

3e LAND DEVELOPMENT

3e.1 Introduction

Note: This Chapter is to be read in conjunction with the Objectives, Policies and Rules and Standards pertinent to each Environment

Land development is a continuous process reflecting the way the District responds to urban growth demands and use of resources. Land development includes the redevelopment or intensification of activities on an allotment, the formation of new allotments within an existing Environment, or the formation of new patterns of development consistent with Section 3e.6.

TD2050 is a valuable supporting document providing a 20 year growth model for managing urban growth, including identifying a critical mass of people in growth areas to provide for efficiency and affordability in servicing the needs of the population increase. However, that document does not determine the appropriate form or nature of development, nor does it necessarily assess all of the issues that will need to be considered prior to the formal introduction of any District Plan change to provide for further growth.

Preparation of structure plans to be incorporated into the District Plan by plan changes is required as the method to provide appropriately for the land development framework and infrastructure necessary for the identified urban growth areas. This is a specific process to realise the development of the Urban Growth Areas and distinguishes these indicative new urban growth areas from the existing urban areas of the District.

New activities and development can place pressure on the designed level of service and provision of resources. This has an impact on the existing users of the system, and potentially the wider environment. Network utility infrastructure systems may therefore need to be upgraded or improved as a consequence of the new development. Proposals for new development need to address the adequacy of existing or proposed infrastructure to meet the additional demand, and the manner by which any adverse effects on the existing infrastructure will be avoided, remedied or mitigated.

Development and land use may result in an adverse effect on the quality of Taupō District's lakes, waterways and aquifers by increasing the level of pollutants entering these water bodies. Such effects often take a long period of time to manifest themselves, and an even longer time to remedy, but will invariably have a serious adverse impact on the environment. This is considered to be a local, regional and national issue. While Regional Councils have a mandate to manage discharges to land, air and water, (Section 30 the Act), territorial authorities can also manage land uses that have effects on the environment (Section 31).

Development and subdivision can impact on the amenity values. Policy in this section of the Plan provides direction in assessing the effect of proposed development upon those values.

3e.2 Objectives and Policies

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.

POLICIES

- 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.
- ii. Ensure patterns of future urban development are consistent with the identified Urban Growth Areas as described in Section 3e.6

- iii. Prevent urban development in the rural environment outside of the identified Urban Growth Areas.
- 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.
- 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.

EXPLANATION

The location of the Urban Growth Areas has been the result of a comprehensive process of evaluation carried out as part of developing the TD2050. This strategy was the result of a need to provide for greater direction in the integrated management of identified future growth and its associated effects.

TD2050 was developed from the strategic directions that provided a comprehensive picture as to how the Community and Council saw growth as being managed. These directions are;

- Outstanding Landscapes and Natural Areas,
- Settlement Patterns and Urban Form,
- Well Designed Places,
- Strong Communities,
- Tangata Whenua,
- Sustainable Economy,
- Integrating Landuse,
- Infrastructure and Funding,
- Transport Modes and Connections,
- Water Resources,
- Open Space Networks,
- Leadership, Partnership and Collaboration

By anchoring the location of urban growth areas the community is provided with certainty as to where future urban expansion will occur, and the management of resources is provided for in an efficient and sustainable manner in accordance with Part II of the Resource Management Act 1991.

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.

POLICIES

- 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.
- ii. Ensure that the development framework for the Urban Growth Areas is determined by the Taupō District Structure Plan Process.
- 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.

- iv Ensure that staging of development in the Urban Growth Areas is efficient, consistent with and supported by adequate infrastructure.
- 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.

EXPLANATION

The Taupō District Structure Plan Process requires a comprehensive approach for preparing the framework for the development of an Urban Growth Area. As the Taupō District Structure Plan Process requirements complete the process for determining the extent of the Urban Growth Areas and need to incorporate specific assessment criteria, they have been specifically defined.

3e.7 sets out matters to be addressed by the Taupō District Structure Plan Process, including the outcomes desired, the methods of implementation (including a high degree of technical feedback from Council), and matters to be considered.

The Taupō District Structure Plan Process has been developed to determine the extent and precise location of the Urban Growth Areas. The Taupō District Structure Plan Process is to be carried out in parallel with a District Plan change process. A District Plan change enables community involvement through consultation to address environmental issues and enables flexibility in the range of development form through the use of zoning. Further, this process provides a robust opportunity to consider wider environmental, social and economic effects.

The Taupō District Structure Plan Process is necessary to ensure the availability of land required within the Urban Growth Areas and to provide for and manage urban growth. The range of residential and rural residential densities must be determined by the Taupō District Structure Plan Process to avoid pre-emptive subdivision and development that may prematurely restrict the extent of the growth area.

Urban growth often requires the development of infrastructure systems to service new development. The development of Urban Growth Areas needs to take into account the increased pressure placed on this new and existing infrastructure.

OBJECTIVE

- 3e.2.3** Ensure the maintenance of an appropriate and sufficient level of community infrastructure within existing serviced areas.

POLICIES

- 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.
- ii. Avoid, remedy or mitigate any adverse effects of the disposal of stormwater on the receiving environment.
- 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.
- 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.

EXPLANATION

There is a potential for new urban development and activities within existing serviced areas to exceed the design capacity of existing infrastructure and the network of

resources. Assessments may be required to determine the extent of effect on design capacity and identify upgrading of community services where necessary.

The Plan is required to manage the effects of growth within existing urban areas. New activities and development increase the demand on existing community infrastructure including water and wastewater services, stormwater disposal, roading and the reserves network. The increased pressure on these systems and resources could, if not considered at the time of building or resource consent, result in ineffective and inefficient service for the community. The sustainable management of these physical resources is essential to the community and required for the continued development of the District.

Water and wastewater services are necessary for health, safety and operational purposes. New activities and development must have access to the provision of these services, whether it be publicly or privately owned infrastructure.

The disposal of stormwater from new activities and development has the potential to adversely affect the environment through the flooding of the allotment and neighbouring allotments. Stormwater infrastructure in the District is confined to systems designed to deal with runoff from roads. The exception is two areas within the Taupō Town Centre Environment where 50% and 100 % of stormwater generated on private property can be catered for within the system, and defined areas within the lakeshore settlements of Omori, Kuratau, Pukawa and Whareroa (as shown on the Planning Maps) which cater for roof water.

For the remainder of the District, on-site disposal of stormwater is a requirement of the Plan. This is possible due to the high pumice content of the District's soils which promotes excellent drainage for stormwater with the use of effective soak-hole design and construction. The use of on-site stormwater disposal will ensure that the limited stormwater infrastructure serving the roads and Town Centre Environment can continue to function.

As the disposal of stormwater is a discharge to the environment, the Regional Plan also includes rules with regard to stormwater. Therefore, developers will need to determine whether a resource consent is required from the Regional Council for this discharge prior to establishing the activity or development.

Open space, recreation facilities and the reserves network are currently provided for throughout the District to meet the needs of the Community. New development and activities can place increased pressure on these existing facilities when they increase the number of users of this resource. Establishment of new residential areas may require the provision of new neighbourhood reserves to meet the recreational needs of the increase in population. The construction of new residential and commercial accommodation units will need to contribute to the open space, recreation and reserve requirements of the District through the financial contributions provisions in Section 5.

OBJECTIVE

- 3e.2.4** Avoid the degradation of Taupō District's lakes, waterways and aquifers from effluent and waste water resulting from land development.

POLICIES

- i. Implement integrated land management strategies in conjunction with Regional Authorities that will avoid, remedy or mitigate adverse environmental effects on Taupō District's lakes, waterways and aquifers.
- ii. Allotments that are not serviced by an off-site wastewater disposal system are to be of an adequate size to ensure that the proposed land use can operate and maintain appropriate on-site effluent and waste water treatment systems.

Note: Resource consent approval may be required from the appropriate Regional Council to operate some effluent and wastewater systems, or to change some land use activities.

EXPLANATION

In assessing development proposals there is a clear duty to manage the effect of development upon the natural and physical resources in a sustainable way in accordance with Part II of the Resource Management Act 1991.

Concerns have been expressed regarding the degradation of water quality in Taupō District's lakes, waterways and aquifers. Algae blooms and a reduction in the clarity of Lake Taupō are perceived as evidence of such degradation. It is known that on-site effluent and waste water disposal systems can contribute to the degradation of Taupō District's lakes, waterways and aquifers.

New development could potentially increase the rate of contamination of Taupō District's lakes, waterways and aquifers. The preceding objective and policies express the community's desires in respect to these features, and gives notice that Council will be seeking improved practices for new land use activities. Although Council would much prefer to completely avoid the degradation of Taupō District's lakes, waterways and aquifers from effluent and waste water, it is acknowledged that any new development will generate some contaminants, even though they may only be miniscule. However, it is appropriate to undertake mitigation measures against the problem. Conditions on consents can be imposed to require improved systems should an application proposal not satisfactorily address this matter.

OBJECTIVE

3e.2.5 Ensure land development does not detract from the amenity value or qualities of the local environment.

POLICIES

- i. Ensure that proposals for the subdivision and development of land assess the particular amenity values of the area including the physical characteristics of the land and avoids, remedies or mitigates any adverse effects.
- ii. Subdivision and subsequent development shall either maintain or enhance, but not detract from, the significance of features or areas of cultural, spiritual, historical, landscape or natural value, (as identified through the provisions of this Plan).
- iii. Enable the creation of allotments below any minimum allotment size identified as a controlled activity in this Plan for the exclusive purpose of providing or enhancing public or private access, or to exclusively accommodate a complying network utility activity and infrastructure.

EXPLANATION

Subdivision and subsequent changes in land use will change the character of the surrounding environment, and may undermine the very amenity values enjoyed by those who choose to live there, or frequent the area. Significant changes to character and amenity usually occur incrementally, meaning that the cumulative impacts of gradual development become more noticeable over time. The intent of this objective and subsequent policies is to ensure that those changes maintain the quality and amenity of the environment at the very least.

The size of an allotment and the physical features encompassed by its boundaries are key determinants on how the land parcel can be used. The location of boundaries can either detract from, or maximize, both the amenity and utilitarian values of features

and characteristics of a site. Such features may include, (but is not limited to) geological or topographical features, stands of indigenous flora, or historical and cultural features. Low impact design of subdivision proposals can maximize the positive aspects of the allotment for future land owners and the community.

The Act requires the setting aside of esplanade reserve or esplanade strips where land development occurs adjacent to water bodies, to avoid, remedy or mitigate the effects of the development, such as restricting public access. Land adjacent to the District's water bodies not already in esplanade reserve often has limited potential for development because of such things as inhospitable topography, multiple ownership issues or because it is in Conservation Estate. Due to these factors, the requirements contained in the Act for esplanade reserves and esplanade strips are reasonable, and it is not necessary to provide separate provisions in the Plan. Where the requirement for esplanade reserves and esplanade strips applies, a condition will be included on the land use or subdivision consent to this effect.

The fragmentation of land can also result in a reduction in the versatility of future development and the reduction of possible land use options for the newly created allotments. Therefore, the planning process must focus on assessing the existing or proposed activities on the land and the longer term implications on District growth of the subdivision of land, to ensure any potential adverse effect is avoided.

Allotments created for the sole purpose of public access or for accommodating complying network utility activities and infrastructure should be provided for as they represent a land use which is appropriate and necessary to the effective functioning of the Rural Environment. Complying network utility activities and infrastructure are those that are either permitted under this Plan or have obtained resource consent.

3e.3 Methods

- i. Environmental assessment of activities which do not comply with performance standards through the resource consent process.
- ii. Conditions on resource consents such as the provision of water and wastewater services and the design and layout of roads.
- iii. Allocation of funds through the LTCCP processes.
- iv. Assessment of the servicing requirements through the Council's Asset Management Plans and Taupō District Structure Plan Process.
- v. Rules and policies within any relevant Regional Plan or Policy Statement including rules relating to stormwater discharges, the rate of take of groundwater and on-site effluent discharges.
- vi. Esplanade Reserve Provisions of the Act.
- vii. Identify in Section 3e.6 of this Plan the areas of the rural environment suitable for future urban development.
- viii. Utilise the Taupō District Structure Plan Process described in 3e.7 of this plan to establish the boundaries of, and assess the development framework for, the Taupō Urban Growth Areas.
- ix. Use the plan change process in the Resource Management Act 1991 for implementing the Taupō District Structure Plan Process.
- x. The implementation of any Joint Management Agreement between Council and Iwi.

3e.4 Principal Reasons for Adoption

Land Development is important, allowing for the growth of the District and its communities. Infrastructure systems are vital to the effective and efficient functioning of the Community,