

Te Kotahitanga o Ngāti Tūwharetoa

- Proposed Plan and all reports (Archaeology, Contamination, Geotechnical (preliminary) report, Landscape & Visual Assessment, Stormwater Report, Traffic Impact Assessment and Water & Wastewater) were provided on 28 March 2020 by Hinemoa Wanikau.
- 4 April – acknowledgement of files received.
- 19 June – WSP requested comments.
- 29 June – Hinemoa responded to let me know that when they were ready for me to meet with them, either in person or via video conferencing, they would let me know.
- 28 July – Hinemoa
 - asked for an update– ie have we lodged yet
 - asked for a copy of the actual plan change document
 - asked me to cc in George Asher in correspondence going forward
 - asked whether we have engaged with Nukuhau hapū given their interest in this application.
- 30 July – Hamish responded
 - Application is not yet lodged.
 - We have had multiple meetings with Gloria McLaughlin and Andrew Kusabs who represent various interests (including as owner representatives of underlying land Rangatira 8A17 which is subject to the proposal). We have also consulted with owners of Rangatira A6B2, who also own underlying land subject to the proposal.
 - We will update the Plan Change Application and get a copy of it to him prior to lodging with Council.

Te Arawa River Iwi Trust (TARIT)

- Letter of Comment received, dated 13 July 2020.
- Concerns restricted to potential adverse effect the proposal might have on the added pressure the additional Nukuhau population might have on wastewater infrastructure, particularly the pipe over the Waikato River. TARIT knows this is an issue for TDC to resolve, not the Nukuhau Structure Plan, and TARIT therefore ‘supports the direction of the Nukuhau Plan Change’.

Tūwharetoa Māori Trust Board

- Only area of concern is Stormwater (advice of 22 July).
- They were sent all report on January 10, but on 22 July they asked for a copy of the SW report... Re-sent to them on 30 July. Offered to meet them to discuss. Looking to lodge by end of August.

Raukawa Charitable Trust as:

- **River Iwi Authority, and**
- **Iwi Authority in terms of Area of Interest and Statutory Acknowledgement**
- Sent them the reports on 21 March, no response.
- We emailed them again on 19 June, no response.
- We emailed them again on 30 July.
- Reply received on 30 July:
 - They ‘missed’ our earlier communications to them.

- Please re-send documents to them.
 - They will be in touch late next week/ early the following week.
 - They are keen to review the impacts and effects.
- Files re-sent to them on 6 August.

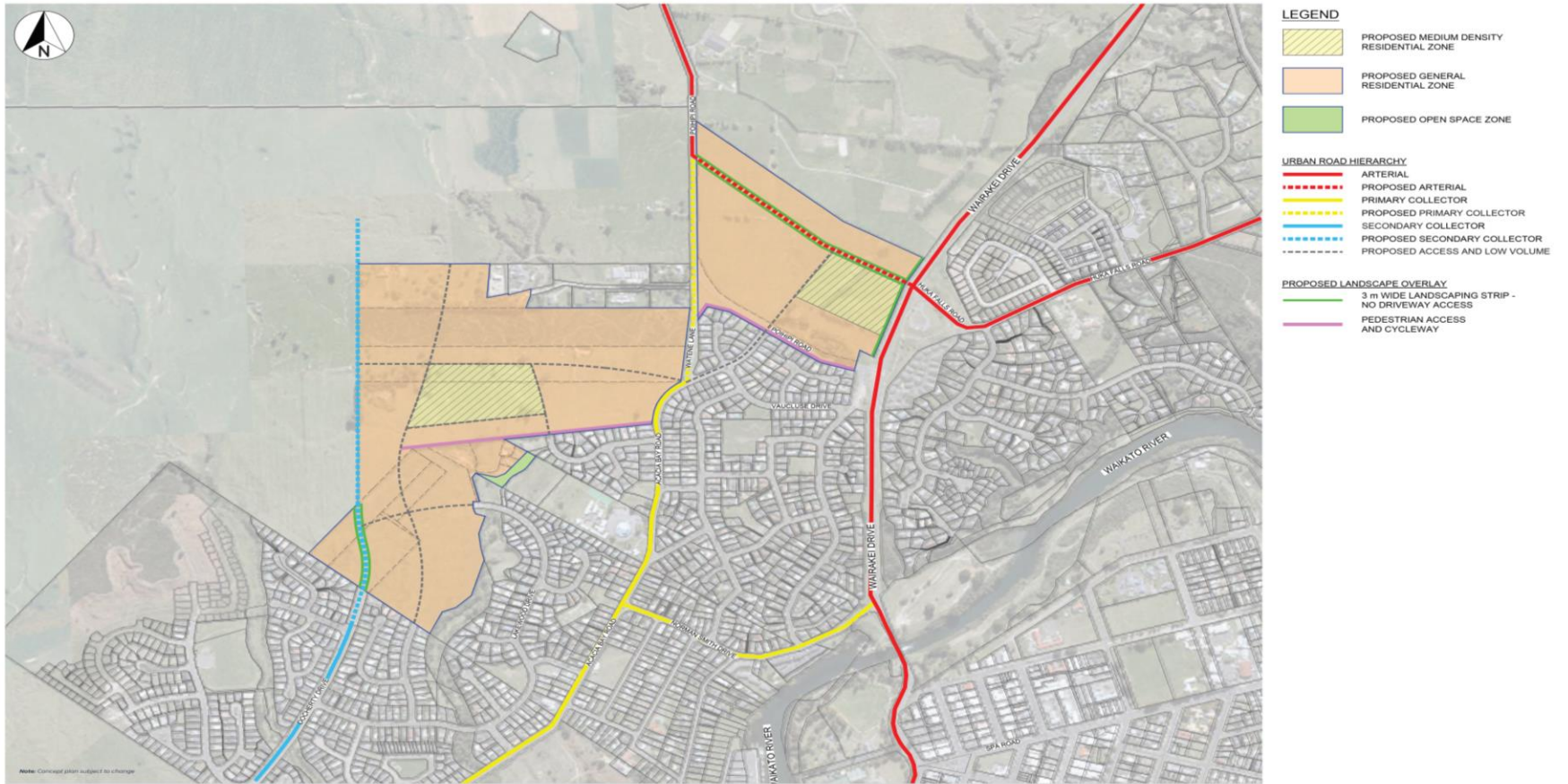
Rangatira 8A17

- Numerous meetings over past 12 months.
- Some initial concerns they had have been taken into account as the proposal has developed. No objection from them to which we are aware.

Rangatira A6B2

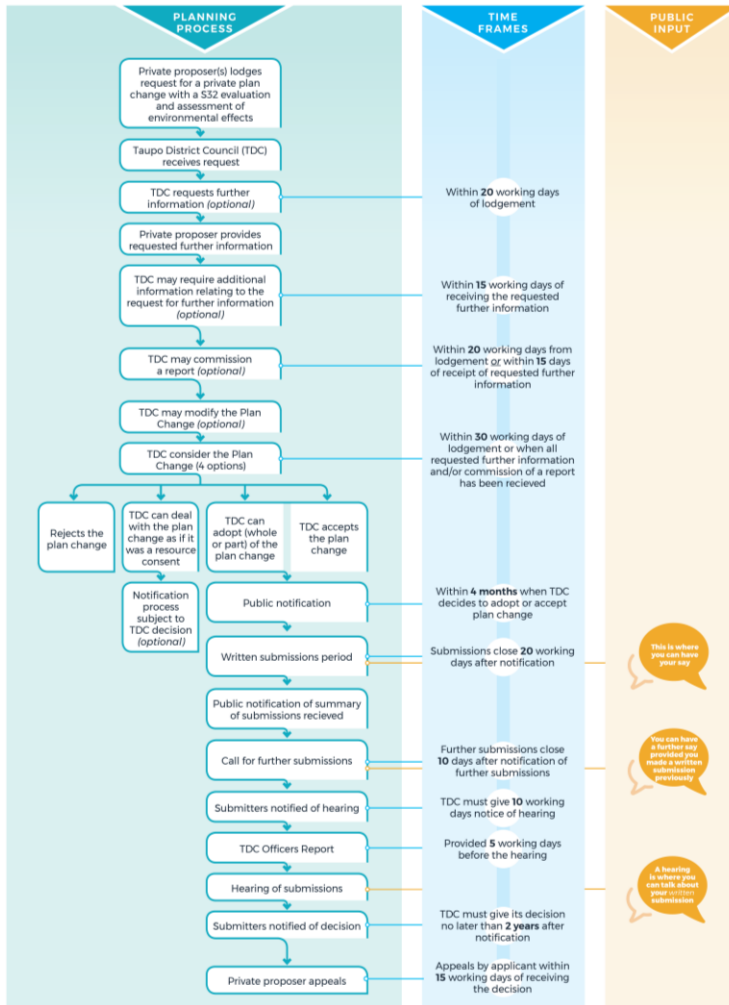
- Seems to be mixed attitudes from those spoken to. Dave Williams is very supportive, but we have heard third-hand about other owners less keen. We supplied them the documents on 10 January. No formal reply received, however they have been very accommodating when we have asked to access their land for geotechnical testing.

PRIVATE PLAN CHANGE NUKUHAU CONCEPT PLAN



Open Day Material

RESOURCE MANAGEMENT ACT PRIVATE PLAN CHANGE PROCESS



Open Day Material



NUKUHOU PRIVATE PLAN CHANGE FEEDBACK FORM

Proposed Nukuhau Private Plan Change (PPC)

Question 1. Do you support the proposed Nukuhau PPC (please tick)?

- Yes No I do not know

Question 2. Please tell us your reasons for your answer in Question 1?

Question 3. Do you have any other feedback on the proposed Nukuhau PPC?



20 November 2019

Waikato Regional Council
401 Grey Street
Private Bag 3038
Waikato Mail Centre
Hamilton 3240

Nukuhau Structure Plan

2-37400.00

Dear Brian

Thank you for meeting with WSP on 8 November 2019 to discuss the proposed plan change for the Nukuhau area (Taupō). This letter is to provide a summary of the discussion and to clarify the information around the proposed realignment of existing gullies for further consideration by WRC.

Meeting Summary

Please find below a brief summary of our discussions:

- The point system as per the WRC Stormwater Development Guidelines is a guide and can be flexible if the outcomes are acceptable to WRC.
- Taupō area (specifically Nukuhau) is predominantly pumice sand which has an associated tomo risk (sub-surface tunnelling). Therefore, we are proposing to manage
- Taupō groundwater is currently nitrogen banked. Treatment is required to reduce this loading.
- Private lot stormwater management is controlled by Taupō District Council.
 - Driveway runoff requires treatment prior to entering the groundwater. Runoff is not permitted to enter road/public drainage system (cut off drains)
 - Using a grass grid type driveway system could reduce the on-lot infrastructure and maintenance required.
- Road Treatment
 - Swale with infiltration bases unlikely to provide required treatment
 - Bio-retention swales being used elsewhere would provide a good solution
 - Planting specification requires robust plan selection
 - Swales with limited sections of infiltration (after treatment) could provide required detention time/treatment
- Road Detention
 - Due to tomo risk wetland or pond options will need to be lined
 - Oversizing piped network and using weirs within swale could be used to reduce storage volume

- Flood mitigation
 - Existing gullies being pumice sand are likely to be susceptible to erosion and therefore required peak flow management
 - WSP could proposed a solution that reduces the 10% AEP to pre-development conditions

Gully Realignment

The potential realignment of some of the small to medium gullies were discussed. WSP proposed an option of re-aligning some of these (exact scenarios to be confirmed) to align to the larger gullies. This would allow the developer to maximise land use as the distance between the existing gullies would not enable significant development. The design strategy for this is as follows:

- No change in the hydraulics of either gully
 - The cross-sectional area of the existing gullies does not change
 - Gullies are still separated hydraulically (no hydraulic effects upstream or downstream)
- The location of the gully inlet and outlet at the boundaries will not change
- Planting and landscaping options will not be affected

The following figure 1 shows the existing scenario with the proposed scenario in Figure 2. These scenarios are examples of the concept only. These are to provide a visual interpretation of the concept for further discussion.

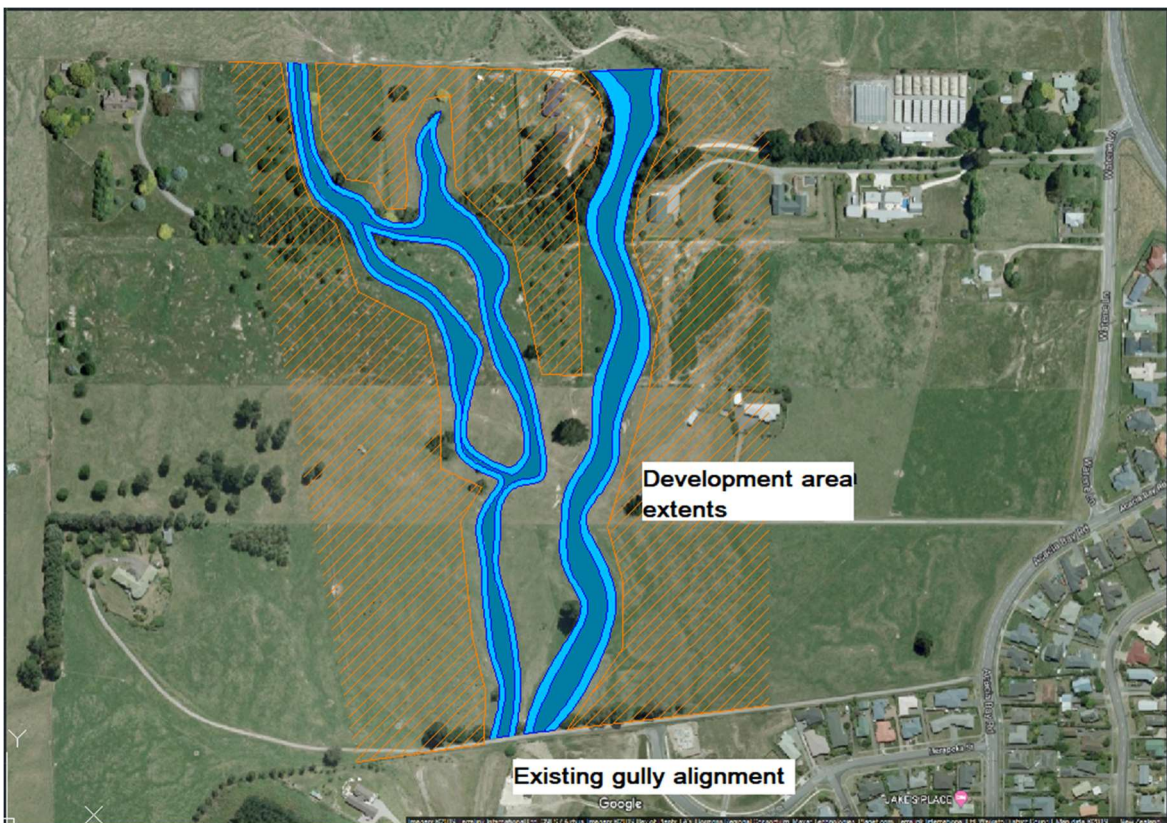


Figure 1: Existing Gully Layout

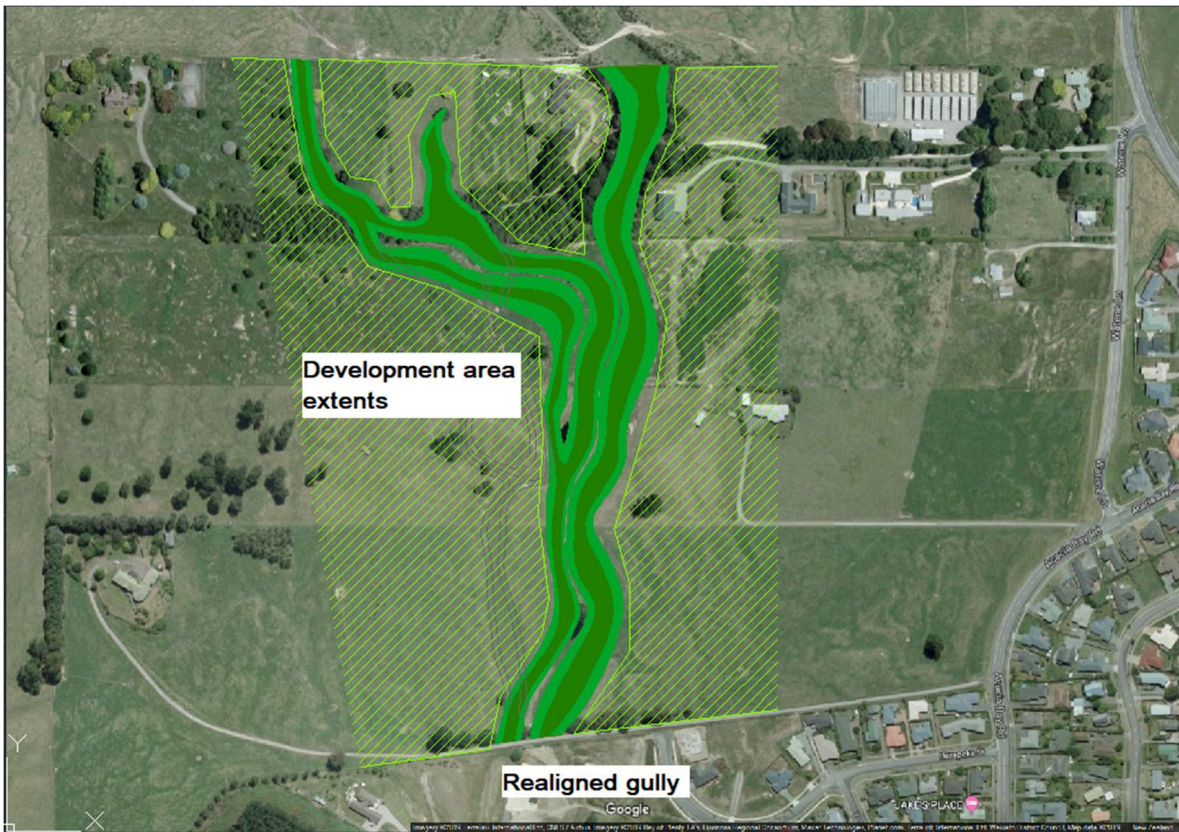


Figure 2: Proposed Gully Layout

The revised gully layout could potentially add approximately 10,000 sq.m. to the development area as this reduces the distance between the existing gullies. The percentage of land increase in this area is approximately 10-15%. This percentage increase will vary depending on the location of realignment. For example, the southern section could provide a more favourable cost benefit ratio in terms of the increase in development area as this requires less earthworks to achieve. This is estimated to be approximate a 15-20% increase in available area.

The proposed realignments would be specifically designed to keep the existing naturalisation of the existing gully alignments (ie maintain similar curves and varying widths of the gullies).

If this concept is approved, the developer would undertake a more specific design which would show if the gully realignments are worth the additional cost.

If you have any further questions or would like to discuss, please contact the undersigned.

Regards

Andrew Boldero
Work Group Manager - Water Resources and Flood Risk Management



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

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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



10 January 2020

Rangatira 8A17 Trustees
C/- Le Pine & Co
PO Box 140
Taupō 3351
Attn Tony Devlin
SENT VIA EMAIL: tdevlin@lepine.co.nz

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Trustees

Ngā mihi o te tau hou.

We refer to our ongoing conversations over the course of the past year, and most recently in September 2019, in relation to the proposed re-zoning of land from Rural Environment to Residential Environment. We have made further changes to the layout based on your feedback.

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

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There will obviously also be a later opportunity for you to be involved as a submitter at the eventual public hearing. However, we would hope that the layout plans and eventual Plan Change Application will be aligned with your wishes for the land, and that the application would be supported by you.

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10 January 2020

Taupō District Council
Private Bag 2005
Taupō 3352
Attn Hilary Samuel
SENT VIA EMAIL: hsamuel@taupo.govt.nz

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Hilary

We refer to our ongoing discussions in regard to the proposed re-zoning of land from Rural Environment to Residential Environment. We hereby attach advanced copies of the following plans and reports for your information and review:

- Stormwater
- Water & Wastewater
- Contamination
- Archaeology
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- Traffic Impact Assessment

We are in receipt from you, with thanks, of the Property Economics 'Whareroa North PPC36 Economic Cost Benefit Assessment'. We will provide a response to this report in due course.

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 have sent these reports to various affected party for their further feedback to us prior to our finalising and lodgement of the application. That is, at this stage and subject to further feedback, likely to be submitted in March.

We trust that the attached plans and reports are suitable for your preliminary review and feedback. If you could please share these with relevant persons inside of Taupō District Council would be much appreciated. We would welcome a meeting with you at any convenient time to discuss further, should that be useful.

Ngā mihi

Hamish Crawford
Business Manager - Taupō
For WSP Ltd

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10 January 2020

Tūwharetoa Māori Trust Board
81 Horomatangi Street
Taupō 3330
SENT VIA EMAIL: maria@tuwharetoa.co.nz

Attn Maria Nepia

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Maria

Ngā mihi o te tau hou.

We refer to our conversation back in September last year in relation to the aspirations of several landowners in the Nukuhau area, including Rangatira 8A17, to re-zone their land from Rural Environment to Residential Environment. We note your advice at the time that you would appreciate advance copy of the plans and reports once they have been preliminarily completed.

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

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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.

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10 January 2020

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C/- Dave Williams
SENT VIA EMAIL: exposedflooring@hotmail.com

Proposed Private Plan Change, Nukuhau

Ref 2-37400

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10 January 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.

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

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10 January 2020

Raukawa Charitable Trust as Iwi Authority in terms of Area of Interest and Statutory Acknowledgement
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 Iwi Authority for the Nukuhau Area and in terms of Statutory Acknowledgement. Several landowners in the Nukuhau area, including Rangatira 8A17, aspire to re-zone their land from Rural Environment to Residential Environment.

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For WSP (NZ) Ltd

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10 January 2020

Te Arawa River Iwi Trust

SENT VIA EMAIL: eugene@tarit.co.nz & nuki@tarit.co.nz

Attn Eugene Berryman-Kamp & Nuki Nickolson

Proposed Private Plan Change, Nukuhau

Ref 2-37400

Kia ora Eugene & Nuki

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.

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

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10 January 2020

Te Kotahitanga o Ngāti Tuwharetoa

SENT VIA EMAIL: patai@tekotahitangaotuwaharetoa.co.nz

Proposed Private Plan Change, Nukuhau

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- Contamination
- Archaeology
- Geotechnical
- Landscape and Visual Assessment
- Traffic Impact Assessment