence all wetlands in this catchment. Regulation under the National Environmental Standards for Plantation Forestry (NES-PF) already applies to riparian margins and wetlands. These require setbacks for planting, replanting, crossings, harvesting, mechanical land prep and earthworks near a stream or wetland (see regulations 14, 20, 29, 36-49, 54, 68, 74, 78, 93-94, and Schedule 3). Note: Appendix 9.2.3.3.b of the District Plan identifies that the clearance of indigenous vegetation <i>within SNA</i> shall be: vegetation that is in an area subject to management by entities that have certification under Forest Stewardship Council Certification, which Timberlands holds. However as the NES-PF is more stringent than the District Plan in this regard, the NES-PF provisions prevail. The protective status of an SNA does not address the predominant risk to this site – plant and animal pests. Council does not identify how an SNA gives greater protection. The section 32 report states "On private land the main causes of decline are <b>habitat destruction or modification</b> through the removal, fragmentation and degradation of ecosystems, wetland drainage and the effects of pests and weeds." The risks either do not apply to this land in the context of FSC certified forest practice, or the SNA status does not address the risks identified (e.g. active pest control). Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan's Policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest provides a buffer to the site. Plantation forestry on adjacent land will not lead to loss of protection of the site identified in the District Plan's Policy 2.3.5.2 which is to Support the integrity of Significant Natural Areas and habitat of indigenous fauna by provision of buffers around SNAs. The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association. The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft, thus its weight must be limited.
Site 701 - Mangaharake ke Wetland	26	26.02	Timberlands Ltd. (Timberlands)		<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	That the boundary of the proposed SNA 701 site is revised to ensure that it is topographically accurate compared to the vegetation that could be regarded as genuinely significant, in a way that is practical for operational purposes.  Vegetation does not all meet the Waikato RPS criteria for significance. Plantation forestry on adjacent land will not lead to loss of protection of the site (identified in the Waikato RPS method 11.2.2). Regulation under the National Environmental Standards for Plantation Forestry (NES-PF) already applies to riparian margins and wetlands. These require setbacks for planting, replanting, crossings, harvesting, mechanical land prep and earthworks near a stream or wetland (see NES-PF regulations 14, 20, 29, 36-49, 54, 68, 74, 78, 93-94, and Schedule 3). Plantation forestry on adjacent land will not lead to loss of protection of the site identified in District Plan policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest provides a buffer. The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association. The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft, thus its weight must be limited.

Site 703 - Torepatutahi Stream Riparian	26	26.03	Timberlands Ltd. (Timberlands)		<a href="mailto:bridget@eland.co.nz">bridget@eland.co.nz</a>	O	Y	Y	This site [SNA 703] is not classified as a SNA. It is a dry gully system except in periods of heavy rain and not riparian. Thus it does not meet RMA s6(a). Nor is the vegetation significant thus it does not meet RMA s6(c). Forest activities will not have a significant effect in any case, so classifying it as SNA will not provide extra protection from what it already receives under the Forestry Management Plan, The Plantation Forestry NES and the requirements of the FSC Certification. SNA classification would introduce another layer of compliance assessment with no additional benefit. Vegetation does not meet the Waikato RPS criteria for significance. Plantation forestry on adjacent land will not lead to loss of protection of the site (identified in the Waikato RPS method 11.2.2). Plantation forestry on land adjacent to this unstocked site will not lead to loss of protection of the site identified in District Plan policy 2.3.5.1 as the ecological sustainability or values are not at risk as a result of forest practice. There will be no net loss of biodiversity as a result of forest practice. There will be no building or development setbacks to affect the health and functioning of the site. The forest and fence around the forest provides a buffer. The land ownership, as a result of the 2008 CNI Settlement now reflects the Māori, historical and community association with the site. There is a view that an SNA status reduces that association. The National Policy Statement on Indigenous Biodiversity (2018) is a pre consultation draft, thus its weight must be limited.
Site 703 - Torepatutahi Stream Riparian	27	27.01	Tozer, C and W	90 Waiewe St Whakatane	<a href="mailto:tozer@slingshot.co.nz">tozer@slingshot.co.nz</a>	O	Y	N	Do not schedule/do not include #703 "Short Road Gully" proposed SNA in the District Plan. <ol style="list-style-type: none"> <li>1. Our property land cover and its management help protect the headwaters of the Torepatutahi Stream. We consider our Short Road Gully and its natural resources are adequately protected without an SNA</li> <li>2. During the past 25 years we have respected, cared for and encouraged the growth of indigenous vegetation. We are concerned that Council now want to schedule the majority of our property by way of an SNA with all of the restrictions, extra costs and loss of property rights that this would bring.</li> <li>3. Wildland Consultants in their 1998 ecological survey for Council did not identify our property as a site of ecological significance. Their 2018 assessment records "Wildling pines scattered throughout kanuka forest"; and that no threatened or at-risk species were observed. Risk assessment to site vegetation clearance was recorded as "low". Furthermore, change relative to the 1998 report is unknown, likely to be minor. This does not justify a large percentage of our property being proposed as a new SNA.</li> <li>4. We dispute assessment of risk of wildling pines and other pest plants in the Wildland 2018 report. Wildling pines are a definite risk in the locality and threaten biodiversity in parts of the property. The risk posed by blackberry is very high and by our observation and first-hand experience, is the greatest threat to indigenous vegetation establishment, recovery and succession in the Central North Island.</li> <li>5. To maintain and enhance the integrity of this indigenous vegetation and associated biodiversity requires very active and repeated pest plant and pest animal control. Just locking up an area as an SNA and hoping the indigenous flora and fauna will flourish in the Torepatutahi Catchment and beyond is wishful thinking at best.</li> <li>6. We believe we are unlikely to receive much needed financial and physical assistance to help protect, maintain and enhance the SNA areas. To place these areas in an SNA and biodiversity protected in-perpetuity, we need realistic meaningful rates relief and financial and physical contribution towards annual and on going plant and animal pest control. Without such assistance, we our land and many SNA's in the District will not be managed and plant and animal pests will overrun and degrade the areas to the point of loss.</li> <li>7. We contend a better approach would be for Rotorua Lakes Council and Waikato Regional Council to jointly partner with the landowner in providing an alternative to SNA's – namely a tailored Property Environmental Plan and agreement which embraces a balance of environmental protection, production and recreational uses and values for the land in question.</li> </ol>
Site 585 - Lake Ohakuri Northwest Riparian Faces	28	28.01	Uttinger, S	440 Maleme Rd, RD1 Atiamuri 3078	<a href="mailto:ria_uttinger@hotmail.com">ria_uttinger@hotmail.com</a>	O	N	Y	Reverse decision to make the proposed area [at 388 Maleme Road] a significant natural area. This farm was previously in Gum trees and this area as shown on map of the SNA has still got gum trees on it and has been fenced off for the last 10 years so stock don't get into it. We want access to this land to use the gum trees for firewood in the future. It is not used for stock but we would prefer to maintain this area ourselves. We are happy to plant flaxes on this land but would prefer to keep this area under our farming practice. It is 1.5ha.
Site 708 - Tokerau Wetland A	29	29.01	Vercoe, B	34a Pegasus Drive, Rotorua	<a href="mailto:b.vercoe@outlook.com">b.vercoe@outlook.com</a>	O	N		Support SNA 708 with amendment to allow for the Trust to increase the watercress growth and allow controlled access to harvest it. The two wetlands are very old and have been kept in a protected state and will continue to be under the jurisdiction of the Tokerau A.11 Trust. This is nurtured as an important source of food (watercress growth). We are aware of the unique flora & native trees in both SNA areas.
Site 709 - Tokerau Wetland B	29	29.02	Vercoe, B	34a Pegasus Drive, Rotorua	<a href="mailto:b.vercoe@outlook.com">b.vercoe@outlook.com</a>	O	N		Support SNA 709 with amendment to allow for the Trust to increase the watercress growth and allow controlled access to harvest it. The two wetlands are very old and have been kept in a protected state and will continue to be under the jurisdiction of the Tokerau A.11 Trust. This is nurtured as an important source of food (watercress growth). We are aware of the unique flora & native trees in both SNA areas.
Site 681 - Mangorewa Kaharoa	30	30.01	Waerenga East and West Incorporation (Committee of)	Deloitte, Pukeora Oruawhata House, 2nd Floor, 1176 Amohau Street	<a href="mailto:nzrotoruaenquiries@deloitte.co.nz">nzrotoruaenquiries@deloitte.co.nz</a>	O			Request further information and time to consider the proposal and understand what the incorporations options are for alternative means of protecting the true SNAs moving forward. Further consultation be held as the proposed area includes existing exotic tree plantations and a number of other issues. Also we received insufficient notice to receive the proposed changes, seek professional advice and formulate an informed response.
Site 585 - Lake Ohakuri Northwest Riparian Faces	31	31.01	van Maanen, C	890 Poutakataka Road RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces. The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.
Site 585 - Lake Ohakuri Northwest Riparian Faces	32	32.01	van Maanen, G	890 Poutakataka Road RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces. The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.

Site 585 - Lake Ohakuri Northwest Riparian Faces	33	33.01	van Maanen, M	890 Poutakataka Road RD1 Rotorua		O	Y	Y	Remove the 10ha affected at 890 Poutakataka Road from SNA 585 Lake Ohakuri Northwest Riparian Faces.	The first notification of this proposed plan change came on 29/7/19. There has been no opportunity to identify the economic & practical ramifications this will have on farming practice & management. There is little indigenous vegetation in the 10ha identified at 890 Poutakataka Road. Blackberry & wilding pines are rampant & destruction by pigs & possums is extensive. I am concerned that inadequate investigation has been completed to support the identification of the SNA as Wildlands have not visited the site.
f) Sites with alternative legal protection (general points)	34	34.01	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	That scheduling and subsequent control on activities relies on assessment based on WRPs criteria in Table 11-1	Removing SNA status from sites due to alternative protection from covenants is inconsistent with the application of significance criteria in the RPS. Covenanting agreements only go so far in meeting the obligations of protection contained in section 6(c) of the RMA. Criteria for determining significance are outlined in Table 11-1 of the WRPS. Criterion 1 identifies indigenous vegetation or habitat of indigenous fauna that is currently or recommended to be set aside by statute or covenant as an SNA as long as it also meets at least one of criteria 3-11. In the case of geothermal vegetation or habitat in all cases it will also meet criterion 5 (as a minimum). Removing SNA status means sites are not subject to policies or rules of the District Plan. Removing SNA status can also remove potential for landowners to access funding to improve management of those sites. Protection via covenant does not preclude the possibility of people to apply for resource consent for activities that would adversely affect the SNA. Furthermore, the flexibility of the terms of a covenant means these might not always meet what Council considers important for biodiversity. In some cases certain activities provided for in a covenant might meet the threshold for more stringent controls under the resource management framework, e.g. a covenant allowing an activity that might otherwise be classed as non-compliant.
b) New sites and additions to existing sites (general points)	34	34.02	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	That scheduling and subsequent control on activities relies on assessment based on WRPs criteria in Table 11-1.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs but seeks application of WRPS criteria (refer to submission point on alternative legal protection).
c) New and amended geothermal sites (general points)	34	34.03	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	That all areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNAs. That specific sites be included and scheduling be amended (refer to other submission points).	WRC's previous submission on matters related to SNAs in the RLC plan sought the inclusion of many geothermal areas in the SNA maps. Several of these were excluded or only partially included. The proposed scheduling and mapping of SNAs excludes areas that have other protection such as reserve status.
e) Sites reassessed at request of landowner (general points)	34	34.04	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	That specific sites be included and scheduling be amended (refer to other submission points).	Appropriate application of WRPS criteria is necessary. Council supports the inclusion of all areas identified in the report and seeks boundary readjustments and further inclusions.
Site 552 - Horohoro Geothermal area	34	34.05	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments to SNA 552.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs
Site 555 - Waiōtapu South	34	34.06	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	Addition of the entire site for SNA 555.	All areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNA.
Site 558 - Akatārewa Stream	34	34.07	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	Addition of entire site including the stream length for SNA 558.	All areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNA. The notified plan change added the area at the mouth but does not include the stream length.
Site 567 - Golden Springs	34	34.08	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 567.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 568 - Waikato River Springs	34	34.09	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 568.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.

Site 571 - Wharepapa Road	34	34.10	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 571.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 572 - Ngāpouri	34	34.11	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 572.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 573 - Waiōtapū North	34	34.12	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 573.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 574 - Waikite Valley	34	34.13	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt proposed amendments for SNA 574.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 716 - Maungakakaramea (Rainbow Mountain)	34	34.14	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	Addition of entire site for SNA 716.	The area in the southwest should be included as part of the wider geothermal area. The area identified in the northeast is actually in the Bay of Plenty region, not the Waikato region as stated.
Site 559 - Ōrākeikōrako	34	34.15	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	Retention of entire site for SNA 559.	(East side of Waikato river only). WRC notes Orakei Conservation Covenants, Section 77 Reserves Act 1977. Removing SNA status from sites due to alternative protection from covenants is inconsistent with the application of significance criteria in the RPS (refer to submission point on alternative legal protection and removal of SNAs).
Site 566 - Red Hills Geothermal area	34	34.16	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	Retention of entire site for SNA 566.	WRC notes Orakei Korako Conservation Covenants, Section 77 Reserves Act 1977. Removing SNA status from sites due to alternative protection from covenants is inconsistent with the application of significance criteria in the RPS (refer to submission point on alternative legal protection and removal of SNAs).
Site 570 - Longview Road Thermal Area	34	34.17	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	O	Y	Y	Retention of entire site for SNA 570.	WRC notes Molloy Conservation Covenant. Removing SNA status from sites due to alternative protection from covenants is inconsistent with the application of significance criteria in the RPS (refer to submission point on alternative legal protection and removal of SNAs).
Site 710 - Akatarewa East	34	34.18	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 710.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 712 - Te Kopia	34	34.19	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	Add the entire site for SNA 712.	The mapping covers only a very small part of the SNA. The remainder is reserve and is not mapped as an SNA by RLC. All areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNA.
Site 713 - Mangamingi Station	34	34.20	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 713.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 714 - Matapan Road	34	34.21	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 714.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.

Site 715 - Ohaaki Steamfield East	34	34.22	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	Add the entire site for SNA 715.	The mapping covers only a very small part of the SNA. The remainder is in a QEII covenant and is not mapped as an SNA by RLC. All areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNA.
Site 717 - Upper Atiamuri West	34	34.23	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 717.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 718 - Western Te Kopia	34	34.24	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 718.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
Site 800 - Northern Paeroa Range	34	34.25	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	SA	Y	Y	Add the entire site for SNA 800.	The mapping covers only apart of the SNA. The remainder is reserve and is not mapped as an SNA by RLC. All areas of geothermal vegetation that fall within the Council's boundary for RLC be mapped as SNA.
Site 801 - Murphy's Springs	34	34.26	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>	S	Y	Y	Adopt the proposed amendments for SNA 801.	WRC supports RLC's effort to update the District Plan and ensure the appropriate level of management of activities within SNAs.
h) Other sites not in scope of notified plan change	34	34.27	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>		Y	Y	Add the following sites covered by scenic reserves and conservation areas: (including non-geothermal land) noted in Wildlands 2014 report: Te Kopia, Waikite, Maungaongaonga, Waiotapu North, Maungakakamea (Rainbow Mountain) and Waiotapu South (refer to full submission for maps).	The proposed scheduling and mapping of SNAs should not exclude areas that have other protection such as reserve status.
h) Other sites not in scope of notified plan change	34	34.28	Waikato Regional Council (WRC)	Private Bag 3038, Waikato Mail Centre, Hamilton 3240, Attention Alejandro Cifuentes	<a href="mailto:Alejandro.Cifuentes@waikato.region.govt.nz">Alejandro.Cifuentes@waikato.region.govt.nz</a>		Y	Y	WRC recommends that RLC includes in its schedule of SNAs all areas within Department of Conservation Estate that meet the criteria in table 11-1 of the WRPS. Such inclusion creates an appropriate contingency in the event of treaty settlement land transfers. Having SNAs on transferred land will ensure that activities are appropriately managed under the RMA, after the land ceases to have a protected status under the Conservation Act. This also makes it easier for landowners to access funding to improve management of those sites.	
Site 679 - Te Waerenga Road 5	35	35.01	Walshe, B	304A Kaharoa Road, RD 6, Rotorua 3096	<a href="mailto:brett@bsk.co.nz">brett@bsk.co.nz</a>	O	Y	Y	Do not designate any further land on this property [304A Kaharoa Road] as SNA. RLC must revisit this policy and reconsider how it proposes to fund and manage SNAs rather than placing financial impositions on rural landowners. It must also review the process that has been undertaken by RLC Officers and look at all concerns raised.	RLC & BOPRC are not offering any assistance or incentives to landowners for SNAs and have proven that they cannot fund or manage existing SNAs. Existing covenanted areas on our property account for 18% (3.98ha) of our total land area. We have observed the rules relating to the covenants and have applied the same to uncovenanted areas. There has been no financial assistance or rate remittance from RLC/BOPRC. Ceding control of a further 2ha of our property would make farming operations difficult by adding time to stock movements and force us to relocate a water supply for our stock. RLC want more of our land because of our efforts to protect the native plants.
a) General	35	35.02	Walshe, B	304A Kaharoa Road, RD 6, Rotorua 3096	<a href="mailto:brett@bsk.co.nz">brett@bsk.co.nz</a>	O	Y	Y	Do not designate any further land in the Rotorua District as SNA. RLC must revisit this policy and reconsider how it proposes to fund and manage SNAs rather than placing financial impositions on rural landowners. It must also review the process that has been undertaken by RLC Officers and look at all concerns raised.	RLC & BOPRC are not offering any assistance or incentives to landowners for SNAs and have proven that they cannot fund or manage existing SNAs.