

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 37 - Nukuhau (private) by AN Rajasingham LPT Trustees No 124 Limited anors to the Taupo District Council to rezone c.78ha of land in the Nukuhau area from Rural Environment to a mix of General Residential and Mixed Density Residential with a Neighbourhood Shopping Centre overlay.

**STATEMENT OF EVIDENCE OF HAMISH GRANT CRAWFORD (PLANNER AND
PROJECT MANAGER)**

Dated 20 October 2021

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INTRODUCTION

1. My name is Hamish Grant Crawford. I am the Head of North East and Taupō Business Manager for WSP New Zealand.
2. My qualifications include a Master of Resource and Environmental Planning degree and a Bachelor of Surveying degree. I am a Licensed Cadastral Surveyor.
3. I am a full member of Survey Spatial New Zealand and a graduate member of the New Zealand Planning Institute.
4. My experience includes over 22 years consultancy work as a Surveyor, Planner, and General Practitioner. I have been Project Manager to many large subdivisions in the Taupō District. I have lived in Taupō for the past 16 years.
5. I have been involved throughout the preparation and lodgement of private plan change 37 Nukuhau (**PC37 or the Plan Change**) as project director. The purpose of my evidence is to provide relevant background to PC37 and, given my involvement throughout the preparation of the plan change, address the extensive consultation undertaken, and to explain the rationale behind some of the key elements of the plan change and the reasons for changes being proposed.

ENVIRONMENT COURT CODE OF CONDUCT

6. I confirm that I have read, and am familiar with, the Environment Court's Code of Conduct for expert witnesses and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I am relying on the specified evidence of another person. I have not omitted to

consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

7. My evidence will cover the following:
 - a) Context and background;
 - b) An overview of the Plan Change;
 - c) Consultation;
 - d) Technical Assessments; and
 - e) Comments on submissions.

8. In preparing my evidence, where relevant I rely upon the findings of the following expert witnesses:
 - a) Mr Robert Swears – Transport;
 - b) Mr Warren Bird - Stormwater, Wastewater and Water Supply;
 - c) James Gladwin, Contamination;
 - d) Ian Gray, Geotechnical;
 - e) Kirsty Sykes, Archaeology;
 - f) John Turner, Ecology;
 - g) Stefan Steyn, Landscape;

- h) Nick Aiken, Urban Design;
- i) Tim Heath, Residential supply and demand; and
- j) Ms Cheryl Cleary – Planning.

CONTEXT AND BACKGROUND

PC37

9. PC37 seeks to rezone 77.78 hectares of Rural Environment zoned land to a mix of General Residential and Medium Density Residential. It also seeks to provide a Neighbourhood Shopping Centre (Shops) overlay over an area in the proposed General Residential Zone and 'stormwater reserve with pedestrian access, cycleway and planting'. The proposal is described in detail in the Plan Change request and in the planning evidence of Ms Cheryl Cleary.

Applicants

10. The Applicants for this private Plan Change request are three landowners in the Nukuhau Plan Change Area (**landowners or co-operating landowners**). The landowners comprise:
 - a) AJ Rajasingham, LPT Trustees No, 124 Limited and Thiru Trustee Company Limited at 24 Acacia Bay Road with a land area of 9.09 hectares (**Rajasingham block**).
 - b) Lexus Trustees 11 Limited (**Lexus Trustees**) at 48 Acacia Bay Road with a land area of 14.55 hectares.

- c) C N Top Investment Limited (**C N Top**) at 6 Poihipi Road with a land area of 22.27 hectares.

11. Their respective blocks are shown in Figure 1 below.

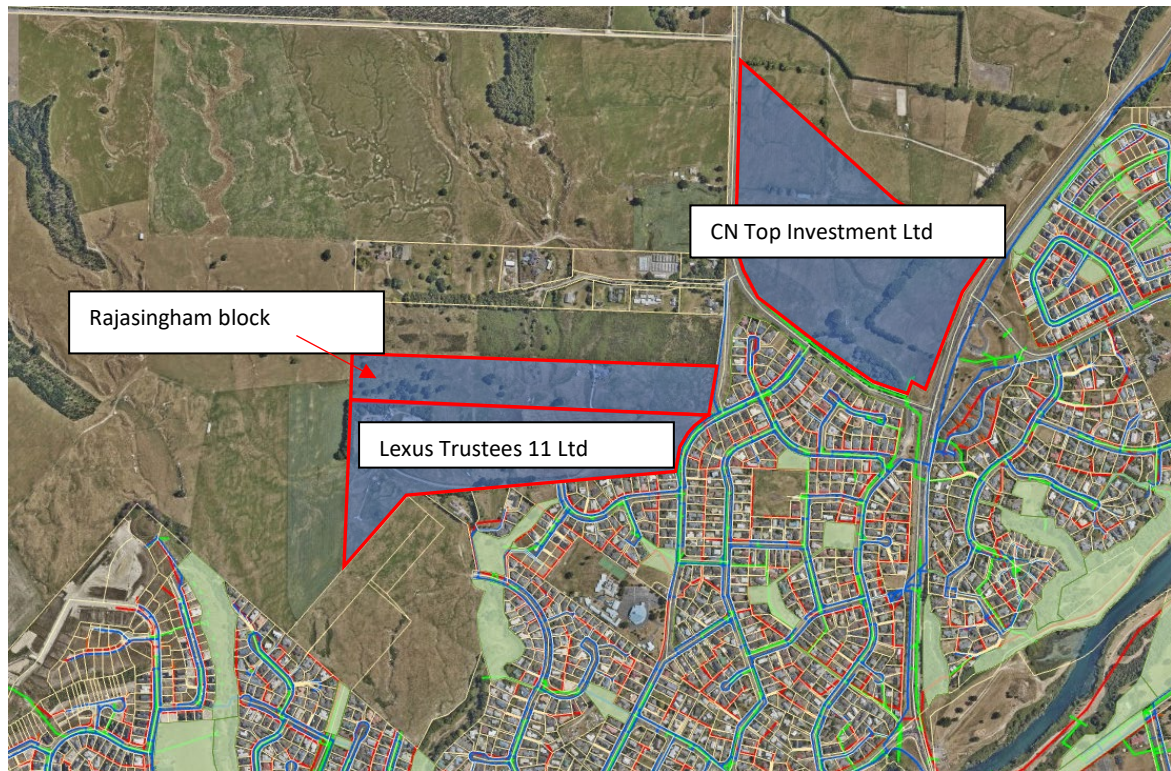


Figure 1: Landowner blocks within the Plan Change area

12. I first became involved with the co-operating landowners in August 2017. Initially my involvement was with the representatives of Lexus Trustees and the Rajasingham block.
13. Prior to my involvement, these two landowners had been approached by the representatives of Rangatira 8A17. Rangatira 8A17 had been in discussions with Taupō District Council (**TDC**) about submitting a subdivision consent application for the development of their block, directly to the south of the Lexus Trustees block. Feedback from TDC was that the preference would be for future roads in Rangatira 8A17 to connect to Acacia Bay Road through the Lexus Trustees block and that a more

comprehensive development approach was needed. This was the reason that Rangatira 8A17 met with the representatives of Lexus Trustees and the Rajasingham block.

14. Following that meeting, WSP was commissioned by representatives of Lexus Trustees and the Rajasingham block to undertake some initial investigation on what would be required to facilitate the future development of their respective blocks. Since October 2017, I have been involved in numerous meetings with representatives from Rangatira 8A17, Lexus Trustees and the Rajasingham block to align strategy.
15. I initiated communications with CN Top in October 2017. The purpose of discussions was to advise them of the proposal and invite them to come on board as a joint WSP client and joint Applicant to the Plan Change.
16. WSP was eventually commissioned in October 2018 by representatives of CN Top, Lexus Trustees and the Rajasingham block to undertake detailed reports on the various relevant aspects that would best inform the likelihood of a Plan Change application being successful. Rangatira 8A17 declined to be involved as a client and joint Applicant, however we continued collaborating with them. In June 2019 Rangatira 8A17 enquired about coming on-board as a client and joint Applicant and we sent them an Offer of Service to do so. They eventually declined the Offer of Service citing over-commitment due to various other projects at that time, but that they would continue to support the process as best they could.

Taupo District Council

17. I had numerous meetings with TDC from 18 September 2017 onwards. Initial advice from TDC was that development of this area was not deemed particularly critical from a supply / demand perspective. However, if we could include the CN Top block and undertook a Structure Plan and Plan

Change process, then it would be far more desirable and something they would likely support. The reason given was that TDC was very keen to realign Poihipi Road to opposite Huka Falls Road, which would be a far safer transportation outcome.

18. TDC staff also confirmed to me that the preparation of a private plan change would be the appropriate mechanism to facilitate development, suggesting we include the entire 'Future Residential Growth Area' as shown in the Taupō District 2050 District Growth Management Strategy (**TD2050**). It was favourable to TDC that the Plan Change be private as opposed to public as there was a concept that 'growth pays for growth'.

Site

19. The Plan Change includes 45.93 hectares owned by the co-operating landowners and includes adjacent land comprising of 31.85 hectares owned by others. There are 13 individual owners in total (counting the Rangatira 8A17 block as a single owner). It has always been envisaged that each landowner would develop their property independently. However, all co-operating landowners see the benefit of this joint plan change request.
20. The Plan Change area is well-situated for expansion of the existing urban area of Taupō. It is immediately to the north of the existing Nukuhau residential area; bounded by Wairākei Drive to the east and residential area of Rangatira Park and Huka Heights, and rural land to the north and west. The Taupō central business district (**CBD**) is only some 1.5km to the south east and Lake Taupō some 1.3km to the south. The site and surrounding environment is described in detail in Section 2 of the Plan Change Request report.

OVERVIEW OF THE PLAN CHANGE

21. PC37 seeks to rezone 77.78 hectares of land from Rural Environment zoning to a mix of General Residential and Medium Density Residential; with a Neighbourhood Shopping Centre (Shops) overlay over an area in the proposed General Residential zone.
22. The differing environments allow for differing intensities which recognises the demand people have for a range of products. We have an aging population who may not appreciate a large section to maintain. For that reason, the Plan Change proposal seeks to provide future developers with a range of densities to cater for a range of section sizes and coverages.

General Residential Zone

23. The General Residential Zone is proposed to apply over a majority of the site (70.65ha) and provide a significant area for the future development of Taupō as a response to the growing demand for housing and to combat the development of rural-residential lifestyle blocks that in practice create additional pressure on housing demand and future greenfield developments.

Neighbourhood Shopping Centre Overlay

24. A Neighbourhood Shopping Centre Overlay (**Shops overlay**) is proposed over a small area of the proposed General Residential Zone to meet local convenience needs for goods, services and community activities. This zone will operate to serve the needs of the local communities envisioned to develop as a result of the rezoning of land and provide a level of convenience to the area. One significant advantage of a local shopping area is to reduce the amount of travel people might do to pick up convenience items in town. The location of the shopping area was chosen because it is located

in the heart of the Nukuhau area, and within walking distance to a large range of current and future dwellings.

Medium Density Residential Zone

25. Two areas on the east and west sections of PC37 have been identified for Medium Density Residential Zoning. The provision for medium density housing through this zone provides for growth in an efficient manner by making the most of the land resources available, while acting to address the growing demands for housing in the Taupō area at a different scale than is provided for under General Residential Zoning under the Taupo District Plan. The area of Medium Density Residential Zoning is incorporated to enable an increased density of housing to reduce land and resourcing pressures on future residential developments.

Staging

26. It is envisaged that on approval of the Plan Change, owners with road frontage can proceed with separate subdivision consent applications to TDC. Given there are no servicing restrictions favouring any land over any other piece of land, it is not appropriate for any landowner to be given priority over any other. This would cause potential for development delays, which would be a poor outcome given the shortage of residential land supply.
27. Given one of the transport scenarios shows a 30% development option, the 30% Initial Development Option Plan indicates areas that could be developed as a priority, against other areas within the same land holding.

Roading Provisions

28. Infrastructural requirements of the rezoning of land have been considered through the Structure Plan with the proposal of eight access points to the rezoned land on roads that vary throughout the urban roading hierarchy. An arterial road is proposed to connect Huka Falls Road and Wairakei Drive to Poihipi Road and serve as an access / exit from Taupō to the north. The extension of Acacia Bay Road and Watene Lane are proposed as collector roads to connect from the proposed arterial road through the area of PC37 and provide a connection into the Taupō CBD through existing roads and a number of secondary collector and access and low volume roads have been proposed to service the future development on site and provide alternate connections to Taupō township and surrounding environments.

Stormwater Reserves

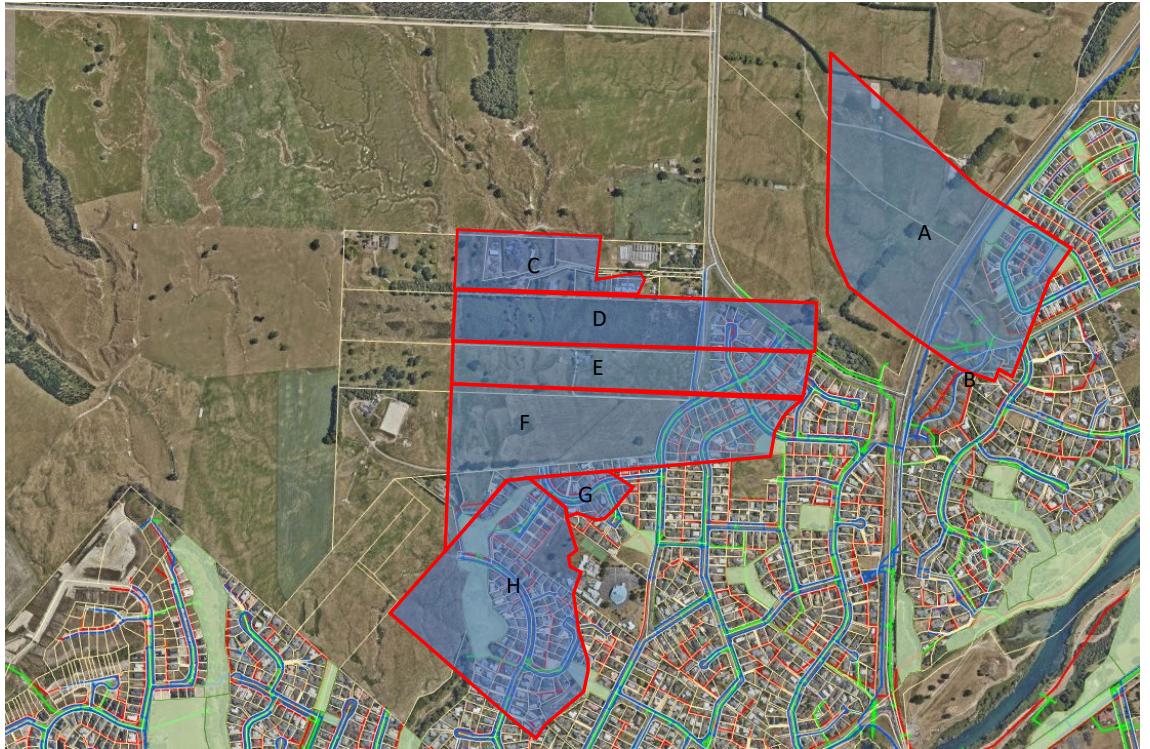
29. A number of stormwater reserves have been proposed to sustainably manage stormwater generation from the site through utilising varying components of Water Sensitive Urban Design (**WSUD**). Without impinging on the evidence of Mr Bird, it is worth explaining here that the size and location of the stormwater gullies on the Structure Plan Map have been shown as purposefully skinny. The originally prepared Structure Plan Map did not have any future Local Purpose Stormwater Reserves shown. During the public Open Day, I received some comment that there were no gullies available for people to walk in. I explained that there would be stormwater reserves, but the locations and sizes had not been defined. It appeared logical to show these areas on the plan to give the public some level of faith that these connections would exist. For the purpose of not wishing to over-represent the size of any future stormwater reserve, I purposefully showed the reserves as being skinnier than they would likely be on future vesting of those reserves.

30. Whilst the strategy of showing some under-sized future stormwater reserves was beneficial for pacifying the public and without over-representing any future vested stormwater area, it was picked up by the WRC that it appeared our proposal was to drastically under-size the stormwater areas. I have explained to WRC that the notation on the Structure Plan Map states the precise location and size of future stormwater reserves was an indicative feature as opposed to a fixed feature, and that the appropriate time for identifying the proposed vested area for local purpose stormwater reserves was at time of future subdivision and land use resource consents. It appears that the issue over correct sizing of future stormwater reserves remains unresolved with WRC.

Recreation Reserves

31. Planted recreation reserves with pedestrian and cycle access independent from the access provided through the creation of the stormwater reserves are proposed as part of the overall proposed rezoning of land is provided for within the proposed Structure Plan for PC37 to allow for recreational activities (walking and cycling).

Land Ownership



32. Land ownership:

- a) Area A: CN Top; 6 Poihipi Road; Joint Applicant.
- b) Area B: (not notated) Lower portion of Poihipi Road (local road). Road status to be revoked.
- c) Area C: 59 Watene Lane; under Sale and Purchase Agreement to local developer who supports the Plan Change and is proposing a low density (9 lot) subdivision.
- d) Area D: 29 Watene Lane; Rangatira 8A6B2. Maori Freehold Land. These owners support the Plan Change.
- e) Area E: 24 Acacia Bay Road; LPT Trustees No.124 Ltd, Arjuna Rajasingham, Thiru Trustee Company Ltd; Joint Applicant.

- f) Area F: 48 Acacia Bay Road; Lexus Trustees; Joint Applicant.
- g) Area G: 6 small landowners: 189 Lakewood Drive (multiple owners), 187 Lakewood Drive (Ross Nolan), 185 Lakewood Drive (CGN Trustees Ltd), 183 Lakewood Drive (Louise & Robert Sharpe), 181 Lakewood Drive (Bevan & Rachel Thomson), and 179 Lakewood Drive (Aaron and Nicola Carter). Support unknown.
- h) Area H: Rangatira 8A17; multiple owners, supportive of Plan Change with some minor contention points.

Location and suitability of growth

- 33. As stated, the NPS-UD requires sufficient land be made available in districts and regions for the development of housing to accommodate projected growth. The original plan change request highlighted the growth in Taupō has been exceeding growth projections in recent years¹ and identified the future potential issue of widespread housing shortages when applying the NPS-UD considerations to under projected population growth.
- 34. The site is very close to the CBD, and close enough to encourage walking and biking to the CBD or schools. Congestion of the Control Gates Bridge has been indicated as an issue. It is noted that re-zoning this land to residential would not have any effect on demand. It will merely compete for supply, of which it has previously been shown is very limited. In terms of reducing congestion, it is far preferable that development occur on this land as opposed to land at Acacia Bay, Kinloch, or other areas that are sufficiently far away that a vehicle is the only logical transport option to town.

¹ Pages 33 and 34 of the original plan change request reference <https://www.taupo.biz/post/quarterly-economic-monitor-for-taupo-district-sept-2019>, and state that the high growth projection for Taupō of 0.83%, however, actual growth experienced was 3.42%.

35. It is noted that the land to the east of town, Wharewaka East and East Urban Lands, are rapidly filling up with houses. The additional houses are already having a noticeable congestion effect on traffic on Lake Terrace, and when East Urban Lands gets access to Napier Road, it will exacerbate the existing congestion on Napier Road. No transport studies have been commissioned to which I am aware. It is entirely likely that should the Nukuhau Plan Change Area compete for demand with those areas to the east, that it would therefore be offsetting congestion in those locations.
36. The location of PC37 is entirely logical from a CBD proximity perspective and a servicing perspective. This area is able to be connected already, with only minor upgrading to TDC infrastructure with respect to water and wastewater infrastructure. Soil conditions provide for the retention and treatment of stormwater on site and future development will be resilient to anticipated future climate change impacts such as flooding and sea level rise.
37. In terms of traffic congestion, given it would compete for demand with other areas, and despite the congestion that is likely to be experienced at Control Gates Bridge in future years, it is very difficult to prove that PC37 would actually be a significant cause of that congestion.
38. There is a need for more residential sections in the district and as such this Plan Change request would assist in providing for growth. Given the significant lag (many years) between transitioning from rural land to developed and built-upon residential land, I consider that the most pragmatic approach is to re-zone the proposed Nukuhau Plan Change area at this time to ensure the Taupō township does not face a future supply shortage.

Urban design

39. In developing the structure plan, a series of landscape measures and urban design principles were identified to help inform and enhance the layout and design of the future development of the site, and to mitigate any adverse effects. These were developed with regard to the following:
- a) The operative Taupō District Plan (2007);
 - b) Taupō Urban Structure Plan (2004);
 - c) The Taupō District Landscape Study (2000); and
 - d) Outstanding and Amenity Landscapes of the Taupō District (2009).
40. In addition, consideration was given to the Taupō Urban Structure Plan (**TUSP**), which seeks to ensure the following urban amenity outcomes are achieved:
- a) Integrated network of open space, reserves, recreational areas, walkways, and cycleways;
 - b) Networks that have good linkages to public facilities are provided for in the development of urban areas; and
 - c) Well-designed urban public spaces.
41. The landscape design measures incorporated into the Plan Change include the planting, building setbacks, boundary treatments, road design and building setbacks detailed in Section 7 of the Landscape and Visual Assessment contained in Appendix G of the Plan Change request report. In summary these include:

- a) Wairakei Drive frontage. The Plan Change area fronting Wairakei Drive represents one of the main entranceways to Taupō and it is vital that this entrance is beautified. This will be achieved with 20m wide planted stormwater reserve, which will obscure views of the development from the road.
- b) Local purpose recreation reserves including buffer planting, walking and biking accessways have been located on the edges of the Plan Change area where it directly neighbours existing residential sections. This provides a buffer to the Plan Change area for those existing properties.
- c) The arterial road corridor (realigned Poihipi Road) has rural farmland on the northern side, and a 10m wide landscaping strip on the south. This provides screening and a buffer between the road and neighbouring sections. It will also comprise grass berms and pedestrian footpaths.
- d) Collector and secondary collector streets (Acacia Bay Road extension and Docherty Drive extension) comprise grass berms with specimen trees, pedestrian footpaths and on street carparks on both sides of the corridor. The harder edge of these roads adjacent medium density areas is softened by having twin rows of trees on that side, and a single row of trees on the side of the road bordering General Residential.
- e) Low volume roads show grass berms and pedestrian footpaths on both sides of the corridor. Carparking to be provided on a single side. No street trees are proposed, to maintain visual continuity with surrounding residential developments.
- f) Properties fronting the main stormwater reserves will be set back to accommodate a shared path. It is encouraged that dwellings

overlook the reserve by encouraging low fences to provide passive surveillance and to prevent the 'tunnel' like effects arising from long lines of tall front fences. It is recommended that the maximum fence height would be 1.1 metres high facing the reserve. Within the main stormwater reserves, a combination of large open lawn areas, informal groups of low growing native and exotic shrubs to 500mm high and stands of native and exotic trees will support the existing parkland character.

- g) Rural Urban edge – where the Plan Change area abuts rural land, a 10 metre wide grass strip is proposed with informal groupings of native and exotic trees to mitigate adverse effects on the rural landscape.
42. Traffic congestion issues associated with the bridge and environs is discussed in the evidence of Mr Swears. In his evidence, restricting PC37 to an initial (pre second bridge) 30% limit and an 80% limit have both been given as potential modelling scenarios. As background, these limits provide the likely minimum and maximum limits for development prior to the second bridge. Development less than 30% for any landholding would likely make the cost of development uneconomic. Development over 80% prior to a second bridge is likely unachievable. **Attachment A** to my evidence is a Structure Plan map showing how the 30% development limit would be allocated within the plan change area.

CONSULTATION

43. Consultation with TDC officers, affected landowners, the wider Nukuhau community and liaising with mana whenua have been key to the preparation of the Plan Change. Consultation and liaison carried out in preparation of the Plan Change is detailed in Appendix L of the Plan Change request report.

44. Additional consultation took place following receipt of submissions. Consultation has been detailed in the further information provided by the Applicants to Council and captured briefly below.

Preliminary discussions with Taupō District Council

45. Preparation of the Plan Change Request included extensive discussions with TDC officers. Representatives for Rangatira 8A17, Lexus Trustees and the Rajasingham block had meetings with TDC prior to my involvement. From the time of my involvement, I have had numerous discussions with TDC officers. On 18 September 2017 I met with Mr Mike Keys (Engineering Consultant) and Mr Scott Devonport (Consents and Regulatory Manager). At this meeting the message from TDC was that there was sufficient land supply without this area of Nukuhau and that the appropriate way to propose development would be through a formal Plan Change Request.
46. Subsequently, in a discussion with Mr Nick Carroll, TDC Policy Manager, on 17 April 2018 he made it clear that we need to consider supply and demand. He commented that the East Urban Lands Area was not infrastructure-ready, and as such the Nukuhau area might be a better option for development. He also mentioned its proximity to town was an advantage.
47. During the period of affected party consultation and preparation of the relevant assessments, there were multiple discussions with TDC.
48. A meeting with Ms Hilary Samuel and Mr Matt Bonis (Consultant Plan Change Processing Planner) on 25 September 2020 identified some further matters that required clarification, and this was formalised in a Further Information Request received on 6 October 2020 requesting further information on various aspects.

49. The Plan Change Application was re-lodged to TDC on 11 November 2020.

Consultation with Affected landowners and Nukuhau Community

50. Consultation with the owners of land intended to be included within the Plan Change area (**directly affected landowners**) and the local community has taken place. Consultation actions have included a community open day and mail drops.

Letters

51. Three letters were sent to the directly affected landowners and to the community. These included:

- a) Letter Mail Out 1 (January 2019) – A letter drop to all properties intended to be included in the Plan Change. This was an introductory letter, explaining the Plan Change request and seeking contact details of the landowners. A locality map was also provided indicating the main landholdings owned by the co-operating landowners, who are financing the Plan Change.
- b) Letter Mail Out 2 (August 2019) – A progress update to all properties that are included in the Plan Change. An updated locality map was provided highlighting all proposed land parcels to be included. The letter also signalled an upcoming Open Day.
- c) Letter Mail Out 3 (September 2019) – There were three different letters sent out to various landowners at this time. All letters contained an accompanying locality plan outlining the properties to be included. The three different letters were:

52. Letter 1 was posted out to the wider Nukuhau community to inform them of the Plan Change request and to invite them to attend an Open Day to be held on the 12 September 2019 at the Taupō Events Centre.
53. Letter 2 was posted to the directly affected landowners (that is, those landowners within the Plan Change area) to invite them to attend the Open Day.
54. Letter 3 was posted to additional affected landowners as additional landholdings were proposed to be included in the Plan Change request. The letter informed them that their land is proposed to be included in the plan change request and to invite them to attend the Open Day.

Open Day

55. The Nukuhau community was provided an opportunity to provide feedback on the draft Plan Change and a draft structure plan at an Open Day held on 12 September 2019. The Project team of myself, Ms Tanya Running and Ms Louise Chauhan (WSP planning staff), presented the draft Plan Change proposal through noticeboards informing attendees of the Resource Management Act 1991 (**RMA**) First Schedule process, the applicable land area and the Structure Plan proposal. The noticeboards were spread around the room and the 3 WSP staff were available for questions and discussions.
56. The Open Day was well attended by the community, with an estimated 150 - 200 people attending. A simple feedback form was provided at the Open Day, which could be completed by attendees while at the Open Day or returned via post or by email. Thirty written responses (email or feedback form) were received. A copy of the material presented at the Open Day, and the feedback form is included as Appendix L to the Plan Change request report.

57. Out of the 30 respondents, 57% did not support the draft Plan Change, 20% supported, 17% did not know and 7% partly supported the draft Plan Change. Common feedback themes included: transportation related concerns; a wish to see more green space; loss of rural outlook and amenity of Nukuhau area; and a wish to see commercial infrastructure included in the Plan Change.
58. Changes made to the proposal as a result of feedback received during the Open Day include: showing likely stormwater reserve areas, making Herepeka Street a cul-de-sac as opposed to a through-road, and adding a reserve along the south western boundary of Rangatira 8A17 and also to the houses fronting Herepeka street to separate future houses from the existing houses.

Consultation with Mana Whenua

10 January 2020 and 20 March 2020 Report Distribution

59. On 10 January 2020, the following groups were provided with drafts of the technical assessment reports for information and comment, prior to the completion of the draft Plan Change and supporting reports. The reports that were distributed were:
- a) Stormwater Report;
 - b) Water and Wastewater Report;
 - c) Contamination Report;
 - d) Archaeology Report;
 - e) Geotechnical Report;

- f) Landscape and Visual Assessment; and
 - g) Traffic Impact Assessment.
60. The Urban Design had not yet been commissioned, and the Ecology Report at that time was intended to be fully incorporated into the Planning Report so was not released as a separate document.
61. These reports were distributed to the following landowners for information and comment:
- a) Rangatira 8A17 Trustees; and
 - b) Rangatira 8A6B2 Trustees.
62. A copy of one of the letters is attached at **Attachment B**.
63. On 20 March 2020 the same reports as above were distributed to the following organisations for information and comment. An example of one of the letters is attached at **Attachment C**.
- a) Te Kotahitanga o Ngāti Tūwharetoa;
 - b) Te Arawa River Iwi Trust;
 - c) Tūwharetoa Māori Trust Board;
 - d) Raukawa Charitable Trust as Iwi Authority in terms of Area of Interest and Statutory Acknowledgement; and
 - e) Raukawa Charitable Trust as River Iwi Authority.

12 September 2020 Private Plan Change Application Distribution

64. On 12 September a copy of the draft Private Plan Change Application was issued to the following organisations for information and comment:
- a) Te Kotahitanga o Ngāti Tūwharetoa;
 - b) Te Arawa River Iwi Trust;
 - c) Tūwharetoa Māori Trust Board;
 - d) Raukawa Charitable Trust as Iwi Authority in terms of Area of Interest and Statutory Acknowledgement; and
 - e) Raukawa Charitable Trust as River Iwi Authority.

Additional Consultation

Te Kotahitanga o Ngāti Tūwharetoa

65. Correspondence was shared with Ms Hinemoa Wanikau, Administration Manager for Te Kotahitanga Ngāti Tūwharetoa. In June 2020 I offered to address the committee by Zoom (due to Covid lockdown) but that did not eventuate. On 28 July 2020 Ms Wanikau asked for a summary report that she could share with hapū. On 12 September (as above) the first draft of the Plan Change Application was issued to them for this purpose. No formal response was received from Te Kotahitanga Ngāti Tūwharetoa.

Te Arawa River Iwi Trust

66. Correspondence was exchanged with Harry Carlson, Analyst for the Te Arawa River Iwi Trust (**TARIT**). On 13 July 2020 a Letter of Comment was received from TARIT restricting concern to the anticipated increase in

population which in turn will require additional wastewater to be reticulated over the Waikato River. TARIT acknowledged this is a TDC issue, rather than an issue for the Nukuhau Structure Plan and stated: therefore TARIT 'supports the direction of the Nukuhau Plan Change'.

Tūwharetoa Māori Trust Board

67. I received an email from Ms Marie Nepia, Natural Resources Manager for the Tūwharetoa Māori Trust Board on 22 July 2020 that stated 'at this stage Trust Board is only interested in the stormwater component and any other part of the development that might have an effect on Taupō Waters'. They further noted in the email that they were comfortable that I was consulting with Mr Andrew Kusabs and Ms Gloria McLaughlin given their links to local marae. No further comment on the proposal was received.

Raukawa Charitable Trust as: River Iwi Authority, and Iwi Authority in terms of Area of Interest and Statutory Acknowledgement

68. Reports were sent to the Raukawa Charitable Trust on 21 March 2020 and 19 June 2020. WSP did not receive any response from the Raukawa Charitable Trust. Copies of the draft reports were resent on 30 July 2020 as requested by the Raukawa Charitable Trust. No comment has been received.

Rangatira 8A17

69. Numerous meetings were had with Mr Andrew Kusabs and Ms Gloria McLaughlin, representatives of Rangatira 8A17. We took advice on cultural matters from them from an early stage of our involvement in this project. In discussions with TDC, it was acknowledged that both Mr Kusabs and Ms McLaughlin were respected and senior identities in local Maoridom. My first meeting was with Ms McLaughlin on 2 October 2017. During this

meeting, Ms McLaughlin informed us that it was not appropriate for us to involve the Rangatira E land, and that Rangatira E would provide Affected Party support, organised through herself.

70. In a meeting with Mr Kusabs and Ms McLaughlin on 19 February 2019, they advised that a Cultural Impact Assessment would not be beneficial or required.
71. The following meetings were mostly on development strategy, to ensure that the Private Plan Change application would be consistent with the Rangatira 8A17 development aspirations. It also allowed Rangatira 8A17 to bring us up to speed with their past discussions with TDC.
72. Through my discussions with them, it was clear that over May and June 2019 Rangatira 8A17 seriously considered becoming a joint Applicant with the co-operating landowners to undertake the Plan Change application. An email from Mr Tony Devlin of Le Pine and Co, legal representative to Rangatira 8A17 on 25 June 2019 advised that they would be unable to contribute as clients due to their commitment to other projects at that time.
73. I met with Mr Kusabs and Ms McLaughlin and Mr Devlin at the Le Pine & Co offices on 19 September 2019 to provide an update on progress. They indicated an intention to connect us with someone named Alec to advise further on cultural issues. We welcomed this offer, but the introduction never eventuated. Another meeting with the same people occurred in the Le Pine & Co offices on 17 Feb 2020. The only issues they raised at that meeting was their concern that the proposed Shops Area would potentially compete for the existing shops further along Acacia Bay Road. They were otherwise comfortable with stormwater and all other components.

74. No further meetings with Rangatira 8A17 were held, however we have kept them informed of progress and some brief communications have occurred, usually in regard to asking their permission to access land to show different experts around. Site visit permissions were granted up until 2 July 2021, when permission to take an Archaeologist on their site was refused. The reason given was that there was no site of historical or archaeological interest on the land. On 2 August 2021 they again refused entry to their site when we asked them to show Waikato Regional Council (**WRC**) around their site. No reason for the refusal to WRC was offered.
75. TDC recently advised that Rangatira 8A17 was now represented by Mr David Greaves, planning consultant at Enspire. In a discussion with Mr Greaves on 1 October, he advised that there was little of significance that Rangatira 8A17 were objecting to in the Plan Change. As I understand matters, the only issues for Rangatira 8A17 appear to be:
- a) Rangatira 8A17 seek medium density zoning on their land;
 - b) They would prefer the shops were moved further away and ideally up to the CN Top land; and
 - c) That the Rangatira 8A17 land should be allowed to develop before the other pieces of land and before the wastewater pipe across the Control Gates Bridge is upgraded.

Rangatira 8A6B2 Trustees

76. I have been keeping Rangatira 8A6B2 informed of progress with the Plan Change process, and they have always been accommodating when we have requested access to their land. From conversations with Ms Vickie Rogers (Chair) and Mr Dave Williams, the Trust is very keen for the Plan Change to occur. This was confirmed in a telephone conversation I had

with Mr Williams on 4 October 2021, when he advised they were motivated to undertake some development of their land.

Te Rangīta Marae

77. I met with Ms Lisa Walker on 14 July 2021 to explain to her the general proposal. I followed this meeting up with correspondence that further explained the proposal. Ms Walker raised the issue at a Marae Committee meeting in September, in the hope that the Marae Committee would either provide some feedback, or consult with me if they wished to learn more. Unfortunately, the matter was not properly resolved at the September meeting, and Ms Walker was anticipating being able to raise it with them again in October, in order to provide me with some feedback. To date, we have not received any feedback.

Nukuhau Marae

78. Correspondence was initially sent to representatives of Nukuhau Marae on 5 July 2021 asking for the possibility of a meeting and with a brief outline of the proposal. Further information was issued on 15 July 2021, again with a request to meet. A response was received via Dominic Bowden that 'Nukuhau Pa has no comment at this time'.

Rangatira E

79. Rangatira E were included as 'Future Development Area' in the original 2005 TD2050. At their own request they were removed from the 'Future Development Area' in the revised 2018 TD2050.

80. Formal consultation was not initiated with Rangatira E during the early stages of the Plan Change preparation due to comments from Ms McLaughlin in a meeting on 2 October 2017 that Rangatira E would support

the Plan Change. Subsequent submissions from them were that they oppose the Plan Change in its entirety because they have their own development ambitions, and they saw PC37 as contrary to them realising their development ambitions.

81. I initiated consultation with Rangatira E on 14 May 2021. Only one of their representatives attended the meeting, being Mr John Lenihan of RCG. Mr Lenihan was an architect who was not directly involved in the submission and was not able to fully represent the submitter in any discussions given he was so far removed from the submission process.
82. It is noted that on 2 August 2021, Ms McLaughlin denied access to WRC on behalf of both Rangatira 8A17 and Rangatira E.
83. I am not of the opinion that PC37 would prevent Rangatira E from being able to develop in future. Wastewater and traffic limitations, both of which are likely to be resolved by TDC in the ensuing years, are the only aspects that need to be considered and updated when contemplating additional development on Rangatira E.

TECHNICAL SPECIALIST REPORTS

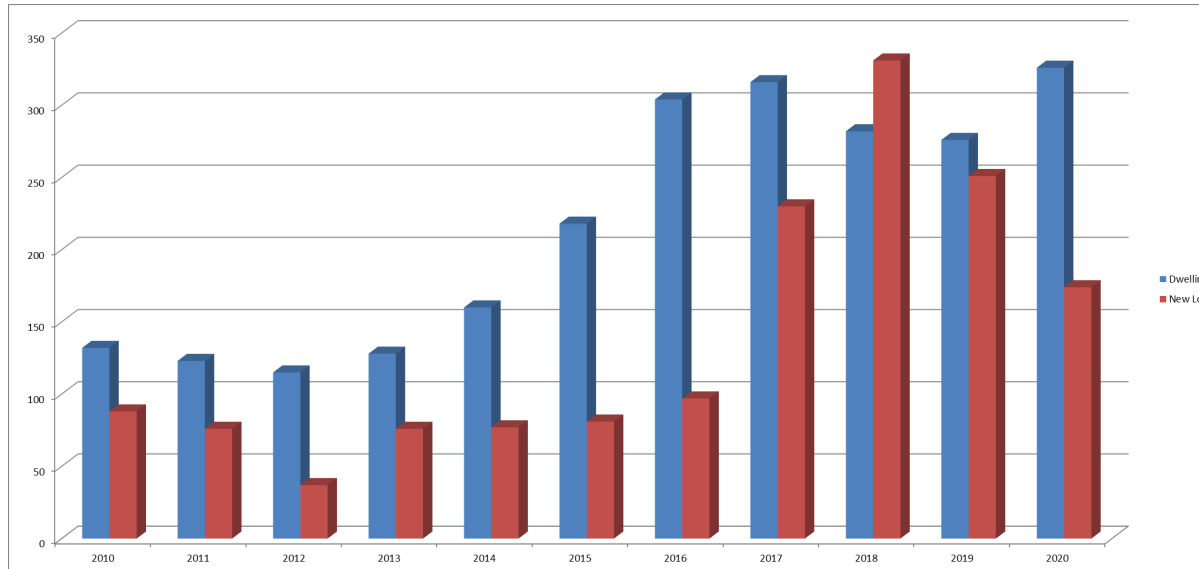
84. The co-operating landowners have worked hard to ensure that the Plan Change is robust and provides a comprehensive suite of supporting information. The Plan Change request is supported by the following WSP technical specialist reports:
 - a) Land Contamination Investigation in the form of a Detailed Site Investigation.
 - b) Archaeological Report.

- c) Landscape & Visual Assessment.
 - d) Urban Design Assessment.
 - e) Geotechnical Investigation.
 - f) Traffic Impact Assessment.
 - g) Ecological Assessment.
 - h) Stormwater Management Report.
 - i) Water & Wastewater Study.
85. Each of these technical reports is addressed in the evidence of the various technical experts for the Applicant.

Property Supply and Demand

86. The Property Economics Whareroa North PPC36 Economic Cost Benefit Assessment dated November 2019 covered the entire Taupo District and summarised that the 5,700 zoned vacant lots was more than sufficient to cater for the projected 2,600 lots under the medium growth scenario and also the 4,900 lots under the high growth scenario for the district. We were referred to this information by TDC Planning Officers during the preparation of the various reports, who were suggesting at the time that the Nukuhau Private Plan Change Area may not be needed due to this lack of demand vs future supply. At this time, we were aware through conversations with TDC staff and anecdotal evidence that the population was increasing significantly faster than Statistics NZ had projected, with builders busy and with house building outstripping vacant lots. This anecdotal evidence can now be confirmed in the below graph, compiled by TDC's Mr Roger Stokes, Development Engineer, who has kept excellent records of building and subdivision development for many years. The

graph shows building outstripping development in every year since 2010, with the exception of 2018.



87. The property Economics Taupo Residential Dwelling Demand Addendum Report dated July 2021 reported increased population demographics and also taking into consideration the National Policy Statement on Urban Development 2020 that requires Council's to exceed projected demand by 20% over the short – medium term and a 15% buffer over the long term. This capacity buffer raises the required capacity over the next 30 years to an additional 4,940 dwellings under the medium growth scenario (Statistics NZ) and 8,250 dwellings under the high growth scenario. The report notes that there is 5,355 zoned vacant or developable lots in the Taupo District. According to the graph by Property Economics, it would appear that if all developable areas were developed with houses, there would be sufficient supply to last until 2034 under the high growth scenario.

88. With the full development of the Nukuhau Private Plan Change Area, including all proposed 780 lots developed and with a house built on every lot, then under the above parameters there would be sufficient supply to last until 2037.

89. I consider it highly unlikely that all developable areas would be developed within that timeframe, given it requires the motivation of those landowners to develop their land or sell to a developer. There is the further possibility that actual population growth might outstrip the high growth projection, as has happened previously.
90. It will take many years for all of the Nukuhau Plan Change Area to be developed and built upon. The development plans of many of the owners are not certain. From my consultation with landowners, I am aware that some appear very eager to develop their land, whilst some have indicated a preference to wait a few years before starting the development process, or leaving that opportunity for the next generation.
91. The only other area identified under TD2050 includes a potential future area of 440 lots at 5 Mile Bay.
92. Current anecdotal evidence is that there is a significant shortage of developed sections to purchase in Taupo, and similarly that there is a significant shortage of houses to purchase or rent. Development is continuing at various development areas, but it appears not to be keeping up with demand, and we can now be confident that once the current zoned areas are developed, there will be no land left to meet the demand.
93. The National Policy Statement on Urban Development 2020 recognises the national significance of providing sufficient development capacity to meet the different needs of people and communities. From a supply and demand perspective, it is considered imperative that this Plan Change area is zoned residential to allow development to occur without delay, and to give TDC Policy Planners some breathing space to identify further land suitable for re-zoning to residential elsewhere.

NOTIFICATION OF PC37 AND SUBMISSIONS

94. In January 2021, WSP lodged PC37 as a private plan change request with TDC. PC37 was notified on 3 February 2021, attracting 59 submissions, 12 of which are in support, 44 oppose or seek amendment, and 2 are not stated. One further submission was also made.

COMMENTS ON SUBMISSIONS

95. Given most submissions raise multiple submission points, my evidence is limited to commentary on key recurring themes which are summarised under the following subheadings and addressed below.
96. Following the 14 May 2021 letter from TDC requesting further information to address matters raised by submitters, further consultation was held with Contact Energy (Reverse Sensitivity), Iwi Groups (Cultural Impact Assessment), WRC (Realignment of Stormwater Gullies), Heritage NZ (Archaeological Values), TDC (Council Infrastructure / Bridge / Local Parks Area), Spark (Telecommunications) and the Ministry of Education (Schools). Details pertaining to this further consultation is outlined in the sections below.

Contact Energy

97. Contact Energy lodged a submission which raised the following matters:
- a) Move or replace the medium density zone on CN Top Land away from the Contact Energy land to reduce the chance of complaints.
 - b) Assess effect on Contact Energy if Poihipi Road is closed or altered in any way that may disadvantage Contact energy, particularly as it is planning an upgrade to Te Mihi Power Station.

- c) Move the realigned Poihipi Road along the northern boundary of CN Top land to create a buffer to residents from potential future construction activity on Contact Energy land.
 - d) Widen proposed Poihipi Road.
 - e) Create separate Records of Titles for road areas to allow covenants in favour of Contact Energy to be issued over them.
 - f) Undertake an assessment of potential effects on the Wairakei-Tauhara Geothermal system.
 - g) Enter into a no complaints covenants / encumbrance on all the CN Top Area land.
 - h) Assess the application against the National Policy Statement for Renewable Electricity Generation 2011.
 - i) Recognition that Contact Energy upgraded the intersection of Wairakei Drive / Poihipi Road intersection to install left turn slip land as part of the Te Mihi Power Station Land use consent. (Sub Point No 48).
 - j) Concerns raised focus on upgrade design of the proposed upgrade of the new intersection for the realigned section of Poihipi Road and Wairakei Drive being adequate to provide for construction traffic during development of Stage 2 of the Te Mihi Power station.
 - k) Also the increase in effects on amenity of traffic passing through the future residential zone during construction.
98. TDC advised that further consultation with Contact Energy was recommended for issues relating to reverse sensitivity effects on their site

adjacent to Poihipi Road and the future development of a residential area. As such, meetings were held with Contact Energy on 20 May 2021 and 10 June 2021, as well as multiple phone calls to discuss these matters. These meetings were in addition to the meeting held with Contact Energy prior to lodgement of the Plan Change request, held on 10 July 2018.

99. The recent consultation with Contact Energy indicated they will likely provide a letter in full support of PC37, pending a side agreement between CN Top and Contact Energy. The below sections state the conditions of the side agreement, designed to eliminate adverse reverse sensitivity effects and enable the continued Contact Energy operations on their land, and the future development of residential areas in PC37 provided approval is given.
100. A 'no complaints' encumbrance to be placed over the CN Top land that will apply to future residential sections. This encumbrance will be required on the section titles within 3 months following the approval of the Plan Change and expiry of appeals period (in the event the Plan Change is approved). The no complaints register is to prevent complaints with regard to the activities of Contact Energy which includes the production of a reinjection well which can create noise, light and traffic effects for up to six months at a time.
101. Proposed the realignment of Poihipi Road adjacent to the northern boundary of CN Top land as much as practicable. To avoid an over-pronounced 'S' bend in Poihipi Road, a minor land swap between Contact Energy and CN Top has been proposed for more appropriate alignment. The purpose of this adjusted road is to act as a buffer zone between the future residential sections from PC37 on CN Top land and Contact Energy land and the associated activities. An outline of the proposed realignment has been provided previously to TDC as Plans 2-37400.00 L001 Rev 'O' and 2-37400.00 L003 Rev 'A'. These plans and proposal are yet to be formally approved and agreed to by either party. Further alterations to mitigate the

potential effects of the activities on Contact Energy land include a planting strip along the south side of Poihipi Road (outside the road intersections) and moving the medium density housing zone further south. The proposed zoning repositioning is shown on the updated Structure Plan Map.

102. The request from Contact Energy for roads within the CN Top land be held in Records of Title at the time of vestment to public road to prevent any person from making a complaint, was dropped by Contact Energy. They realised in hindsight that this had not been previously undertaken, and nor did it seem possible to achieve.
103. Given the proposed Te Mihi Stage 2 development, Contact Energy requested confirmation that they will not be asked to contribute financially to the proposed intersection construction of Poihipi Road / Wairakei Drive, given that they had previously done so for the Stage 1 Te Mihi development. Further, that CN Top underwrite any future liability that may be placed on them through future resource consents for that work, in relation to roading in the subject area. I explained to Contact Energy that the intersection would be required to meet the Code of Practice for Development of Land as well as the Austroads standard. Further, it is not appropriate for CN Top to underwrite any agreement that Contact Energy might make with any consent authority.
104. The following gap has been closed with Contact Energy.:
 - a) The No Complaints Covenant is a work-in-progress;
 - b) The realignment of Poihipi Road with no re-zoning to the north of it has been agreed to;
 - c) A Land Swap has been agreed in principle that will make a nicer alignment of Poihipi Road;

- d) A significant planting strip has been added to the south side of Poihipi Road at Contact Energy request; and
 - e) The medium density area has been moved further south to a position that Contact Energy is happy with.
105. The remaining disagreement with Contact Energy is that CN Top's refusal to underwrite any costs inflicted on Contact Energy for road changes in the vicinity of the subdivision. In my view, this is not necessary as the proposed intersection will meet all relevant standards to ensure no costs should be incurred.

Mana Whenua consultation

106. Consultation was recommended to be held with mana whenua with regard to PC37, specifically in relation to the absence of a cultural impact assessment (**CIA**) not being provided as part of the original Plan Change request. A number of submitters raised this matter.
107. As noted above, WSP took advice on cultural matters at an early stage from Mr Kusabs and Ms McLaughlin, who are heavily involved in Rangatira 8A17 and also who have involvement in Rangatira E, of which we understood that the views they gave were the views of mana whenua. Consultation occurred with them throughout the process of the proposed PC37 requests and cultural queries were brought to them during this time.
108. As stated above, during the initial meeting with Ms McLaughlin on 2 October 2017, she confirmed it would not be appropriate to involve the Rangatira E land in the Plan Change and that Affected Party support for the Plan Change would be organised from Rangatira E, notes from the meeting to this effect have been previously provided to TDC.

109. A further meeting took place on 19 February 2019, with Mr Kusabs and Ms McLaughlin. During this meeting, again with the understanding that the views provided were that of the views of mana whenua, they advised that a CIA would not be required. This was on the basis that Mr Kusabs and Ms McLaughlin stated they knew the past knowledge of the land and confirmed that there were no sites of significance located on the land. The notes from this meeting to this effect have previously been provided to TDC.
110. The information provided at these meetings that took place during the early stages of the Plan Change formation were the basis for the decision to not pursue a CIA. If a CIA was indeed to be undertaken, this was the appropriate time to engage in this, that is why the question of whether one was necessary was specifically asked, where it was deemed in this case to not be necessary.
111. In addition to the above advice, it is noted that there is no statutory requirement for applicants or TDC to prepare or commission a CIA, but that an assessment of impacts on cultural values and interests can assist in the preparation of an Assessment of Environmental Effects (AEE) under the RMA. We acknowledge that the preparation of a CIA to accompany, or form part of an AEE is good practice, for any proposal that may have a significant effect on Part 2 matters pertaining to tangata whenua, including where there are sites or areas of historical or cultural significance to tangata whenua. Our engagement with mana whenua is set out in the AEE of the original Plan Change request and it should be noted that no advice was given to suggest a CIA was required or that there were any cultural values that should be recognised within the Plan Change.
112. We also consider the consultation and engagement understood to be carried out by TDC in preparing TD2050, which identifies the area for proposed PC37 as for 'future residential growth'. In preparing the Plan

Change, we have been mindful to the need to embed the maintenance, protection and enhancement of the mauri and the physical and spiritual health of the environment into the Structure Plan and Plan Change provisions.

Local Park Areas

113. I have been informed by TDC that it may want additional reserve areas.

114. To identify an appropriate rate for the acquisition of suitable land the following approach is recommended:

- a) A 300m radial area covers a 28.3ha area;
- b) 9000m² of reserve is envisaged to be required (being nominally a neighbourhood of approximately 7000m² plus pathways from one side to the other with a nominal 5m width (400x5)) within each service catchment, accept that there may also be wider connectivity that comes from other local purpose/infrastructure reserves not within this area, or a realignment between the land required for pathways and the size of a neighbourhood reserve);
- c) An analysis that generally 20% of any service catchment will likely be made up in roads or other LP reserve/gully networks, leaving 22.6ha for residential properties; and
- d) $9000/22.6\text{ha} = 3.98\%$ of the developable service catchment is likely required for reserves serving the recreational needs of that community².

² Received by email from Hilary Samuel on 8/6/2021.

115. I support the use of the above proposal, conditional upon the fact that recreational amenity included in the proposed stormwater reserves is factored in.

Community Infrastructure – Schools

116. The Ministry of Education (**MoE**) submitted that engagement with the Applicants was required to allow them to better understand growth projections, likely subdivision staging, and to ensure the consideration of safe transport routes to and from schools within the area.
117. I made contact via telephone on 15 June 2021 with Ms Hana Crengle, Senior Advisor for MoE to discuss the proposal. Ms Crengle confirmed that MoE did not seek to establish another school in the Nukuhau area. I advised that timing and staging was outside of our control, and likewise influencing design outside of the subject area and around existing school sites. There did not appear to be any outstanding issues of contention.

Community Infrastructure - telecommunications

118. Consultation was held with Spark on 7 May 2021. The outcome sought by Spark was the incorporation of a policy that would identify telecommunications (including fibre and mobile) as essential infrastructure that should be considered in future developments.
119. As Spark acknowledged, they are only one of three mobile suppliers, as such, there is the possibility that more suppliers come to market in future. Hence, implementing something into the Plan Change that favours particular companies over others would not be appropriate.
120. It is also noted that the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2016 gives

mobile suppliers the permitted activity right to place a tower on any existing road reserve, up to 3m above the height of existing poles or allowable pole heights. Further, the TDP (s4e.14 Network Utilities) provide for network activities as a permitted activity. As such, it is considered that the requirements for mobile suppliers is suitably catered for without further provision.

Hamish Grant Crawford

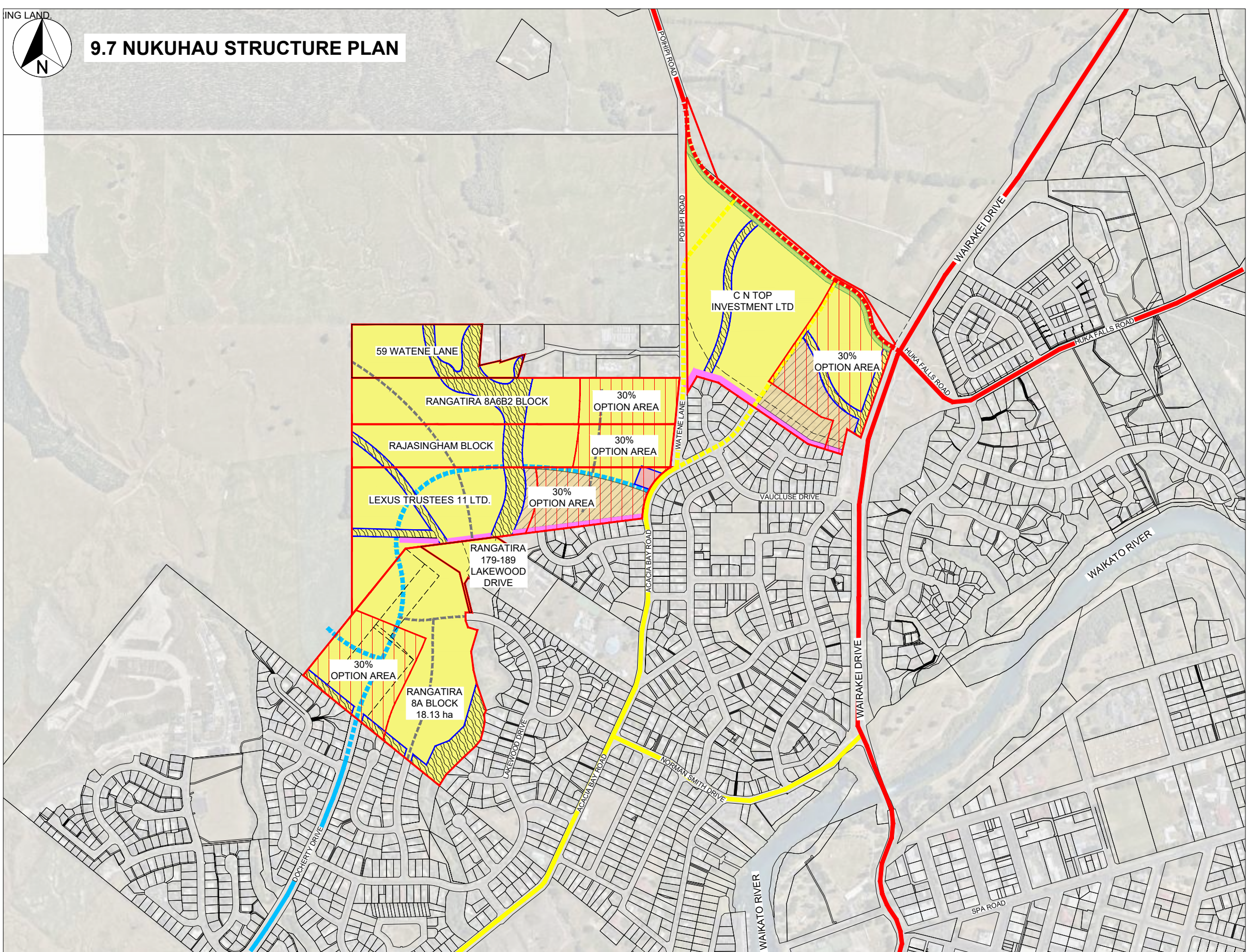
20 October 2021

Attachment A



9.7 NUKUHAU STRUCTURE PLAN

300 mm
200
100
50
0 10 mm



LEGEND

- PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE
- PROPOSED GENERAL RESIDENTIAL ZONE
- 30% INITIAL DEVELOPMENT OPTION AREA

URBAN ROAD HIERARCHY

- ARTERIAL
- PROPOSED ARTERIAL
- PRIMARY COLLECTOR
- PROPOSED PRIMARY COLLECTOR
- SECONDARY COLLECTOR
- PROPOSED SECONDARY COLLECTOR
- PROPOSED ACCESS AND LOW VOLUME

PROPOSED OVERLAYS

- PROPOSED NEIGHBOURHOOD SHOPPING CENTRE (SHOPS)
- PROPOSED STORMWATER RESERVE WITH PEDESTRIAN ACCESS, CYCLEWAY, AND PLANTING
- RECREATION RESERVE, 10-12m WIDE, WITH PEDESTRIAN ACCESS, CYCLEWAY AND PLANTING
- 3m WIDE LANDSCAPING STRIP - NO DRIVEWAY ACCESS
- 10m WIDE LANDSCAPING STRIP

NOTES

- FIXED FEATURES:**
- GENERAL LOCATION OF VARIOUS ZONES.
 - LOCATION OF PROPOSED AND EXISTING ROAD INTERSECTIONS, WITH THE EXCEPTION OF THE PRECISE LOCATION OF THE PROPOSED ARTERIAL ROAD / POIHIPI ROAD INTERSECTION.
 - ROAD CLASS FOR PROPOSED ROADS.
 - POSITION OF LANDSCAPING STRIPS.
- INDICATIVE FEATURES:**
- POSITION/ NUMBER OF INTERNAL ROADS.
 - LOCATION OF PROPOSED ARTERIAL ROAD / POIHIPI ROAD INTERSECTION.
 - PRECISE LOCATION AND SIZE OF VARIOUS ZONES.
 - PRECISE LOCATION AND SIZE OF STORMWATER RESERVES.
 - PRECISE LOCATION OF WHERE PROPOSED ROADS WILL INTERSECT WITH NEIGHBOURING LAND.
 - WIDTHS OF LANDSCAPING STRIPS.

FOR CONCEPT

1:5000 @ A1
1:10000 @ A3

Revision	Amendment	Approved	Revision Date
A	30% INITIAL DEVELOPMENT AREA - CONCEPT	HC	12/10/2021

wsp

Taupo Office
+64 7 378 0746

PO Box 43
Taupo 3351
New Zealand

Designed H. CRAWFORD	Approved A. BURGER	Approved Date 12/10/2021
Drawn P. FIEREK	Scales 1:5,000 @ A1, 1:10,000 @ A3	

Project NUKUHAUI PRIVATE PLAN CHANGE PROPOSAL	
Sheet 30% INITIAL DEVELOPMENT OPTION	
Project No. 2-37400.00	Sheet No. L003
	Revision A

Attachment B



10 January 2020

Rangatira 8A6B2 Trustees
C/- Dave Williams
SENT VIA EMAIL: exposedflooring@hotmail.com

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Trustees

Ngā mihi o te tau hou.

We refer to a proposal to re-zone land from Rural Environment to Residential Environment. At this stage, the proposal includes your (Māori Freehold) land.

We now attach the following reports for your information and review:

- Stormwater
- Water & Wastewater
- Contamination
- Archaeology
- Geotechnical
- Landscape and Visual Assessment
- Traffic Impact Assessment

We have yet to complete the Private Plan Change Application or Assessment of Environmental Effects. We would prefer to finalise the proposal, based on any feedback received, before doing so. We did hold an Open Day earlier in 2019 that was attended by over 200 Nukuhau locals, and the numerous comments received has been extremely useful in shaping the proposed re-zoning area, layout of amenity areas and reserves, as well as other aspects of the proposal.

The purpose of this letter is to provide you, in your capacity as an Affected Party, the various reports that will form the background to the proposed Private Plan Change Application. Following your feedback, we would like to finalise the proposal, complete the Private Plan Change Application, and then lodge it with Taupō District Council. There will obviously be a later opportunity for you to be involved as a submitter at the eventual public hearing. However, we would hope to receive your feedback well before that time and prior to finalising the proposal.

We trust that the attached plans and reports are suitable for your preliminary review and feedback. We would welcome a meeting with you at any convenient time, should that be useful.



Ngā mihi

A handwritten signature in blue ink, appearing to read 'H. J. Crawford'.

Hamish Crawford
Business Manager - Taupō
For WSP Ltd

ATTACHED VIA DROPBOX: WSP Reports on

- Stormwater
- Water & Wastewater
- Contamination
- Archaeology
- Geotechnical
- Landscape and Visual Assessment
- Traffic Impact Assessment

Attachment C



20 March 2020

Raukawa Charitable Trust as River Iwi Authority
SENT VIA EMAIL: laise.harris@rauikawa.org.nz

Attn Laise Harris

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Laise

We seek to engage in consultation with you in your capacity as River Iwi Authority in terms of the impact on Lake Taupō and the Waikato River of this proposal. Several landowners in the Nukuhau area, including Rangatira 8A17, aspire to re-zone their land from Rural Environment to Residential Environment.

We attach the following reports for your information and review:

- Stormwater
- Water & Wastewater
- Contamination
- Archaeology
- Geotechnical
- Landscape and Visual Assessment
- Traffic Impact Assessment

We have yet to complete a draft Private Plan Change Application or Assessment of Environmental Effects, however hope to have this ready for your review within the next month. We would prefer to finalise the proposal only following feedback from you. We did hold an Open Day earlier in 2019 that was attended by over 200 Nukuhau locals, and the numerous comments received has been extremely useful in shaping the proposed re-zoning area, layout of amenity areas and reserves, as well as other aspects of the proposal. Please accept our apologies for not consulting with you before now.

The purpose of this letter is to provide you, in your capacity as a River Iwi Authority, the various reports that will form the background to the proposed Private Plan Change Application. Following your feedback, we would like to finalise the proposal, complete the Private Plan Change Application, and then lodge it with Taupō District Council. There will obviously be a later role for you to be involved with the eventual public hearing. However, we would hope to receive your feedback prior to that time.

We trust that the attached plans and reports are suitable for your preliminary review and feedback. We would welcome a meeting with you at a convenient time and will contact you to try to arrange that. Should you have any queries or comments for me in the meantime, please do not hesitate to get in touch.



A handwritten signature in blue ink, appearing to read 'H. Crawford'.

Ngā mihi
Hamish Crawford
Business Manager – Taupō
Ph 021 943 974
For WSP (NZ) Ltd

ATTACHED VIA DROPBOX: WSP Reports on

- Stormwater
- Water & Wastewater
- Contamination
- Archaeology
- Geotechnical
- Landscape and Visual Assessment
- Traffic Impact Assessment