

## APPENDIX 1

### WHAREROA NORTH PROJECT - KEY MILESTONES 2006-2017

#### 2006

- April Landowners and their consultants make presentation at Hui a Hapu (Ngati Parekaawa), Poukura Marae re Whareroa North project.
- June Taupo District Council growth management strategy "Taupo District 2050" is made operative. TD2050 identifies Whareroa North as a location for future urban development and signals a structure plan process ahead of any rezoning proposals.

#### 2007

- February Landowners commission Apex Report "S H 32 Kuratau Hydro Road Intersection". Landowners make submission to TDC on Variations 20 and 21 to the Proposed District Plan which seek to implement the future growth areas set out in TD2050 (ie including Whareroa North).
- April Landowners commission Apex Report "Bridge Over Whareroa Stream". Landowners commission survey of Whareroa settlement property-owners.
- May Landowners commission various structure plan preparation reports (Scoping and Project Planning Report, Stakeholder Identification and Initial Consultation Report, Technical reports on planning, infrastructure, topography, landscape character, ecological assessment, and archaeological assessment).
- July Taupo District Council peer review (through Duffill Watts and, as agreed, funded by The Incorporation) of infrastructure proposals for Whareroa North.
- September Landowners consultants prepare response to TDC feedback.
- October Landowners lodge submission to Waikato Regional Council supporting TDC's application for Resource Consents (discharge) for wastewater at Whareroa (includes Whareroa North development).

#### 2008

- March Landowners commission ecologists survey/report (lizard and long-tailed bats), Whareroa North.
- July Landowners provided with written approval in principle from Tuwharetoa Maori Trust Board for bridge over Whareroa Stream.
- September Landowners consultants prepare "*Whareroa Structure Plan Process Constraints and Opportunities Report*".
- December Workshop with TDC staff.  
Landowners consultants provide response to TDC's feedback on September document.  
Landowners commission Cultural Impact Assessment by Tina Porou Consultants Ltd.

#### 2009

- January Landowners consultants finalise "*Objectives and policies/criteria for Whareroa Structure Plan*" (as agreed with Council staff/consultants in Dec 2008).
- February Landowners consultants prepare "*Revised Constraints and Opportunities Report*".
- April Landowners consultants host Open Day at Whareroa - public consultation on constraint mapping work.
- May Landowners consultants prepare "*Whareroa Structure Plan Process Whareroa North Greenfield Site*" Report (includes site mapping, design issues, development concept).

#### 2010

- May Access road footprint and alignment agreed upon with TDC engineers following extensive computer modelling work by Cheal Consultants.
- June Landowners and TDC enter into legal agreement whereby the landowners vest land in TDC (at no cost) for irrigation field extension to assist with s92 request from WRC re wastewater discharge consent.
- November Variations 20 and 21 become operative and District Plan (Land Development Section) updated to include Whareroa North future urban growth area, and Structure Plan / Plan Change processes.

December	"Whareroa North Development Concept" agreed following discussions and negotiations with TDC Urban Designers, ecologist, planners, etc.
<b>2011</b>	
January	Landowners consultants host Open Day at Whareroa Reserve for community consider concept plan.
April/May	Landowners consultant approaches TDC to incorporate private structure plan work into Southern Settlements Structure Plan (SSSP) project and lodged Annual Plan submission urging Council to fund completion of that Structure Plan.
May	Meeting with TDC staff re SSSP project and follow-up formal approach to include Whareroa North in the SSSP as a location for future urban development.
<b>2012</b>	
July/Aug	TDC puts Draft SSSP out for submission (includes Whareroa North as a location for future urban development).
December	Incorporation makes submission on SSSP supporting inclusion of Whareroa North.
<b>2013</b>	
Feb/March	Landowners representatives and consultants attend hearings and deliberations for SSSP.
19 March	TDC Infrastructure Manager confirms to landowners that future headworks costs for northside wastewater will be "fair and reasonable". Also refers to the co-operative working relationship between Council and the landowners in relation to Whareroa wastewater (citing the 2010 agreement to vest land as an example of that), and "... <i>harmonious working relationship that has existed over the past few years with respect to facilitating the proposed development of Whareroa North</i> ".
May	WRC consent issued for TDC wastewater discharge (includes provision for up to 170 lots on northside). TDC's Southern Settlement Structure Plan becomes operative.
<b>2014</b>	
April	Landowners consultants meet with TDC staff to discuss appropriate RMA process to pursue Whareroa North project.
September	Landowners consultant prepares draft Plan Change provisions for discussion with TDC staff. Meetings followed. Notwithstanding consistency with TDC policy documents, Council staff raise issues re need for and timing of Whareroa North development.
<b>2015</b>	
April	Landowners planning consultant prepares report " <i>Planning Ahead for Whareroa North</i> " which includes discussion on Council staff concerns - " <i>Clearly it is in the owners' best interests to be confident that there is a market for residential sections prior to embarking on a rezoning process. That is because of the costs associated with the rezoning and resource consent processes as well as the extent of construction works required in order to reach the first section...</i> ".
May	Council planning and engineering staff meet with trustees of The Proprietors of Hauhungaroa No 6 and their consultant team at Whareroa.  Landowners consultants undertake further work on development design, including considering merits of setting house sites in protected indigenous vegetation.
<b>2016</b>	
February	Landowners planning consultant provides set of draft District Plan provisions to TDC. That includes, following discussions with Whareroa Station, expansion of residential area west into farmland and relinquishes proposed house sites in the eastern indigenous vegetation.
April/May	Meeting with Council officers (outcomes: general support of the ecological benefits of retreating back from the protected bush area; indicated that an infrastructure strategy/plan and staging of subdivision would need to be included in the Plan Change proposal to address concerns conveyed about number of sites which could justify Council accepting on-going responsibility for road/bridge/services assets, queried need for additional sections at Whareroa).
May/Sept	Landowners engineering consultants prepare two reports assessing alternative Whareroa Stream crossing locations (including preliminary design/costings).

Sept	Several subdivision concept plan options prepared, and also preliminary land exchange plans (re Whareroa Station)
Oct	Landowners commission legal advice on Plan Change process.
Dec	Landowners instruct consultants to prepare private Plan Change application based on preferred concept plan layout.

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**2017**

Landowners consultants undertake consultation, preparation of reports, and engagement with Council staff towards preparation of application to change Taupo District Plan.

December	Application lodged with TDC for Private Plan Change.
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