

# Public Notice

3 February 2021

## **Proposed Plan Change 37 to the Taupō District Plan: Request to rezone Rural Land to Residential**

Pursuant to Clauses 5, 21 and 26 of the First Schedule of the Resource Management Act 1991, notice is hereby given of Plan Change 37 to the Taupō District Plan, being a plan change request (private plan change).

**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.
- Lexus Trustees 11 Limited, 48 Acacia Bay Road.
- CN Top Investment Limited, 6 Poihipi Road.

### **Address for Service:**

WSP  
Private Bag 3057,  
Waikato Mail Centre,  
Hamilton 3240  
027 298 4502  
tanya.running@wsp.com

### **Intent of Plan Change 37:**

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 (TD2050) as a northern growth area.

### **Location of Plan Change 37:**

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. You can view a map of the site at [www.taupodc.govt.nz/nukuhauplanchange](http://www.taupodc.govt.nz/nukuhauplanchange).

### **Enquiries about Plan Change 37**

Enquiries about this Plan Change can be directed to Hilary Samuel, phone (07) 376 1591 or email [hsamuel@taupo.govt.nz](mailto:hsamuel@taupo.govt.nz).

### **Viewing Plan Change 37**

The proposal, the associated Section 32 documentation and submission forms are available at any of the Council Offices listed below.

- Online at [www.taupo.govt.nz](http://www.taupo.govt.nz)
- Taupō District Council – 30 Tongariro Street, Taupō
- Taupō Public Library – Story Place, Taupō
- Turangi Service Centre and Library – Town Centre, Turangi
- Mangakino Service Centre and Library – Rangatira Drive, Mangakino

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and

- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
  - Adversely affects the environment; and
  - Does not relate to trade competition or the effects of trade competition.

You may make a submission online at [www.taupodc.govt.nz/nukuhauplanchange](http://www.taupodc.govt.nz/nukuhauplanchange). Or by sending a written or electronic submission to the Taupō District Council at [NukuhauPlanChange@taupo.govt.nz](mailto:NukuhauPlanChange@taupo.govt.nz) or "Submission on Plan Change 37", Taupō District Council, Private Bag 2005, Taupō Mail Centre 3352. The submission must be in form 5 and must state whether or not you wish to be heard on your submission.

The closing date for Submissions on Plan Change 37 to the Taupō District Plan is **5pm on 5 March 2021**.

The process for public participation in the consideration of the proposal under the Act is as follows:

- After the closing date for submissions, Taupō District Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary; and
- There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submission already made:
  - Any person representing a relevant aspect of the public interest;
  - Any person who has an interest in the proposal greater than the general public has;
  - The local authority itself; and
- If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Taupō District Council must give its decision on the provisions and matters raised in the submission (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- Any person who has made a submission has the right to appeal against the decision on the proposal to the Environment Court if, -
  - In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - In the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

Gareth Green

**CHIEF EXECUTIVE OFFICER**

*3 February 2021*

*Taupō District Council's address for service and contact information is the same as those listed above for making a submission.*