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Nukuhau: Private Plan Change Request to the Taupō District Plan

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Appendix H	Detailed Site Investigation
Appendix I	Geotechnical Report
Appendix J	Ecology Report
Appendix K	Archaeology Report
Appendix L	Open Day Material and Feedback Form and consultation correspondence

Disclaimers and Limitations

This report (**'Report'**) has been prepared by WSP exclusively for CN Top Investments Ltd, Lexus Trustees 11 Ltd and Dentistry Revisited Ltd (**'Client'**) in relation to a private plan change request to Taupō District Council (**'Purpose'**) and in accordance with the Nukuhau Private Plan Change offer of service dated 13 April 2018 and the associated Short Form Agreement. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

1 Introduction

This proposed private plan change request (herein referred to as the plan change request) to Taupō District Council (Council or TDC) is proposed by three co-operating landowners in the Nukuhau area. The plan change request seeks to change the zoning of 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 areas of stormwater and recreation reserves. These proposed zone changes will enable the future development of approximately 780 dwellings in an area identified in the Taupō District 2050 - Growth Management Strategy (TD 2050) as a northern growth area.

1.1 The Applicant

This is a private plan change request by three landowners in the Nukuhau area (referred to as the 'co-operating landowners'). These landowners comprise:

- AN Rajasingham, LPT Trustees No, 124 Limited and Thiru Trustee Company Limited at 24 Acacia Bay Road with a land area of 9.09 hectares.
- Lexus Trustees 11 Limited, 48 Acacia Bay Road with a land area of 14.55 hectares.
- CN Top Investment Limited, 6 Poihipi Road with a land area of 22.27 hectares.

The plan change includes 45.93 hectares owned by the co-operating landowners and adjacent land comprising of 31.85 hectares. Each landowner will develop their property independently. However, all co-operating landowners see the benefit of this joint plan change request. Appendix A contains the details of the land subject to this plan change.

1.2 Purpose of this report

This plan change request describes the nature of the plan change request in detail and includes a section 32 evaluation, an assessment of effects, and an assessment against the relevant national and regional statutory provisions. This plan change has been prepared in accordance with Schedule 1 of the Resource Management Act 1991 (RMA or the Act).

The plan change request is supported by the following WSP technical specialist reports:

- Land Contamination Investigation in the form of a Detailed Site Investigation
- Archaeological Report
- Landscape and Visual Assessment and Urban Design Assessment
- Geotechnical Investigation
- Traffic Impact Assessment
- Ecological Assessment
- Stormwater Management Report
- Water and Wastewater Study

2 The site and surrounding environment

2.1 The site

The extent of the land within the plan change area is shown on Figure 2-1 and is currently zoned Rural Environment under the operative Taupō District Plan 2007 (District Plan). This land is herein referred to as the site and is comprised of 14 Records of Title (RT) encompassing an area of 77.78 hectares. Details of the land subject to the plan change is attached as Appendix A and copies of the RTs are attached as Appendix B.

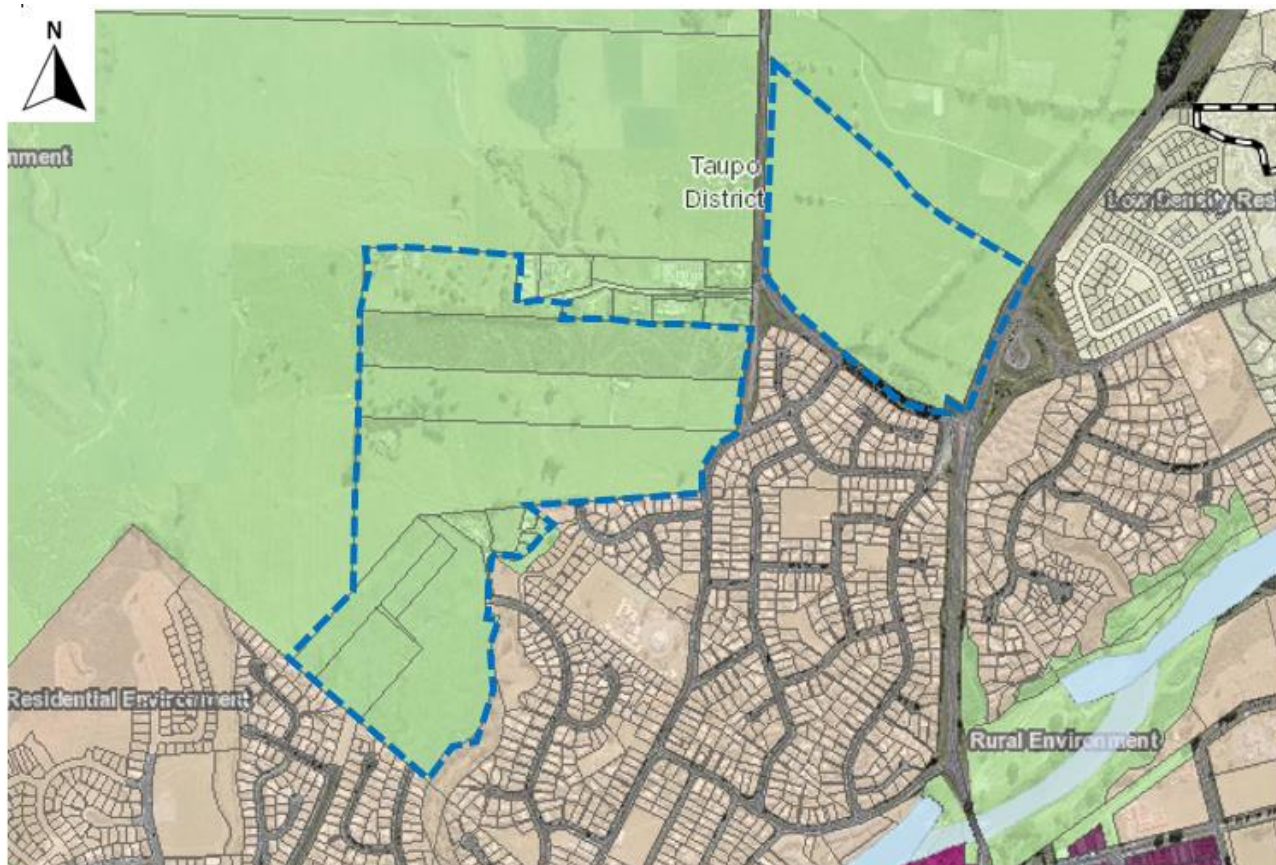


Figure 2-1: The land subject to the plan change request outlined in blue dashed line showing current Rural Environment Zoning (Source: Mapi)

The site is irregular in shape and split into two parts, a rectangular piece of land to the east of Poihipi Road (eastern site area) and a larger tract of land to the west (western site area), as illustrated in Figure 2-2 below. The site is in an elevated position between 410m and 450m above sea level and overlooks Lake Taupō which is ~1.3km to the south and the CBD is ~1.5km to the south east.

The land contains a mixture of uses including lifestyle blocks and rural farmland. Most of the sites are used for animal grazing. Paddocks are defined by post and wire fences, hedges and mature shelterbelts. The western part of the site includes a small number of rural-residential lifestyle properties. A disused homestead is set amongst a large stand of mature native and exotic trees within the eastern portion of the site on its southern boundary as shown in the photos in Figure 2-4.

Similar to the wider landscape, the site is flat to gently rolling with a moderate slope which falls in a north-south direction towards Lake Taupō. In both the western and eastern portions of the site, the most elevated area is near to its northern edge and the least elevated area being near to the southern edge. Given the sloping landform, the area comprises several shallow gullies running through the western side of the site from north to south which include hollows, depressions and

low rises. To the east of the stand of trees, a stormwater detention area is located within the road reserve on the corner of Poihipi Road and Wairākei Drive.

An unnamed ephemeral tributary of Lake Taupō runs through the site from the north to the lake. This waterbody is classified as a surface water body on Waikato Regional Council's (WRC) maps. The Waikato Regional Hazards Portal does not identify any natural hazards within the area.

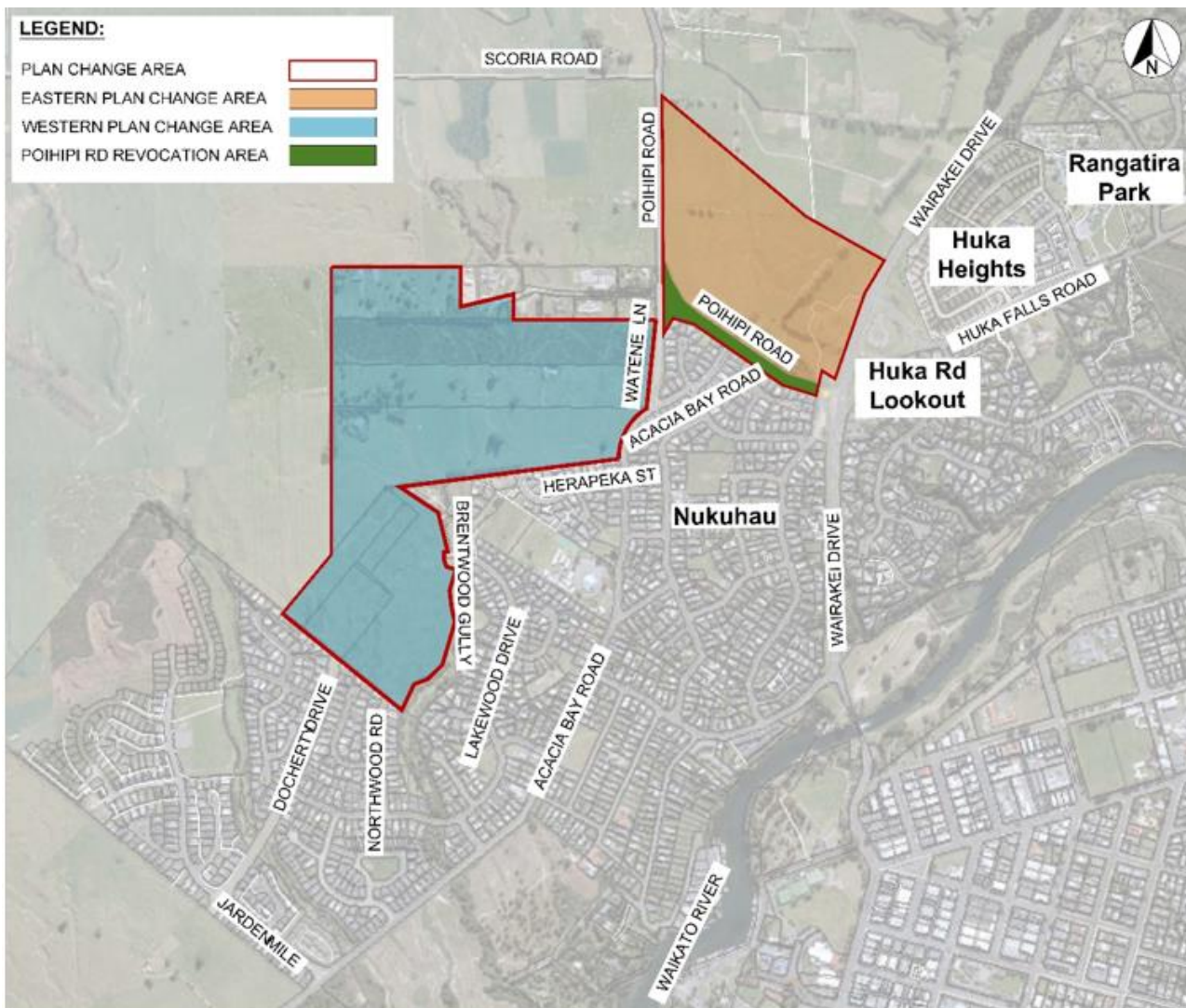


Figure 2-2: Site location plan and surrounding environment

2.2 Existing zoning

The existing zoning of the land is Rural Environment as shown on Planning Maps C6, C7 and C9. Designation D110 West Kinloch Arterial Road (WeKA) effects one RT.

2.3 WeKA Designation

As can be seen in Figure 2-3 below Designation D110 for the WeKA runs through part of the parcel of land adjoining Wairākei Drive. The purpose of the designation is for road. As part of this plan change request it is proposed to realign Poihipi Road to a similar location to the WeKA designation and as such the name of the designation would need to be altered in the District Plan to Pohipi Road. This would need to be undertaken by Council under section 181 of the RMA. Page 12 of Taupō District 2050 (TD2050), the Growth Management Strategy for the District states that Council intend to remove the WeKA designation except for the lower section between Wairākei Drive and Pohipi Road as part of the District Plan review which is anticipated to be notified in Late 2021.



Figure 2-3: Location of the WeKA designation

2.4 Surrounding environment and landscape setting

The site is located at the existing urban boundary on rural land. It is immediately to the north of the existing Nukuhau residential area; bounded by Wairākei Drive to the east and low density residential area of Rangatira Park and Huka Heights, and rural land to the north and west as shown on the site location plan in Figure 2-2. Part of the site is therefore located at a prominent entry point into the town from the north. *Residential Environment* zoned land is to the south of the site with *Rural Environment* zoned to the north and west. To the east of the land fronting Wairākei Drive is land zoned *Low Density Residential Environment* known as Huka Heights and Rangatira Park.



Figure 2-4: Photos of the large stand of mature native and exotic trees along Poihipi Road in the left photo and as viewed from Huka Falls Road Lookout in the right photo.

The site is bounded by a rural landscape to the north and west, Wairākei Drive and Rangatira Park subdivision to the east and the urban edge to the south. The southern boundary adjoins residential development and a small number of rural-residential properties and streets which terminate along this interface. These residential streets extend from Poihipi Road through to Chelsea Rise. The four streets include Herapeka Street, Lakewood Drive, Northwood Road and Docherty Drive. All end at the existing rural boundary with a formation that suggests possible future extension.

Brentwood Gully is a Council stormwater reserve which runs from Herapeka Street southwards toward the lake (with the exception of Acacia Bay Road cutting across it, but without a culvert). The

gully passes close to the western site area where it abuts the residential edge of Nukuhau and forms a managed green buffer between the urban and rural environment. From here Brentwood Gully and a small number of shallow, grazed gully areas extend north across the western site area and beyond. The Huka Falls Road lookout and carpark is located on the corner of Wairākei Drive and Huka Falls Road to the east of the site. The lookout is located on a mound to take advantage of the views of the lake and mountains in the distance.

2.5 Ecological Setting

2.5.1 Vegetation and flora

An assessment of the ecological features and values of the subject land has been undertaken by a WSP Ecologist to inform the plan change request and the future development of the site. The Ecology Report identifies that the vegetation types within the subject land are highly modified ecosystems that are the result of historic clearance of the original forest and conversion to pasture and forestry. The forestry blocks have subsequently been cleared. Most of the remaining tree and shrub cover is associated with either shelterbelts or the result of amenity planting near residential dwellings. The vegetation is dominated by introduced plant species, including weed species, and there is virtually no indigenous vegetation. Most of the land within the plan change request area is occupied by grazed or rough pasture or mown grassland of very low intrinsic ecological value.

2.5.2 Birds

Common introduced and native bird species were recorded during the Ecologist's site visit. No bird species classified as *At Risk* or *Threatened* were noted. The Ecologist notes one possible exception, being the New Zealand pipit (*Anthus novaeseelandiae novaeseelandiae*). The pipit is classified as *At Risk*. Some of the habitat within the site is potentially suitable for pipit i.e. rough grassland. However, no pipits were observed or heard during the site walkover, however the survey did not cover the entire site. Therefore, there is potential for pipit to be present, although if the species does occur, numbers are expected to be low.

2.5.3 Lizards

Habitat exists for lizards within subject land i.e. wood piles, scrubby vegetation and rough pasture. However, the Ecologist concludes that due to the highly modified nature of the subject land, the presence of any *At Risk* or *Threatened* lizard species is unlikely.

2.5.4 Bats

Two species of bats occur within New Zealand. The lesser short-tailed bat (*Mystacina tuberculata*) and long-tailed bats (*Chalinolobus tuberculatus*). The long-tailed bat, is a species with a threat status of *Nationally Critical*.

The Ecologist notes that the habitat within the subject site is unsuitable for the lesser short-tailed bats as the species is usually associated with large tracts of mature native forest. The Ecologist reviewed the Department of Conservation's (DoC) national bat database in June 2019 and notes that the closest record for the lesser short-tailed bat was approximately 40km to the east in the Kaimanawa Forest Park, recorded in 2018.

The Ecology Report states that as the long-tailed bat is more adapted to edge habitat (than the lesser short-tailed bat) it occurs widely throughout the Waikato Region. It roosts in cavities in both native and exotic trees and can be found in landscapes where the dominant mature trees are exotic.

Within the plan change request area there are several stands of mature trees associated with dwellings that have the potential to provide roosting habitat for long-tailed bats. There are also rows of mature trees along field margins that could function as flight paths, as well as provide roost sites. Individual mature trees within paddocks could also provide roost habitat, although isolated trees tend to be less favourable roosting sites compared to trees located within groups.

The Ecologist's review of the DoC national bat database in June 2019 noted that there are no records of long-tailed bats within the plan change request area. The nearest survey record is at the Wairākei Golf Course and Sanctuary, approximately 3km to the north. This survey was undertaken in 2014 and recorded no bats. There are records for bats in the Kinleith Forest (2009), approximately 20km to the north-west. There have also been relatively recent newspaper reports of bat being recorded near Wairākei Village (NZ Herald, November 2018).

Although no long-tailed bats have been recorded within the plan change request area, the presence of potential roost trees and flight paths, together with records of long-tailed bats within the wider landscape, means that there is a moderate risk of this species being present within the plan change request area on a regular basis.

2.5.5 *Aquatic habitats*

While there are overland flow paths through the site, there are no permanent streams, therefore the Ecology Report concludes that there are no habitats within the site supporting aquatic habitat values.

2.6 Geological setting

2.6.1 *Published geology*

The GNS New Zealand 1:250k geological map for the Rotorua area indicates that the site is largely underlain by pumice sands of the Taupō Pumice Formation. The main material type is described as "Non-welded, loose to poorly consolidated to sintered, white to pale grey rhyolite ignimbrite with white to pale pink pumice clasts; commonly includes charcoal fragments and logs; fall deposits; minor alluvium". Areas of the site may be underlain by pumice sands of the Oruanui formation, which is described as "Non-welded, cream to pale pink-brown rhyolite ignimbrite with pumice clasts in a sandy ash matrix; minor fall deposits".

2.6.2 *Likely soil types*

The site is located on Taupō Immature Orthic Pumice Soil. The soil is a sandy loam in nature, well drained and has no significant barriers within 1 meter below ground level (mbgl). Soil types will vary, and it is possible that there will be zones of silt and clay in some areas.

2.6.3 *Active faults*

According to the GNS Active Faults Database, there are four identified active faults with several splays within a 5 km radius of the site. The closest of these is the Karapiti fault, which is located approximately 2.5 km to the northwest of the site at its closest point.

2.7 Stormwater

The existing stormwater network allows for the conveyance of the road reserve and carriageway areas to discharge stormwater to Lake Taupō. The existing residential areas are drained via soakage or open channel. There are several overland flow paths through the subject site that connect with formal open channels through the existing residential area before also discharging into the lake.

The largest open channel is along the western side of Nukuhau This has several large culverts under the road. Acacia Bay Road does not have a culvert crossing, so instead forms a basin. This basin provides infiltration for a large catchment area. Stormwater characteristics of the area include the Brentwood Gully and a stormwater detention pond located on the northern corner of Poihipi Road and Wairākei Drive.

2.8 Water reticulation

The site is located within the two water network zones – the Taupō West Zone serviced by the Woodward Pump Station, and the Taupō Nukuhau Zone serviced by Nukuhau Pump Station. The existing water network from the pump stations consist of 50 mm, 100 mm and 150 mm diameter pipelines and are mainly asbestos cement (AC) and unplasticised polyvinyl chloride, (uPVC) pipelines.

2.9 Wastewater reticulation

The area surrounding the site, is serviced by an existing gravity wastewater network that flows across the Control Gates bridge over the Waikato River and runs towards the Taupō Wastewater Treatment Plant.

2.10 Roothing network

The site is accessed in the north via Wairākei Drive/Pohipi Road intersection or in the south via the Wairākei Drive/Norman Smith Street intersection. Wairākei Drive is the primary northern gateway into Taupō via the Control Gate Bridge. This roading network was upgraded in 2019 as shown on Figure 2-5 below.

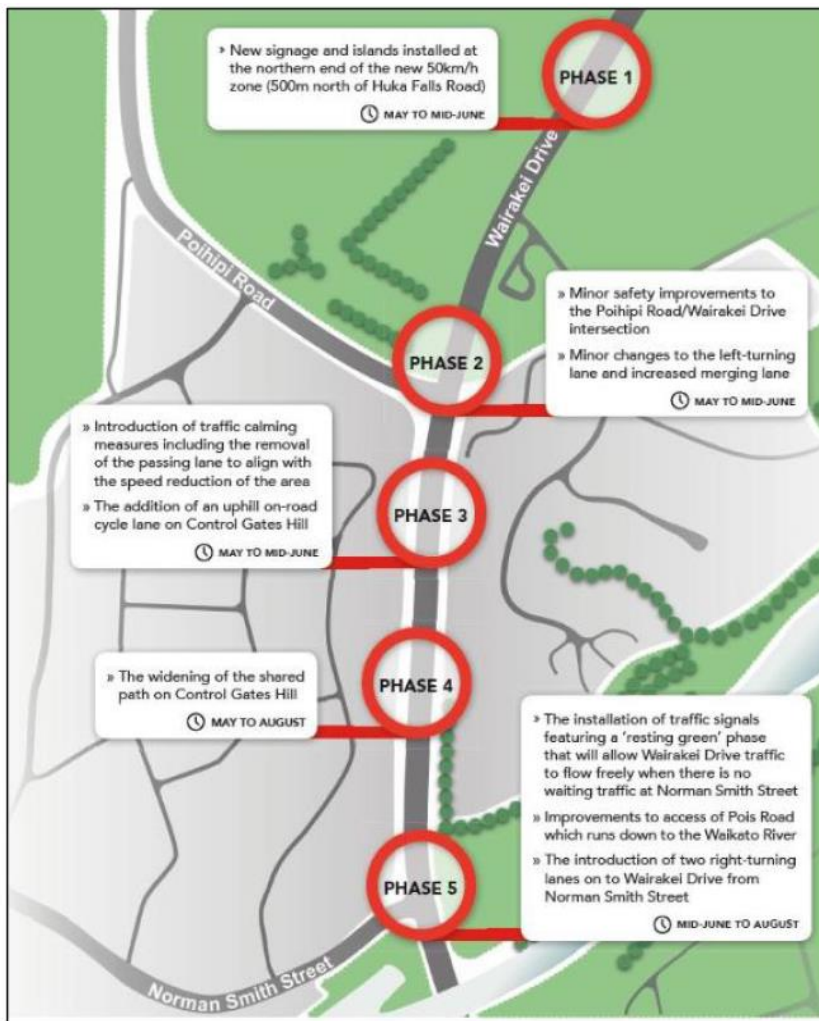


Figure 2-5: Northern corridor improvements undertaken in 2019 (Source: TDC website)

3 Private plan change request

The plan change request seeks to change the zoning of 77.78 hectares of Rural Environment zoned land to a mix of General Residential, Medium Density Residential, Local Centre zoning and areas of stormwater and recreation reserves. These proposed zone changes will enable the future development of approximately 780 dwellings. Drawing L001 in Appendix C illustrates the proposed rezoning of the site and is the proposed Structure Plan Map.

The key elements of the plan change request are:

- Recognising the importance of Lake Taupō and its tributaries to the environment and amenity of Taupō by identifying and protecting overland flows which traverse the subject land and feed into the lake.
- Assisting in delivering on the key planning principles identified in the Structure Plan, including providing quality connected residential neighbourhoods to support the growth of Taupō, and enabling a range of housing typologies to encourage a diverse community.
- Managing stormwater in such a way as to ensure high water quality entering Lake Taupō from the future development.
- Creating a landscaped environment immediately around the waterways and gully areas with revegetation enhancement and the creation of public access.
- Creating a network of walkways and cycleways through the property.

It is considered that, the combination of these elements delivers a residential community which will make a demonstrable contribution to growth within Taupō, and in a way which nestles this community into the landscape, protects key environmental features, and creates quality neighbourhoods for a broad diverse community.

3.1 Wastewater capacity constraint

An assessment of the required wastewater infrastructure has been undertaken and is detailed in the supporting water and wastewater study in Appendix D. This study identified that wastewater from the west of Taupō crosses over the Waikato River at the Control Gates Bridge through a trunk sewer siphon.

This siphon is a known hydraulic constraint and therefore Council have identified some funding in their LTP for an upgrade to this siphon in 2020/22. The water and wastewater study notes that Council have scheduled this work for June 2021. Until this upgrade is completed there is no spare capacity to cater for the future residential development of the land. However, the design flows for the upgrade of this siphon do not include the land subject to this plan change request as such there is no definitive solution nor agreed timeframe for resolution of this matter.

Therefore, before any development can occur the wastewater infrastructure will need to be expanded and provided for as outlined in the WSP water and wastewater study or if Council is satisfied there is a solution to suitably dispose of the wastewater. Should this plan change request be approved by Council, a rule in the District Plan would be required restricting development of the land until the wastewater upgrade is completed or an alternative solution is available.

3.2 Proposed amendments to the District Plan

The District Plan policy framework¹ directs that urban density subdivision and development be located only within future growth areas which have been subject to structure planning and rezoning for the purposes.

Accordingly, this plan change request seeks to rezone the identified land from Rural Environment to General Residential and Medium Density Residential. The plan changes also seeks to provide a Neighbourhood Shopping Centre overlay over a small area of General Residential zoned land and areas of stormwater and recreation reserves.

The proposed amendments to the District Plan are detailed in Appendix C along with the Structure Plan Map. In summary the plan change request texts seek to insert:

Proposed Provisions	Reason for change
<p>Zone Map</p> <p>Rezone the identified Nukuhau area from Rural Environment Zone to General Residential, Medium Density Residential. Apply the Neighbourhood Shopping Centre overlay over a small area of General Residential zoned land.</p>	<p>To support the urban development of the land consistent with the expectations of the land for accommodating growth in accordance with the Nukuhau Structure Plan, to provide for a range of housing typologies and densities, while providing an urban form which creates high quality amenity while utilising the land in an efficient manner.</p>
<p>Appendix 9: Structure Plan Map, Road Cross Section Figures and Landscaping requirements Figures</p> <p>Insert the Nukuhau Structure Plan including roading hierarchy and connections, stormwater reserves with shared pedestrian and cycling pathways. Recreation reserves, and landscape strip/buffers.</p>	<p>The insertion of a Structure Plan illustrates the intended pattern of development of the area. The Road Cross Section Figures and Landscaping requirements Figures are intended to complement the Structure Plan and to provide guidance in respect to the roading hierarchy shown on the Structure Plan Map.</p>
<p>Section 3a: Insert new Nukuhau Structure Plan area text</p>	<p>Insertion of a new text provides an overview of the vision and an explanation of the key structure plan elements and intended outcomes.</p>
<p>Section 3a: Insert new objectives and policies</p>	<p>New objectives and policies are required to achieve the vision and outcomes listed in section 3a.</p>
<p>Section 4a: Insert new performance standards and development controls</p>	<p>Provides consistency with the existing District Plan residential rules. Provides for well-designed residential development that enables future residents to meet their social and economic needs.</p>
<p>Section 4a: Insert specific Nukuhau Structure Plan Area Rules</p>	<p>The package of rules and requirements, consistent with the proposed objectives and policies, and Structure Plan to create certainty in respect to the timing and urban form of development. The activity status for non-</p>

¹ Policy 3e.2.1(v) of the District Plan

	compliance with key activities creates a high expectation that development delivers the key features of the Structure Plan.
Section 4a: Insert provisions limiting completion of development within the Nukuhau Structure Plan area	Before any development can occur the wastewater infrastructure will need to be expanded and provided for as outlined in the WSP water and wastewater study or if Council is satisfied there is a solution to suitably dispose of the wastewater. Should this plan change request be approved by Council, a rule in the District Plan would be required restricting development of the land until the wastewater upgrade is completed or an alternative solution is available.

3.3 Unaltered plan provisions

This plan change request adopts the existing District Plan provisions (except for the proposed changes outlined in Appendix C) and does not affect the consistency of the structure or consistency of the plan itself.

3.4 Structure Plan

A Structure Plan Map has been prepared for the area and is included in Appendix C. This Structure Plan forms part of the plan change request and is the framework to guide the development of the land. It defines the areas of future General and Medium Density Residential zones, proposed reserves, Neighbourhood Shopping Centre overlay and the proposed roading network.

3.5 Resource consents required to develop the site

To enable the development of the site, subdivision and land use consents would need to be applied for and granted by Council. Resource consent may also be required from WRC for stormwater discharges from the proposed stormwater solutions.

4 Statutory framework

The legal framework is required to be applied correctly so that the assessments and information contained in this plan change request are used to draw the correct conclusions. In particular the decision in *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd*² (*King Salmon*) and *RJ Davidson Family Trust v Marlborough District Council (Davidson)*³ provides direction on how Part 2 of the RMA applies to making a decision on a plan change.

Prior to the *King Salmon* decision an ‘overall judgement’ approach was taken, whereby it was considered whether the plan change gave effect to Part 2 of the RMA including assessing it individually against the various matters in sections 6, 7 and 8 of the RMA.

King Salmon changed the decision-making process for district and regional plan changes. It found that there was no need to refer back up the hierarchy of plan provisions to Part 2, because other higher level planning instruments in that case (the New Zealand Coastal Policy Statement) are deemed to have given effect to Part 2 at the national, regional or local level.

Plan changes are assessed according to *King Salmon*. Higher order policy and plans determine the outcome of lower order plan change requests and must be given effect to unless the plans are invalid, incomplete or uncertain in meaning; then Part 2 can be assessed. For this plan change request, the relevant statutory instruments that are being applied are:

- National Policy Statement on Urban Development, 2020 (NPS-UD)
- National Policy Statement for Freshwater Management, 2017 (NPS-FW)
- Waikato Regional Policy Statement, 2016 (WRPS)
- Waikato Regional Plan, 2007 (Regional Plan)
- District Plan, 2007

The question to be considered is the extent to which these planning instruments can be relied on as incorporating all relevant Part 2 matters, or whether any of the *King Salmon* exceptions apply, meaning that Part 2 would need to be revisited.

In terms of timing, the NPS-UD was published on 20 August 2020 and the WRPS was made operative on the 20 May 2016 after the operative 2007 District Plan. Therefore, the NPS-UD is important in respect of any aspects not fully addressed in the District Plan.

The District Plan does not include provisions for allowing the flexibility of land allocation, as it is principally a regulatory instrument and the flexibility needs to be sought via a resource consent application or a plan change request, supported by the WRPS or other high order planning instruments.

However, the objectives and policies of the District Plan are relevant to guide the decision makers. The NPS-FW is of less relevance to this plan change request as the management of fresh water is a secondary issue.

Therefore, the statutory assessment in section 9 of this plan change request places most weight on the NPS-UD, given that it was published after the WRPS and District Plan and is a higher level document. It is directly related to urban development issues addressed in this plan change request.

However, for completeness, in case there is any doubt by the decision maker that the issues are not fully addresses or are uncertain, this plan change request includes a Part 2 assessment.

² NZSC 38, [2014] NZLR 593

³ NZHC 52 [2017] and NZCA 316 [2018]

4.1 Schedule 1 of the RMA

Schedule 1 of the RMA Part 2 of Schedule 1⁴ of the RMA sets out the process for changes to district plans. Clause 21(1) of this schedule states that that any person may request a change to a district plan. Clause 22 states the form of the request and requires that the request to change a plan be made to the appropriate local authority in writing and:

- *shall explain the purpose of, and reasons for, the proposed plan change; and*

This is outlined in section 3 of this plan change request.

- *contain an evaluation report prepared in accordance with section 32 for the proposed plan change; and*

This is provided in section 10 of this plan change request.

- *describe any environmental effects anticipated from the implementation of the proposed plan change, taking into account clauses 6 and 7 of Schedule 4⁵*

This is outlined in section 7 of this plan change request.

In accordance with Clause 25 of the RMA Council considers the request and decides whether to adopt or accept the request. It may also reject the request (Clause 25(4)) or deal with the request as if it were an application for resource consent (Clause 25(3)).

Clause 4A⁶ requires that before notifying a proposed policy statement or plan, Council must—

- provide a copy of the relevant draft proposed policy statement or plan to the iwi authorities consulted under clause 3(1)(d); and*
- have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.*

Clause 3(1)(d)⁷ is an obligation on Council to consult iwi authorities during the preparation of a change to their district plan. Clause 29 states that Part 1 of Schedule 1, should apply to a private plan change request with all necessary modifications, therefore there is a requirement that Council provide a copy of this plan change request to iwi authorities.

Consultation has been ongoing with Raukawa Charitable Trust, Te Arawa River Iwi Trust, Te Kotahitanga o Ngati Tūwharetoa and Tūwharetoa Maori Trust Board. Information has been provided to date and a copy will be provided to the above identified parties for their comment at the time of lodgement.

4.2 Section 31 of the RMA

Section 31 sets of the functions of Council under the RMA. In particular, it identifies the functions of Council at section 31(1) as including:

- the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*

⁴ Requests for changes to policy statements and plans of local authorities and requests to prepare regional plans

⁵ Schedule 4—Information required in application for resource consent; Clause 6—Information required in assessment of environmental effects; Clause 7— Matters that must be addressed by assessment of environmental effects.

⁶ Further pre-notification requirements concerning iwi authorities

⁷ Preparation and change of policy statements and plans by local authorities

- (aa) *the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*

Council is therefore required to consider this plan change request in accordance with its function of achieving integrated management of the effects of land use. The use and development of the land for the purposes outlined in this private plan change request is within the scope of Council's functions under section 31 of the RMA and the integrated management of effects is addressed in this private plan change request.

Ensuring that there is sufficient development capacity of land for housing is also a function of Council as detailed in clause (aa) above. This matter was introduced into the RMA by the Resource Legislation Amendment Act 2017, therefore prior to this it had not been a function of Council. As a result, the District Plan does not include explicit objectives, policies, or methods to meet this requirement. Therefore, it is relevant for Council to consider how this private plan change request assists Council in fulfilling its function of ensuring there is sufficient development capacity for housing.

4.3 Section 32 of the RMA

Section 32⁸ of the RMA sets out the requirements for preparing and publishing evaluation reports. The overall purpose of section 32 is to ensure that any provisions proposed through this plan change request are evidence based, clear and certain, and the most appropriate way to achieve the purpose of the RMA. Section 32 requires that, prior to public notification of a proposed plan change request, Council must examine:

- (a) *the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- (b) *whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
- (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions;*

The evaluation report must also contain a level of detail that:

- (c) *corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

When assessing efficiency and effectiveness of the provision in achieving the objectives of the proposed plan change request the report must under section 32(2):

- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
- (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
- (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

⁸ Requirements for preparing and publishing evaluation reports

Section 32(3) states that if the proposal is an amending proposal— which this plan change request is, that the examination under section 32(1)(b) must relate to:

- (a) *the provisions and objectives of the amending proposal; and*
- (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect.*

This subsection is relevant to the proposed plan change request as it will amend the existing District Plan, which by this definition is the existing proposal. Relevantly, this plan change request introduces one new objective, one new policy and seeks minor changes to Objective 3a.2.1, provides additional performance standards and development controls, and the addition of a new Appendix 9 which is the Structure Plan document.

Against that background, it is necessary to consider the RMA definition of 'objectives' for the purpose of evaluating the plan change request. The RMA defines 'objectives' as follows:

Objectives means,—

- (a) *for a proposal that contains or states objectives, those objectives;*
- (b) *for all other proposals, the purpose of the proposal*

As the amending proposal introduces one new objective, it must be evaluated alongside the purpose of the plan change request. Accordingly, section 10 of this plan change request examines the relevant existing objectives of the District Plan to the extent that those objectives are relevant to the 'purpose of the proposal' and would remain if the plan change request were to take effect. It also evaluates the proposed objective, policy, performance standards and development controls of the plan change request against the purpose of the proposal and the existing objectives of the District Plan which are relevant to the proposal.

4.4 Sections 74 and 75 of the RMA

Section 74 sets out matters to be considered by Council when changing its district plan and section 75 sets out the prescribed contents and purposes of district plans. As this is a site-specific plan change request it has little impact on the District Plan as a whole.

Under section 74 a plan change request must have regard to regional policy statements and management plans and strategies prepared under other Acts. Sections 5 and 6 of this plan change request identify the relevant plans and strategies.

4.5 Part 2 of the RMA

4.5.1 Section 5—Purpose

All plan change requests are subject to Part 2 of the RMA being the Purpose and Principles with the overriding purpose being: *to promote the sustainable management of natural and physical resources*. This is of course subject to the *King Salmon* and *Davidson* caveats as discussed in section 4.1 above.

Sustainable management is defined in section 5 of the RMA as:

sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

An assessment against section 5 of the RMA is included in section 9 of this plan change request.

4.5.2 Section 6—Matters of national importance

Section 6 of the RMA requires that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the matters of national importance. There are no section 6 matters relevant to this plan change request.

4.5.3 Section 7—Other matters

Section 7 requires that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard section 7 matters. Of relevance to this plan change request are:

- (b) *the efficient use and development of natural and physical resources.*
- (c) *the maintenance and enhancement of amenity values.*
- (f) *maintenance and enhancement of the quality of the environment.*
- (g) *any finite characteristics of natural and physical resources.*

An assessment of the relevant section 7 matters is included in section 9 of this plan change request.

4.5.4 Section 8—Treaty of Waitangi

Section 8 requires that:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

This section requires decision makers to act in accordance with the Treaty of Waitangi (Te Tiriti o Waitangi). To ensure that the decision makes are fully informed and able to fulfil this obligation this plan change request provides information on the consultation and outcomes of that consultation undertaken with tangata whenua.

Section 8 of the RMA is to be considered alongside section 32(4A) which requires that the section 32 evaluation report includes a summary of advice received from iwi authorities and the response to that advice. This requirement is different from the specific pre-notification consultation requirement of Clause 4A of Schedule 1 as discussed in section 4.1 above.

5 Relevant statutory documents

The following section provides an outline of the statutory documents relevant to the plan change request.

5.1 National Policy Statements

National policy statements (NPS) are instruments issued under section 52(2) of the RMA. They state objectives and policies for matters of national significance. Section 75(3) of the RMA requires that district plans give effect to any NPS.

5.1.1 NPS on Urban Development 2020

The NPS on Urban Development (NPS-UD) provides national direction under the RMA and replaced the NPS-UDC. The NPS-UD directs local authorities to provide sufficient development capacity in their resource management plans for housing and business growth to meet demand. Development capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure.

Under the NPS-UD Taupō DC is a *Tier 3 local authority*, which means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority. A Tier 3 urban environment is a low-demand urban environments – small cities where the benefits from policies other than general NPS-UD policies are fewer or less certain relative to the costs to implement them.

Clause 1.5 of the NPS-UD Implementation by Tier 3 local authorities states that:

Tier 3 local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so.

5.2 Operative Waikato Regional Policy Statement (May 2016)

The purpose of the Waikato Regional Policy Statement: Te Tauāki Kaupapa here ā-Rohe, or WRPS is to achieve the purpose of the RMA by providing an overview of the resource management issues of the Waikato region, and policies and methods to achieve integrated management of the natural and physical resources.

Section 1 of Part A of the WRPS states six significant resource management issues and issues of significance to iwi authorities of the Waikato region. Twenty-six objectives address the issues. The objectives identify the desired end state of the region's natural and physical resources. Part B of the RPS identifies what action is to be taken by whom and by what means to achieve the objectives identified in Part A of WRPS.

5.3 Operative Taupō District Plan, 2007

The District Plan assists territorial authorities to carry out their functions in order to achieve the purpose of the Act. A District Plan is mandatory and is to be prepared by each territorial authority. Through rules and performance standards, the Plan sets minimum standards for the use of land in order to avoid or lessen adverse impacts on the environment, to ensure that the existing resources and general amenity of an area is maintained. The land subject to this plan change request is currently zoned Rural Environment. There are no overlays affecting the site.

Section 9.2.8 of the District Plan provides the information to be supplied with a request for a plan change request as follows:

All requests for a plan change shall provide evidence of the applicant having fulfilled the following requirements:

- i. The consultation requirements set out in clause 3 of Part One of the First Schedule of the Act*
- ii. As [sic] assessment of the implications of the change for the provisions made within the Plan for those matters specified in Part Two of the Act,*
- iii. An assessment of the implications of the change for the provision made within the Plan for those matters specified in Part Two of the Act⁹*
- iv. The obligations in regard to Section 32 of the Act.*

⁹ As per written in the District Plan matters ii and iii are the same

6 Other relevant documents

Section 74(2)(b)(i) of the Act directs that when preparing or changing a District Plan, Council shall have regard to management plans and strategies prepared under other Acts. The following documents are considered relevant to this plan change request and are assessed in section 10 of this plan change request.

- Taupō District 2050 - District Growth Management Strategy updated 2018
- Taupō District Urban Structure Plan 2004
- Taupō District Stormwater Strategy 2009
- Taupō District Stormwater Asset Management Plan 2018
- WRC Waikato Stormwater Management Guidelines 2018
- The Ngāti Tūwharetoa Environmental Iwi Management Plan

7 Assessment of environmental effects

Clause 22(2) of Schedule 1 of the RMA states that where environmental effects are anticipated, that the plan change request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4 of the RMA, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the plan change request, policy statement, or plan. Clause 6 outlines the information required in an assessment of environmental effects and clause 7 states the matters that must be addressed by an assessment of environmental effects as follows:

- (a) *any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:*
- (b) *any physical effect on the locality, including any landscape and visual effects:*
- (c) *any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:*
- (d) *any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- (e) *any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:*
- (f) *any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.*

The following assessment should also be read in conjunction with the various plans and technical specialists assessments contained in the appendices. In many cases, those reports contain further and more detailed information relevant to an assessment of the overall effects of the plan change request.

7.1 Water and wastewater infrastructure effects

WSP undertook a desktop study (the water and wastewater study) of the additional demand that the future residential development of the area would place on Council's water and wastewater infrastructure in accordance with Council's Code of Practice for Development of Land (September 2009) (Code of Practice). A copy of the water and wastewater study is attached as Appendix D.

7.1.1 Water demand

The water demand for future residential development of the land has been calculated at 112.1 litres/second (l/s). The water and wastewater study identifies that to service this increased water demand, upgrades would be required to the Woodward pump station and sections of pipeline along parts of Woodward Street, Vaucluse Drive, parts of Acacia Bay Road, Herapeka Street, and Watene Lane. The pipeline upgrade will require 860m of 150mm diameter pipe and 800m of 200mm diameter pipe.

Council's Amended Long-Term Plan 2018-28 (LTP) identifies a water reservoir is required near Poihipi Road to service the growth of Taupō and for the resilience of Council's water supply. This is scheduled in the LTP for 2025/26.

7.1.2 Wastewater demand

Modelling of potential wastewater flows from the future residential development of the area into the existing Council's wastewater network was undertaken. The assessment was undertaken to check if the development resulting from the plan change request can be accommodated within

the existing network. The wastewater assessment examined the capacity of the existing wastewater network and for the purpose of this assessment the land was split into six portions as illustrated in Figure 7-1 below.

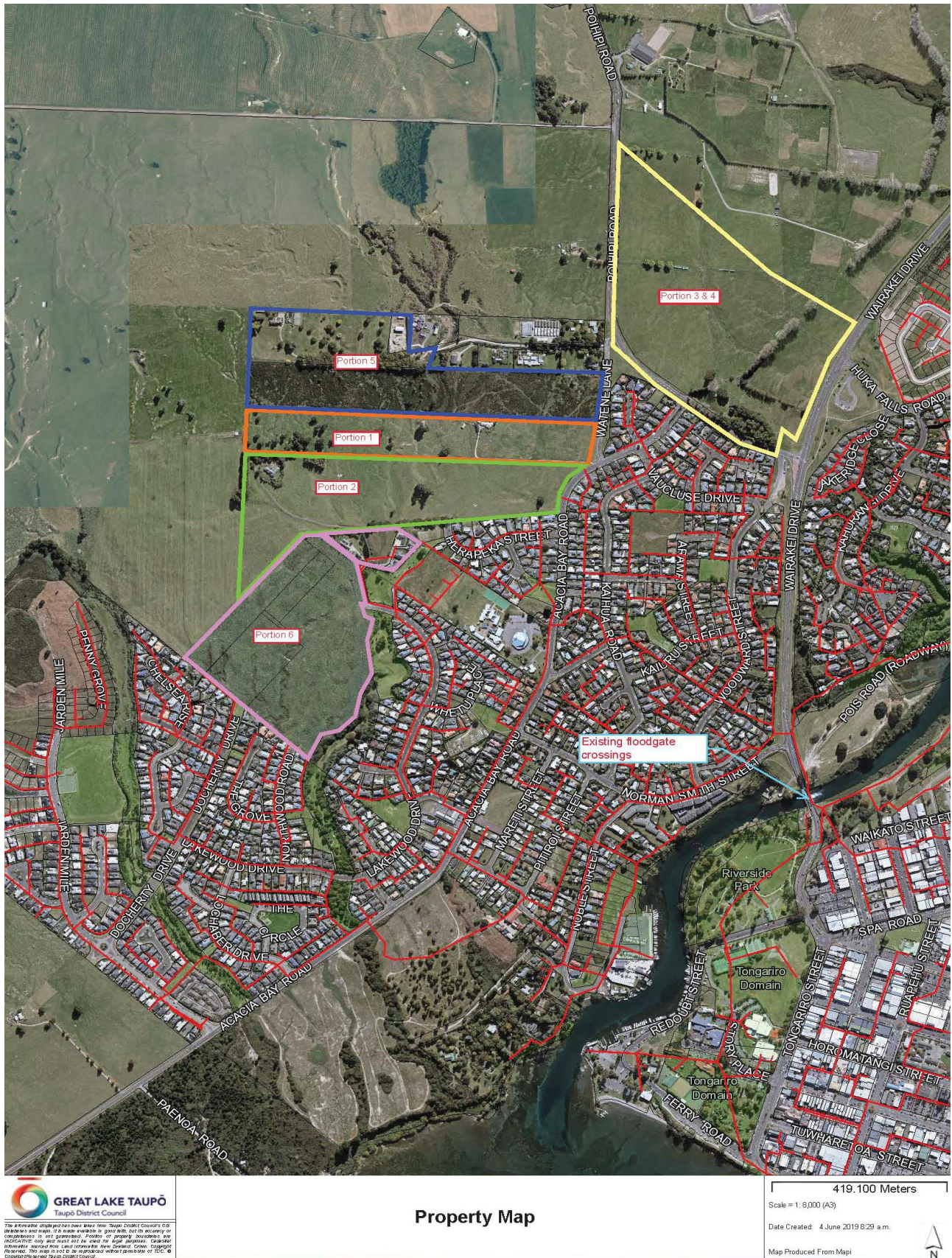


Figure 7-1: Property map extract from TDC maps showing the six portions of the plan change request land to be developed

The water and wastewater study concludes that:

- For portions 1 and 2, the existing wastewater network has limited capacity to accommodate the proposed development flow of 8.6l/s. There is a 311m section of pipeline that requires further investigation. The further investigation could lead to potential upgrade of the pipes diameter, of which the full impact is not known as the downstream pipes are also 150 mm diameter pipes.
- For portions 3 and 4, the existing wastewater network has sufficient capacity (up to the point of the Waikato River crossing upstream manhole/s) to accommodate the proposed development flow of 9.3l/s.
- For portion 5, the existing wastewater network has sufficient capacity (up to the point of the Waikato River crossing upstream manhole/s) to accommodate the proposed development flow of 5.9l/s.
- For portion 6, the existing wastewater network has limited capacity to accommodate the proposed development flow of 6.6l/s. There is a 781m section of pipeline that requires further investigation and mitigation work. The further investigation could lead to potential upgrade of the pipes in diameter size, of which the full impact is not known as various diameter pipes are affected.

From the information above, it can be concluded that there is an impact on the existing wastewater network of which sections of pipeline could potentially require upgrade work. The water and wastewater study notes that an alternative to upgrading the existing wastewater network, is a possibility of installing a new wastewater line of approximately 1500m. However, this requires further investigation.

Wastewater from the west of Taupō crosses over the Waikato River at the Control Gates Bridge through a trunk sewer siphon. This siphon is a known hydraulic constraint and therefore Council have identified in their LTP an upgrade to this siphon in 2020/22. The water and wastewater study notes that Council have scheduled this work for June 2021. Until this upgrade is completed there is no spare capacity to cater for the future residential development of the land. However, the design flows for the upgrade of this siphon do not include the land subject to this plan change request. Therefore, should this plan change request proceed, a review would be required of the design flows to the siphon to include approximately 780 new residential lots.

Besides the hydraulic constraint of the siphon, there is trunk sewer capacity available within the existing sewer network, however minor upgrades may be required such as upsizing or duplicating sections of the trunk sewer.

Overall the adverse effects on Council's water and wastewater infrastructure from the development of the land for residential purposes can be remedied by new pipelines, and/or minor upgrades to ensure that the effects of the development are considered to be acceptable and less than minor.

7.2 Transportation effects

WSP have undertaken a Traffic Impact Assessment (TIA), a copy of which is attached as Appendix E. The purpose of the TIA was to assess whether the proposed rezoning is possible and feasible from a transportation perspective. The TIA also identified the potential transportation effects of the proposed rezoning along with suitable mitigation measures to avoid, remedy or mitigate such effects on the safe and efficient operation of the transport network, where necessary.

7.2.1 Proposed changes to the roading network

Eight access points are proposed to the roading network to provide connections to traffic from the plan change request area. Five access points are via the continuation of an existing road and the remaining three access points are new intersections. Figure 7-2 below provides an indicative layout

of the proposed access points. In summary the TIA states that there are no issues or constraints with the proposed roading network and it will align with the conceptual road layout in the Taupō District Urban Structure Plan 2004 (TUSP) as shown in Figure 10-1 of the plan change request

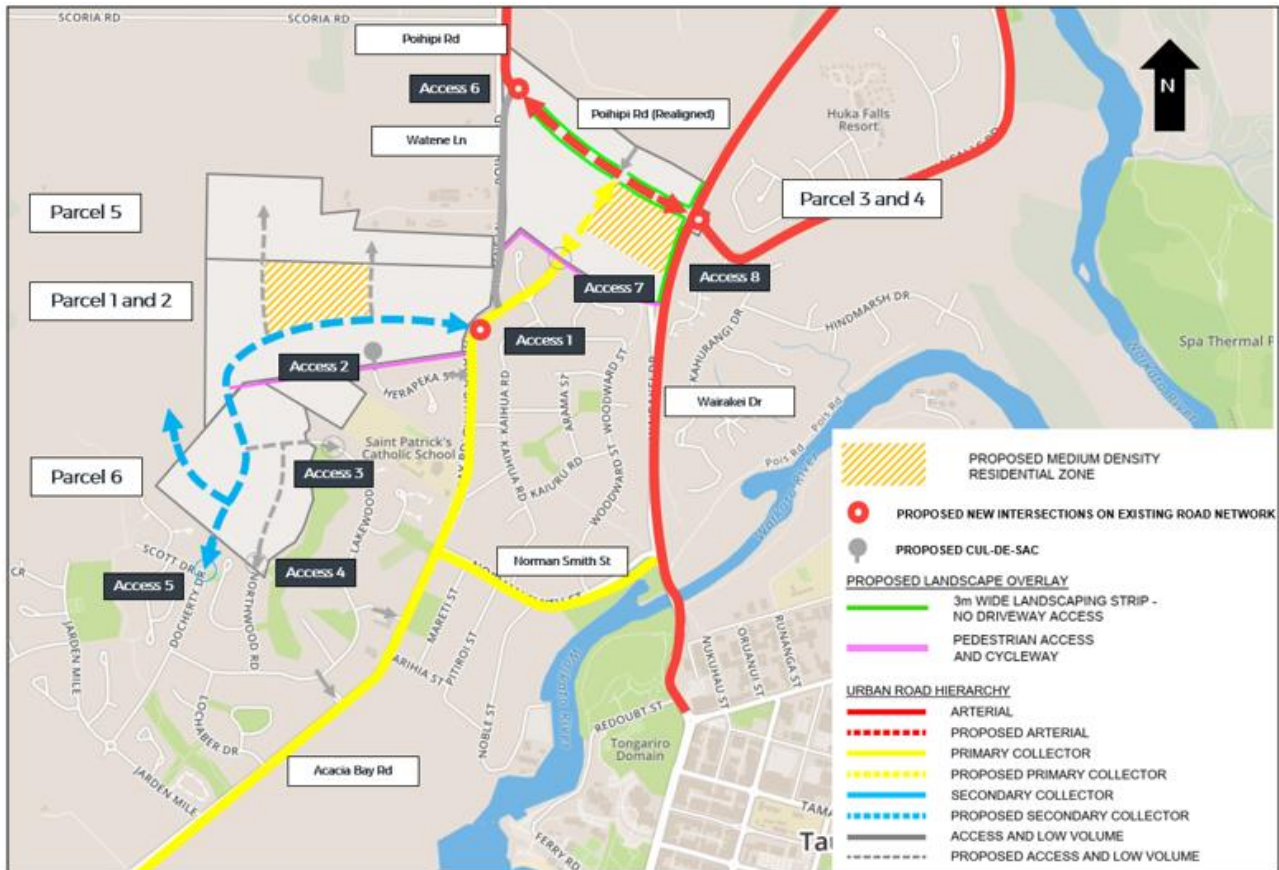


Figure 7-2: Indicative layout of the proposed access points to the existing roading network.

In reference to the above figure access is proposed as follows:

- Access 1 is a new formed intersection with Acacia Bay Road to serve Parcels 1, 2, 5 and 6.
- Access 2 is a via the cul-de-sac at Herapeka Street which then joins Acacia Bay Road to serve ~ 10 residential lots in Parcel 2.
- Access 3 is the continuation of Lakewood Drive which then joins Acacia Bay Road through Mansell Road to serve Parcels 1, 2, 5 and 6.
- Access 4 is the continuation of Northwood Road which then joins Acacia Bay Road through Brentwood Avenue to serve Parcels 1, 2, 5 and 6.
- Access 5 is the continuation of Docherty Drive, which then joins Acacia Bay Road to serve Parcels 1, 2, 5 and 6.
- Access 6 is a new intersection with Poihipi Road to serve Parcels 3 and 4.
- Access 7 is the continuation of Acacia Bay Road to serve Parcels 3 and 4.
- Access 8 a new intersection with Wairākei Drive to serve Parcels 3 and 4.

7.2.1.1 Poihipi Road realignment and Watene Lane extension

The plan change request seeks to accommodate a realignment of Poihipi Road as shown in Figure 7-2. A section of the existing Poihipi Road is proposed to be closed and moved further north and form a 4-leg intersection with Huka Falls Road and Wairākei Drive. Watene Lane is also proposed to be extended further north along the current alignment of Poihipi Road and

join with the realigned Poihipi Road. The proposed Poihipi Road realignment is consistent with the conceptual road network illustrated in the TUSP as shown in Figure 10-1.

To maintain the function of Poihipi Road as an Arterial Road, the TIA recommended that residential dwellings from the Nukuhau Development do not have direct access to the realigned Poihipi Road.

A signalised intersection at the Poihipi Road/Huka Falls Road/Wairākei Drive intersection was suggested by the Taupō Investigation Report¹⁰. While a signal intersection is preferred, the TIA states that a roundabout could be an alternative option. Further investigation would be required by Council to determine the form of the intersection.

7.2.1.2 Docherty Drive extension

The TUSP shows that Docherty Drive is planned to be extended further north to intersect with a future Arterial Road. Council has informed that it is now planned to link this road to Acacia Bay Road near Watene Lane. This would result in Docherty Drive running through and providing access to Parcels 1 and 2 of the plan change request area. The existing constructed Docherty Drive is classified as an *Access Road*. The extended Docherty Drive as well as the existing section is proposed to be function as a “Secondary Collector Road”. Therefore, the TIA has recommended that extension of Docherty Drive provide direct property access from the plan change request area, to match the downgraded road function.

7.2.1.3 Acacia Bay Road extension

The TUSP shows that Acacia Bay Road is to be extended further north-east to join up with the realigned Poihipi Road. This would occur within Parcels 3 and 4 of the plan change request area. The extended section of Acacia Bay Road is identified as “Future Collector Road” in the TUSP. The TIA has therefore recommended direct residential accesses from the extended section of the Acacia Bay Road for the plan change request area as the road currently provides direct residential access.

7.2.1.4 Herapeka Street cul-de-sac

The TIA recommends that the western end of the existing alignment of Herapeka Street is made into a cul-de-sac arrangement as part of the plan change request. However, the TIA noted that it will provide access to a small number of lots from the plan change request area.

7.2.2 Pedestrian and cycling network

Figure 7-3 below is an extract from Council’s Taupō Cycle Network map, showing existing and proposed cycle and shared paths in proximity to the plan change request area. The figure shows that there is a proposed cycle lane along Acacia Bay Road and Norman Smith Street linking up with the plan change request area. The shared path along Wairākei Drive is also proposed to be extended to its intersection with Huka Falls Road, where the proposed realignment of Poihipi Road will join in the future.

To encourage human-powered, sustainable transport and maintain a pedestrian friendly, walkable development, two shared paths are proposed as shown on the Structure Plan with connectivity to Taupō’s cycle and shared path network.

¹⁰ The Taupō Northern Outlet and CBD Investigation report prepared by TDG, January 2018.

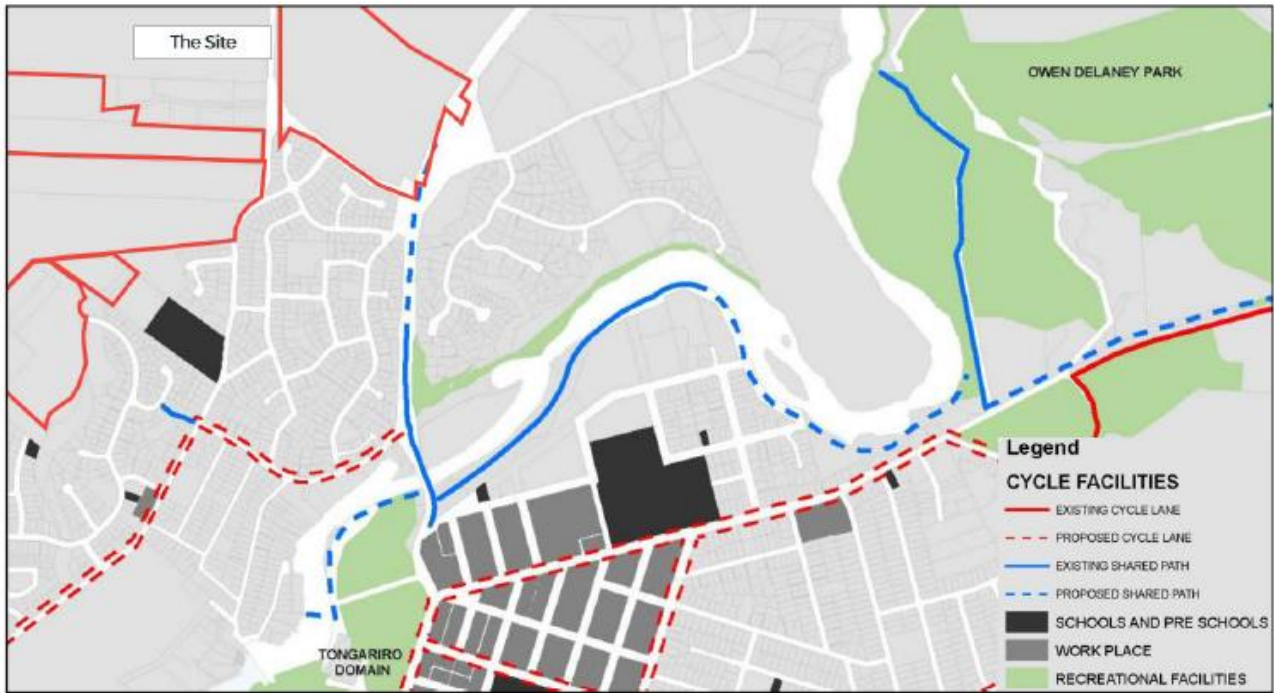


Figure 7-3: Council's proposed cycle and shared paths in proximity to the plan change request area

7.2.3 Traffic generation

The TIA noted that the traffic flows on the Control Gates Bridge over the past 10 years has changed significantly. Between 2007 and 2009, flows were reasonably constant at 29,000-30,000 vehicles per day (vpd). In 2010 the East Taupō Arterial (ETA) opened, and the traffic flow dropped on the Control Gates Bridge to just under 24,800 vpd. There were no counts on the ETA at that time, but in 2013, the bridge flow was 25,700 vpd and the ETA was 5,700 vpd. Since then, both have been steadily increasing with the Control Gates Bridge flows averaging a 1% increase per year and the ETA averaging almost 9% per year. In September 2017 the average weekday flow over the Control Gates Bridge was 26,150 vpd.

The TDG Taupō Investigation noted that the capacity of the bridge is about 1,450 vehicles per hour (vph) in either direction as this is the maximum that goes over the bridge before queues develop.

The TIA states that Mighty River Power are currently undertaking an assessment of the Control Gates Bridge structure. Council's LTP 2018-2028 states that Council will carry out a feasibility study to analyse different options for the location and design of a second bridge to cross the river.

7.2.3.1 Traffic modelling

The Taupō Traffic Model has been used to determine the trip generation rate per household for the future residential development of the land affected by the plan change request. The modelling output was then used to understand the current and future traffic conditions and the impact of changing the land to residential use on the surrounding road network.

The model was run for the years 2021 and 2041. 2021 was used as the base year scenario with 2041 being the scenario with the full residential development of the plan change request site and without the full residential development of the plan change request site. A two-lane second bridge alongside the existing Control Gates Bridge was included for 2041 (four-lane bridge) with and without the full residential development of the plan change request site.

The 2041 model without the residential development indicates that there will be a southbound peak of 1,627 vph going over the Control Gates Bridge in the AM peak, which exceeds the derived capacity of 1,450 vph before queues develop and as such operating with a Level of Service (LOS) F with extensive queues developed north of the bridge. Table 7-1 provides a summary of the performance of the Control Gates Bridge under three different scenarios. The detailed results of the modelling can be found in the TIA.

Table 7-1: Summary of the performance of the Control Gate Bridge under three different scenarios

SCENARIO	LANES INTO TOWN		LANES OUT FROM TOWN	
2021 Model AM Peak No Development	1441 vph / LOS E		624 / LOS D or better	
2021 Model PM Peak No Development	957 / LOS D or better		1390 / LOS E	
	1 Bridge 1-lane per direction	2 Bridges 2-lane per direction	1 Bridge 1-lane per direction	2 Bridges 2-lane per direction
2041 Model AM Peak No Development	1627 / LOS F	1634 / LOS D or better	643 / LOS D or better	644 / LOS D or better
2041 Model PM Peak No Development	1023 / LOS D or better	1027 / LOS D or better	1511 / LOS F	1512 / LOS D or better
2041 Model AM Peak with Development	1836 / LOS F	1853 / LOS D or better	669 / LOS D or better	684 / LOS D or better
2041 Model PM Peak with Development	1141 / LOS D or better	1115 / LOS D or better	1783 / LOS F	1766 / LOS D or better

As evident in the above table; by 2041, another bridge crossing will be required to cope with the traffic demand in Taupō with or without the future residential development from the plan change request.

7.2.3.2 Intersection modelling

Modelling of the performance of seven key intersections in the area was undertaken using SIDRA. Intersection turning volumes were extracted from the Taupō Traffic Model for both the AM and PM peaks for the following intersections:

- The existing roundabout at the Spa Road and Tongariro Street intersection.
- The existing signalised intersection at Norman Smith Street and Wairākei Drive.
- The existing stop intersection at Norman Smith Street and Acacia Bay Road.
- The existing stop intersection at Poihipi Road and Wairākei Drive.
- The proposed new give-way intersection at new Access Road 1 on Figure 7-2 and Acacia Bay Road.
- The proposed new give-way intersection at the realigned Pohipi Road (Access Road 6 on Figure 7-2) and extended Watene Lane.
- The proposed new signalised intersection at the realigned Pohipi Road and Wairākei Drive (Access Road 8 on Figure 7-2).

Tables 8-2 and 8-3 of the TIA illustrate the SIDRA model layout of the intersections listed above. The outcomes of the modelling are shown in Table 8-4 of the TIA. The modelling results show that the existing and proposed intersections will provide sufficient capacity performance being equal to or less than a LOS D during both the AM and PM peak hours in the modelling horizon of 2041, both with and without the proposed plan change request.

7.2.4 Conclusion of transportation effects

The TIA concludes that a second bridge crossing would be required regardless of the plan change request before 2041. The performance of the key intersections will remain acceptable with the development. The proposed realignment of Poihipi Road and the implementation of the Taupō Speed Limit Bylaw of December 2018 are likely to reduce the injury crash risk at the section of Wairākei Drive and the existing road network in the vicinity of the plan change request. In summary the TIA did not identify any effects with the proposed rezoning that could not be overcome with the appropriate mitigation during the development of the land and surrounding roading network.

The effects of the traffic generated as a result of the development of the land for residential development are considered to be acceptable and less than minor.

7.3 Stormwater effects

WSP have prepared a Stormwater Management Report that offers a number of stormwater management strategies and describes the likely stormwater effects. It also provides an overview of the potential issues and opportunities in relation to the residential development of the land. The Stormwater Management Report is contained in Appendix F.

The management of stormwater is directed by the Council's Stormwater Strategy and WRC's WSMG and both documents have been considered in the Stormwater Management report. A number of solutions were considered during the investigation of the conveyance, treatment and detention of stormwater. These solutions were used to establish a number of scenarios that utilise varying components of Water Sensitive Urban Design (WSUD) that could be used for the management of stormwater from the site.

The goal of the stormwater management was to minimise the effects on the natural environment while maximising the benefits to the community. The strategy would also need to align with WRC's WSMG and Council's Stormwater Strategy and the advice provided by both Council's is outlined in sections 2 and 3 of the Stormwater Management report. Five scenarios were refined and modelled to provide a recommended stormwater strategy. The recommended strategy is summarised in Table 7-2 for stormwater management from roads and Table 7-3 for the management of stormwater from lots.

Table 7-2: Recommended stormwater management for roads

Location	Stage	Water Quality Event	50% AEP (2 year ARI)	10% AEP (10 year ARI)	1% AEP (100 year ARI)
Road	Conveyance	Swale	Swale	Swale	Swale
	Treatment	Filter Strip	Filter Strip	n/a	n/a
		Swale	Swale		
	Detention	n/a	Swale section	Swale section	Swale section
			Oversized pipes	Oversized pipes	Oversized pipes
			Underground tanks	Underground tanks	Underground tanks
	Disposal	Infiltration	Infiltration	Infiltration + Detention	Infiltration + Detention + Overflow
Overflow	n/a	n/a	n/a	Existing overland flow path	

Table 7-3: Recommended stormwater management for lots

Lots	Conveyance	Pipes	Pipes	Pipes	Existing overland flow path
		Slot drain	Slot drain	Slot drain	
		Surface drainage	Surface drainage	Surface drainage	
	Treatment	Filter Strip/semi pervious pavement (grass/pavement)	n/a	n/a	n/a
		Swale			
		Filter chamber			
	Detention	Underground storage tank combined with reuse tank	Underground storage tank combined with reuse tank	Underground storage tank combined with reuse tank	n/a
		Swale	Swale	Swale	
	Disposal	Infiltration	Infiltration	Infiltration	Infiltration + Overflow
	Overflow	n/a	n/a	n/a	Existing overland flow path

The Stormwater Management Report concludes that the modelling undertaken shows that maximising the use of infiltration in terms of the pumice sand and hence tomo risk can provide a solution that aligns with WRC’s WSMG and provides good community outcomes. The modelling has also shown that there are no major issues in relation to the management of stormwater from the development.

As such the potential effects of the proposed land use changes on stormwater runoff quality and quantity can be adequately mitigated at the time of development to ensure the effects are less than minor.

7.4 Landscape and visual effects

The landscape and visual effects are described in the Landscape and Visual Effects Assessment (LVA) by WSP in Appendix G. The LVA outlines that the land contains a mixture of uses from residential to rural farmland and the character of the site is rural but on the urban fringe of Taupō.

The LVA states that as residential development and associated urban-residential activities dominate the land to the east and south of the site, the development of this site into residential use will expand on the existing urban development patterns by shifting the residential edge 500m to 700m further north into the rural environment.

The expansion of the urban development will result in a noticeable change but this will be compensated through context sensitive design by bringing the existing urban development patterns and rural attributes into the development of the site. This will result in a coherent integration by replicating the surrounding residential building density, building envelopes, streetscape patterns, open space and boundary treatments. In addition, it provides opportunities to protect and enhance the drainage gullies and natural flow paths which is important natural character values and features of the site.

The LVA considers that the development of the site will not have any significantly adverse landscape or visual effects due to the existing urbanisation of the surrounding land and the proposed landscaping measures which will assist in minimising or alleviating any potential landscape change,

anticipated negative visual effects that the development may have on the existing landscape and to integrate the development further into the wider environment.

Mitigation measures include:

- A 10-metre-wide native planting strip immediately adjacent to Wairākei Drive to obscure views from the road towards the site, whilst protecting viewshafts from the pathway and dwellings towards the volcanic cones.
- Proposed stormwater reserves with pedestrian and cyclist access, shallow detention ponds and planting. The stormwater reserves will soften the interface between proposed residential development, existing urban edge and road corridor. Tree and shrub planting will retain the existing sense of openness, avoiding the ‘wall’ effect that would occur from more dense planting. Within the reserves, grass areas are combined with informal groups of clear stem specimen trees to provide a parkland-aesthetic for residential properties backing onto the reserve. The reserves can be used for informal recreation activities such as walking and cycling.
- The area between the native planting strip and property boundaries will be utilised for stormwater treatment. Within the stormwater reserve grass areas are combined with informal groups of clear stem specimen trees (native and exotic) to provide a parkland-aesthetic for residential properties backing onto the reserve. This will encourage dwellings to have internal or external living spaces that overlook the reserve. Fencing should therefore be restricted to be as low and as visually permeable as possible. The reserve can be used for informal recreation activities such as walking. A visual representation of this mitigation is provided in Figure 7-4 below.

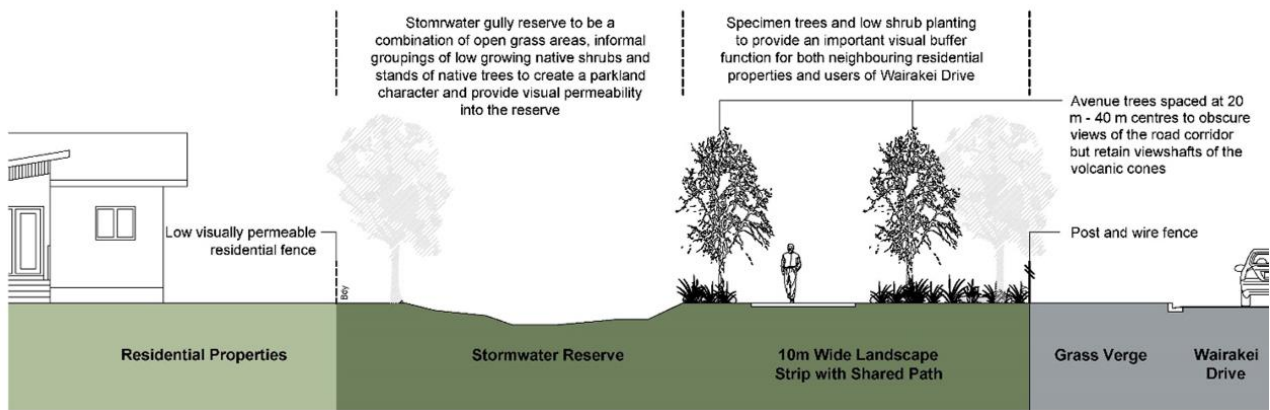


Figure 7-4: Cross section illustrating the Wairākei Drive frontage design

Planted arterial, collector and secondary collector road corridors with avenue street trees and residential properties with low visually permeable fences is shown in Figure 7-5.



Figure 7-5: Cross section illustrating the roading design

Stormwater gully reserves are proposed to be planted with a combination of grass, informal groupings of low growing native shrubs and stands of native tress to create a parkland character and allow views into the reserve.

Overall, it is considered that the proposed residential development can be appropriately integrated into the existing visual landscape and will give rise to a range of potentially beneficial landscape and amenity affects such as enhanced gully environments.

7.5 Land contamination effects

A Detailed Site Investigation (DSI) has been undertaken in accordance with in general accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) and the Ministry for the Environment Contaminated Land Management Guidelines No. 1 and No. 5. A copy of the DSI is attached at Appendix H.

The DSI detected some contaminants associated with possible Hazardous Activities and Industries List register (HAIL) identified by the Preliminary Site Investigation. However the levels were below the human health Soil Contaminant Standards.

There were no asbestos fibres found in the soils surrounding the existing residential foundations. It is therefore highly unlikely that the areas investigated will be a risk to human health given the intended activity. Therefore, it can be concluded that there are no adverse effects from land contamination on human health.

7.6 Effects on the supply and demand of residential land

In November 2019, in relation to proposed Plan Change 36- Whareroa North (PPC 36)¹¹ Council commissioned Property Economics Limited (PEL Report) to undertake an assessment of the potential levels of economic efficiency related to rezoning the additional residential land at Whareroa and the potential for impacts on community resources. Whilst the Property Economics report is focussed on the southern side of Lake Taupō, it also provides some information on the Taupō urban area and the district as a whole that is relevant to this plan change request.

7.6.1 Growth projections for Taupō

The PLE Report utilises the NZ Statistics project series and predicts that for the Taupō District:

- Under the medium-level growth projection to 2038, 39,100 people are projected to be residing in the Taupō District which will require an additional 2,600 dwellings.
- Under the high-level growth projection to 2038, 43,500, people are projected to be residing in the Taupō District which will require an additional 4,900 dwellings.

The PLE report noted evidence from Statistics NZ that growth during that 2013 and 2018 census time period was concentrated in the Taupō Urban Area and the eastern side of the Lake Taupō with a 12 person population decline in the western and southern sections of Lake Taupō.

7.6.2 Taupō residential land supply

The PEL Report notes that there are 5,632 zoned vacant or developed lots in the district and that 815 of these lots are currently being developed. Therefore, the PLE Report concludes that the high-level data suggests that there is more than sufficient capacity in the district without further rezoning of land, to accommodate projected growth in the Taupō District.

As at June 2019, the District population was reported by Enterprise Great Lake Taupō (the Economic Development agency for the Taupō District) at 39,300¹². This population growth exceeds the

¹¹ Property Economics, Whareroa North PPC36, Economic Cost benefit Assessment, November 2019

¹² <https://www.taupo.biz/post/quarterly-economic-monitor-for-taupo-district-sept-2019>.

medium growth projection for the year 2038 of 39,100. The high growth projection had the region growing at 0.83%; in fact it has achieved 3.42%.

7.6.3 PPC 36 Decision in respect to supply and demand

PPC 36 was approved with modifications by Commissioners delegated by Council on 25 June 2020. As part of the plan change process, the Proponents of PPC 36 commissioned NERA Economic Consulting (NERA) to review the Property Economics Report. The NERA Review Report¹³ formed part of the PPC 36 request. Whilst the NERA Review Report is focussed on the southern side of Lake Taupō, it also provides some information on the wider Taupō district as such the findings of this report are relevant to this plan change request

In considering the evidence presented to them on the demand for sections in Whareroa the Commissioners in their decision report noted the following:

Mr Osborne (author of the PEL Report) counted remaining capacity as being any existing property which does not yet have a permanent dwelling on it, with the implicit assumption that such properties are not part of demand to date for holiday properties. He identified 198 such vacant properties in the settlements, including 27 in Whareroa and was of the view that there was plenty of capacity "... in competitive alternative locations ..." to meet demand since Whareroa North was not a unique location. On that basis, he considered that development at Whareroa North would be "unnecessary" to cater for future demand for holiday properties.

Mr Counsell (author of the NERA Report) held the view that the acquisition of properties is the indicator of demand uptake, rather than construction of dwellings on them. The construction of a dwelling may follow sometime after its acquisition as a holiday property. He provided some detail on property ownership in Whareroa, and ongoing development of vacant properties, and considered that not all vacant lots represented available capacity for future demand. He considered that an existing property in private ownership (that is, is no longer owned by the original developer) should not be counted as capacity for future demand for holiday properties, whether or not a dwelling had yet been constructed. On that basis, he considered "there will be a shortfall in undeveloped residential lots in this area over a 30-year time frame."

Our consideration of the evidence, including both that properties in the lakeside settlements with or without a dwelling are predominantly holiday properties, and that dwellings are steadily being added in the area, lends weight to Mr Counsell's view, and we prefer it. We also conclude that Whareroa has unique characteristics that set it apart from other southwestern lakeside settlements. On that basis, we do not agree with Mr Osborne's view that the urban development which would be enabled by PPC 36 is unnecessary

There is clearly difference between the demand requirements between Nukuhau (the majority of these are likely to be live-in homes) and Whareroa (the majority of these are likely to be holiday homes). However, the decision on PPC 36 ruled that not all vacant sections are an indicator of supply. Instead, the best indicator of supply is the number of allotments for sale by the original developer. Indeed, there is empirical evidence that builders in the district are busy, and there are a lot of houses being built and waiting to be built. This rationale would therefore significantly affect the 'total district supply' numbers purported by the PEL Report. In addition, the NERA Review Report identifies that of the 5,632 vacant developable properties that PEL Report detailed on Page 11 in Table 1, only approximately 2,200 are zoned residential and are consented, with the remaining properties as yet unconsented.

The NERA Review Report further states that the PEL Report calculations suggest the margin between residential property supply and demand in the district could be materially less than is estimated in the PEL Report, at least in the medium term. That is, demand in the next ten years may

¹³ NERA Consulting Limited, Whareroa North Plan Change: review of the Property Economic Report, A Report for the Proprietors of Hauhungaroa No. 6, dated 26 February 2020

be 1,600 properties (in Statistics New Zealand's medium scenario) or 2,600 properties (high scenario), with supply in the order of 2,200 over the 2018 to 2028 time frame.

7.6.4 Rationale for supporting development of the Nukuhau area

It is clear that there is significant demand for sections in and around the Taupō township. Nukuhau is by far the most favourable location in the district for growth. It is sensible to want to put infrastructure in the high demand areas. Taupō is relatively constrained in terms of future growth areas. The proposed Plan Change Area is within the area identified for growth in the TD 2050 document and is in a very desirable location for housing. It is close to the CBD, and therefore creates flexibility and choice to the market

7.6.5 Conclusion on growth projection and housing demand

Taken into consideration that:

- Taupō appears to be growing at a rate higher than predicted. The required 4,900 dwellings deemed to be required for the district by 2038 is shown to be significantly under-estimated.
- The vast majority of demand in the district is within the Taupō urban area (given the 12 person population decline in the southern settlements between 2013 and 2018).
- The 4,556 developable and vacant lots in the Taupō urban area should not all be counted as 'supply' as per the PPC 36 decision. Vacant lots on-sold by the developer should be deducted from that figure.
- The proposed Plan Change Area is within an area identified for future growth by TD 2050, and is likely to be in a high demand area given its proximity to the Taupō CBD.
- The re-zoning of this area creates flexibility and choice to the Taupō market, and is in a logical area for development.

There appears to be a need for more properties in the district and as such this plan change request would assist in providing for growth. Given the significant time lag (many years) between transitioning from rural land to developed and built-upon residential land, we 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.

7.7 Geotechnical effects

WSP undertook a preliminary general ground investigation across the subject site. Its purpose was to confirm the broad suitability of the site for the activities provided by the plan change request. The Geotechnical Report is provided at Appendix I.

The most notable features were:

- The extension of the Brentwood Gully, which splits into two and runs through the site becoming steeper sided and deeper toward the north of the site.
- Tomo's were observed throughout the site and are characteristic of the nature of the soils in the area.
- Naturally forming stormwater infiltration basins are present in the southeast corner of the site near the corner of Pohipi Road and Wairākei Drive.
- Small areas of uncontrolled fill.

In conclusion the Geotechnical Report confirms that the site is generally suitable for the proposed level of development and that further targeted site investigation, laboratory testing and geotechnical design will be necessary as part of any subdivision development to inform detailed civil design.

7.8 Ecological effects

An assessment of the ecological features and values of the subject land has been undertaken by a WSP Ecologist to inform the plan change request and the future development of the site. A copy of the Ecology Report is included at Appendix J. As detailed in the Ecology Report the site has low ecological value and no areas within the site qualify as significant indigenous vegetation. If long-tailed bats are confirmed to be present in the future then this may qualify parts of the site as being significant habitat of indigenous fauna, notably stands of mature trees.

To enable the actual construction of houses on the site in the future, a subdivision consent (and maybe a landuse consent) will be required. As part of this process, the person subdividing the land will need to undertake an assessment of effects, one matter being ecology. This assessment would need to be undertaken by an ecologist and will focus on the land being subdivided. Should ecological surveys be needed it would occur at this time and become a condition of any consent council would grant.

Therefore, any ecological effects can be identified at the time of development, and avoided, remedied or mitigated as required.

7.9 Archaeological effects

An assessment of the archaeological features and values of the subject land has been undertaken by a WSP Archaeologist to inform the plan change request and the future development of the site. A copy of the Archaeological Report is included at Appendix K. Based on a review of historical records, historical aerial photographs and a site visit the Archaeological Report noted that there is no evidence of pre-1900 archaeology within the subject site. However, while no evidence has been found, it is known that the wider landscape was extensively used by Maori prior to the 1900's, as such there remains a residual archaeological risk.

The Archaeological Report recommends that an archaeological assessment should be undertaken closer to the time of the actual development of the land as part of the resource consent application to Council to subdivide the land. Therefore, should an Archaeological Authority from Heritage New Zealand Pouhere Taonga be required to damage, modify and/or destroy any recorded or unrecorded archaeological site, which could be encountered during land disturbance it can be applied for or alternatively if the assessment deems that there is minimal archaeological risk, any land disturbance works could be undertaken under an Accidental Discovery Protocol (ADP) procedure.

Therefore, any archaeological effects can be identified at the time of development, and avoided, remedied or mitigated as required.

7.10 Positive effects

The plan change request will have a number of positive effects, such as:

- An improved visual outlook when coming into the City's gateway, due to the proposed landscaping along Wairākei Drive.
- Re-routing the Poihipi Road / Wairākei Drive intersection to the existing Huka Falls Road intersection, of which Council has previously indicated would be a significant safety improvement.
- Opportunities to protect and enhance the drainage gullies and natural stormwater flow paths which is important natural character values and features of the site.
- Proposed stormwater reserves with pedestrian and cyclist access, which will soften the interface between residential development, the existing urban edge and the road corridor.

- Encouraging human-powered, sustainable transport and maintain a pedestrian friendly, walkable development by providing two shared paths with connectivity to Taupō's cycle and shared path network.
- Positive social and economic effects associated with increasing the housing supply in Taupō.
- Providing a range of housing types and densities to meet the needs of all communities and the growth of Taupō.
- The close proximity of this area to the Taupō CBD is such that there are reduced environmental effects of commuting, including a higher likelihood of cycling and walking commuting or reduced vehicle driving distances.

7.11 Summary of the environmental effects

The adverse environmental effects of the plan change request are generally minor. The effects on water and wastewater infrastructure from the development of the land can be remedied by new pipelines, and/or minor upgrades to the infrastructure to ensure that the effects of the development are considered to be acceptable.

The TIA concludes that a second bridge crossing would be required regardless of the plan change request before 2041. In summary the TIA did not identify any effects with the proposed rezoning that could not be overcome with the appropriate mitigation during the development of the land and surrounding roading network. Therefore, as the effects of the traffic generated by the plan change request can be accommodated the resulting effects on the roading network are considered minor.

The potential effects of the proposed land use changes on stormwater runoff quality and quantity can be adequately mitigated to ensure the effects are less than minor.

The LVA considered that the proposed residential development can be appropriately integrated into the existing visual landscape and will give rise to a range of potentially beneficial landscape and amenity effects such as enhanced gully environment.

Other environmental effects such as geotechnical, archaeological, land contamination are minor and can be managed through further site investigation at the time of development and avoided, remedied or mitigated as required.

8 Engagement

In order to understand the Nukuhau community's views on the proposed plan change request, consultation has been undertaken. Consultation has been in the form of letters to directly affected landowners and the local community and an Open Day.

8.1 Letters

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

- Letter Mail Out 1 (January 2019) – A letter drop to all properties that the plan change request are seeking to include. It was an introductory letter explaining the plan change request and requesting contact details of the potentially affected landowners. A locality map was also provided indicating the main landholdings that are financing the plan change request.
- Letter Mail Out 2 (August 2019) – A progress update to all properties that are included in the proposed plan change request. An updated locality map was provided highlighting all proposed land parcels to be included. The letter also signalled an upcoming Open Day.
- 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 different letter descriptions are provided below:
 - 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.
 - Letter 2 was posted to the directly affected landowners to invite them to attend the Open Day.
 - Letter 3 was posted to additional affected landowners as additional landholdings were proposed to be included in the plan change request. The letter informed that their land is proposed to be included in the plan change request and to invite them to attend the Open Day.

8.2 Open Day

The Nukuhau community was provided an opportunity to provide feedback on the proposed plan change request and a draft structure plan on 12 September 2019 at the Open Day. The Project team presented the plan change request information and informed attendees of the RMA process that the plan change request would follow.

The Open Day was well attended by the community with an estimated 100 people attending. A simple feedback form was provided on the day, which could be completed by attendees at the Open Day or via post or by email. 30 written responses (email or feedback form) have been received to date. A copy of the material presented at the Open Day, and the feedback form is attached as Appendix L.

8.2.1 Feedback from the Open Day

The feedback form asked the following three questions:

1. Do you support the Nukuhau PPC?
2. Please tell us the reasons for your answer in question 1.
3. Please tell us any other feedback in relation the Nukuhau PPC?

8.2.1.1 Question 1

Out of the 30 respondents, 57% respondents did not support the plan change, 20% supported, 17% did not know and 7% partly supported the PPC.

8.2.1.2 Question 2 and 3

Questions 2 and 3 required the community to provide comments. There are common themes that have been demonstrated from the responses which is outlined in Table 8- 1.

Table 8- 1: Common feedback themes

Responses	Frequency
Transportation related (traffic/road changes)	39
Green space concerns/increased green space provisions wanted	12
Loss of rural outlook/amenity of Nukuhau area	8
Want commercial infrastructure included in the PPC	7
Opposed to increasing housing density/increase section sizes in PPC	5
General opposition to PPC	5
Insufficient detail to decide on PPC/want to see developers plans before deciding	4
Concerned about impacts on infrastructure involved in PPC	4
Extensive earthworks will cause ground tremors, vibrations, dust, cracking to neighbouring properties	3
General support for PPC	3
Wildlife (bird) concerns	3
Other	11

Based on the feedback above, the highest common themes from the responses is related to transportation. The table below provides for a breakdown in relation to the transportation related feedback. It is noted that informal feedback from the Open Day was the opposition for Herapeka Street to be a through road along with a request of a second bridge.

Table 8-2: Transportation themes from feedback

Responses	Frequency
General traffic concerns	11
Second bridge wanted/single bridge inadequate	11
Support changes to Poihipi Road	5
Opposed Poihipi Road changes	4

Keep Docherty Drive as a reserve	3
Opposition to Herapeka St changes	1
Support new road to Kinloch	1
Wairākei Drive too narrow on LH turn into Huka Falls Road	1
General support for proposed road changes	1
Intersection upgrade needed for Huka Falls Road/Wairākei Drive	1

8.3 Waikato Regional Council

A meeting was held with WRC on November 2019 to discuss the proposed plan change. The meeting focused on stormwater matters, tomo risk, and the effects of any potential realignment of the gullies with the subject site. A copy of the letter that was sent to WRC outlining the meeting is attached in Appendix L.

8.4 Taupō District Council

Extensive consultation has occurred with Council in regards to the proposed plan change. Including meetings with the relevant staff and Council have undertaken pre-lodgement reviews of a number of the technical specialist reports.

8.5 Mana whenua

Consultation has been ongoing with Raukawa Charitable Trust, Te Arawa River Iwi Trust, Te Kotahitanga o Ngati Tūwharetoa, Tūwharetoa Maori Trust Board. Information has been provided to date and a copy will be provided to the above identified parties for their comment at the time of lodgement. A copy of the correspondence and a consultation summary is included in Appendix L.

9 Statutory assessment

9.1 Overview

This section summarise and supplements the various assessments included within this plan change request taking into account the overall statutory framework to be applied.

9.2 Council functions and District Plan

This section assesses the policy fit of the plan change request with the District Plan. The District Plan was made operative in 2007, so it is a rather outdated document. As described in section 3 of this report this plan change request proposes minimal change only including the necessary objectives, policies, performance standards and development controls. Overall the plan change request will fit into the framework of the District Plan, not effecting its overall coherence.

The Land Development chapter of the District Plan (Section 3e) includes objectives relevant to urban growth and structure plans being objectives 3e.2.1 to 3e.2.5. The Land Development objectives cover issues of urban growth demands and its demands on resources including the need to provide an appropriate level of infrastructure and the health and well-being of the District's lakes and waterways and aquifers.

Objective 3e.2.1 states:

Provide for and manage urban growth so as to achieve the sustainable management of the District's natural and physical resources.

Policy 3e.2.1(i) states:

Recognise the appropriateness of Urban Growth Areas as an important resource for providing for new urban land development and as the focus for future urban growth.

The plan change request is consistent with the above objective and policy as the site has been identified for urban development since the release of TD 2050 in 2006. The District Plan states that TD 2050 was developed from the strategic directions that provided a comprehensive picture as to how the community and Council saw urban growth being managed. Undertaking urban growth through the plan change process and a Structure Plan ensure that urban growth will be managed in a comprehensive manner.

Policy 3e.2.1(iv) provides that:

Avoid the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of the Urban Growth Areas in providing the supply of land for urban development.

The plan change request process along with the Staging Plan provided in Appendix C, will assist in avoiding cumulative effects for the subsequent development of the land, rezoning the land will avoid ad-hoc development, therefore consistent with this policy.

Objective 3e.2.2 states:

Ensure that the subdivision and development of Urban Growth Areas for new urban growth occurs by way of a comprehensive Taupō District Structure Plan Process and plan change.

Given the plan change request provides a Structure Plan to provide for urban growth in the Taupō district, the plan change request is consistent with this objective.

9.3 Part 2 of the RMA assessment

This section provides an overall assessment of the plan change request under Part 2 and section 32 of the Act and draws conclusions on them. The relevant parts of Part 2 are outlined in section 4.5 of this plan change request and section 10 provides an evaluation under the relevant subsections of section 32.

Part 2 of the RMA is about finding an appropriate balance to achieve key outcomes of the Act covering social, cultural, environmental and economic considerations. The core thrust of this plan change request is to provide for the identified growth within Taupō.

It provides a range of different housing typologies to reflect the different social needs within the community and different family economics around housing affordability. The provision of medium density housing provides for growth in an efficient manner by making the most of the land resource. At the same time, environmental values are protected or enhanced, and environmental effects are appropriately mitigated as such there are not considered to be any significant adverse effects.

There are no section 6 matters of relevance to this plan change request. Section 7 refers to Other Matters to take into account. In terms of section 7(b) and (g) the rezoning of the land to General Residential and Medium Density Residential provides for an efficient use of the land. The efficiency is enhanced through the medium density zone as a higher dwelling yield can be achieved compared with the traditional residential zone. This in turn reduces the pressure for further expansion. Extensive low density housing only creates further pressure on greenfield development.

In relation to section 7(c) and (f) a high level of amenity will be created in the area both in terms of the existing and proposed development controls but also in terms of the gully enhancement, areas of reserves and landscape planting.

In terms of section 8, ongoing consultation with the relevant iwi groups will ensure that there are appropriate cultural inputs at the time of design and delivery of the development, therefore implementing the principles of the Treaty of Waitangi to the extent possible.

The conclusion of this analysis is that this plan change request is the most appropriate way to achieve the purpose and principles of the Act. This land is already identified for future urban growth. The Structure Plan has been through an extensive process to identify the form and nature of development appropriate to this land area and necessary to manage growth within Taupō. It also sets out the Council's commitment to provide infrastructure to this area. The plan change request provides for this necessary growth while protecting the key gully features signalled through the Structure Plan.

9.4 National Policy on Urban Development 2020 assessment

As stated in section 5.1.1 Taupō DC is a Tier 3 local authority meaning that they are strongly encouraged to do the things that Tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of the NPS-UD, adopting whatever modifications are necessary or helpful to enable them to do so.

The objectives of the NPS-UD seek to provide well-functioning urban environments, improve housing affordability and locate urban environments near a centre zone or areas with employment opportunities. The urban environment need to be well serviced by existing or planned public transport, integrated and strategic over the medium to long term. The policies provide that urban environments should have a variety of homes, that provide at least sufficient development capacity to meet expected demand for housing.

This plan change request gives effect to the objectives and policies of the NPS-UD as it will provide sufficient development capacity in the district, while providing a choice of housing to cater for different needs. Creating more General Residential and Medium Density zoned land within Nukuhau enables a logical expansion of Taupō's urban area to cater for the anticipated future

growth of Taupō. While the Nukuhau area is not serviced by Councils water and wastewater network, the extension of the water network is achievable, however there will be delays to service the land with the wastewater network. Therefore identifying Nukuhau for future urban development at this early stage will ensure Council are in a position to meet the future growth of Taupō, which could be higher than expected.

9.5 Waikato Regional Policy assessment

The regional issue of relevance to this plan change request is *Issue 1.4 Managing the Built Environment*. Section 6 of the RPS relates to the Built Environment. Of importance to this plan change request is Policy 6.1 and Section 6A of the RPS, given their importance they are replicated and assessed in the table below.

Policy 6.1: Planned and co-ordinated subdivision, use and development	
<i>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</i>	
<i>a) has regard to the principles in section 6A;</i>	These matters are discussed below where it concludes that the plan change request has given regard to the relevant principles.
<i>b) recognises and addresses potential cumulative effects of subdivision, use and development;</i>	If the land is re-zoned to enable residential development, the cumulative effects of future subdivision will be expected and addressed as the development of the land proceeds.
<i>c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</i>	The plan change request is supported by a range of effects assessment reports which are deemed sufficient to identify the potential long-term effects of changing the land use. Other environmental effects such as geotechnical, ecological, archaeological, and land contamination are minor and can be managed through further site investigation at the time of development and avoided, remedied or mitigated as required.
<i>d) has regard to the existing built environment.</i>	The site is located at the existing urban boundary on rural land and can integrate with the surrounding environment.

Section 6A: General development principles	
<i>New development should:</i>	
<i>a) support existing urban areas in preference to creating new ones;</i>	The land has been identified to be urbanised since 2006 in TD 2050 and will support the existing surrounding urban areas.

<p><i>b) occur in a manner that provides clear delineation between urban areas and rural areas;</i></p>	<p>The site is located at the existing urban/ rural land boundary. It is immediately to the north of the existing Nukuhau residential area; bounded by Wairākei Drive to the east and low density residential area of Rangatira Park and Huka Heights, and rural land to the north and west. The boundary of the plan change request area to the west of the site will provide a very clear distinction between the urban and rural areas.</p>
<p><i>c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;</i></p>	<p>The rezoning would make use of an opportunity for urban intensification on land earmarked for that purpose in TD 2050.</p>
<p><i>d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;</i></p>	<p>Effects on Council water and wastewater infrastructure as a result of the development of the land for residential purposes can be remedied by new pipelines, and/or minor upgrades to ensure that the effects of the development are acceptable and less than minor.</p> <p>The TIA did not identify any effects with the proposed rezoning that could not be overcome with the appropriate mitigation during the development of the land and surrounding roading network.</p> <p>The Stormwater Management Report concludes that the modelling undertaken shows that maximising the use of infiltration in terms of the pumice sand and hence tomo risk can provide a solution that aligns with WRC's WSMG and provides good community outcomes. The modelling has also shown that there are no major issues in relation to the management of stormwater from the development.</p>
<p><i>e) connect well with existing and planned development and infrastructure;</i></p>	<p>The site can connect well with existing infrastructure. Eight access points are proposed to the roading network to provide connections to traffic from the plan change request area. Five access points are via the continuation of an existing road and the remaining three access points are new intersections. In summary the TIA states that there are no issues or constraints with the proposed roading network and it will align with the conceptual road layout in the TUSP. Minor upgrades will be required to Council's water and wastewater infrastructure to cater for the development.</p>

<p><i>f) identify water requirements necessary to support development and ensure the availability of the volumes required;</i></p>	<p>The water and wastewater study identifies that to service the increased water demand as a result of this development, upgrades would be required to the Woodward pump station and sections of pipeline along parts of Woodward Street, Vaucluse Drive, parts of Acacia Bay Road, Herapeka Street, and Watene Lane. The pipeline upgrade will require 860m of 150mm diameter pipe and 800m of 200mm diameter pipe.</p> <p>In addition, Council's LTP identifies a water reservoir is required near Pohipi Road to service the growth of Taupō and for the resilience of Council's water supply. This is scheduled in the LTP for 2025/26.</p>
<p><i>g) be planned and designed to achieve the efficient use of water;</i></p>	<p>The development can achieve efficient use of water through detailed design at the time of subdivision and development.</p>
<p><i>h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;</i></p>	<p>The site is not in proximity to any of the identified matters.</p>
<p><i>i) promote compact urban form, design and location to:</i></p> <ul style="list-style-type: none"> <i>i. minimise energy and carbon use;</i> <i>ii. minimise the need for private motor vehicle use;</i> <i>iii. maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;</i> <i>iv. encourage walking, cycling and multi-modal transport connections; and</i> <i>v. maximise opportunities for people to live, work and play within their local area;</i> 	<p>The plan change request provides for Medium Density residential development which can be considered a compact urban form. The development can minimise energy and carbon use through detailed design at the time of subdivision and development.</p> <p>As the site is close to the town centre it provides an easy walk to town of otherwise to a local bus stop which assists in reducing the need for vehicle use. The development will encourage human-powered, sustainable transport and maintain a pedestrian friendly, walkable development by providing two shared paths with connectivity to Taupō's cycle and shared path network.</p> <p>Given that the town centre is close to the site, this can be considered the sites local area, therefore providing for the live, work and play in a local area.</p>

<p><i>j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</i></p>	<p>The LVA considered that the proposed residential development can be appropriately integrated into the existing visual landscape and will give rise to a range of potentially beneficial landscape and amenity affects such as enhanced gully environment.</p> <p>There are no matters identified within the site in relation to historic and cultural heritage. However, an archaeological assessment should be undertaken closer to the time of the actual development of the land.</p>
<p><i>k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;</i></p>	<p>There are opportunities at the time of land development to protect and enhance the drainage gullies and natural flow paths which are important natural character values and features of the site.</p> <p>As detailed in the Ecology Report the site has low ecological value and no areas within the site qualify as significant indigenous vegetation. If long-tailed bats are confirmed to be present in the future then this may qualify parts of the site as being significant habitat of indigenous fauna, notably stands of mature trees.</p> <p>To enable the actual construction of houses on the site in the future, a subdivision consent (and maybe a landuse consent) will be required. As part of this process, the person subdividing the land will need to undertake an assessment of effects, one matter being ecology. This assessment would need to be undertaken by an ecologist and will focus on the land being subdivided at the time. Should ecological surveys be needed they would occur at this time and become a condition of any consent Council may grant.</p>
<p><i>l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;</i></p>	<p>As the development will provide connection to Council's existing shared paths, this can be considered to enhance access to the lake.</p>
<p><i>m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through</i></p>	<p>Adverse effects on the aforementioned matters will be minimised as detailed in the Stormwater Management report.</p>

<p><i>methods such as low impact urban design and development (LIUDD);</i></p>	
<p><i>n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;</i></p>	<p>The development can achieve these matters through detailed design at the time of subdivision and development.</p>
<p><i>o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure</i></p>	<p>Land to the north and west will remain in rural use and the reverse sensitivity effects from this on the future residential land is not expected to result in incompatible uses.</p>
<p><i>p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;</i></p>	<p>Climate change is addressed in the Stormwater Management report.</p> <p>Any stormwater solution for the site will need to be in accordance with WSMG, which at section 7.1.6 requires that climate change predictions are incorporated into stormwater design.</p>
<p><i>q) consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;</i></p>	<p>Ongoing consultation with the relevant iwi groups will ensure that there are appropriate cultural inputs at the time of design and construction of the development.</p>
<p><i>r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;</i></p>	<p>Any stormwater solution for the site will need to be in accordance with WSMG, which has the Waikato River as its foremost consideration. The Vision and Strategy requires the restoration and protection of the health and wellbeing of the Waikato River and the adoption of a precautionary approach to management of the natural, physical, cultural and historic resources of the Waikato River. The Vision and Strategy also requires the recognition and avoidance of adverse cumulative effects and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River. The Vision and Strategy requires a step change in how stormwater runoff is managed and requires that development is undertaken in such a way as to restore and enhance the Waikato River and its tributaries.</p>

<p><i>s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and</i></p>	<p>Waste minimisation can be addressed through detailed design at the time of subdivision and development.</p>
<p><i>t) recognise and maintain or enhance ecosystem services.</i></p>	<p>The Ecology Report identifies that the vegetation types within the subject land are highly modified ecosystems as a result of historic clearance of the original forest and conversion to pasture and forestry. The forestry blocks have subsequently been cleared. Most of the remaining tree and shrub cover is associated with either shelterbelts or the result of amenity planting near residential dwellings. The vegetation is dominated by introduced plant species, including weed species, and there is virtually no indigenous vegetation. Most of the land within the plan change request area is occupied by grazed or rough pasture or mown grassland of very low intrinsic ecological value.</p> <p>Although no long-tailed bats have been recorded within the plan change request area, the presence of potential roost trees and flight paths, together with records of long-tailed bats within the wider landscape, means that there is a moderate risk of this species being present within the plan change request area on a regular basis. To enable the actual construction of houses on the site in the future, a subdivision consent (and maybe a landuse consent) will be required. As part of this process, the person subdividing the land will need to undertake an assessment of effects, one matter being ecology. This assessment would need to be undertaken by an ecologist and will focus on the land being subdivided. Should ecological surveys be needed it would occur at this time and become a condition of any consent Council may grant.</p>

Policy 6.3 of the RPS aims to ensure that there is coordination between land use and infrastructure planning and development, so that development can be appropriately serviced by infrastructure in a cost-effective manner; and that the land use change does not result in unplanned effects on the functioning of that infrastructure.

As stated previously the site connects well with existing infrastructure. Eight access points are proposed to the roading network to provide connections to traffic from the plan change request area. Five access points are via the continuation of an existing road and the remaining three access points are new intersections. In summary the TIA states that there are no issues or constraints with the proposed roading network and it will align with the conceptual road layout in the TUSP. Minor

upgrades will be required to Council’s water and wastewater infrastructure to cater for the development.

Policy 6.11 Implementing Taupō District 2050

The RPS notes that TD 2050 is an important strategy for managing the built environment in the Taupō District. It supports many of the objectives of the RPS. This policy indicates support for the strategic directions set out in TD 2050 while acknowledging that changes to the District Plan which seek to implement it are subject to their own RMA considerations.

9.6 Taupō District Plan

The objectives and policies of relevance to this plan change request are provided below.

<i>Objective 3a.2.1: The maintenance and enhancement of the character and amenity of the Residential Environment.</i>	
<i>Policy i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects</i>	Development controls are proposed to be included into the District plan to ensure that the future residential development of the site will be at an appropriate density for the surrounding residential environment.
<i>Policy v. Any relevant Structure Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.</i>	A Structure Plan and a Staging Plan form part of this plan change request. It is proposed these plans are included in the District Plan to inform and guide future development of the land.
<i>Objective 3b.2.5: The protection of adjoining Environments from the adverse effects of activities within the Rural Environment</i>	
<i>Policy i. Manage the potential for adverse effects of activities in the Rural Environment at the interface of this and other more sensitive Environments</i>	The site is located at the existing urban/ rural boundary. It is immediately to the north of the existing Nukuhau residential area; bounded by Wairākei Drive to the east and low density residential area of Rangatira Park and Huka Heights, and rural land to the north and west. The boundary of the plan change request area to the west of the site will provide a very clear distinction between the urban and rural areas.
<i>Objective 3e.2.1: Provide for and manage urban growth so as to achieve the sustainable management of the District’s natural and physical resources.</i>	
<i>Policy i. Recognise the appropriateness of Urban Growth Areas as an important resource for providing for new urban land development and as the focus for future urban growth.</i>	This land is within an identified Urban Growth area as such development of the land can be expected.
<i>Policy ii. Ensure patterns of future urban development are consistent</i>	

<p><i>with the identified Urban Growth Areas as described in Section 3e.6.</i></p>	
<p><i>Policy iii. Prevent urban development in the rural environment outside of the identified Urban Growth Areas.</i></p>	
<p><i>Policy iv. Avoid the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of the Urban Growth Areas in providing the supply of land for urban development</i></p>	<p>Three co-operating landowners are leading the plan change request and have agreed on the development of the site in accordance with the Structure Plan and Staging Plan which will assist in avoiding ad-hoc development of the land</p>
<p><i>Policy v. Ensure that urban development of an identified Urban Growth Area occurs by way of a Taupō District Structure Plan Process and associated plan change process.</i></p>	
<p><i>Objective 3e.2.2: Ensure that the subdivision and development of Urban Growth Areas for new urban growth occurs by way of a comprehensive Taupō District Structure Plan Process and plan change.</i></p>	
<p><i>Policy i. Define the precise location, extent, form and staging of development of Urban Growth Areas by way of the Taupō District Structure Plan Process and associated plan change process.</i></p>	<p>A Structure Plan Map forms part of this plan change request and it is proposed they are included in the District Plan to inform and guide future development of the land.</p>
<p><i>Policy ii. Ensure that the development framework for the Urban Growth Areas is determined by the Taupō District Structure Plan Process.</i></p>	
<p><i>Policy iii. That a range of residential densities, location of rural residential opportunities and the staging of the development of the Urban Growth Areas shall be determined by the Taupō District Structure Plan Process</i></p>	<p>Besides the general residential zone, medium density residential development is also provided for an indicted on the Structure Plan.</p>
<p><i>Policy iv. Ensure that staging of development in the Urban Growth Areas is efficient, consistent with and supported by adequate infrastructure.</i></p>	<p>The development of the Structure Plan took into consideration these matters.</p>
<p><i>Policy v. Ensure that the planning and development of Urban Growth Areas adequately takes into account the efficient and effective functioning of supporting and surrounding infrastructure.</i></p>	

<i>Objective 3e.2.3: Ensure the maintenance of an appropriate and sufficient level of community infrastructure within existing serviced areas.</i>	
<i>Policy i. Allow new activities and development to connect to existing water and wastewater infrastructure where there is adequate capacity to meet the needs of the development</i>	<p>There is trunk sewer capacity available within the existing sewer network, however minor upgrades may be required such as upsizing or duplicating sections of the trunk sewer.</p> <p>The water and wastewater study identifies that to service the increased water demand as a result of this development, upgrades would be required to the Woodward pump station and sections of pipeline along parts of Woodward Street, Vaucluse Drive, parts of Acacia Bay Road, Herapeka Street, and Watene Lane. The pipeline upgrade will require 860m of 150mm diameter pipe and 800m of 200mm diameter pipe.</p> <p>In addition, Council's LTP identifies a water reservoir is required near Poihipi Road to service the growth of Taupō and for the resilience of Council's water supply. This is scheduled in the LTP for 2025/26.</p>
<i>Policy ii. Avoid, remedy or mitigate any adverse effects of the disposal of stormwater on the receiving environment.</i>	<p>The Stormwater Management Report concludes that the modelling undertaken shows that maximising the use of infiltration in terms of the pumice sand and hence tomo risk can provide a solution that aligns with WRC's WSMG and provides good community outcomes.</p> <p>The modelling has also shown that there are no major issues in relation to the management of stormwater from the development. Currently stormwater from the site drains untreated to Lake Taupō. Any stormwater solution for the site will need to be in accordance with WSMG, which has the Waikato River as its foremost consideration.</p>
<i>Policy iii. Ensure new activities and developments contribute to the provision and standard of reserves and open space amenity to meet the needs of the community including Esplanade Reserves in accordance with the provisions of the Act.</i>	<p>Area of reserves and open space are shown on the Structure Plan and their location was determined in consultation with Council.</p>
<i>Policy iv. Avoid, remedy or mitigate the adverse effects of new development and activities on the safe and efficient functioning of the existing and future roading networks including those identified through the Taupō District Structure Plan Process.</i>	<p>The site connects well with existing infrastructure. Eight access points are proposed to the roading network to provide connections to traffic from the plan change request area. Five access points are via the continuation of an existing road and the remaining three access points are new intersections. In summary the TIA states that there are no issues or constraints with the proposed roading network and it will align with the conceptual road layout in the TUSP.</p>

In summary the proposed rezoning will provide for a net gain of 78.78 ha of land in an appropriate location close to Taupō town centre and adjacent to existing serviced urban areas. The rezoning will assist Council to provide for the future growth of Taupō in a planned and coordinated approach. This plan change request will therefore improve the effectiveness of the District Plan in achieving the objectives and policies of the RPS.

10 Other relevant documents

Section 74(2)(b)(i) of the Act directs that when preparing or changing a District Plan, Council shall have regard to management plans and strategies prepared under other Acts. The following is an assessment of other relevant documents relevant to this plan change request.

10.1 Taupō District 2050 - District Growth Management Strategy (updated 2018)

TD 2050 outlines where Council prefers future urban growth to occur and the nature and scale of such growth. The first version of the strategy was adopted in 2006 and was subsequently reviewed in 2018. The land that is the subject of this plan change request is identified in TD 2050 as a future growth area.

In *Mapara Valley Preservation Society v Taupō District Council*¹⁴ the Environment Court gave significant regard to TD 2050. The Court acknowledged that while TD 2050 was not a statutory document, it was a “comprehensive growth strategy” and recommended that the variations to the District Plan where were based on it should be given ‘substantial respect and weight’¹⁵.

Given the strategic direction provided by TD 2050 it is appropriate that this plan change request gives effect to the strategy. A critical step in the implementation of TD 2050 has been the embedding of the Strategy in the WRPS. The WRPS comprehensively reflects the Strategy for present purposes in Policy 6.11: *Implementing Taupō District 2050*.

10.2 Taupō District Urban Structure Plan 2004

The TUSP is broad-based growth management strategy designed to identify the growth management issues in the Taupō Urban Area, and tackle them in accordance with the Long-Term Council Community Plan Community Outcomes and the environmental bottom lines set in the then proposed District Plan.

The primary focus of the TUSP is to provide a high-level 20 to 50 year sustainable urban growth management strategy which identifies sustainable urban growth management outcomes for Taupō, yet at the same time establishes an implementation framework to ensure that the key steps towards achieving these outcomes are taken.

The TUSP maintains the key policy in the then proposed District Plan with regards to growth management, namely that structure plans supplement the District Plan “to indicate long term growth options to guide urban expansion in a coherent way”.

TUSP identifies that the land that is the subject of the proposed plan change request is “Proposed Future Residential Opportunities 2023 to 2053”. It also illustrates the road network concepts around Taupō, Acacia Bay and the surrounds as shown in Figure 10-1 below.

¹⁴ The Mapara Valley Preservation Society v Taupō District Council A083/2007

¹⁵ The Mapara Valley Preservation Society v Taupō District Council A083/2007, para. 49, page 14.

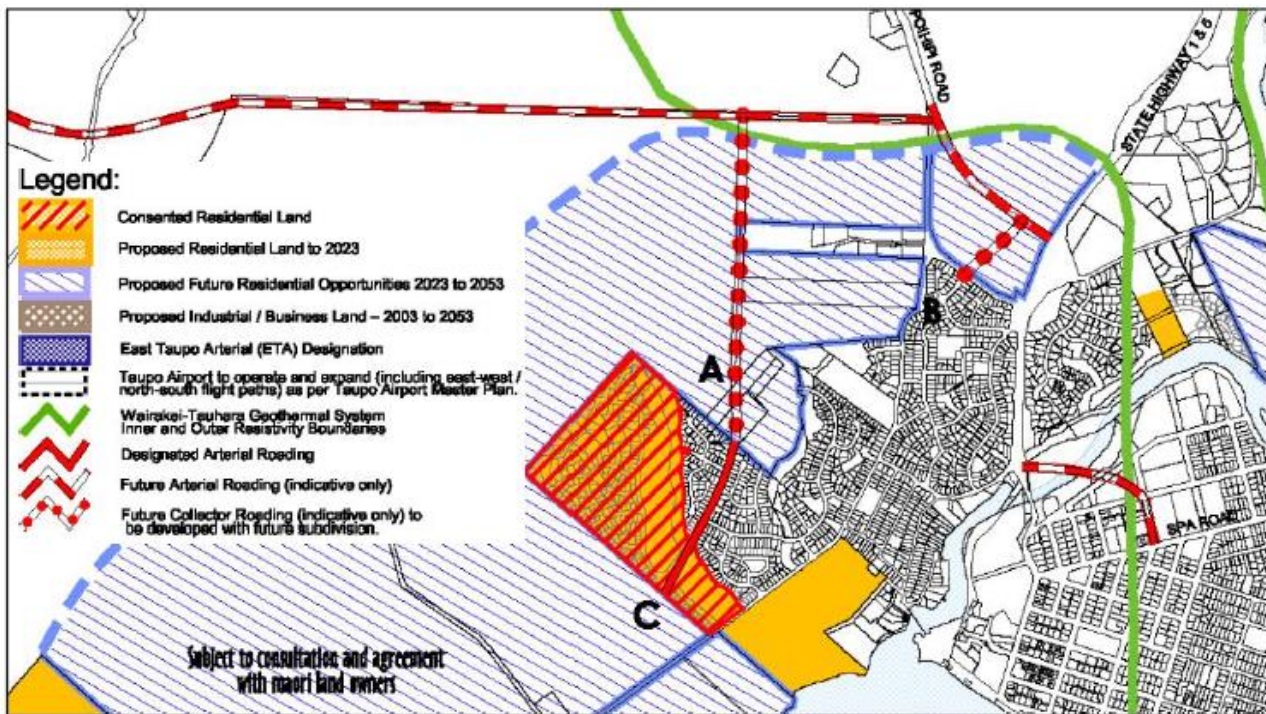


Figure 10-1: Future urban growth and roading networks (Source: TUSP)

10.3 Taupō District Stormwater Strategy (2009)

Council recognised the need for a Stormwater Strategy for the District’s Urban Areas. The Strategy coordinates stormwater management through a variety of management plans and codes of practice. Its purpose is to help Council meet its Long Term Council Community Plan (LTCCP) objectives of protecting and enhancing the environment and improving living and working environments in the Urban Areas of Taupō.

The Stormwater Strategy is to manage flows for public safety and for environmental protection. From a strategic perspective, there are two major issues for Council to consider:

1. All Councils are under increasing pressure from Regional Councils to improve quality so that stormwater does not have adverse effects on the environments where it falls and flows (especially outfalls to waterways). Stormwater is discharged - untreated - into lakes, rivers and streams so it needs to be as clean as possible. Council commits resources each year to improving water quality to Lake Taupō, and have sampling schedules and standards to test stormwater for pollution from sewerage, heavy metals and other contaminants. In future, disposing of stormwater directly to waterways without first improving its quality will be the exception rather than the norm.
2. Climate change is predicted to increase the severity of severe weather events including storms, so that there will be more intense flows, more often. This increases risks to people, to communities and to the environment. The Stormwater Strategy has taken into account of climate change impacts and addresses flooding, degradation of overland flow paths, degradation of Lake Taupō and aquatic environments, and public health and safety. For example, new property developments are now required to have increased stormwater capacity to ensure that additions to the system have sufficient capacity for increased flows.

Council's aim is manage the public stormwater system that fully complies with the Comprehensive Stormwater Discharge resource consents issued by WRC require Council to focus on:

- stormwater quality.
- ongoing monitoring.
- providing appropriate infrastructure.

As such the strategy is concerned with managing stormwater in urban area catchments before it is discharged into Lake Taupō, the Waikato River or any other receiving environment.

The Stormwater Report concludes that the modelling undertaken shows that maximising the use of infiltration in terms of the pumice sand and hence tomo risk can provide a solution that aligns with WRC's WSMG and provides good community outcomes. The modelling has also shown that there are no major issues in relation to the management of stormwater from the development.

As such the potential effects of the proposed land use changes on stormwater runoff quality and quantity can be adequately mitigated at the time of development to ensure the effects are less than minor.

10.4 Taupō District Stormwater Asset Management Plan 2018

Council manages stormwater to reduce the likelihood of harm to people and the environment. The Stormwater Asset Management Plan (SAMP) enables Council to manage and demonstrate its stewardship of stormwater assets on behalf of its communities in order to provide services cost-effectively, both now and into the future. The SAMP outlines that developers are responsible for providing stormwater in new subdivisions, and must also provide for capacity of the downstream network when increasing the flow in to the network. New developments are encouraged to provide above ground solutions to stormwater quality and velocity.

The potential effects of the proposed land use changes on Council's stormwater assets can be adequately mitigated at the time of development to ensure the effects are less than minor.

10.5 WRC Waikato Stormwater Management Guidelines

WRC's Waikato Stormwater Management Guideline (TR2018/01) (WSMG) provides a framework for implementation of stormwater management strategies to manage the effects of stormwater runoff from urban land use in accordance with WRC's regulatory framework (objectives). The WSMG provides information on the selection and design of stormwater management devices to achieve these objectives. To best achieve the required stormwater management objectives, stormwater management systems will need to be integrated with the development and the natural landforms within the site and catchment to reduce the potential stormwater related effects. Existing gullies, streams and wetlands are to be protected and restored. Development proposals will need to demonstrate that all opportunities have been taken to avoid, remedy and mitigate potential adverse stormwater effects, and that all opportunities have been taken to protect and enhance the water bodies in the catchment.

The WSMG states that a low impact design (LID) approach is considered necessary for site design and for catchment management planning. LID is based on the notion that environmental values can be less adversely impacted as new areas are developed throughout catchments if basic principles are followed. LID means understanding natural systems and making the commitment to work within the limits of these systems whenever and wherever possible. LID is based on the recognition that stormwater is ultimately a precious resource to be carefully managed, rather than a waste product in need of disposal.

In the WSMG, a broad distinction is made between those approaches that tend to manage stormwater largely through avoidance strategies versus those that are mitigative.

The management of stormwater is directed by the Council's Stormwater Strategy and the WSMG and both documents have been considered in the Stormwater Management report. A number of solutions were considered during the investigation of the conveyance, treatment and detention of stormwater. These solutions were used to establish a number of scenarios that utilise varying components of Water Sensitive Urban Design (WSUD) that could be used for the management of stormwater from the site ensuring the future management of stormwater from the site will be in accordance with the WSMG.

10.6 The Ngāti Tūwharetoa Environmental Iwi Management Plan

Under sections 61, 66 and 74, local authorities must take into consideration the Ngāti Tūwharetoa EIMP in the formulation of district plans, regional plans, and regional policy statements.

The Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) establishes Ngāti Tūwharetoa environmental base lines and provides tools that assist hapū/whānau and the tribe as a whole to achieve and protect those base lines.

The Ngāti Tūwharetoa EIMP states that it is driven all relevant tikanga and kawa to protect Taupo-nui-ā-Tia and all tribal taonga, as a holistic view of the environment is at the very core of Tūwharetoa resource management. The EIMP provides goals, issues, policies/baselines and methods of implementation/tools. The goals of the EIMP relevant to this plan change request are Te Waipuna Ariki (water), Papatūānuku (land), and Ngā Otaota Me Ngā (flora and fauna). The following is an assessment of these matters.

10.6.1 Te Waipuna Ariki (water)

The **goals** are stated as follows:

- *Ngāti Tūwharetoa assert and exercise rangatiratanga and kaitiakitanga over waters within the Tūwharetoa rohe.*
- *Protect and enhance the mauri for future generations.*
- *Achieve statutory recognition of Ngāti Tūwharetoa rangatiratanga over water through the Waitangi Tribunal claims process.*

The **issue** identified in the EIMP of relevance is related to the discharge of stormwater into water ways.

The relevant **policies/baselines** are:

- *Promote and enhance partnerships between ngā hapū o Ngāti Tūwharetoa and central government, regional and district councils on all resource management issues e.g. management of natural hazards including flooding, wastewater treatment.*
- *Advocate the protection of mauri of water through effective policy and planning instruments.*
- *Support proposals that seek hapū involvement to improve water quality and promote efficient use of water quantity.*

Comment

Council's aim is manage the public stormwater system that fully complies with the Comprehensive Stormwater Discharge resource consents issued by WRC which require Council to focus on:

- stormwater quality.
- ongoing monitoring.
- providing appropriate infrastructure.

As such the Stormwater Report in Appendix F is concerned with managing stormwater for the future urban area catchment before it is discharged into Lake Taupō, the Waikato River or any other receiving environment. As such the potential effects of the proposed land use changes on

stormwater runoff quality and quantity can be adequately mitigated at the time of development to ensure the effects are less than minor. Any stormwater solution for the site will need to be in accordance with WSMG, which has the Waikato River as its foremost consideration. The Vision and Strategy requires the restoration and protection of the health and wellbeing of the Waikato River and the adoption of a precautionary approach to management of the natural, physical, cultural and historic resources of the Waikato River. The Vision and Strategy also requires the recognition and avoidance of adverse cumulative effects and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River. The Vision and Strategy requires a step change in how stormwater runoff is managed and requires that development is undertaken in such a way as to restore and enhance the Waikato River and its tributaries.

10.6.2 Papatuānuku (land)

The **goals** are stated as follows:

- *Assert and exercise tino rangatiratanga and kaitiakitanga of ngā hapū o Ngāti Tūwharetoa over land within the Tūwharetoa rohe.*
- *Advocate for the protection of the mauri of land in accordance with Ngāti Tūwharetoa tikanga and kawa.*

There is one **issue** identified in the EIMP of relevance to this plan change request, which relates to involvement from tangata whenua with regard to the management of reserves, recreation areas.

The relevant **policies/baselines** are:

- *Encourage resource users and/or land owners to implement sustainable land use systems.*
- *Support proposals that seek to protect and enhance soil quality.*
- *Protect important landscape features from inappropriate use and development.*

Comment

As the site is within an identified Urban Growth area in TD 2050 development of the land for residential proposes can be expected. As Ngāti Tūwharetoa have a Joint Management Agreement with Council, it is anticipated that there are mechanism in place to enable Ngāti Tūwharetoa to have involvement with the management of the stormwater reserves that will be created as part of the plan change request.

10.6.3 Ngā Otaota Me Ngā (flora and fauna)

The **goals** are stated as follows:

- *Assert and exercise tino rangatiratanga and kaitiakitanga of ngā hapū o Ngāti Tūwharetoa over ngā Otaota me ngā aitanga kararehe within the Ngāti Tūwharetoa rohe.*
- *Promote and protect land and aquatic biodiversity for the benefit of current and future generations.*

There is one **issue** identified in the EIMP of relevance to this plan change request, in relation to the destruction of significant habitats adversely affecting indigenous flora and fauna.

The relevant **policies/baselines** are:

- *Advocate for the protection and enhancement of the mauri of indigenous flora and fauna*
- *Support proposals that seek to protect and enhance biodiversity e.g. projects that create linkages and corridors over privately owned land between significant ecosystems.*
- *Ensure that the views of ngā hapū o Ngāti Tūwharetoa are an integral part of all initiatives that seek to maintain and enhance biodiversity.*

Comment

As detailed in the Ecology Report the site has low ecological value and no areas within the site qualify as significant indigenous vegetation. If long-tailed bats are confirmed to be present in the future then this may qualify parts of the site as being significant habitat of indigenous fauna, notably stands of mature trees.

To enable the actual construction of houses on the site in the future, a subdivision consent (and maybe a landuse consent) will be required. As part of this process, the person subdividing the land will need to undertake an assessment of effects, one matter being ecology. This assessment would need to be undertaken by an ecologist and will focus on the land being subdivided. Should ecological surveys be needed it would occur at this time and become a condition of any consent Council would grant. Therefore, any ecological effects can be identified at the time of development, and avoided, remedied or mitigated as required.

In conclusion, it is considered that the plan change request is not contrary to the EIMP. However, as part of the consideration of the plan change request a representative of the Tūwharetoa Māori Trust Board would be part of the hearing of the plan change request, consultation has been occurring with Tūwharetoa Māori Trust Board throughout the implementation of the plan change request and a copy of the plan change request will be provide to Tūwharetoa Māori Trust Board at the time of lodgement for inputs and/or comments.

11 Section 32 evaluation

Section 32 of the Act requires any proposed plan change request to provide an assessment of the appropriateness, effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options.

This plan change request will be an amendment to the existing District Plan, therefore, the provisions of section 32(3) also apply. This entire planning report and the different technical reports forming part of this plan change request are all part of the section 32 analysis in support of this plan change request.

This report records the section 32 evaluation that has been carried out to date, but recognises that this is an iterative process that will continue through the plan change lodgement, submission and hearing process.

11.1 Identification of issue

The first step of the section 32 evaluation is to identify the issue/s that the plan change request is seeking to address. That is, why the existing zoning of the site is not appropriate. Section 3 of this report outlines the purpose of this plan change request, which is to enable the land to be developed for residential purposes and provide a higher level of residential density than the District Plan currently provides for. The key issue is that the land is identified in TD 2050 as a future residential growth area, but currently zoned for rural purposes. Residential zoned land needs to be readily available to in order to provide for the future growth of Taupō. This plan change request addresses the issue by changing the zoning of the land.

11.2 Amending proposal

This plan change request is an *amending proposal* under section 32(3). That is, it proposes to amend the existing District Plan rather than be a new plan. For an amending proposal the evaluation of objectives under section 32(1)(b) must relate to:

- (a) *the provisions and objectives of the amending proposal; and*
- (b) *the objectives of the existing proposal to the extent that those objectives—*
 - (i) *are relevant to the objectives of the amending proposal; and*
 - (ii) *would remain if the amending proposal were to take effect.*

This amending proposal seeks to adopt the existing objectives, policies and rules of the District Plan. As a result this plan change request proposes two new objectives and six policies. No other objectives or policies are to be amended therefore limiting the evaluation under section 32 to the new objectives and assessing the extent to which the provisions achieve the relevant existing objectives. Appendix C contains the proposed Structure Plan map along with the proposed landscaping provisions. In addition, Appendix C contains tracked changes versions of the proposed changes to sections 3a and 4a of the District Plan.

11.2.1 Existing objectives

The Land Development chapter of the District Plan (Section 3e) includes objectives relevant to urban growth and structure plans being objectives 3e.2.1, to 3e.2.5. The Land Development objectives cover issues of urban growth demands and its demands on resources including the need to provide an appropriate level of infrastructure and the health and well-being of the District's lakes and waterways and aquifers. Policy 3e.2.1(i) directs that urban growth should recognise the appropriateness of Urban Growth Areas as an important resource for providing for new urban land development and as the focus for future urban growth. These are matters that are addressed in

Table 11-1 below under the headings of environmental, economic, social and cultural costs and benefits.

11.2.2 *New objectives – Section 32(1)(a) and 32(3)(a)*

Section 32(1)(a) requires that any new objective be evaluated to assess the extent to which they are the most appropriate way to achieve the purpose of the RMA. Two new objectives are proposed by this plan change request in *Chapter 3a: Residential Environment* as follows:

- 3a.2.2A *A range of housing types and densities is available to meet the needs of all communities and the growth of Taupō.*
- 3a.2.3 *To enable residential development of the Nukuhau Structure Plan Area as envisaged by the Plan while maintaining and enhancing the local network of gullies and stormwater flow paths in a manner that contributes positively to residential amenity and character and minimises offsite effects.*

These objectives are a subset of the plan change request as a whole. The plan change request as a whole is assessed against the national and regional policy documents, and Part 2 of the Act, including its purpose in section 8 of this plan change request. That assessment concludes that the plan change request is consistent with Part 2 of the Act and the national and regional policy documents.

The inclusion of the above objectives referring to the need to provide for a range of housing types and densities and the enabling of the residential development of the Nukuhau Structure Plan area is the most appropriate way to meet the purpose and principles of the Act set out in Part 2 of the RMA by:

- (a) Enabling people to provide for their social and economic well-being by providing a range of housing choice which can provide for Taupō's growth.
- (b) Providing a framework for the Nukuhau Structure Plan area which will facilitate sustainable management of the land. It finds the right balance between enabling development while protecting and enhancing the natural and physical resources such as the gully areas and stormwater flow paths.
- (c) Using the physical resource of the and associated existing infrastructure efficiently to meet the foreseeable needs of future generation for housing.
- (d) Avoiding, remedying and mitigating adverse effects on the environment.

11.3 **Alternatives considered**

Having come to the conclusion that the Rural zoning is no longer appropriate, four options were considered to address the issue as follows:

1. *Option One: Status Quo/ Do Nothing*
Option One would see the land remain as Rural Environment and all of the District Plan provisions considered to be relevant to the land would continue to apply.
2. *Option Two: Apply for a non-complying activity resource consent to Council*
3. *Option Three: Rezone the land by Private Plan Change to Residential Environment*
This option would enable the land to be rezoned to Residential Environment and enable the development of ~800 residential lots. No changes are sought to the provisions of the District Plan in the Residential Environment and those considered to be relevant to the land would continue to apply.

4. *Option Four: Wait for Taupō District Council plan review process and lodge submissions to seek the rezoning*

Council has just begun the review of the District Plan and anticipate that it would be notified in late 2021.

As required by section 32(1)(c) this evaluation contains a level of detail that corresponds to the scale and significance of the effects anticipated by the plan change request. This level of detail is informed by the assessment of effects in section 7 of this plan change request.

11.4 Evaluation of benefits and costs

The four options are evaluated to determine the most appropriate approach, having regard to their efficiency and effectiveness, and the benefits and costs in Table 11-1 below.

Table 11-1: Evaluation of benefits and costs of the four options

Option One: Status Quo/ Do Nothing i.e. retain Rural zoning of the land		
Benefits	Costs	Efficiency and Effectiveness
<p>Environmental The existing character, amenity and functioning of the Rural Environment will remain.</p> <p>Economic Does not incur any costs associated with a plan change process.</p> <p>Social There are no identifiable social benefits.</p> <p>Cultural There are no identifiable cultural benefits.</p>	<p>Environmental If the need for residential land became urgent, ad-hoc resource consents could be applied for and a such the effects on the rural environment would not be considered in a holistic manner.</p> <p>Economic A poorly performing housing market leads to high housing costs (whether rented or owned), overcrowding, barriers to home ownership, and risks to macro-economic stability.</p> <p>Social Lack of housing choice available.</p> <p>Cultural There are no identifiable cultural costs.</p>	<p>This option is not effective in providing for the future residential growth of Taupō in an area identified by Council as a future residential growth area.</p> <p>The continued protection of the land from residential development and the need to create large lots sizes in rural areas, is unlikely to encourage the most efficient use of the land.</p>
Option Two: Apply for a non-complying activity resource consent to Council		
Benefits	Costs	Efficiency and Effectiveness
<p>Environmental Potential visual benefits at entrance to Taupō from landscaping.</p>	<p>Environmental If the need for residential land became urgent, ad-hoc resource consents could be applied for and a such the effects on the rural environment would not be considered in a holistic manner.</p>	<p>The requirement to obtain a resource consents on an ad-hoc basis for residential development, is unnecessarily restrictive, and is not efficient.</p>

<p>Economic Could increase housing supply which could contribute to housing affordability.</p> <p>Social Increase housing supply and improve housing affordability.</p> <p>Cultural There are no identifiable cultural benefits.</p>	<p>Economic The risk of a non-complying activity resource consent application being declined is high, making it unlikely to be attractive as an investment proposition. Therefore, the cost of the application process would not be recoverable.</p> <p>Higher level of confirmed design is required compared with a plan change request. Therefore, higher consenting costs compared with other options.</p> <p>Social There are no identifiable social costs.</p> <p>Cultural There are no identifiable cultural costs.</p>	
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Option Three: Rezone the land by a Private Plan Change request

Benefits	Costs	Efficiency and Effectiveness
<p>Environmental Better opportunities for the long term coordinated development of the site.</p> <p>Provides for the efficient use of land leading to reduced future pressure on other areas of rural land from urban development.</p> <p>Would increase residential land and housing supply which could contribute to housing affordability.</p> <p>Proposed rules address specific development controls for a greenfield development.</p> <p>Potential visual benefits at entrance to Taupō from landscaping.</p> <p>Potential stormwater reserves with pedestrian and cyclist access, shallow detention ponds and planting.</p> <p>Economic</p>	<p>Environmental Loss of some rural production land. However, as this land has been identified as growth zone for some time in TDC 2050 it is a planned loss. The effects of the rezoning on matters such as ecology, archaeology, landscape character have been assessed an minor.</p> <p>Economic Administrative costs for the applicant in preparing and notifying the plan change request to the District Plan.</p> <p>Social There are no identifiable social costs.</p> <p>Cultural There are no identifiable cultural costs.</p>	<p>This option is effective in providing for the future residential growth of Taupō in an area identified by Council as a future residential growth area in a timely manner.</p> <p>Ensuring the land is available to meet the demand.</p> <p>Unlocking land allows economies of scale in land assembly, land development and housing construction. Larger building firms are able to generate scale efficiency from building large numbers of houses on contiguous sites and by purchasing at a greater scale, particularly building materials.</p> <p>Medium density development significantly improves the efficiency and therefore effectiveness of the provision of infrastructure. It is problematic and costly to service infrastructure, particularly roading, wastewater and</p>

<p>Increased land available for residential development near an established residential area will enable development to utilise existing infrastructure connections and networks, thereby reducing costs.</p> <p>A responsive housing market facilitates labour market mobility, allowing people to move to take up job opportunities, thereby enhancing the productivity of the economy.</p> <p>Social Increased housing capacity and choice.</p> <p>Close proximity to the town centre.</p> <p>Providing an adequate supply of land and development capacity for housing has the potential to lift the living standards of many New Zealanders.</p> <p>The zoning to enable higher increased housing density will create a range of different lifestyle choices which will help promote a diverse community.</p> <p>Cultural There are no identifiable cultural benefits.</p>		<p>potable water, in sparse low density areas.</p>
<p>Option Four: Wait for Taupō District Council plan review and lodge submissions to seek the rezoning</p>		
<p>Benefits</p>	<p>Costs</p>	<p>Efficiency and Effectiveness</p>
<p>Environmental The same environmental benefits as Option Three apply, but they are delayed.</p> <p>Economic The same economic benefits as Option Three apply, but they are delayed.</p> <p>Social The same social benefits as Option Three apply, but they are delayed.</p>	<p>Environmental The same environmental cost as Option Three apply, but they are delayed.</p> <p>Economic Council are just beginning a District Plan review with the intention of notifying the proposed plan in late 2021. Therefore, it is likely that a new operative plan will be available late 2023. This alternative carries additional land holding cost and</p>	<p>The same of Option Three apply.</p>

<p>Cultural There are no identifiable cultural benefits.</p>	<p>lost opportunity costs of being unable to develop the land for at least 4 years.</p> <p>Social There are no identifiable social costs.</p> <p>Cultural There are no identifiable cultural benefits</p>	
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11.5 Assessment of risk of acting or not acting

Section 32(2)(c) refers to an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. For this plan change request the information needs to be sufficient to demonstrate that the site is suitable for the intended use and that the change in land use is not in conflict with higher level policy direction. The environmental effects of the activities can be managed through subsequent resource consents as would be required by the existing provisions of the District Plan.

Therefore, less detailed information is required for a plan change request than for a resource consent application. The detail required for a resource consent application is to a higher design standard whereas for a plan change request a concept design is sufficient. For the purpose of this plan change request technical assessments have been undertaken to provide information that is sufficient and at an appropriate level of certainty to allow additional methods and rules to be designed to address the issues identified. Therefore, an assessment of risk of acting or not acting is not considered necessary.

11.6 Reason for chosen option

The next step is to evaluate whether the proposed policies, rules or other methods are the most appropriate option for achieving the objectives, having regard to the chosen option. Option Three in Table 10-1 is the chosen option. It is considered to be most appropriate planning method to address the issue associated with the limitation of the current rural zoning. Rezoning the land enables and supports further residential development and a higher density of development in Taupō. The other options of seeking Non-Complying Activity resource consent or waiting for the next District Plan review can potentially deliver the same outcome as the chosen option, but they are considered inferior in terms of efficiency of process and do not provide the same long term certainty to the landowners. The plan change request ensures that the land use outcomes can be properly and spatially designed and tested for community acceptance in a comprehensive manner.

There is a high level of risk and cost for a Non-Complying Activity resource consent, which requires a highly detailed upfront design to achieve the certainty required for a resource consent, which could be unsuccessful. The District Plan review option represents a potential 4 year delay. Only the plan change request option involves an efficient and effective process that has the ability to address the elements of uncertainty associated with the other options. The plan change request allows for the District Plan rules to be designed to capture and address the environmental effects, at the appropriate stage when sufficient design has been undertaken.

For the above reasons Option Three is considered the most efficient means of achieving the existing District Plan objectives and the proposed new objectives by being a viable development that can be delivered at the lowest cost and risk. The option of doing nothing would result in ad-hoc, uneconomic, and inefficient residential development. The Non-Complying Activity resource consent option is more costly with a higher level of risk that the cost would not be recovered because it could be unsuccessful. The option of waiting for the District Plan review is not considered efficient because

there is a four year delay which leads to significant land holding costs and unacceptable delays in achieving an return on the investment of development.

Option Three is also the most effective option as the method involving a plan change request setting out the zoning and development and performance standards based on a conceptual design followed by resource consents dealing with the detailed environmental effects. This option is more likely to contribute to the achievement of the objectives because it allows a coordinated design and investment approach, rather than significant upfront design work. For the reasons outlined above the plan change request is seen as the most efficient and effective means of achieving the existing relevant objectives of the District Plan.

11.7 Appropriateness of new provisions

Section 32(1)(b)(ii) requires an examination of whether the proposed provisions being the policies, rules and other methods proposed by the plan change request are the most appropriate way to achieve the objectives.

The proposed policy in support of new objective 3a.2.2A is:

Enable a variety of housing types in the Residential and Medium Density Zone, including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.

The proposed policies in support of new objective 3a.2.3 are:

- Encourage development in the Nukuhau Structure Plan area to be carried out in a manner which reflects the intent of the Nukuhau Structure Plan.*
- Achieve an appropriate level of residential amenity and character.*
- Enable the development of a range of housing types, to provide a choice of living environments.*
- Achieve a connected open space and walking-cycling network centered on stormwater reserves, gullies and street corridors with a high amenity interface with the residential uses.*
- Subdivision in the Nukuhau Structure Plan Area should only occur where the resulting lots will be connected to Council's wastewater network infrastructure.*

To ensure that the evaluation of the proposed plan change is carried out to an appropriate level of detail, the tables below provide an assessment of the scale and significant of the environmental, economic, social and cultural effects that are anticipated from the implementation of the amending proposal as required under section 32(1)(c).

Development controls for the Nukuhau General Residential and Medium Density are proposed and are detailed in Appendix C as well as the Structure Plan map and rules for the Nukuhau Structure Plan Area.

Insert Nukuhau Structure Plan at Appendix 9		
PPC objectives 3a.2.2A and 3a.2.3		
Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental, Economic and Social	The provision of a Structure Plan to the level of detail as that proposed will have positive environmental, social, and economic effects, as it	As the structure plan assumptions and layout are based on preliminary design and feasibility assessments,

	<p>denotes the intended outcome for the area and linked with specific provisions will enable high quality outcomes but also enables the land to be developed and released for housing.</p> <p>Visual and landscape benefits for key views at Taupō's gateway.</p> <p>Flexibility to take into account the outcomes of more detailed design is accommodated by rules categorising departure from the structure plan as a discretionary activity meaning that there is an appropriate assessment and approval process to manage risks.</p>	<p>there is a risk that later design departs from the structure plan leading to additional compliance costs.</p> <p>There are no identifiable Environmental, Economic and Social costs.</p>
Cultural	There are no identifiable Cultural benefits.	There are no identifiable Cultural costs.

<p>Insert Landscaping requirements at Appendix 9</p> <p>Insert Landscaping rules in section 4a</p>		
<p>PPC objectives 3a.2.2A and 3a.2.3</p> <p>Existing objectives 3a.2.1 and 3a.2.2</p>		
	Benefits	Costs
Environmental, Economic and Social	<p>The requirement to provide 10m wide landscaping at the entrance to Taupō along Waikeria Drive will provide assist in retaining/enhancing local identity and in better highlighting the entrance to Taupō with corresponding safety benefits.</p> <p>The requirement to provide landscaping along any lot boundary fronting a Stormwater Reserve with Pedestrian Access, Cycleway and Planting will develop a local unique character and sense of 'place and ensure that the development of the land is sympathetic to the existing gullies.</p>	<p>Financial cost to developers to implement the required 10m wide landscaping strips.</p>
Cultural	There are no identifiable Cultural benefits.	There are no identifiable Cultural costs.

Insert road cross sections at Appendix 9		
PPC objectives 3a.2.2A and 3a.2.3 Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental, Economic, Social and Cultural	On their own the cross sections have very little ability to create effects on the environment, economic, social or cultural aspects. However, in tandem with other methods of implementation they have the potential to contribute to the production of a high quality outcome for the area whilst also conveying stormwater (serving both environmental and cultural effects). The focus of the cross sections is to balance movement of vehicles with cyclists and pedestrians and to create a speed environment which influences positive social effects (by enabling the wellbeing of people by focusing on safety).	Costs only associated with administering a structure plan specific approach to road design. There are no other identifiable costs

Insert fencing, walls and hedges rules in section 4a		
PPC objectives 3a.2.2A and 3a.2.3 Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental and Social	Low front walls, fences and or hedges along the street frontage and gully edges provide passive surveillance and avoid a blank façade, while providing a privacy buffer and contributing to the visual amenity of both the private and public realm. Resulting in positive environmental, and social effects.	There are no identifiable costs.
Economic and Cultural	There are no identifiable Economic or Cultural benefits.	There are no identifiable Economic or Cultural costs.

Insert Streetscape, Walking and Cycling Access rules in section 4a		
PPC objectives 3a.2.2A and 3a.2.3 Existing objectives 3a.2.1 and 3a.2.2		

	Benefits	Costs
Environmental, Economic, and Social	<p>A comprehensive walking and cycling network will link all types of public open space, creating residential areas that can be safely and easily accessed without the use of private vehicles. In addition, less cars on the road provide positive environmental and economic effects.</p> <p>It will also assist to balance the movement of vehicles with cyclists and pedestrians and to create a speed environment which influences positive social effects (by enabling the wellbeing of people by focusing on safety).</p>	There are no identifiable costs.
Cultural	There are no identifiable Cultural benefits.	There are no identifiable Cultural costs.

Insert rule making any subdivision a non-complying activity that is unable to be connected the Council's wastewater network in section 4a

PPC objectives 3a.2.2A and 3a.2.3

Existing objectives 3a.2.1 and 3a.2.2

	Benefits	Costs
Economic	There are no identifiable Economic benefits.	<p>There will be additional land holding cost and lost opportunity costs of being unable to develop the land until the existing wastewater network has been upgraded.</p> <p>A non-complying activity requires a high level of upfront design and has a high risk of being declined. Therefore, it is making it unlikely to be an attractive investment proposition as the costs of the application process may not be recoverable.</p>
Environmental and Cultural	Requiring a connection to the Council's wastewater network avoids additional onsite wastewater disposal, which is known to have	There are no identifiable Environmental and Cultural benefits.

	adverse Environmental and Cultural effects.	
Social	There are no identifiable Social benefits.	There are no identifiable Social costs.

Insert Performance Standards and Development Controls for the Nukuhau General Residential Areas in section 4a

PPC objectives 3a.2.2A and 3a.2.3		
Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental, Economic, and Social	Provides consistency with the existing District Plan residential rules. Provides for well-designed residential development that enables future residents to meet their social and economic needs. These provisions are the most effective and efficient way to ensure appropriate residential amenity resulting in positive social and environmental effects.	There are no identifiable Environmental, Economic, or Social costs.
Cultural	There are no identifiable Cultural benefits.	There are no identifiable Cultural costs.

Insert Performance Standards and Development Controls for the Nukuhau Medium Density Residential Zone in section 4a

PPC objectives 3a.2.2A and 3a.2.3		
Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental, Economic, and Social	These provisions are the most effective and efficient way to ensure appropriate onsite amenity and pleasant environment for detached and duplex housing (all of which are positive social and environmental effects). However, the provisions are reliant on others (in combination) to ensure good quality urban design outcomes.	Insertion of control for the Medium Density Residential Zone where there is none in the District Plan.
Cultural	There are no identifiable Cultural benefits.	There are no identifiable Cultural costs.

Insert new assessment criteria for subdivision in the Nukuhau Structure Plan area in section 4a .8		
PPC objectives 3a.2.2A and 3a.2.3		
Existing objectives 3a.2.1 and 3a.2.2		
	Benefits	Costs
Environmental, Economic, Social and Cultural	<p>The proposed assessment criteria seek to address specific items such as landscaping, stormwater gullies, walking and cycling networks and the gateway to Taupō.</p> <p>This assessment criteria along with other proposed provisions are considered effective to assess applications with the Nukuhau Structure Plan area.</p> <p>These measures are required to avoid potential adverse environmental, social and or cultural effects. However, such matters have not been addressed through rules as outcomes and adherence to such measures could be dealt with a variety of ways at subdivision and/or land use stage.</p> <p>Therefore, the placement as assessment criteria is considered the most appropriate.</p>	<p>Insertion of assessment criteria for Nukuhau Structure Plan area where there is none in the District Plan.</p>

11.7.1 Summary of evaluation

The scale and significance of the effects anticipated by the plan change are considered to be minor. Whilst there are two new objectives, and six new policies and numerous methods to be inserted, these are applicable only in the Nukuhau Structure Plan area.

Section 32(1)(b)(ii) also requires that Council assesses the efficiency and effectiveness of the policies and methods as the most appropriate way to achieve the objectives.

The Ministry for the Environment’s guidance explains that “efficiency” is achieved where a policy or method will achieve the objective (the benefit) at the least cost. Least cost can be difficult to quantify, especially in monetary terms, and we have not identified the costs of alternative policies and methods to indicate the least cost option for this section 32 evaluation.

As acknowledged in the AEE component of this plan change request, the proposed and existing provisions of the District Plan, will also ensure that any other potential effects (e.g. geotechnical issues, stormwater management, enhancement of natural features) can be adequately dealt with and responded to development and subdivision stage. It is not unusual or ineffective to rely on existing provisions in any way and does not undermine the viability of the plan change request.

Therefore, the reliance of this plan change on existing provisions is considered to be both efficient and effective.

11.8 Advice from iwi authorities

As set out in section 4.3 of this plan change request section 32(4A) of the RMA requires the inclusion of a summary of advice received from iwi authorities and the responses to the advice. Details of consultation and engagement with iwi authorities is detailed in section 8 of this plan change request. No formal advice has yet been received from the iwi authorities.

11.9 Conclusion of section 32 evaluation

Overall, it is considered that the proposed rezoning of the subject land from Rural to General Residential and Medium Density Residential and an overlay over the General Residential Zone providing for a small area of Neighbourhood Shopping Centre (Shops) is the most appropriate mechanism for the achieving the objectives of the District Plan and to enable additional housing supply.

The proposed provisions are effective and efficient in as much as they will enable an increase of housing density, a variety of housing choice in a way that achieves supply which could contribute to housing affordability.

The plan change request recognises the actual and potential adverse and positive effects of development of the land noting that is an entirely greenfield area with no established development patterns that establish or constrain a built form character. The plan change request enables the creation of a modern residential area within Taupō.

12 Conclusion

The land covered by the plan change request is currently zoned Rural Environment under the District Plan. As such a plan change is required in order to rezone the land for residential use.

Section 7 of this plan change request demonstrates that there are no significant constraints to the urbanisation of the subject land, and the potential adverse effects on the environment can be avoided, remedied or mitigated by the proposed plan change provisions or the existing provisions of the District Plan.

Section 9 of this plan change request demonstrates that the plan change is the most appropriate way to achieve the purpose and principles of the Act. This land is already identified for future urban growth. The Structure Plan has been through an extensive process to identify the form and nature of development appropriate to this land area and necessary to manage growth within Taupō. It also sets out the Council's commitment to provide infrastructure to this area. The plan change provides for this necessary growth while protecting the key gully features signalled through the Structure Plan.

Section 10 of this plan change request provides the section 32 assessment which demonstrates that the proposed policies and methods are the most appropriate way to achieve the objectives of the District Plan and to achieve the purpose of the RMA.

Accordingly, the plan change request can be accepted and approved



Appendix A
Details of the land subject
to the plan change

Appendix B

Records of Title



Appendix C

Structure Plan and Staging Plan



Appendix D Water and Wastewater Study

Appendix E

Traffic Impact Assessment



Appendix F
Stormwater Management
Report



Appendix G

Landscape and Visual Assessment

Appendix H

Detailed Site Investigation

Appendix I

Geotechnical Report

Appendix J

Ecology Report

Appendix K

Archaeology Report



Appendix L

Open Day Material and Feedback Form

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