

MANAGING GROWTH

Recently, the District has faced an increasing demand for land for residential development, and to a lesser degree, commercial and industrial development. Unmanaged growth has the potential to undermine the sustainability of the community. It can result in damage to sensitive environments, conflicts between competing land uses and inefficient or inadequate infrastructure.

Projected increases in tourism and the associated growth in accommodation and tourism based services also have the potential to place pressure on the District. Not only will the expected growth affect the tourism industry, it is also likely to stimulate both the commercial and the residential sectors as people come here to work.

We need to provide for growth in a planned, structured way within the constraints of the natural environment, land availability, cost-effective infrastructure provision and socio-economic issues. A significant effort will be required both in planning for the changes and implementing the tools we have available to manage growth.

Managing growth will help to ensure a sustainable quality of life for residents. An integrated approach will also ensure that our long term plans for service provision are consistent with growth options and solutions.

KEY ACTIVITIES:

- Development Planning
- Urban Land Development.

OUR CONTRIBUTION TO COMMUNITY OUTCOMES:

Council's growth management activities contribute to the full range of Community Outcomes but mainly:

LAKES, RIVERS, LANDSCAPES – PLACES WE ARE PROUD OF

Caring for our natural and built environment

- Balancing growth and keeping the special character of our District
- Respecting, understanding and managing natural resources and features.

HEALTHY PEOPLE, HEALTHY COMMUNITIES

Physical, mental, spiritual and emotional health

- Acknowledging the diverse communities and their needs which make up our District
- Providing access to affordable, quality facilities and services
- Ensuring everyone has access to affordable and healthy housing.

THRIVING AND PROSPEROUS

Providing opportunities for business and employment that meet the needs of our community and the environment

- Ensuring that infrastructure and services keep pace with growth.

DEVELOPMENT PLANNING

WHAT WE DO:

The Local Government Act 2002 has clearly signalled a growing need for local councils to look forward in terms of activity and financial planning. As part of that general responsibility, Taupo District Council has focused on growth management planning as a way of informing its actions in relation to district planning as well as recreation and asset management planning.

In seeking to be proactive, Council has prepared Taupo District 2050 – a District-wide Growth Management Strategy. This strategy is intricately linked to the LTCCP, which provides the funding plan for implementing the initiatives from the strategy.

The implementation of the initiatives signalled in the growth management strategy will be a key focus for Council during this LTCCP cycle.

Council undertakes growth management planning because it provides overall direction to the different types of regulatory and development planning that it does. It enables effective and efficient input into regional planning initiatives. Finally, it allows for more effective engagement with central government agencies with regard to the provision of services and funding.

In addition to Taupo District 2050, Council's Development Contributions Policy provides another form of growth management by ensuring that the cost of growth is carried by those undertaking development works. While this may be seen as dampening growth, it also recognises that many in our community do not benefit from growth and therefore should not contribute to its cost.

Planning for the management of growth assists in providing greater certainty to the general public, the development sector and the full range of service providers, regarding the future direction and demands of growth.

ACTIVITY ACHIEVEMENTS:

WHAT WE DID:

- Implementation of Taupo District 2050, Council's overarching district-wide growth management strategy, continues as the key initiative in the Development Planning area.

WHAT WE PLANNED, BUT COULDN'T COMPLETE:

- The Mapara Valley Structure Plan was originally scheduled for completion in the 2006/07 year. However, following the adoption of Taupo District 2050 the Council was approached by a land owner seeking to prepare a private plan change for a substantial part of the Valley. Council staff and the land owner worked together on planning for the Valley, but it became clear that the Council would need to take a much stronger role in leading future growth, and that would have to be built into the structure plan. In response the Council has initiated the preparation of the Mapara Valley Structure Plan, with this now due for completion in 2007/08
- Input into the Regional Growth Management Strategy was not possible as the strategy was not started by Environment Waikato in the 2006/07 year. Environment Waikato have recently signalled that they intend preparing a Regional Sustainable Development Strategy rather than a regional growth strategy. It will be important for Council to provide input to Environment Waikato as part of that strategy development over the 2007/08 year

- A review of the Development Contributions Policy for 1 July 2007 was deferred to coincide with the next Long-term Council Community Plan (LTCCP) which will take effect from 1 July 2009. Preliminary consultative work has begun on the policy review, however, with organised meetings with developers taking place during the 2006/07 year.

THE DEVELOPMENT PLANNING ACTIVITY HAD A SIGNIFICANT IMPACT ON THE WELL-BEING OF THE COMMUNITY:

- Socially and culturally – Appropriate planning for the Mapara Valley and other growth areas will provide for a range of different social and cultural groups and enhanced community values through good urban design
- Environmentally – Much of the focus of the planning is on ensuring that the supporting capacity of the environment is not degraded
- Economically – Appropriate planning for future urban areas will provide greater certainty to the development sector and infrastructure providers. Structure planning also provides direction for the location and timing of future infrastructure so it takes place in an efficient and affordable way.

SERVICE PERFORMANCE RESULTS:

Target	Taupo District 2050 reviewed at least every three years with appropriate community consultation (i.e. 2008, 2011 and 2014)
On track	The first planned review of Taupo District 2050 is scheduled for 2008/09.

Target	Key actions identified in the Strategic Directions section of Taupo District 2050 monitored and reported annually.
Achieved	<p>Key actions under the Strategic Directions which are being acted upon include:</p> <ul style="list-style-type: none"> • Implementation of the growth locations, development sequence and key infrastructure • Implement actions to assist in achieving a distinction between rural and residential environments and protection of rural character • Preparation of structure plans for the stage 2 growth areas • Anchoring the growth locations in the Proposed District Plan • Establishment of an integrated transport and land use corridor from Kinloch to Taupo town (WeKA) • Hold design competitions for significant new Council commissioned buildings and public spaces • Ensure Council's regulatory documents make provision for papakainga housing • Ensure that Asset Management Plans support the pattern of development defined by Taupo District 2050 • Identify, provide and protect key sites corridors and buffer areas for future infrastructure and services to support the pattern of development • Progress the East Taupo Arterial • Active advocacy of the Taupo case before government to ensure that national legislation and policy initiatives are tailored to the local situation.

Target	Key actions in Council's implementation plan (section 11) initiated and completed in accordance with the established time frames.
Achieved	<p>Following the adoption of Taupo District 2050 the following key actions have been undertaken:</p> <ul style="list-style-type: none"> • Variations 19, 20 and 21 to the Proposed District Plan have been notified anchoring TD2050 into this statutory document • The Notice of Requirement for the WeKA has been lodged and notified • The Mapara Structure Plan has commenced • Officers are working with land owners developing a structure plan and plan change for the growth area at Whareroa • Officers are working with land owners developing a structure plan and plan change for the growth area at Mangamawhitiwhiti, Turangi.

Target	Development Contributions Policy reviewed as required with next major amendment proposed for implementation from 1 July 2007.
Not achieved	Following the completion of Taupo District 2050, a number of Council's policies required updating, including Council's asset management plans. Work is well under way with updating the plans for the 2009/19 LTCCP. As the development contributions policy relies heavily on these plans, it was decided to delay the review until the update had been completed. A fully revised policy will be prepared for the 2009/19 LTCCP.



URBAN LAND DEVELOPMENT

WHAT WE DO:

Council has previously purchased land with the intention of undertaking urban subdivision to allow for growth in a controlled manner, and for income maximisation.

While Council may review its future role as developer for some or all of its land parcels, it considers that by being the developer of its urban lands, it can have a greater degree of control in managing the growth of the area, quality of subdivision, lead the way in sustainable urban design and maximise the return of the land for the community benefit.

ACTIVITY ACHIEVEMENTS:

WHAT WE DID:

- Obtained title and settlement on sales for Rakaunui Road industrial subdivision
- Obtained title and settlement on sales for Rima Place, Turangi residential subdivision
- Completed construction, obtained title and settlement on sales for 34 lots in the Victoria residential subdivision development
- Initiated an urban design competition for the Lot 60 medium density housing project
- Commenced urban design master plan for the balance of Council's Taupo Eastern Urban Lands.

THE URBAN LAND DEVELOPMENT ACTIVITY HAD A SIGNIFICANT IMPACT ON THE WELL-BEING OF THE COMMUNITY:

- Economically – through the return from completed developments being to the considerable benefit of ratepayers
- Socially - with five residential lots being set aside for affordable housing in the Victoria development
- Socially and environmentally – with improved social and environmental solutions being a key focus of urban design master planning for Council's Taupo Eastern Urban Lands.



SERVICE PERFORMANCE RESULTS:

Target	Marketing strategy developed for each release of residential sections.
Not Applicable	There have been no new section releases during the year.

Target	All lots marketed within timeframes established with each subdivision stage.
Not Achieved	All lots have been marketed however, some remain unsold, hence the reporting of this measure as not achieved. Of the 62 sections in the Botanical Heights development, 51 (82%) have sold, with 8 of these sections sold in the 2006/07 year. The remaining 11 are continuing to be marketed in a competitive market that has slowed considerably.

Target	Urban design principles incorporated into Council owned developments.
Achieved in part	<p>Council has made good progress toward this target in the 2006/07 year.</p> <p>A joint venture of Common-Ground Urban Designers and Cheal Consultants has been engaged to produce a Master Plan for the balance of the Taupo East Urban Lands. The brief is to lead the way for urban design in the District as well as setting a high standard nationally. The master plan will be progressed through engineering design, towards lodging for land use and subdivision consent. This work will continue through 2007/08.</p> <p>A further initiative was the running of an urban design competition for the Lot 60 medium density housing project. This competition was run in the latter part of 2006/07, with the winning entry to be selected in the 2007/08 year.</p>

MANAGING GROWTH FINANCIAL RESULTS

COST OF SERVICE STATEMENT:

	2007 Actual \$000	2007 Budget \$000	2006 Actual \$000
Operating Income			
Other Income			
Development Planning	889	2	599
Urban Land Development	7,190	2,043	7,143
	8,079	2,045	7,742
Operating Expenditure			
Development Planning	933	975	1,119
Urban Land Development	578	36	298
	1,511	1,011	1,417
Net Cost (surplus) of operations	(6,568)	(1,034)	(6,325)
Funded By:			
General Rates	(1,063)	(1,059)	-
Funding to Reserves	(17,128)	25	-
General Funds	11,623	-	(6,325)
	(6,568)	(1,034)	(6,325)
Capital Expenditure	267	500	-
Funded by:			
Loans Raised	141	500	-
Loan Repayments	-	(1)	-
Transfer (to)/from Reserves	-	1	-
General Funds	126	-	-
	267	500	-

Note:

There is some variance between the budget figures shown in this cost of service statement and the year 1 budgets shown in the 2006-16 Long-Term Council Community Plan. The variances relate to a shift in the reporting presentation of a few areas of activity from one strategic theme to another, or into a note disclosure. The budget has been realigned accordingly. Council remains accountable for the budgets in the LTCCP in their entirety.



CAPITAL EXPENDITURE:

DESCRIPTION OF PROJECT	REASON FOR ACQUISITION	PROJECT STATUS (REFER KEY)	ACTUAL \$000'S	BUDGET \$000'S	NOTES
Proposed Urban Development Plan	Managing Growth	X	267	500	1
Total			267	500	

KEY

- A Achieved
- S Slippage (minor) into future years – small carryover with completion expected by 31 August 2007
- DC Project to be funded by Development Contribution – project will not go ahead until funds are available and appropriate project identified
- M Deliberate move into future years
- X Not achieved – major slippage (project will not be complete by 31 August 2007) or project will no longer be carried out

Capital Expenditure – Variances between Actual and LTCCP Budget

1. Plan has been delayed into the 2007/08 year.

