

southern settlements

structure plan

MAY 2013



GREAT LAKE TAUPŌ
Taupō District Council

Southern Settlements Structure Plan

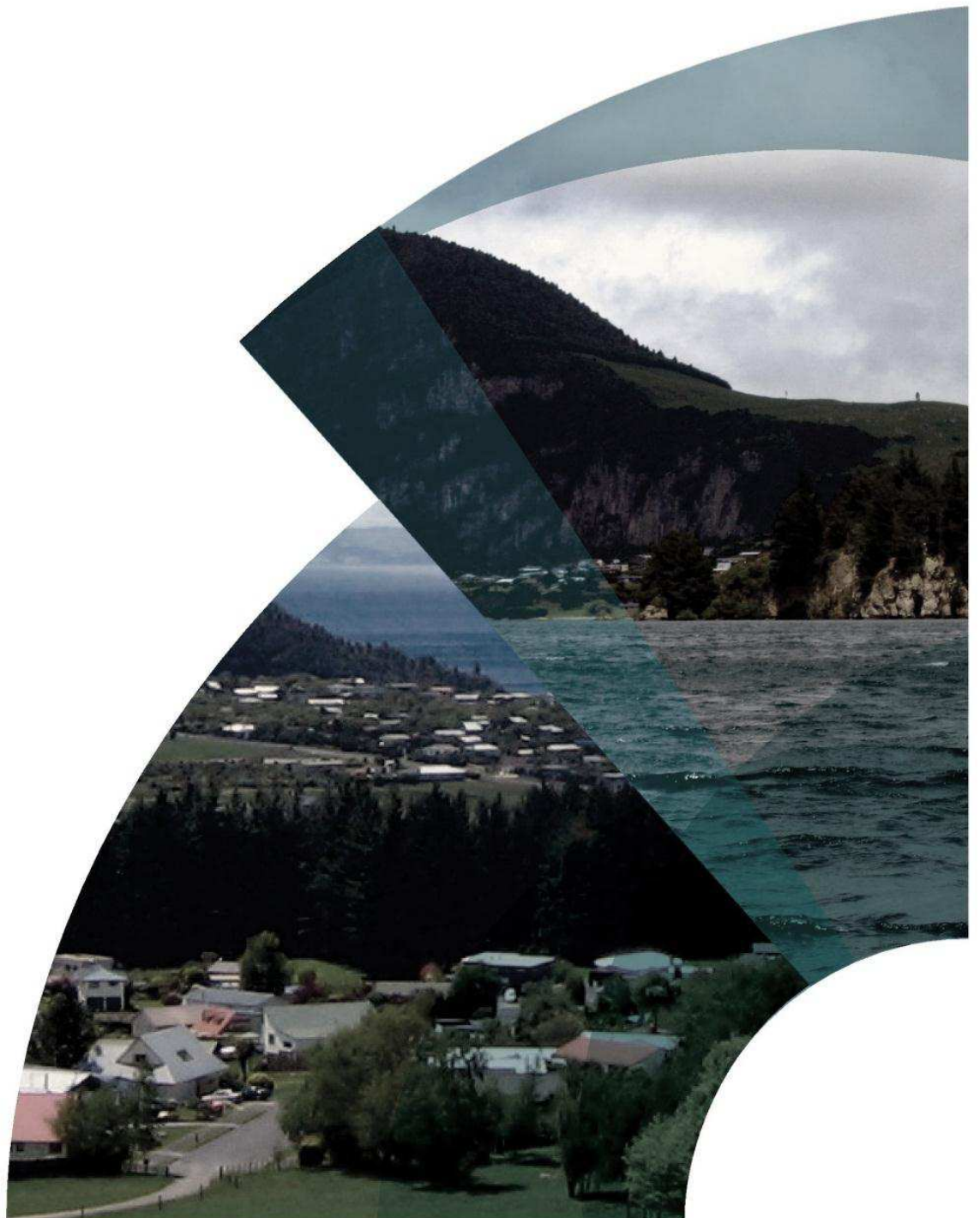


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EXECUTIVE SUMMARY

The purpose of the Southern Settlements Structure Plan is to manage and allow for residential growth in the southern Taupō District. This Structure Plan follows on from the TD2050 Taupō District Growth Management Strategy 2006 (TD2050 GMS).

The Southern Settlements Structure Plan covers the southern portion of Lake Taupō from Whareroa and Hatepe south to Turangi. A number of issues have shaped the location and extent of the identified growth areas:

- The effect of the global economic conditions has meant that development in the southern settlements has slowed significantly;
- Council has to manage its costs very carefully, particularly money spent on new infrastructure;
- Changes to Regional Council water quality rules in Lake Taupō mean that Council has to manage its wastewater and stormwater discharges very carefully and there will be new restrictions on development as well as existing wastewater systems (both Council and private); and
- Council now considers it more appropriate that private landowners/developers undertake changes to the District Plan to zone land for new development, rather than Council doing this work.

The following areas **are** identified as future residential growth areas:

- Omori and Kuratau
- Whareroa

The following areas **are** identified as on-going development areas:

- Turangi (existing vacant sections and residential land)
- Motuoapa (existing vacant sections and residential land)

The following areas **are not** identified as new future residential growth areas (as previously identified in TD2050 GMS)

- Grace Road
- Hirangi Road
- Mangamawhitiwhiti
- Motuoapa (east)
- Upper Omori Road

More information on these areas is detailed on pages 37 to 57.

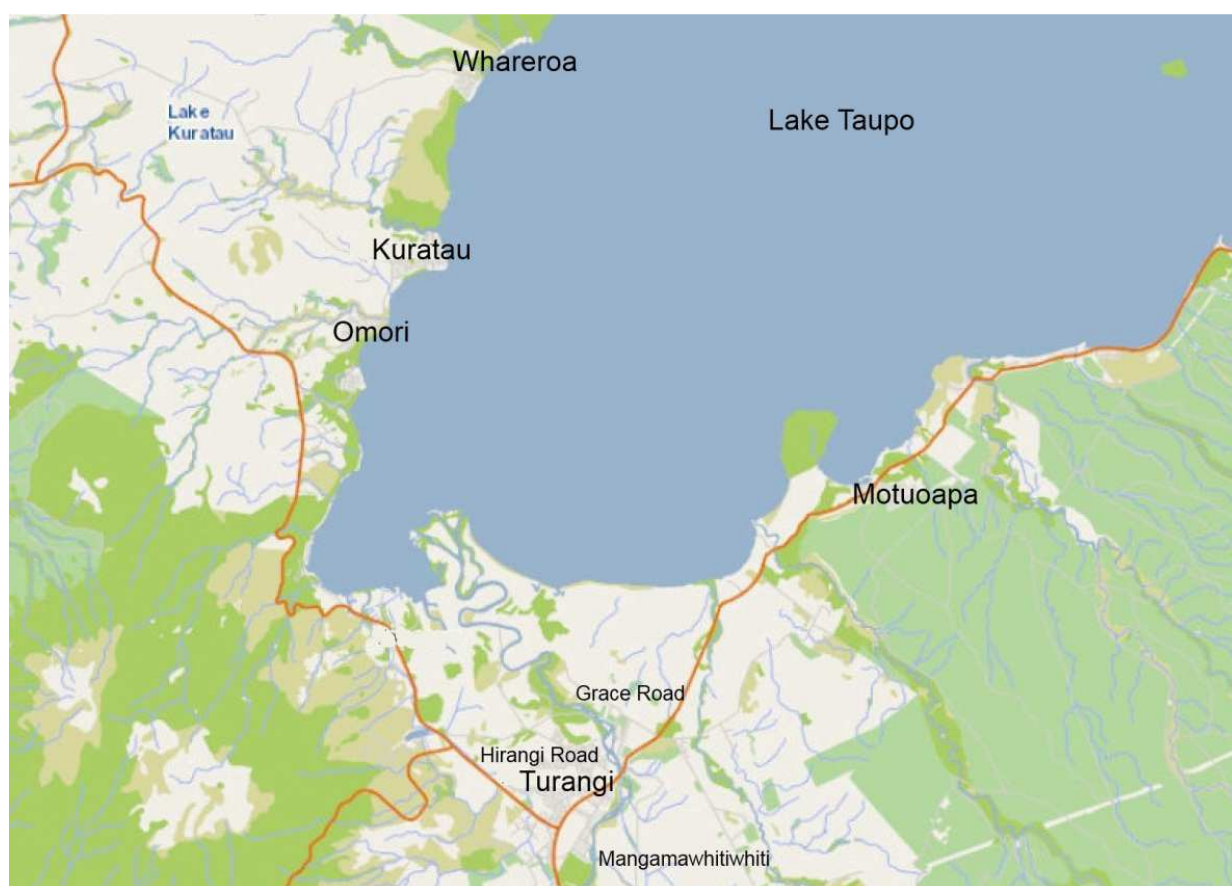
For further information go to www.taupodc.govt.nz or email epu@taupo.govt.nz

PART ONE PURPOSE

INTRODUCTION

The purpose of the Southern Settlements Structure Plan is to manage and allow for future residential growth in the southern settlements of the Taupō District. Sensible management of growth within this area will ensure that adequate services are provided and that existing environmental quality is at least maintained.

This Structure Plan assists with Council's responsibility (with and for the community) to sustainably manage the natural and physical resources of the Southern Settlements, considering the effects and demands of development or redevelopment in an integrated, holistic and orderly manner. The Structure Plan brings together the findings of the various assessments and community consultation processes undertaken by Council over the last three years, and is developed in recognition of the communities aspirations, for the benefit of the local and wider Taupō District community.



Southern Settlements Area

While development in the southern settlements area has slowed significantly due to changes in the economic environment, namely the impact of the global financial crisis, it is important for Council to have in place a Structure Plan, because infrastructure and development planning are essential long-term functions for Council to fulfil. Long-term planning enables Council to proactively forecast its actions and expenditure and additionally, completing this Plan recognises the considerable community effort made to engage in this process.

The **Structure Plan objective** is:

To assess relevant issues and collate necessary information to determine land areas available/appropriate for future residential growth within the Southern Settlements, as a precursor to the development of detailed (primarily private) plan changes to the Taupō District Plan, to facilitate future residential development.

The **Structure Plan's outcomes** are:

1. Identification of land needed to meet residential growth demands to 2035;
2. Identification of the urban growth areas best able to meet the land requirements for residential growth from those identified in Taupō District 2050;
3. Identification of constraints to development and infrastructure associated with the identified urban growth areas;
4. Determination of the extent of the future urban growth areas, the anticipated residential form, possible commercial development, community facilities and infrastructure; and
5. Consideration of timing, where there are significant reasons to stage development of the urban growth areas.

These outcomes ensure Council, landowners/developers and the community understand the impacts of future development and servicing needs in the Southern Settlements area.

Key benefits of the Structure Plan:

1. It enables Council to achieve the vision of the TD 2050 document, being "*an integrated approach to leading, managing and funding growth*";
2. It enables Council to lead growth in terms of identifying growth areas and identifying growth issues and then manage the plan change process in terms of its statutory obligations;
3. The "*market*" is left to determine when demand is such that land should be re-zoned and developed rather than Council attempting to determine when more land is necessary;
4. It enables private interests to promote a type/density of land development considered to be specifically appropriate to the land being rezoned and also enables consideration of the particular market conditions attached to the financial environment and/or a particular piece of land and its location;
5. It encourages early engagement with both landowners/developers and the community in order to create certainty as to the future issues associated with land development, whilst enabling flexibility in the final detail of any plan change application; and
6. That community aspirations and environmental bottom lines can be determined as a precursor to and separate from the plan change process.

In summary this structure plan provides a framework to guide future plan changes seeking to develop or redevelop particular area(s) within the Southern Settlements. By carefully defining the future development and land use issues, needs/desires for open space, requirements and capacity of infrastructure (including transportation links) and other key features, will result in better future management of the effects of development. More particularly this Structure Plan provides information and guidance so as to minimise ad-hoc decision making and thereby avoid, remedy or mitigate the cumulative adverse environmental effects of growth and development.

This Structure Plan should be updated as necessary to reflect emerging and changing patterns of growth and development. National, regional and local changes to policy, planning processes and Council's financial management should be reflected in any updates.

THE CONTENT

The Structure Plan comprises maps detailing areas of future growth. The maps do not go into a level of detail so as to define individual lot boundaries or the physical form of buildings and structures, but provide a degree of certainty about future levels of development from which the cost of infrastructure and services and any mitigation measures that will be required, can be quantified. Therefore the Structure Plan outcomes can be used as a first input into calculating the appropriate level of financial contributions or development contributions to be charged, in growth areas, enabling Council to best manage infrastructure costs and for developers to understand their infrastructure and cost responsibilities¹.

The Southern Settlements Structure Plan broadly:

- Defines a vision for the future growth and development of the Southern Settlements, providing an overall management framework, detailing the issues associated with future land development;
- Serves as a strategic basis for pro-actively managing the effects of future development and as a policy instrument to guide more detailed planning proposals such as plan changes and against which to assess private plan change requests; and
- Provides a means to coordinate other policies, projects, budgets, and statutory obligations.

¹ Developers can also enter into Private Development Agreements with Council in order to cover the costs of infrastructure for new growth.

PART TWO BACKGROUND

TD2050

As an overarching policy, Taupō District Council adopted the Taupō District 2050 Growth Management Strategy (TD2050) in June 2006. The strategy outlines the Council's vision for the management of future urban growth within the District.

The **vision** of TD2050 is:

“The lakes, mountains and people” - The Taupō District has an outstanding natural environment, world renowned for its iconic lakes, mountains, forests and rivers. It is the heart of the North Island and is valued for its superb living and recreational opportunities.

By 2050, Taupō will have matured into a district with

- *A vibrant community spirit*
- *Thriving economy*
- *Diverse range of community, social, health and education facilities and opportunities*
- *An integrated approach to leading, managing and funding growth*

All founded on its unique outstanding natural environment, central location, efficient transport connections, and the sustainable development and management of the district's resources

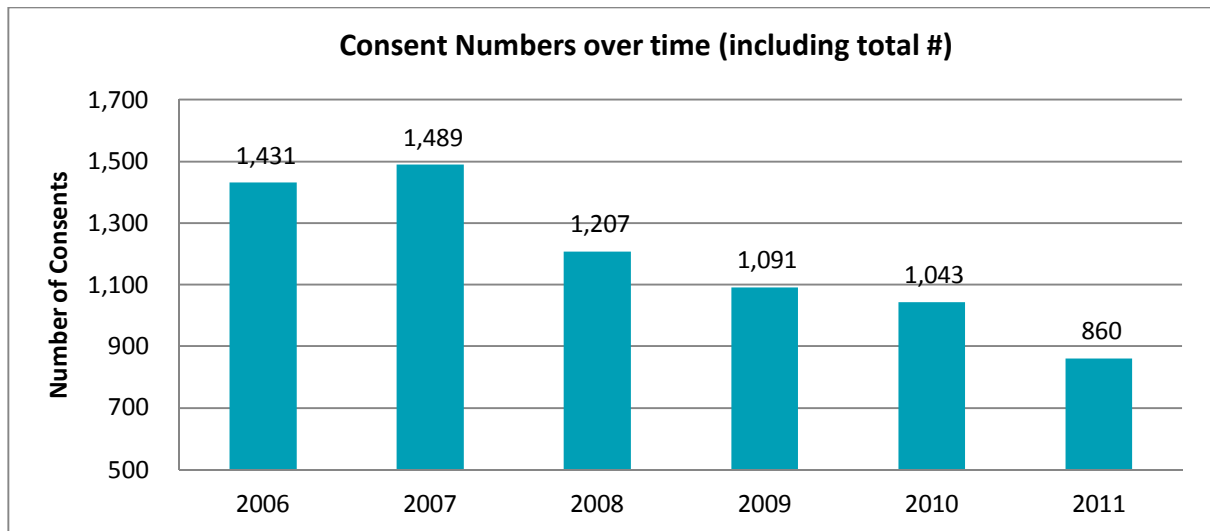
TD2050 provides a strategic overview of growth within Taupō District. It takes a 50 year vision for the District but focuses on the next 20 years. TD2050 recognises key trends within Taupō District's population growth and how these trends affect the growth demands and pressures that need to be addressed within the District in the future.

Key trends identified in TD2050 include:

- Taupō has an ageing population;
- There is an unknown dimension of inward and outward migration;
- There is a large and rapidly growing Māori population (relative to the remainder of the District's population);
- Household sizes are declining; and
- A large proportion of dwellings are not permanently occupied (31% at the 2006 Census).

TD2050 also contains a number of growth projections for Taupō, however since TD2050 was published the global financial crisis has occurred. This has resulted in a significant downturn in development activity in the Taupō District, particularly outside of the main Taupō urban area (township). The impact of this downturn has been assessed, such as the number of building consents processed by Council (graph below), but without new Census data available² it is difficult to accurately quantify the effects of the recession in the Southern Settlements area.

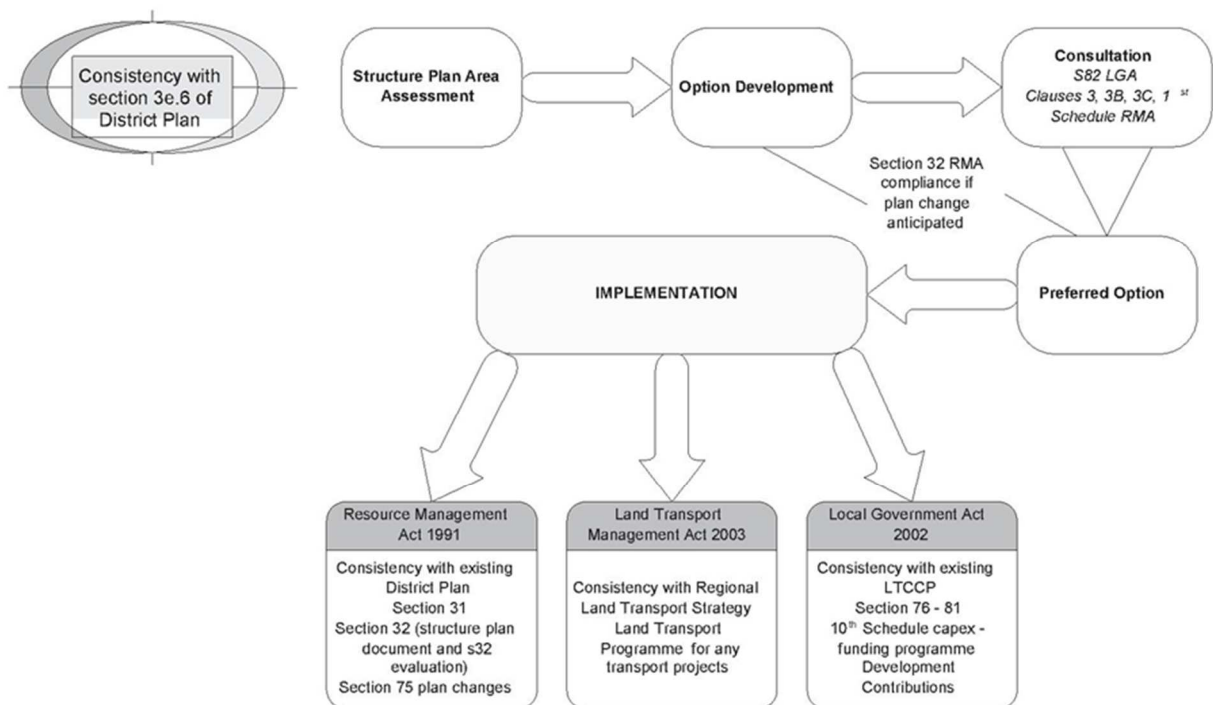
² The 2011 Census was not held as planned, due to the Christchurch earthquake on 22 February 2011. The results of the next Census, held in March 2013, are due to be available in December 2013.



URBAN GROWTH AREAS

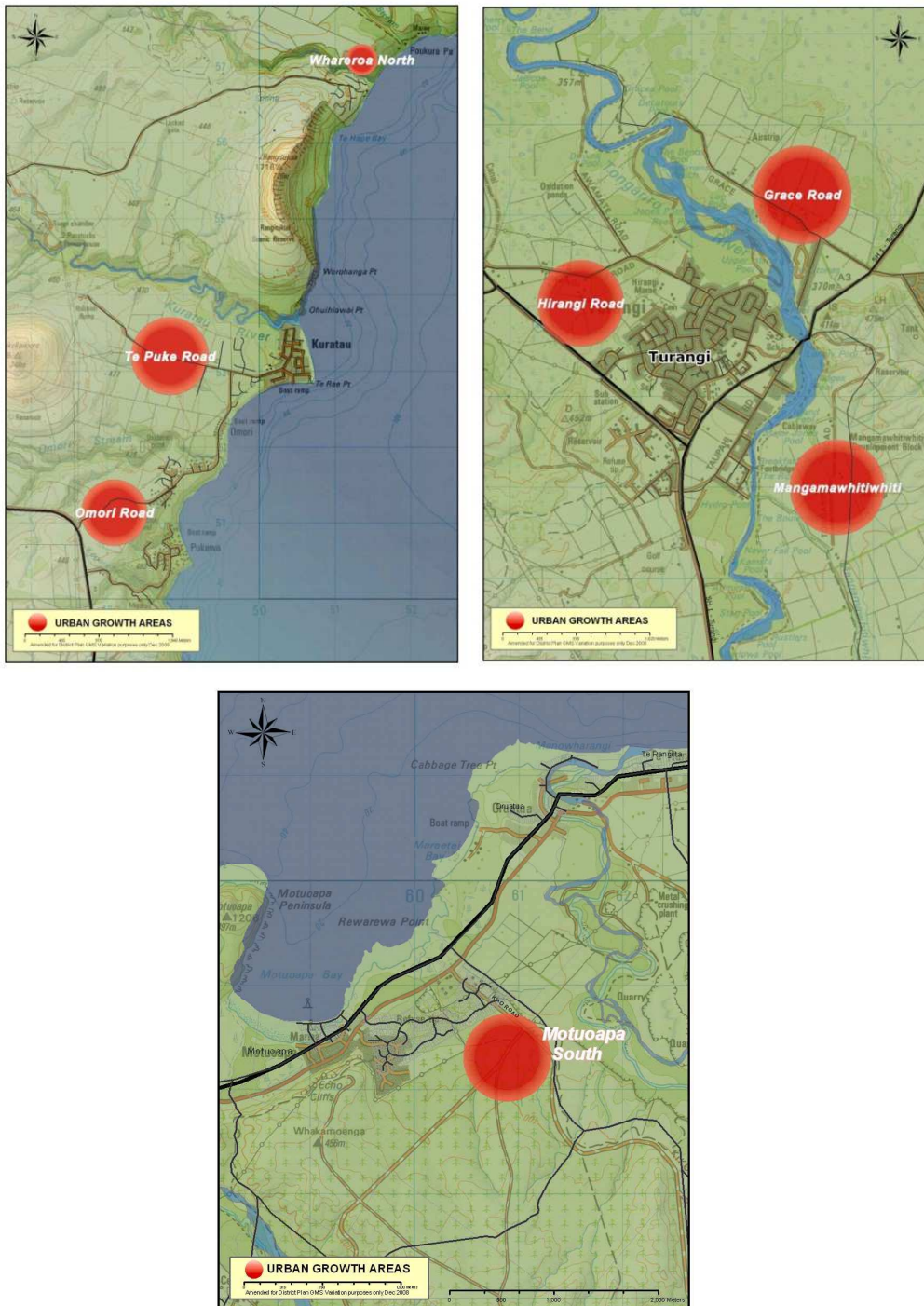
TD2050 identified possible areas for future growth into the Taupō District Plan. A structure plan process is required to determine the development in those areas. The Taupō District Structure Plan Process is a specific process for determining the framework of an Urban Growth Area (as defined in TD2050) by defining future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), funding, and other key features for managing the effects of development.

Taupō District Plan section 3e.7 outlines the process for preparing structure plans and matters to consider. The following diagram from section 3e.7 summarises that process.



The “structure plan process is necessary to determine the exact location and extent of an Urban Growth Area”.³ Currently the Urban Growth Areas are shown as red circles on the associated maps in the TD 2050 document and in Section 3e of the District Plan (also below). These red circles generally relate to areas where growth is proposed to occur, but do not relate to specific properties or more closely defined areas. “Precise boundaries for the different locations [of future growth] were not defined as this assessment [TD 2050] focused on the broad analysis of urban form. Further refinement of boundaries will follow as a part of future structure planning ...”⁴.

The following mapped areas are those detailed in the TD 2050 document as Urban Growth Areas.



³ Section 3e7 of the District Plan

⁴ TD 2050, Volume 2, Section 8, pg. 20

The Southern Settlements Structure Plan provides detailed assessment of these urban growth areas and completes the first four stages of the Taupō District Structure Plan Process, being:

1. Structure plan area assessment;
2. Option development;
3. Consultation; and
4. Preferred option.

As part of any future plan change process there may be a need for further consultation to be undertaken (with respect to the Schedule 1⁵ process of the Resource Management Act) and development of appropriate Section 32⁶ reporting. The need for this work will depend on the implementation methods proposed, particularly who is promoting/undertaking any changes (public vs. private) to the District Plan and the specific detail of any plan change proposal.

ASSESSMENT

The following is a guide to Council's assessment process for the development of this Structure Plan:

1. Detail the approach to the assessment, including the planning horizon
2. Provide an overview of the structure plan area, including demand and supply
3. Provide an overview of the existing zonings that apply
4. Define the issues related to development in the Southern Settlements area, namely:
 - Landscapes and Natural Areas;
 - Open Space;
 - Hazards and Land Suitability/Limitations;
 - Natural Resources;
 - Character;
 - Culture and Heritage;
 - Services;
 - Economy; and
 - Future Development.
5. Consider growth issues in each settlement, including consultation feedback, constraints and opportunities
6. Record any assumptions/needs related to development occurring in any settlement
7. Detail the capacity created
8. Outline the development process
9. Detail some possible changes to the District Plan

The following **principles** have been applied in the development of this Structure Plan:

1. Provide robust guidance with a factual basis, supported by data to guide future plan changes, in accordance with the directions contained in section 3e.7 of the Taupō District Plan (*"Matters to be considered in structure plan area assessment"*)⁷ and satisfy sections 82 and 83 of the Local Government Act 2002 *"Special Consultative Procedure"*;
2. Detail the history of growth in the area in order to learn from what has happened in the past;

⁵ Preparation, Change, and Review of Policy Statements and Plans

⁶ Section 32 of the Resource Management Act requires the 'Consideration of Alternatives, Benefits and Costs'

⁷ Recognising that this process/project will not proceed all the way to a plan change(s)

3. Establish a platform/framework for developers/landowners; the council; and the community to discuss/debate issues related to growth;
4. There is a preference for new growth to be concentrated in and immediately adjacent to identified settlements and only occur where there are clear and definite physical linkages to existing development;
5. Individual plan changes will determine the specific boundaries of areas to be rezoned, along with the associated density of development and any pattern/density of development proposed in any future plan change must be cognisant of the Structure Plan outcomes; and
6. The growth horizon for the Structure Plan should be approximately 20 years (to 2035).

Applying these principles/bottom lines to those areas assessed as part of this Structure Plan process has resulted in some areas being included for further assessment and others being excluded because of existing constraints. Therefore, some growth areas included in the TD2050 document as Urban Growth Areas/Future Growth Areas are not considered for growth in this Structure Plan process, because the more recent projected demand does not foresee a need for additional development in these areas.

However, because those Urban Growth Areas/Future Growth Areas are not identified for growth through this process, it does not determine that those areas will not be considered for growth as part of future projects or structure plans, but currently Council has no plans to undertake any further assessments.

APPROACH

TD 2050 broadly identified Urban Growth Areas in the southern portion of the District, being:

- Turangi and its environs (including the Grace and Hirangi Road areas and Mangamawhitiwhiti);
- The south-western lakeshore settlements of Omori, Kuratau and Whareroa; and
- The south-eastern lakeshore settlement of Motuoapa.

Together, these growth areas were expected to accommodate approximately 1020 new residential sections by 2026, being 15% of the District's population growth. Through TD 2050 "*Council is seeking to provide greater leadership about the nature and location of growth, moving from a reactive to a proactive approach to growth management*"⁸ and whilst identifying the Southern Settlements area for future urban growth, TD 2050 signalled that further structure planning and plan changes would be required before development could take place. Therefore, Council signalled in the 2009-19 Long Term Plan (LTP), that it would undertake a single structure planning exercise for the 'Southern Settlements' to plan for this projected growth.

In November 2009 the Turangi-Tongariro Community Board considered a number of options for developing Structure Plans for the south-western lakeshore settlements, the south-eastern lakeshore settlements and Turangi. It was members' preference to proceed with a single Structure Plan for all of these areas, with associated changes to the Taupō District Plan. In addition, the Community Board requested that plans to facilitate the revitalisation of the Turangi Central Business District be considered as part of the Structure Plan.

⁸ TD 2050 – District Growth Management Strategy Sec 1.1, pg. 1

In December 2009 Taupō District Council accepted the principle of a single Structure Plan. The title of “Turangi and Southern Lakeshore Settlements Structure Plan”⁹ was adopted as reflective of the area covered by the project; being:

- Turangi and its environs
- Omori
- Kuratau
- Motuoapa
- Tokaanu
- All other lakeshore settlements in the Turangi-Tongariro ward of Taupō District from Hatepe to Whareroa

Additional to the above aims, it was considered necessary that possible changes to the rules of the District Plan for the other lakeshore settlements (Hatepe, Motutere, Waitetoko, Te Rangiita, Oruatua, Pukawa and Waihi) be investigated in order to protect and promote the current characteristics of these areas and also that consideration be given to any changes to the planning framework related to the Turangi Central Business District and Industrial Area.

Earlier the revitalisation of the Turangi Central Business District was included in the Structure Plan proposal, but this particular matter was separated out, as it was considered that there were a number of the Turangi CBD matters that could best and most quickly be dealt with operationally and would not require a structure planning process. To this end Council has committed \$1.3 million to ‘Turangi Town Centre Improvements’ between 2012 and 2015 in the Long Term Plan (LTP).¹⁰

Through this Structure Plan process, assessments have been made with regard to the existing environment (both natural and physical) and its ability to accommodate future residential growth, while limiting the effects of that growth on the surrounding area. The Structure Plan will principally be an information source for landowners/developers on which to base future (privately initiated) plan changes, to create appropriately zoned land for future residential growth.

More recent assessments by Council of population growth conclude that in the period 2006 - 2026 only 2,303 new residential allotments will be created within the whole Taupō District, with 232 (10%) of these allotments being within the Southern Lake area, a 77% decrease on earlier estimates. However, whilst it is recognised that the current rate of growth has slowed, there is nothing that has occurred that is considered to be significantly detrimental to long-term growth continuing to occur. Furthermore it is considered important that planning for future growth be undertaken to avoid ad-hoc and piecemeal development occurring.

This Structure Plan has been developed using the following reports that have been prepared by and for Taupō District Council (**TDC**):

1. Turangi and Southern Lakeshore Settlements Structure Plan – Infrastructure Review (TDC)
2. Results of Visions Values and Views Consultation - March to July 2010 (TDC)
3. Turangi and Lakeshore Settlements Structure Plan Landscape Assessment – October 2010 (TDC)
4. Taupō District Council Growth Model – November 2010 (TDC)
5. Ecological Assessment for the Turangi and Southern Lakeshore Structure Plan – August 2010 (Wildland Consultants)

⁹ Since amended to just be the “Southern Settlements Structure Plan” in light of Turangi being dealt with separately

¹⁰ Taupō District Council Long Term Plan 2012 - 2022

KEY ASPECTS OF THE APPROACH

Taking into account the results of the assessment undertaken, along with the growth approach adopted through TD 2050 the following key aspects are recorded as part of the structure planning process.

The need to create critical mass

There is a need to ensure that development occurs in the right locations and at densities that can be serviced. This is particularly important with regard to infrastructure and providing this in a way that is both efficient (in terms of cost and technical engineering requirements) and sustainable.

Limiting the number of growth areas

The number of growth areas will be limited due to the downturn in growth, the current excess capacity in terms of vacant residential lots and the limited potential for further growth in the immediate future. Only very limited growth outside of the areas defined in the structure plan is anticipated, mainly consisting of development on existing lots. Limiting the number of growth areas will enable efficient servicing and will limit the potential impacts of urban development expansion, particularly potential effects on landscape values and the effects of urbanisation in rural areas.

Management of the rural areas

TD 2050 and associated changes to the district plan have resulted in controls on rural land to ensure that growth does not move into areas where it is not anticipated or where its effects cannot be dealt with adequately.

Keeping open space between settlements

This serves to provide both a community asset in terms of open space but also to provide a defined edge to every settlement. This provides a sense of enclosure and reinforces a sense of place for every settlement, assisting to preserve the established character and existing community identity.

Provision of a variety of densities of development

TD 2050 anticipates a range of densities for development, from urban densities through to suburban, rural residential and true rural. This reflects the varied demand within the District and can be considered to assist in promoting a variety, diversity and affordability in residential development. This Structure Plan process does not consider in-depth issues of density, but makes some recommendations where appropriate. Specifically, density should be determined at the time of plan change, to ensure development effects are limited, service capacity is appropriate and use of land (area) and cost of servicing are most efficiently undertaken.

Growth Area Staging

Possible staging within Urban Growth Areas is an option to ensure the efficient use and development of natural and physical resources across the District and within the Urban Growth Area itself. Regard should be given to the capacity of currently zoned areas and new growth areas to accommodate the growth of the District in a 20 year period and possibly beyond. Consideration also needs to be given to the cost of infrastructure and the utilisation of existing capacity and services, prior to new areas being developed and new service extensions being required. Overall, investments made by Council on behalf of the community should be recouped prior to new investments being made.

Defining location and extent of Growth Area

The Structure Plan determines the location and extent of any Urban Growth Area, associated community facilities, possible commercial development, reserves and key infrastructure requirements and forms the basis for future zoning.

Staging within the Urban Growth Areas requires consideration of the efficient use and development of natural and physical resources, both across the District and within the Urban Growth Area itself. This District wide consideration needs to be cognisant of the funding capacity/constraints that Council considers appropriate year on year, as published in the Annual and Long Term Plans.

Method(s) of implementation

Implementing the Structure Plan will be by way of the plan change process under the provisions of the Resource Management Act 1991. It is envisaged that in most instances any plan changes will be privately initiated, reflecting that the majority of benefits will be accrued to the private landowner and/or developer. A high degree of technical feedback from Council is required in such processes, as they are intricately linked to asset management planning for key infrastructure.

PLANNING HORIZON

The planning horizon for detailed assessment in the Southern Settlements Structure Plan is 2035, with a less intensive consideration of potential growth effects assessed out to 2050. The 2035 horizon recognises that every 10 years a district plan must be reviewed¹¹; therefore the Southern Settlements Structure Plan will have an influence over two district plan reviews (proposed to be 2017 and 2027, or could be a rolling review starting in 2017). It should however be noted, that information used as the base for the Structure Plan does in some instances have a shorter timeframe (such as the Long-Term (Community) Plan (LTP) 2012 - 2022) and in others, a longer time frame (the Taupō District Growth Model assesses growth through to 2050, but is reviewed every few years).

¹¹ District plans can be reviewed on a continuing basis, so long as all parts of a district plan have been reviewed within a 10 year period (Section 79 Resource Management Act)

STRUCTURE PLAN AREA

DEMAND AND SUPPLY

Currently (May 2013) there are approximately 377 vacant residential allotments in the Southern Lake area, with land either zoned for residential development or currently consented for an additional 469 lots, resulting in approximately 850 vacant sections (either developed, or land available for development, or with development rights being sought) within the Southern Lake area.

Settlement	Current Vacant Lots with Titles (Residential zoned land vacant lots with Council Services)	Current Residential Zoned Land With Consent (# of Lots)	Current Residential Zoned Land Without Consent (ha)¹²	Total Residential Lots Available (both developed and undeveloped)
Turangi	108	47	35.5 ha (312 lots)	467
Motuoapa	147	26	-	173
Omori/Kuratau	33 (36)	-	19 ha (84 lots)	153
Whareroa	53	-	-	53
Total	377	73	54.5 ha (396 lots)	846

While TD 2050 predicted an extra 1020 lots would be created in the Southern Settlements area by 2026, more recent assessments of population growth conclude that only 201 new lots will be created in that time period, showing the significant downturn that has occurred. Within the same period of time (2006–26) it is estimated that 336 building consents for new dwellings will be issued within the Southern Settlements area, therefore resulting in more building consents being issued than new lots created, which will lead to some of the excess capacity being absorbed. Therefore, if growth occurs as predicted and all currently zoned land is fully developed to its potential, there would still be a surplus of approximately 500 sections in about 15 years' time.

While there is currently no shortage of land available for residential development, Council is conscious that the zoning of land for residential purposes does not automatically ensure that it is available to meet market demand¹³. Supply of land is impacted upon by the aspirations of the land owner, issues of cost to individual developers to provide infrastructure, the ability of small land holders to free up an adequate supply of land to economically meet demand and the ability of multiple owners/leaseholders to be able to reach agreements/secure funding necessary to develop land.

¹² The number of lots detailed as being able to be created from currently zoned, but undeveloped land is an estimate only using the 'Residential Land Use Density' developed as part of TD 2050 of 8.8 dwellings/ha. Final subdivision design and issues related to possible constraints (landscape areas, engineering/stability and hazard constraints) may limit the yield that can be achieved, or the yield may be greater. In Kuratau, the number of lots that can be created from the currently zoned, but undeveloped New Residential Environment zoned block (Pukawa D2 and D3) has been halved (4.4 dwellings/ha), recognising the particular constraints that apply to the Pukawa D2/D3 block. The number of lots listed in this document for any site is not to be taken as an expectation, or a limit. These numbers are developed to assist with understanding capacity and servicing requirements and the actual yield from any particular block of land will be the result of specific investigation, design and consenting processes.

¹³ Even if land is zoned for residential purposes a private landowner and/or developer must go through a process of gaining subdivision consent from Council, developing the subdivision (including provision of infrastructure), paying development contributions and having individual titles issued before lots can be sold and houses built on separate lots/titles.

Further complicating this issue is the relatively long lead times for private developers progressing plan changes and then undertaking the physical works associated with subdivision (assessed to take up to 8 years in total). Additionally, a slight oversupply of residential lots (15% above predicted demand) is desired as a means of providing choice within the marketplace to incoming purchasers.

EXISTING ZONINGS

Generally the structure plan area is made up of two Environments (zones), the Residential Environment and the Rural Environment. Detailed below is a brief outline of each Environment including key issues that must be taken into account when considering any potential changes to the make-up and relationship of these two zones.

In addition to the basic zones that apply to areas of land, there are overlays related to landscape and natural features, hazards and other matters which are further described later in this document.

Residential

The District contains a variety of residential areas, referred to in the District Plan as the Residential Environment. These include the major communities of Taupō, Turangi and Mangakino as well as smaller lakeshore and rural settlements.

Each community has a distinct character, determined primarily by its size and setting, however the basic elements of each are the same. Maintenance of established character and amenity is important to those who reside within any Residential Environment, with the expectation that 'residential' levels of amenity will be retained. In order to maintain character and amenity all activities are required to meet identified minimum standards, while also allowing a wide range of appropriate activities to occur.

The Residential Environment has been identified in the District Plan and on the Planning Maps in a number of different forms. This Structure Plan does not define which of the current Residential Environments (zones) is most appropriate in any of the particular growth areas as this will be determined through future plan change processes. Furthermore, an individual landowner/developer promoting any particular plan change may wish to develop land in a manner which does not accord with any of the existing zonings.

Rural

The Rural Environment comprises all the land outside of the Residential, Town Centre and Industrial Environments. Most land within the District falls within the Rural Environment which is predominantly characterised by open space, dispersed buildings, rural roads and non-urban infrastructure supporting farming, horticulture and forestry land use.

The Rural Environment is considered an important resource for the District as well as for the region due to its productive potential and the range of land uses and diverse activities it encompasses. A range of activities with inherent 'rural' characteristics, reflecting the productive nature of the land and resources are established in the Rural Environment, resulting in a character that defines the expected rural scale of development and level of effects. Principal elements are open landscapes including ridgelines generally free of buildings; large areas of vegetation including pasture, crops, productive forest and native bush; lakes, rivers and their margins. Production activities in the Rural Environment can potentially create high levels of noise, vibration, spray drift, odour and dust with activity in the Rural Environment generally self-sufficient in terms of water supply, wastewater disposal, and stormwater management, although some areas have limited communal water supplies.

Urban development can threaten the character, amenity and functioning of the Rural Environment, resulting in adverse effects on the rural landscape and creating reverse sensitivity issues. Activities that may be sensitive to existing rural activities are generally controlled through subdivision and residential density provisions.

ISSUES RELATED TO DEVELOPMENT

LANDSCAPES AND NATURAL AREAS

The Landscape and Natural Values provisions of the District Plan identify Outstanding and Amenity Landscape and Significant Natural Areas to ensure they are protected or maintained from inappropriate use, development and subdivision and where possible enhanced. This fulfils Councils obligations under Section 6(a) and (b) of the Resource Management Act (RMA) to recognise and provide for the preservation and protection of the natural character of wetlands and lakes and rivers and their margins and to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. In addition, Section 7 RMA requires Council to have particular regard to the maintenance and enhancement of amenity values and the quality of the environment. This is done under the overarching purpose of the RMA to sustainably manage the use of natural and physical resources.

The purpose of identifying areas of Landscape or Natural Value in the District Plan is not to 'lock up' these areas from further use. Rather it is to identify where important values exist and provide a range of tools to ensure the values of those areas are managed appropriately. The Landscape Values objectives, policies and methods have been developed to ensure that any proposed development or activity protects or maintains the attributes of the Landscape Area. The Plan does not seek to prohibit development, rather to ensure that the attributes of Landscape Areas are protected from inappropriate use, development and subdivision with amenity values maintained and where possible enhanced.

Landscape and Natural Values areas exist as overlays of the underlying zone or environment. They may be located within the Rural, Residential or Industrial Environment. This means that activities associated with those environments are anticipated to occur in Natural and Landscape Areas. So for a landscape area that is located within the residential environment, it is expected that residential activity will occur in this area (an example of this is the hill area behind Acacia Bay). The Natural and Landscape Values objectives, policies, and methods have been developed to ensure that any new development or activity in those areas is undertaken in a way that protects or maintains the important landscape or natural characteristics of those areas.

The District Plan acknowledges that restrictive rules are not always the best way to protect and enhance landscape or natural values areas; therefore provision has been made for Net Environmental Gain. This concept works on the basis that protection, maintenance and enhancement will largely occur through voluntary methods, or will be implemented through the resource consent, structure plan and plan change process.

One of the ways in which Net Environmental Gain can be achieved is through protection of remaining significant natural areas in return for the ability to specific areas of indigenous vegetation, or the enhancement of landscape values through planting or protection of open space in return for development rights. A landscape or ecological assessment by a qualified person at the time of resource consent or plan change is the best way to determine the most appropriate way to achieve Net Environmental Gain in Landscape and Natural Values areas.

The structure plan is cognisant of the existing, operative landscape and natural values requirements of the District Plan and in some instances future development proposals are within areas currently protected for their values. Therefore these are issues that individual plan changes will need to address, as the Structure Plan per se does not propose any further protection.

There are 43 Outstanding Landscape Areas identified within the District including Lake Taupō and the prominent headlands, cliffs, and tributaries of Lake Taupō. The majority of Outstanding Landscape Areas in the Taupō District are administered and already protected through other enactments, such as the National Parks Act 1980, the Reserves Act 1977 and the Conservation Act 1987. Many

landscape areas whether they are Crown land, Māori land, or in general private tenure, are in remote areas of the District, with limited or no roading or other infrastructure and for this reason development opportunities are limited.

There are 20 Amenity Landscape Areas identified most of which are within the Rural Environment. Many of these landscapes are 'working' landscapes, where human activity has significantly shaped the existing character of many of these landscapes. Much of the value of Amenity Landscape Areas comes from being generally open and free of urbanisation.

Natural values are an important part of the Taupō District's environment. The ecological significance of these areas means they are either relatively scarce habitat, are representative of natural areas within the District, or comprise habitats for rare or endangered plants or animals. Such areas are valuable to the Community and provide a historical and ecological baseline record. To damage or destroy a natural area either in part or in whole, may mean the permanent loss of a significant element of our natural heritage. Therefore, these Significant Natural Areas require protection and, where possible, enhancement to ensure that these values remain. Land use and development can result in the loss and degradation of ecosystems and habitats, and the fragmentation and isolation of habitats, resulting in a reduction in the abundance of certain species and a reduction in the natural values of an area.

Large areas of the Significant Natural Area lie within Māori land and it is important to acknowledge the role Iwi have played over time to enable the retention of these areas for the benefit of current generations. The existence of native vegetation on these lands also reflects the inherent complexities and restrictions that have been imposed on Māori land as a result of its tenure.

The Resource Management Act requires that Council provide for the protection of the natural heritage of the Taupō District. The RMA identifies that the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna is a matter of national importance (Section 6(c)). Such an obligation needs to be balanced with the Council's wider obligations under the Act, as well as the defining characteristics of the District's environment. Section 7 of the Act also requests that the Council has regard to the intrinsic values of ecosystems (Section 7 (d)) and with Section 31(b)(iii) the maintenance of indigenous biological diversity.

The Taupō District Plan further recognises the benefits to be gained from the enhancement of areas of value, and recognising where landowners have undertaken such work. Not only do such activities have a direct positive effect on the intrinsic values of such areas but will also have the additional effects of enhancing the amenity of an area in line with Section 7 (c) of the Act. Currently the District has 251,836 ha of land which is identified as having these values, termed Significant Natural Areas. The District Plan generally seeks to provide for the protection and where possible the enhancement of the ecological values associated with those Areas. However the Plan does not seek to prohibit use and development within the Significant Natural Areas. For example, limited areas of discrete, well sited and designed development may be capable of being undertaken in a manner that is appropriate in relation to the values of the Significant Natural Area in question. Each of the Significant Natural Areas has differing ecological characteristics and tenure. Large amounts of these areas are currently legally protected under other enactments and landowner initiatives. It is the intent of section 3i of the District Plan that these landowner initiatives are recognised and promoted to provide for the voluntary protection and enhancement of Biodiversity in the District. A range of regulatory and non-regulatory methods have been identified in the District Plan to meet the objectives, recognising that a combination of methods is likely to be more successful in achieving the protection of Significant Natural Areas, and therefore the purpose of the Act.

Within the structure plan area there are a number of Amenity and Outstanding Landscape Areas and Significant Natural Areas. In particular they relate to Lake Taupō, its margins and the riverbeds and surrounding areas of adjoining waterways (e.g. Whareroa, Kuratau and Tongariro Rivers). In most

instances these existing significant natural areas and amenity/outstanding landscape areas provide a framework (either surrounding, or providing a back drop) to the existing residential development (e.g. Pukawa, Omori, Kuratau and Motuoapa).

OPEN SPACE AND RECREATION

Within the Southern Settlements area there are extensive areas of reserve and reserve networks, particularly along the edge of Lake Taupō. Reserve areas are a combination of land owned by Taupō District Council and the Department of Conservation, made up of conservation, recreation and scenic reserves. The significant proportion of the reserve areas are in native vegetation, very steep and difficult to access and are valued for their scenic and ecological characteristics.

The single most significant recreational resource would be Lake Taupō in itself and the Tongariro River, world-renowned for its trout fishing. Turangi is also seen as the gateway to the recreational resources of the volcanic plateau.

There are formal plans in place for the management of the Motutere Recreation Reserve and the Te Rangiita/Waitetoko Lakeside Reserve but other than that, formal management programs appear to be limited. A number of walkways exist, either as connecting walkways or journeys to particular places, namely:

- The Tongariro River Loop Track, the Tongariro River Walkway and the walk through the Tongariro National Trout Centre;
- The Lake Rotopounamu loop track and the Tokaanu thermal walk;
- The Motuoapa Cliff Lookout, and the Motutere to Waipehi Track;
- The track to Te Hapua, the Pukawa to Omori Track, the Pukawa Bush Walk and the Upper Pukawa Walk

Significant recreational resources exist in Turangi in terms of sports parks, a heated indoor swimming complex and a golf course. There are also zoned mooring areas at Motutere, Pukawa and Kuratau, marina facilities at Motuoapa and Tokaanu and a number of boat ramps at different lakeside settlements. In general, due to the significant number of holiday homes in the southern settlements area, demand for recreational resources appears to centre mainly on being able to adequately provide access to the Lake, particularly for boats, including being able to park boat trailers and launching vehicles. Improvements to existing boat ramps and associated facilities are currently underway and demands created by future growth will need particular consideration. However, it is noted that a number of the recreational boating facilities are provided by the Department of Internal Affairs and therefore consultation with other parties needs to occur when planning for future facilities.

'Nga Haerenga - The New Zealand Cycle Trail' is an expanding network of cycle trails being developed, currently with 19 trails either completed or under construction. The Great Lake Trail, currently under construction is a joint initiative of Bike Taupō, the Department of Conservation, Taupō District Council, local community supporters and The New Zealand Cycle Trail project. Starting west of Taupō township the 93km trail starts in Whakaipo Bay and passes through Kinloch before reaching the Waihaha River and State Highway 32. The first part of the trail, approximately 33 kilometres, has already been constructed by Bike Taupō and the funding from Nga Haerenga, The New Zealand Cycle Trail project will be used to construct the remaining 60 kilometres of the track through to the Waihaha Road Bridge on State Highway 32.

It is proposed that at some time in the future a trail right around Lake Taupō could be constructed. This is recognised as being a significant undertaking, not currently planned and would require significant funding as well as landowner support and cooperation. Currently there are no formal plans beyond the existing project, but within the life time of this Structure Plan such a trail may be an eventuality.

HAZARDS AND LAND SUITABILITY/LIMITATIONS

Natural hazards are the result of natural processes that form, shape and change the environment and interact or potentially conflict with human activities. Land use activities need to be carefully managed to avoid or mitigate any potentially adverse effects from natural hazards. Whilst it may be difficult to avoid adverse effects in already developed areas, measures may be required to ensure the effects of the natural hazards are not increased or the risk to the community intensified.

The Taupō District and the Southern Settlements are subject to a number of different natural hazards and there are specific areas of the District which are particularly vulnerable to the effects of natural hazards. The District Plan controls development in areas where there is an identified risk from a natural hazard and procedures also exist outside the District Plan, which can help the community prepare, plan and respond on an individual and District level to the after effects of natural hazard events.

In terms of defining areas where future growth could occur, it is appropriate to avoid known hazard areas. When preparing a plan change for future growth areas, the development must be managed to reduce risks from natural hazards, in accordance with the relevant provisions of the Waikato Regional Policy Statement, Regional Plan, and the Taupō District Plan.

Within the structure plan area, there are a number of existing hazards which are summarised below:

Land Instability

Waihi is an area historically affected by landslides resulting from the failure of hydrothermally altered rock in the thermally active area of the fault scarp. Previously landslides flowed down the Waimatai Stream from their source above the village in the Hipaua Steaming Cliffs geothermal area. Landslides have caused extensive property damage and loss of life, with three major events in 1910, 1846 and around 1780, which killed over 200 people in total. Most recently the village was evacuated in June 2009 after a series of small earthquakes led to fears of a landslide. The potential for damage to property from a landslide in this area is high. In addition areas of jointed rock and cliffs, such as at Motuoapa and Waihi can be affected by ground shaking, forming 'rock topple' areas.

Tomos are a form of subsurface erosion which occurs in permeable soils such as tephra and pumice. The movement of groundwater can result in the formation of voids and channels below the surface creating 'pipes'. The collapse of these 'pipes' cause ground subsidence. Areas particularly susceptible to the formation of tomos are areas above the water table close to steep slopes or gullies, which allow ground water to discharge rapidly. The moving nature of tomos makes it difficult to pinpoint the exact location of these hazards. Therefore, there is a need to be aware of the tomo hazard although specific controls are not contained within the District Plan to address this issue.

Flooding

Inundation can occur as the result of water flowing over the top of riverbanks and flooding adjoining land, lake capacity being exceeded due to high inflows and flooding lakeshore properties and properties being located in ephemeral waterways.

Within the structure plan area there are a number of significant waterways, particularly the Tongariro, Tauranga-Taupō, Tokaanu, Whareroa and Kuratau Rivers, all of which can be affected by flooding, along with Lake Taupō itself. In some areas mitigation measures such as stopbanks exist and allow the use and occupancy of the flood plain at an acceptable level of risk. However, activities need to recognise that there is still a hazard when the capacity of these stopbanks is exceeded (this is known as 'residual risk').

The most significant flood risk exists on the Tongariro River, adjacent to Turangi. Studies show that in a 5 year flood, most of the Tongariro River delta will be under water and a new river route will develop, flowing along the north-eastern side of Turangi town towards the Tokaanu Power Station tailrace. In a 50 year flood the new river carries much more water and if left to its own devices the Tongariro River is likely to change course during a flood and form a new mouth at the exit of the Tokaanu tailrace. District and Regional Plans also require consideration of overland storm water flow paths, which can include ephemeral water courses.

In order to limit the potential effects of floodwaters, works had been undertaken in and around the channel of the lower portion of the Tongariro River in order to provide sufficient area for the river to flood without causing significant problems however, the potential for flood risk does result in the River delta areas around Turangi and Tokaanu not being considered as suitable for future intensive development.

Erosion

Lakeshore erosion can occur as a consequence of wind and wave action on the shoreline. These erosional forces coupled with the location of structures in and around the lakeshore edge, elevated lake levels and vegetation changes can contribute to and increase the erosion hazard. Erosion of riverbanks can occur as a result of flood events or the on-going change of a river system. While the erosion risk can alter over time there are some areas of development within the structure plan area currently at risk from riverbank erosion, notably on the Tongariro River. Therefore, it is prudent to avoid locating future development within such areas. The Foreshore Protection Area (a 20m erosion control line around the lakeshore and identified tributaries) exists to manage erosion and amenity around Lake Taupō.

Thermal Areas

Thermal areas can create a number of hazards including subsidence, hot ground and hydrothermal eruptions. Thermal areas can be difficult to define as the boundaries and extent of areas of hot ground can change over time.

The Tokaanu natural thermal pools, part of the active Taupō volcanic zone are an example of the thermal activity that exists in the area. There are other known hot ground areas within the structure plan area; however future development is not promoted in these areas through this Structure Plan process.

Earthquakes

Active faulting is common within the District and known fault lines are shown on the Planning Maps. Movement along fault lines can cause ground rupture or deformation. The severest effects of fault line movement can be avoided or mitigated by locating structures and buildings away from known fault lines or, in some circumstances, undertaking specialist structural, design, or building techniques. The degree to which an area will experience ground shaking (amplification), as a result of earthquakes will depend on the type of ground materials present in that area. Low-density pumiceous material, which makes up the majority of the District, partially absorbs the energy created by the movement of an earthquake, resulting in lower than expected shaking intensities. However, in low-lying swampy alluvial areas with soft flexible sediments, such as Motuoapa, Turangi and Rotoaira amplification of ground movement will be intensified.

Volcanic Hazards

Lake Taupō occupies the caldera of an active rhyolitic volcano and an eruption from the Taupō Volcanic Zone, which includes the volcanoes Ruapehu, Ngauruhoe and Tongariro, is a major threat (but of low probability) to the economy and population of the Taupō District, particularly those in the Southern Settlements. The Taupō area is geologically young with a number of active earthquake faults. Uplifting of the ground and subsidence (dropping of the ground) can affect erosion and flooding.

Ash fall from volcanic eruptions has the potential to affect a large portion of the District with impacts generally being disruptive rather than destructive, primarily affecting the function of infrastructure and services. Lahars have the potential to affect the river valleys around Ruapehu, Ngauruhoe and Tongariro destroying infrastructure and buildings in their path as well as having a continuing impact on river systems, water quality and flooding. Areas around Turangi are vulnerable from lahars coming down the Tongariro River system.

Contaminated Sites

There are a number for contaminated sites as shown on the Planning Maps that exist in the structure plan area, but these mostly relate to wastewater plants and associated disposal areas. These contaminated sites are not considered to impact on the future growth potential of the area and none are located in areas identified for future growth.

Future Growth Areas

It would be expected that any particular plan change to rezone an area for new development will have to be supported by assessments related to:

- slope/topography and geotechnical limitations;
- flood susceptibility, erosion and effects of climate change; and
- location of earthquake faults/risk – effects of volcanic eruption (particularly potential effects of lahar) and geothermal hazards

However, any supporting assessments will be related to the particular site and its characteristics and the type of development proposed.

NATURAL RESOURCES

The assessment of geological and geographic features is largely a recording of 'immovable elements' that make up the environment and in some instances (i.e. aquifers) need to be taken into account when considering the potential effects of development (e.g. wastewater disposal). To a large degree these are issues are contained within other assessments and fall under the control of the Waikato Regional Council due to the regional status of such resources. In the main the Regional Policy Statement and Regional Plan detail the management methods associated with such features and processes.

However, Section 75 of the RMA requires that a District Plan "give effect to a regional policy statement" and "not be inconsistent with a regional plan". Therefore these matters must be considered in relevant detail as part of any plan change process.

Those matters that should be considered and mapped include:

- potential effects of and on geothermal areas and aquifers
- location and effects on geographic and geological features, which in some instances play a part in assessing the amenity values that relate to an area
- the soil quality and soil types, the susceptibility to erosion and potential loss of versatile soils

- requirements for and linkages to areas of public/conservation reserve
- avoidance and protection of areas of high biodiversity and significant ecological values, including the enhancement of such areas

CHARACTER

In assessing the potential impact of proposals on the amenity values and character of an area it is considered appropriate to:

1. Consider both the physical/natural environment and the man-made environment as they currently stand, to determine the status/value of what exists and the natural and physical environmental constraints and opportunities that exist also
2. Evaluate people's reaction to the natural and physical environment as it stands (to determine the important amenity values, including rural and natural character etc.)
3. Determine overall how a proposal (new development) reacts/integrates/relates to the existing natural and physical environment

Therefore, at a general level the following matters are to be considered, with any specific plan change application to provide further assessment at a site/area specific level:

- Landscape values, including specific vegetation features and general views/view shafts to be protected
- Ecological features including significant/protected natural areas
- Natural/rural/urban/built character
- Sources of noise, light, odour etc. leading to issues of reverse sensitivity
- General urban design issues to be taken into account, including connections to existing settlements and transport linkages – both vehicular and non-vehicular
- Requirements for open space, both active and passive and accessibility to open space, including provision of esplanade reserves/esplanade priority areas and establishing better esplanade linkages

In considering issues related to amenity values the following principles are considered appropriate to be applied to such an assessment:

1. Whilst being made at a general level any assessment needs to be robust enough to guide and give certainty to future plan changes
2. Must be cognisant of current best practice (including case law) when determining those matters that should be taken into account
3. Must highlight particular issues of concern that need to be specifically taken into account in a particular plan change application, whereby site/area specific mitigation may be possible
4. Should culminate in the definition of areas that 'on balance' are appropriate/inappropriate for development

An assessment of the urban character of existing residential settlements within the structure plan area has been undertaken to record the unique character of these settlements. The settlements within the have been loosely grouped to reflect areas that have similar development patterns, physical features and historical planning frameworks, as follows

1. The Western Settlements of Whareroa, Kuratau, Omori and Pukawa;
2. Waihi and Tokaanu;
3. Turangi; and
4. The Eastern Settlements of Motuoapa, Tauranga-Taupō, Waitetoko, Oruatua, Motutere and Hatepe

Western Settlements

The settlements of Whareroa, Kuratau, Omori and Pukawa have some unique features but are generally characterised by:

- Steep topography;
- A relatively high percentage of multi-storey dwellings (which may be reflective of the topography and ability to obtain lake views);
- Buildings predominantly developed from the mid-1970s onwards;
- Significant areas of dense vegetation (predominantly indigenous species), both on private and public land;
- Uniform allotments sizes in the residential areas (average between 710m²-718m²);
- Building coverage and plot ratio at an average of 14-16% and 19-21% respectively, which is very low in comparison with the levels permitted by planning rules; and
- Most servicing is underground.

The Pukawa C Development Zone has special planning requirements that focus on protecting indigenous vegetation and maintaining soil stability through prescribing building platforms, limiting maximum building height and coverage, and limiting vegetation clearance. It is noted that development in Pukawa is effectively all completed, with the area surrounded by reserve land, therefore significantly limiting any further development potential.

Waihi and Tokaanu

These settlements are the oldest in the structure plan area and contain 'standard residential development'. The existing settlement pattern is characterised by relatively large allotment sizes (an average of 1,553m² (Waihi) and 1,319m² (Tokaanu) and very low building coverage and plot ratio (an average of 10-11% and 10-12% respectively). Development is predominantly single storey and topography is relatively flat. There are no substantial areas of vegetation within the residential areas themselves with servicing located above ground and the street layout is on a standard grid pattern.

Turangi

There are two distinct areas of development in Turangi:

1. 'Old' Turangi to the east of State Highway One includes Gosling Grove/Herekieke Street (physically separated from the Turangi Township by the Tongariro River) and has developed since the 1920s and has a varied character. Overall the area is characterised by generous building setbacks, wide verges and large allotment sizes and many well established trees. While the buildings are large in some cases, the size of the sections and the presence of many large trees allow them to be well integrated so that they do not dominate the landscape. There is generally low building coverage and plot ratio, with an average of 14%. and servicing is generally above ground;
2. 'New' Turangi to the west of State Highway One was developed from 1964 onwards and has a much more uniform appearance, including commercial, industrial, educational and community services land uses. The road layout is generally characterised by a relaxed, meandering grid system and the dominant features in these streets are the many well established, mature, exotic trees. Houses are medium to small in size, the fronts of the houses are generally set within 5m of the front boundary and building coverage and plot ratio is an average of 14%. Servicing is underground with few well established trees or shrubs on private residential properties. Generally low planting and areas of lawn form the front yard with houses clearly visible from the street.

Eastern Settlements

The settlements of Motuoapa, Oruatua, Tauranga-Taupō, Waitetoko and Motutere have individual unique features but are generally characterised by the following:

- With the exception of the newer areas in Motuoapa and a terraced area at Waitetoko, these areas have a generally flat topography;
- There are a relatively high percentage of multi-storey dwellings (between 42-47%);
- Buildings have been developed from circa 1940s onwards and consequently there is a wide variation in building styles;
- There are not significant areas of vegetation on private land but vegetated reserves are in close proximity to all settlements;
- Allotments sizes vary, with the average being between 736m² - 973m²;
- Like other parts of the structure plan area, building coverage and plot ratio is low at an average of 10-14% and 10-18% respectively; and
- The location of servicing (above ground or underground) varies depending on the age of the settlements.

However, Hatepe has a noticeably different character in comparison to the other eastern settlements. It has extensive areas of indigenous vegetation, both on private and public land. The topography is flat and there is high level of public domain interaction with some houses very close to the road boundary along with few fences and no public footpaths

Overall

The residential areas in the Southern Settlements area have distinct characters that have been determined by factors such as their geographical setting, the time at which they were developed, and conformity with standards of past planning documents.

One of the features of these areas is the low plot ratio and building coverage in comparison with the level that has been permitted under the planning documents in force. Varying setback and height requirements in different planning documents has enabled variation in the location of buildings and contributed to a varied appearance of built form. Allotment size is fairly uniform and there is a predominance of larger properties in the older settlement areas.

Other factors which contribute to the character of these areas are the level and location of servicing, including roading and footpaths; the level and type of vegetation and the level of interaction of private allotments with the street. Generally the more remote settlements that have a higher predominance of holiday homes have more of an informal feel to them, with fewer fences and the like.

Any new areas of development (zonings) should demonstrate through the plan change process how the new development will at least maintain and preferably enhance the existing character of an area. Such an assessment and methods proposed will be location specific and will be dependent upon the existing characteristics as well as the rules that apply to development in a particular settlement. The difference that may exist between the current level of built development and that which can occur as of right is important to consider, as this is the degree of freedom available to any individual property owner to make alterations to their dwelling or other buildings on the site and enables individual sites and settlements to evolve to meet current landowner desires and demands.

Therefore any character assessment and plan change should take into account and allow for:

- The history of area and community, the geographic location, the degree to which a settlement is clearly distinguishable (separated physically)
- The physical characteristics of a particular settlement and its relationship to other settlements

- Issues of rural versus urban character and developing and or maintaining strong boundaries between the two
- Preservation of natural character, particularly of wetlands, lakes and rivers and their margins
- Maintenance and enhancement of amenity values and the quality of the environment in both urban and rural settings
- The avoidance of reverse sensitivity effects (to maintain amenity/character)

CULTURE AND HERITAGE

Section 6 of the Resource Management Act 1991 (the Act) requires that the relationship of Māori, their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga, treasures, property or resources which are prized and protected as sacred possessions of Tangata Whenua, be recognised and provided for as a matter of national importance. In addition, Section 7 states, when managing the use, development, and protection of natural and physical resources, particular regard needs to be given to Kaitiakitanga.

In carrying out its functions and powers under the Act in relation to the use, development and protection of natural and physical resources, the Council has a duty to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8.

Section 7 of the RMA requires that recognition and protection be given to the heritage values of sites, buildings, structures, places or areas. These historic resources are important to the District as they provide linkages with the past and give insights into the way communities and settlements have been shaped. They also provide variety and contrast to present day development.

Sites of Historic Value can include sites, places and locations of built or social history and archaeological sites within the District. These areas can consist of sites of human habitation, burial and historic events, with many also having cultural or natural significance within the District.

There is only a very limited number of historic buildings and archaeological sites currently registered with the Historic Places Trust. However, there are a number of recorded archaeological sites within the District, but not registered with the Trust. All recorded archaeological sites, as well as all suspected archaeological sites, are protected under the Historic Places Act 1993.

Within the wider structure plan area there are some locations that contain a significant number of known archaeological sites, particularly around Tokaanu and Motuoapa. Therefore, any future development in these areas must be careful to ensure that these sites are appropriately allowed for. Notwithstanding these areas where there are a significant number of sites, other existing settlements and potential future growth areas contain archaeological sites and it is reasonable to expect that a number of undiscovered sites also exist.

As detailed above, under the Resource Management Act there are cornerstone principles related to the recognition of cultural and historic heritage which must be addressed in any plan change application along with records of consultation with appropriate parties.

In considering issues related to cultural and historic values the following principles are considered appropriate to be applied to such an assessment:

- That the assessment of cultural and historic values that apply to an area is to assist in determining areas appropriate for development and also to help shape the consideration of amenity values;
- Reviewing the history of development in the area will assist in establishing a future pattern of development that is cognisant with and links to the history of the area and also provides the opportunity to learn from any mistakes made in the past;

- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga must be considered and allowed for;
- The protection of customary rights; and
- Any entries in the Historic Places Register

SERVICES

The functioning of the District relies on a network of utilities/services such as road and transportation networks, networks for the distribution of energy, radio communications, telecommunications networks, meteorological facilities and networks for the provision of water and the disposal of wastewater.

Appropriate services are important for the effective and efficient functioning of the District and make a significant contribution to the health, safety and well-being of the community. The well-being of the community may be adversely affected, along with the quality of the environment, if provision is not made for the continued operation and maintenance of network services. These facilities may also have adverse visual effects on the landscape and adversely affect sites of value to the community and therefore careful consideration needs to be given to the siting and location of such.

The transportation of goods, services and people into, out of and through the District contributes to the economic and social wellbeing of the community. In the Southern Settlements area the roading network provides the principal transport infrastructure, therefore roads and the State Highways are physical resources of strategic importance. As well the needs of cyclists and pedestrians within the roading network are important considerations, along with the design and location of vehicle access points, which can affect the operation of the roading network.

In addition to roading, appropriate provision for wastewater disposal is a matter of increasing strategic importance within the southern settlements with regard to the maintenance and improvement of water quality within Lake Taupō. This is a matter that is going to require on-going consideration over time as further monitoring of water quality within the Lake is undertaken.

In assessing the potential infrastructure issues/needs there is an overarching requirement to consider the strategic infrastructure requirements for future development within the Southern Settlements to ensure that infrastructure to service future urban areas is provided in the most cost efficient manner possible. Specifically it is considered necessary to assess the following:

- Current capacity both used and unused within the network system
- Changes to occur to the network system as a result of planned, budgeted and programmed development
- Possible changes to the network system from future development (differentiating between network expansions and service/quality upgrades and taking into account the capacity remaining in existing discharge consents)
- The potential impact of new Regional Council rules on infrastructure provision/discharge
- The potential impact of water quality accords and the like for Lake Taupō and the Waikato River (as they relate to lakes, rivers and aquifers)
- Potential impact of changes to development contributions
- Traffic issues, both local and State Highway (including future road widening/linkages)/public transport (including non-vehicular transport such as walking, cycling networks)/air traffic/boat/lake/river transport
- Wastewater, stormwater and potable water
- Power, broadband/fibre optic/telephone and gas
- Possible implementation of methods to reduce water use, improve stormwater/wastewater quality

- Recycling and management of solid waste

In considering issues related to infrastructure provision the following principles are considered appropriate to be applied to such an assessment:

- New development must be able to connect to necessary infrastructure; there must be assurance that necessary technical requirements can be met and discharge quality standards must be achieved, so as not to become a burden on the wider ratepayer/affect the viability of wastewater plants etc., or put pressure on existing discharge consents
- Development should be directed to areas where head capacity and/or network capacity exists to make best use of those resources and to recoup investment already made in resources and reduce interest costs on borrowings
- Assessment of the requirements for Regional Council consents is necessary at the time of plan change to ensure that areas are not rezoned that will create future servicing problems
- Any consideration of the density of development proposed should include an assessment of the efficiency of providing infrastructure to the proposed density of development

In terms of Council reticulated services the following is a summary of the current situation:

Hatepe: There is capacity within the existing water network to connect an extra 20 sites. There is no reticulated wastewater system and the location within the 'near shore zone' raises concerns with regard to the effects from wastewater disposal on water quality within Lake Taupō.

Motutere: Currently there is capacity to connect more than 40 sites to reticulated water and wastewater services.

Waitetoko/Te Rangiita/Oruatua: – There are no reticulated water or wastewater systems and the location within the 'near shore zone' raises concerns with regard to the effects from wastewater disposal on water quality within Lake Taupō.

Motuoapa: Currently there is no spare water supply capacity under the existing Waikato Regional Council consent and storage will fall to 25% of peak day (should be closer to 100%). In terms of wastewater there is spare capacity for approximately another 50 sites after all current and consented development sites are built on. Possible roading connections from existing development into the surrounding areas are limited and considered a constraint to further development.

Turangi and Tokaanu: There is adequate capacity in all reticulated services for all growth projected in the Council's Growth Model. Possible future roading linkages eastward are limited by State Highways, the Tongariro River and topography. Flooding issues exist on low-lying land north and west of Turangi and there are some isolated stormwater disposal issues within Turangi township.

Waihi: There are no services planned for this settlement.

Pukawa: There are no service extensions planned, but infill capacity is possible.

Omori/Kuratau: There is spare headworks and resource consent capacity within current reticulated services to accommodate projected growth for more than 20 years. There are some localised constraints within the wastewater system that may need addressing. Roothing is considered adequate to accommodate current projected growth.

Whareroa: Has capacity for at least the next decade of house building (on existing residentially zoned land) once a new wastewater resource consent is issued.

For all settlements, other services such as electricity, phone and broadband are provided by private suppliers. There are not considered to be any significant constraints within these networks and the lead time in terms of future plan changes and development is considered sufficient for such services to be provided.

In terms of community infrastructure, apart from areas of foreshore reserve and scenic/conservation reserve and public toilets, most other community facilities are provided in Turangi (e.g. sports parks etc.). Provision of community infrastructure will continue to be focused in Turangi, as the location of the largest centre of permanent population. With regard to the provision of public toilets, particularly on foreshore reserves, Council is undertaking a program of ensuring that disposal of wastewater from these toilets is not in any way affecting Lake water quality.

Like community infrastructure, social infrastructure is also focused in Turangi and will continue to be so.

ECONOMY

Turangi is the economic centre of the Southern Settlements area and will continue this role, particularly as Turangi contains existing employment and businesses, commercial activities and land zoned and serviced to support commercial and industrial activities. Further, there is existing commercial/industrial zoned land lying vacant within Turangi, therefore it is considered appropriate to develop this land before any other zoning for significant commercial and/or industrial uses occurs in the area.

Turangi provides support services to surrounding agricultural and forestry activities as well as having an established tourism sector, related to trout fishing, recreational use of the Lake and its location close to Tongariro National Park and the ski fields.

Efforts to protect Lake Taupō and the surrounding environment recognise the role of the Lake as an economic asset, with renewable energy another potential economic opportunity for the area. There is a desire that Turangi and the Southern Settlements area should develop a more sustainable and robust economy and reduce reliance on land development and building as an economic activity.

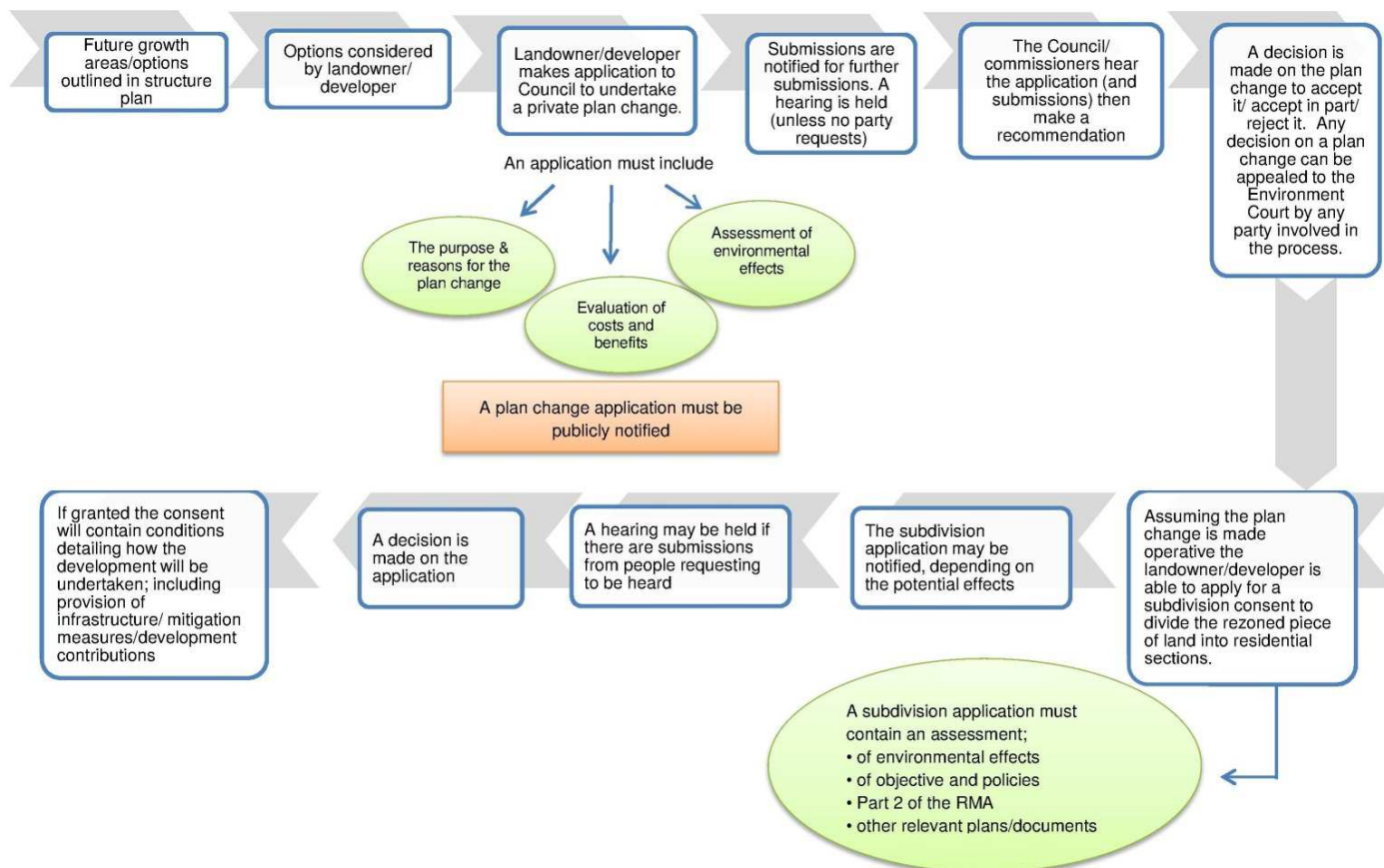
Turangi Revitalisation

Whilst development of Turangi town centre is not part of this project, its success is interrelated to the overall land use and community structure of the Southern Settlements area. In the next three years, improvements will be made to the Turangi Central Business District to create a more vibrant CBD and to encourage both the local community and travellers to enjoy what Turangi has to offer. Council has set aside capital expenditure of \$1.3 million over the next three years for the Turangi Town Centre revitalisation project.

The first phase of the project will begin with the redevelopment of the main entrance into the town and is themed to recognise the Tongariro River and the surrounding landscape. It is hoped that the changes will slow traffic coming into Turangi from State Highway 1 onto Pihanga Road by creating the feel of a roundabout with improvements to the existing mall area also planned.

DEVELOPMENT PROCESS

As a result of the Structure Plan and in accordance with Section 3.e7 of the District Plan, it is envisaged that any future /rezoning development would follow the process detailed below:



POSSIBLE CHANGES TO THE DISTRICT PLAN

At this stage Council does not propose to undertake (plan) changes to the District Plan as an outcome of this process, but some changes may be made in the future (detailed below). This recognises that currently there is sufficient capacity (zoned land and/or developed lots) to provide for estimated growth, but that there is a need to plan for further future growth beyond the time that existing capacity is exhausted.

As stated, the aim of this document is to signal areas considered appropriate for growth, provide detail as to the matters requiring consideration in the future development of those areas and to act as a reference for any party wishing to undertake a private plan change to rezone defined areas for future residential development. By signalling where growth should occur and detailing those issues associated with future development in any particular area, Council will provide private parties with information on which to base any decision to pursue a private plan change.

This approach is considered beneficial for the following reasons:

1. It enables Council to achieve the vision of the TD 2050 document being "*an integrated approach to leading, managing and funding growth*";
2. Council can lead growth in terms of identifying growth areas and identifying growth issues and then manage the plan change process in terms of its statutory obligations;

3. The "market" is left to determine when demand is such that land should be re-zoned and developed rather than Council attempting to pre-empt when more land is necessary;
4. It enables private interests to promote a type/density of land development considered to be specifically appropriate to the land being rezoned and also enables consideration of the particular market conditions attached to the financial environment and/or a particular piece of land and its location;
5. It encourages early engagement with both landowners/developers and the community in order to create certainty as to the future issues associated with land development, while enabling flexibility in the final detail of any plan change application; and
6. That community aspirations and environmental bottom lines can be determined as a precursor to and separate from the plan change process.

Notwithstanding that this process does not envisage plan changes occurring in the immediate future, the District Plan does currently contain a 'New Residential Environment' (zone), at present applied to discrete areas in Acacia Bay and Kuratau. The New Residential Environment recognises in the related objective, policies, rule and assessment criteria that these particular defined areas require further assessment as part of any subdivision consent process to ensure all appropriate matters have been taken into account prior to development. Currently these assessment matters relate to stormwater, geotechnical and topographical considerations, landscape issues, natural values and any infrastructural servicing issues, with any consent applications assessed to be a discretionary activity¹⁴.

While it is proposed that no plan changes be undertaken by Council as a result of the Structure Plan (rather plan changes be left to private individuals), if Council did consider undertaking plan changes to rezone growth areas, the use of the New Residential Environment would be an option available. The inclusion of specific assessment criteria (where necessary) related to the areas to be rezoned, would be a means by which to ensure that those issues identified through this Structure Plan and any plan change process were taken into account in future development. The application of the New Residential Environment has recently been scrutinised and approved by the Environment Court and using this tool limits the extent of change to the District Plan by re-applying an existing planning mechanism to new areas.

¹⁴ When assessing a 'discretionary consent' application, Council has full discretion to assess any matters related to the proposal (not limited to the matters detailed in assessment criteria) and has the discretion to grant the consent with conditions, or to decline the consent.

PART THREE STRUCTURE PLAN

VISION FOR NEW GROWTH

Establishing a 'Vision for New Growth' in the Southern Settlements Area creates an overall focus for future actions in the area.

Vision

"Development and growth in the Southern Settlements will be provided for and undertaken in a manner that reflects the character of existing areas, respects and where possible enhances the environment and ensures that appropriate infrastructure and services are provided."

Objectives

To assist in the realisation of the Vision, Objectives have been developed as a means of shaping new development, over and above the more directive statements contained within this Structure Plan:

1. Settlements are to have a real sense of place, particularly maintaining the existing character, which makes each a great place to live.
2. Any new development should complement the character provided by the existing housing.
3. Settlements should be respectful of the environment and particularly new development should protect and enhance the identified important environmental values of an area.
4. Urban areas should be well defined and compact to ensure consolidation and logical development.
5. Any new growth will occur in a manner that recognises the requirements of infrastructure, the environment (including landscape), heritage/culture and natural hazards.
6. All settlements should be 'walkable', with connections and extensions to walkways, cycleway and bridle paths a priority.
7. Increased residential development must be accompanied by an appropriate increase in/extension to community facilities.
8. Development should ensure coordination between land use and infrastructure planning so that development can be appropriately serviced by infrastructure in a cost effective manner, and that land use change does not compromise the function of existing infrastructure.

NEW GROWTH AREAS

Following on from the Vision and Objectives, this section contains the individual assessment of each of the growth areas. Some areas are not considered for expansion, but there may be other matters that are considered applicable to the future planning of the wider area and therefore those matters are detailed below.

Ten essential elements and assumptions have been used in developing the Structure Plan:

1. Turangi will be the centre for commercial development in the Southern Settlements area with very limited capacity/opportunity for increased commercial development in the other settlements. This recognises the existing commercial and industrial development in Turangi and also avoids creating competition to this established centre;
2. The future onus will be on landowners/developers to undertake private plan changes to rezone land for residential development. These rezoning's in the past have mainly been undertaken by the Council, but taking into account the existing oversupply of residentially zoned land, it is not considered that Council should be committing funds to rezone land when the benefits are largely (if not entirely) private;

3. Taupō District Council will concentrate its efforts and resources on the provision of services (mainly infrastructure) and meeting its obligations contained in the Regional planning documents including but not limited to those listed in Appendix 2 of the structure plan, and other agreements that the Council has entered into;
4. Land owned by the Department of Conservation (DOC) will not be used for urban development;
5. Land tenure does not preclude an area from potential growth, although it may impact on the timing of growth. Therefore signalling growth opportunities early is important to enable parties time to develop plans;
6. A precautionary approach will be taken to new areas of residential development on land shown to be adversely affected by geothermal systems, or located on flood plains;
7. All new residential development will be fully reticulated (serviced) with water and wastewater services;
8. The District Plan enables some development to occur outside of the areas identified for growth where people undertake subdivisions consistent with their zoning and/or develop on existing vacant lots. But this level of natural growth is considered to be minor and is not considered of significance to the overall implementation of the strategy;
9. The overall approach that Council is applying to future development is in accordance with the changes that have recently been made to the District Plan (the New Residential Environment), with this approach endorsed by the Environment Court¹⁵. The New Residential Environment (as contained in the District Plan) enables an overall assessment of the potential effects of future development at the time of rezoning and then relies on a more detailed, fine-grained analysis of potential issues, associated with the actual detailed subdivision design at resource consent stage. Council is of the opinion that further policy development in the same vein, utilising a layered approach to assessment of effects is appropriate; and
10. The Mangamawhiwhiti area is not included in this project, for the reasons further detailed in this document.

Overall, future growth is planned to occur within, or immediately adjacent to existing settlements, particularly where excess capacity is available within existing infrastructure services. While it would be possible to overcome service constraints and/or hazard issues that exist in some areas, it is not considered prudent to signal those areas for growth at this stage, due to the current level of supply and the projected, reduced future demand.

Furthermore, Council needs to be very cautious about the level of expenditure it undertakes with any new development. There are significant financial risks associated with rezoning too much land ahead of reasonable demand, particularly if that land is not currently serviced. If Council invests in main infrastructure services the costs can be considerable (particularly interest costs on borrowings) and the return period on investment long.

While Council recoups money spent by charging development contributions, if a development does not occur at the necessary rate, the interest costs on money borrowed to build the infrastructure can increase significantly. Therefore, over investment, coupled with slower rates of development (return), create a risk of driving up the cost of development contributions, which therefore becomes a further deterrent to development. Moreover, in the current financial climate Council has limited resources to fund any new infrastructure and must be very mindful of its requirement to prudently manage what

¹⁵ Marchant, Neveldsen and Others vs. Taupō District Council [2012] NZEnvC 55

funds it has. It is noted that most new infrastructure projects have been removed (delayed) from the current 2012 – 2022 Long Term Plan.

By signalling future growth and leaving private interests to undertake the necessary plan changes, development and provision of infrastructure, clearly signals to developers that Council will require them to take on board a significant portion of the risk associated with future development. Council expects that this Structure Plan will encourage future developers to approach Council and discuss issues of servicing and cost well ahead of formally applying for any development proposal, enabling both parties to proactively resolve any issues.

GENERAL MATTERS TO BE CONSIDERED

In addition to the statutory obligations outlined in section 75 of the Resource Management Act, particularly (that a District Plan and therefore a Plan Change should):

Give effect to:

- i. any National Policy Statement;
- ii. any Regional Policy Statement.

and not be inconsistent with:

- i. a water conservation order; or
- ii. a Regional Plan

Any Plan Change and the proposed land use shall have particular regard to any¹⁶:

Existing Features –

- i. Natural Hazards, including flood risk, necessary setback from any water body or river to mitigate any risk from erosion or erosion stemming from the District's waterways and Lakes;
- ii. Geotechnical and topographical considerations, (including potential liquefaction effects);
- iii. The identification of any contaminated sites and how these may affect the proposed land use;
- iv. Any features of cultural or historic value;

Infrastructure –

- v. The impact of the resulting development on the ability of the wastewater, stormwater and drinking water (including water for firefighting purposes) infrastructure to service new and existing development;
- vi. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads and the impact of the resulting development on the ability of the roading network to safely and sustainably operate and service new and existing development;
- vii. The ability of the future development to provide suitable, stable building platforms to accommodate future complying buildings;
- viii. The requirements of any relevant stormwater catchment management plan and/or the need to prepare new catchment management plans;

Landscape and Natural Values -

- ix. Consider any relevant landscape issues (particularly as they relate to any Landscape Areas);
- x. Consider any relevant Natural Values;
- xi. The need for, or purpose of, any indigenous vegetation clearance and the extent to which earthworks and vegetation removal is required to create vehicle access/roads and building platforms;

¹⁶ Refer to the specific provisions of the relevant planning documents

- xii. Have regard to measures proposed for protection and/or avoiding or mitigating effects, including the cumulative effects of proposed vegetation clearance on:
 - a. the values associated with natural character, biodiversity, significant habitat of indigenous flora and fauna and the ecological values of any Significant Natural Area;
 - b. any indigenous vegetation that is to be retained, including having regard to the rate of the recovery of that vegetation;
 - c. the composition of significant indigenous flora and fauna and the naturalness, diversity, and the life supporting capacity and long term ecological sustainability of any Significant Natural Area;
 - d. areas which experience occasional stress events (such as seasonal wetlands and slip faces);
 - e. ecosystems located across a succession of natural habitats (such as geothermal areas, aquatic areas, waterways, wetlands, riparian areas, foreshores, alpine areas and forest sequence);
 - f. rare or threatened indigenous flora or fauna, or species unique to the District, including any adverse effects on areas used by rare or threatened indigenous fauna on a regular or seasonal basis;
 - g. changes resulting in an increased threat from animal and plant pests;
 - h. the extent to which any Significant Natural Area makes up part of an ecological corridor and provides linkages to other habitats;
 - i. ecological effects arising from the changed size and shape of the vegetated areas of any Significant Natural Area before and after clearance, including effects of fragmenting vegetated areas and edge effects.
- xiii. Any Net Environmental Gain (as defined in section 10 of the District Plan), or environmental compensation, that results from the clearance or other activities associated with, or as a consequence of that clearance;
- xiv. The effect that any clearance will have on the attributes of any identified Landscape Area;
- xv. Any further matters arising from the results of a report by a suitably qualified and experienced ecologist as to the effects which any clearance will have on the ecological values of the Significant Natural Area;
- xvi. Consideration of the scale, intensity, location and design of the area to be cleared so as to avoid, remedy, and/or mitigate potential adverse effects on the ecological values of the Significant Natural Area;
- xvii. Methods to protect the long term ecological sustainability of any Significant Natural Area, including the clearance, methodology, scale, intensity, location and design of the area to be cleared and the scale and density of any revegetation proposed. Maintenance of retained and revegetated areas, legal protection measures such as covenants or other mechanisms, so as to avoid, remedy or mitigate potential adverse effects on the ecological values of the Significant Natural Area.

The following is a summary of the areas assessed as appropriate for future development and specific matters to be considered:

OMORI AND KURATAU

The lakeshore areas of Omori and Kuratau are considered prime lakeshore holiday destinations within the Taupō District. Economic conditions that have prevailed over the 2004-2009 timeframe have shown these areas to be attractive locations for investment in residential development with Omori and Kuratau collectively experiencing the addition of 81 lots over the timeframe 2004-2010.

Within **Omori** the majority of vacant residential lots have been built on but there exists some vacant land adjacent to the Omori store. The moderate amount of growth which has taken place across the

area, alongside current information related to development potential, supports the conclusion that these areas can absorb further residential development. However, in the wider Omori area many lots currently remain vacant. In Kuratau, partially serviced low density residential lots located in Foxley Avenue and Rangitukua Drive are predominantly vacant also.

Omori Future Growth Area

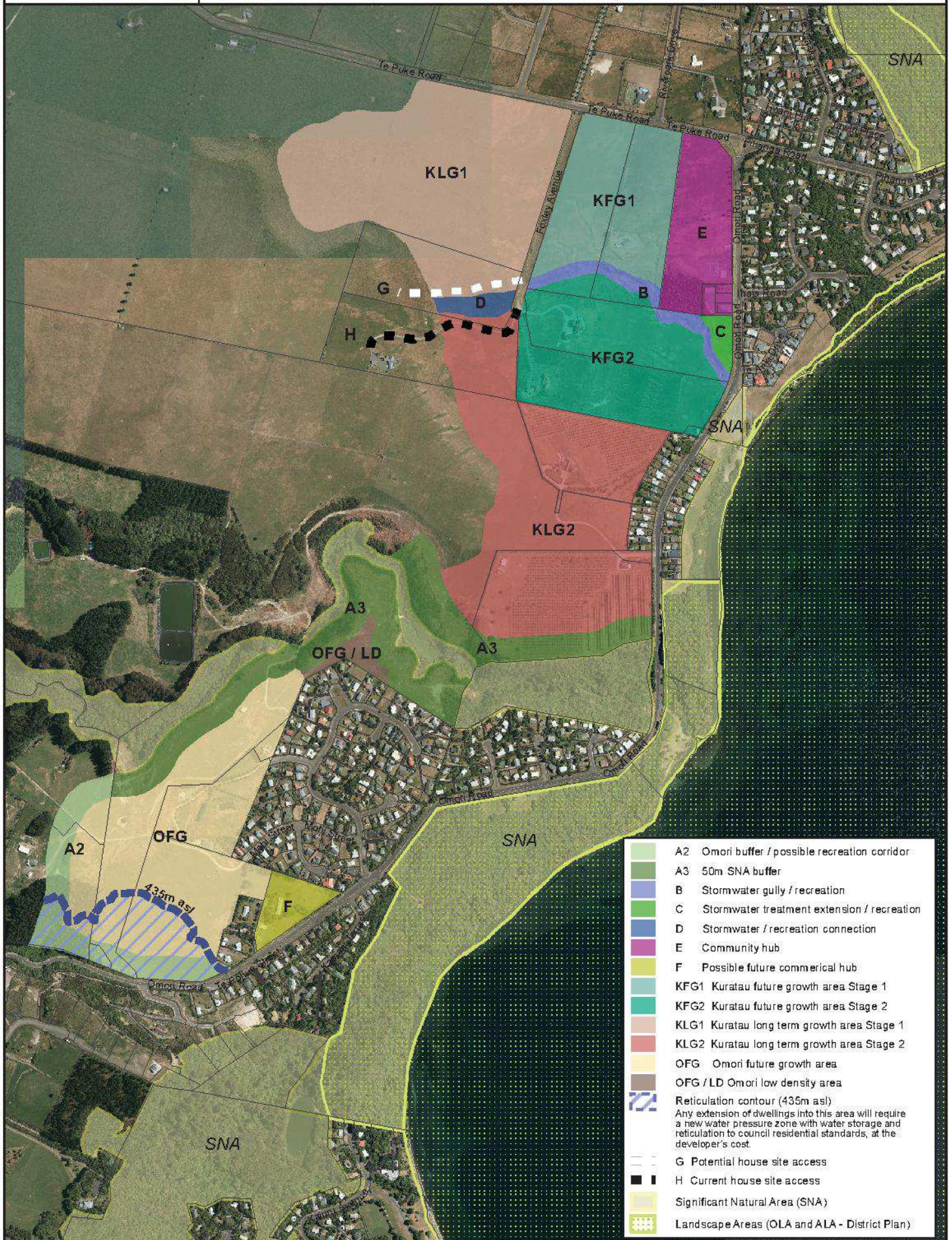
In Omori, the area considered for future growth is adjacent to existing development with existing road access available from Mohi and Morunga Streets. The area is free of any landscape, hazard or archaeological site notations but is encased partially by a Significant Natural Area (SNA 302 Omori Scenic Reserve).

SNA 302 is an ecological area around the lake edge at Omori and extends up the Omori Stream corridor. It has fish spawning value and its ecological features include an area of indigenous vegetation or habitat that is a healthy and representative example of its type. Development that results in indigenous vegetation clearance within the SNA will need to ensure the objectives; policies and implementation methods in section 3i of the District Plan are met. This may require particular attention by a suitably qualified and experienced ecologist.

This area comprises an open predominantly grazed north facing slope directly to the west of the existing settlement. It is bordered by Omori Road to the south, the Omori Stream significant natural area and a mixture of woodlot and grazed pasture to the west.



Omori future growth area viewed from Omori Road.



- A2 Omori buffer / possible recreation corridor
- A3 50m SNA buffer
- B Stormwater gully / recreation
- C Stormwater treatment extension / recreation
- D Stormwater / recreation connection
- E Community hub
- F Possible future commercial hub
- KFG1 Kuratau future growth area Stage 1
- KFG2 Kuratau future growth area Stage 2
- KLG1 Kuratau long term growth area Stage 1
- KLG2 Kuratau long term growth area Stage 2
- OFG Omori future growth area
- OFG / LD Omori low density area
- Reticulation contour (435m asl)
Any extension of dwellings into this area will require a new water pressure zone with water storage and reticulation to council residential standards, at the developer's cost.
- G Potential house site access
- H Current house site access
- Significant Natural Area (SNA)
- Landscape Areas (OLA and ALA - District Plan)

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Photography flown 2010
Date exported: 29 April 2013
Date printed from MXD: 24 April 2013
Map: 13D7572_Growth areas.mxd
Author: dward

The upper and southernmost edge of the future growth area is defined by the extent of water pressure available from the reticulated system and the northern boundary is defined by the existing gully and Significant Natural Area. The western boundary is defined by the existing residential development.

The eastern boundary has been defined along an existing title boundary, the intention being to ensure that development does not extend further up the hill than can be considered a logical extension to the existing development. Also the extension to the development is mindful of the creation of potential reverse sensitivity effects with regard to the existing wastewater treatment plant so retention of a buffer along this boundary is considered important.

The bulk of the new growth area (refer plan below) identified in Omori (OFG) is for standard residential development, in keeping with the style and character of the existing development. However, the area between the existing residential development and the existing Significant Natural Area is identified as a lower density area (OFG/LD), recognising the proximity for potential new development to the Significant Natural Area and the flexibility that may be necessary in creating a sufficient buffer. Currently a 50m buffer area (A3) is drawn adjacent to the existing Significant Natural Area and this buffer area may need to be greater or could be less than what is shown, but until specific detailed investigations and any plan change/subdivision design is undertaken the buffer is shown at 50m.

The increased buffer area along the Significant Natural Area boundary and along the western and southern extent (A2) of the future growth area for Omori creates potential for the existing walkway/recreation network to be enhanced, with potential for a bridge/stream crossing that would link into the extensions to the Kuratau residential area.

In addition, a possible 'commercial hub' (F) has been identified around the existing shop at Omori. The commercial hub is defined as an area of commercial activity designed to support the existing permanent and holiday residential activities of Omori and Kuratau.

This commercial hub identifies the future requirement to consider potential future commercial development over time to support what is likely to be a growing community, potentially with an increasing percentage of permanent residents. It is recognised though that such a development would require specific consideration in terms of size and servicing and is only included in the Structure Plan as a future consideration, its need dependent upon the extent of future growth.

Any future development would need to take into account any possible effects on landscape values particularly when viewed from the Lake, and also any effects associated with development adjacent to the existing Significant Natural Areas.

As a result of this Structure Plan assessment, any plan change proposing future development in the **Omori** growth area shall consider (but not be limited to) the following:

- Focussing future growth within the currently undeveloped residentially zoned areas;
- Retaining a physical separation from Kuratau and recognising the separate character of the two areas (even though they are considered together);
- Retaining a level of built character consistent with the existing settlement and existing holiday home character, with density appropriate from a landscape and character perspective;
- Providing new reserve networks to extend into surrounding areas and link to existing reserves;

- The retention of view shafts to the Lake when planning new development;
- Linking ecological corridors with revegetation planting of indigenous species and utilising corridors as recreational linkages, integrating new development with the surrounding environment;
- Creating a transition in the overall character from Pukawa (nestled within denser bush) to the Kuratau Terrace (open grazed pasture);
- The potential entrance effects to the Omori settlement particularly the effect of creating new urban areas directly adjacent to open pasture and woodlot areas and the effects on views from Omori Road;
- Creating a network of internal roads, reserves, walkways and vegetation that connects with the existing settlement and lake edge where appropriate, and provides a secondary walkway network separate from the Omori Road;
- Designing new planting where possible to minimise conflict between the desire for views and vegetation planting, particularly on escarpment areas;
- Creating if possible a new recreation walkway that connects Omori Road to the Omori Stream corridor and lake via the boat ramp and lake shore reserve; and
- Providing a buffer corridor between any development and the Omori Stream Significant Natural Area.

In assessing any proposal for a commercial hub and/or development within a commercial hub, the following shall be taken into account:

- That any zoning provisions and/or activities within the commercial hub are of a scale and nature that enables integration into the existing residential environment without causing adverse effects
- That the hours of operation, noise, odour, dust and other effects are in keeping with those effects considered appropriate within a residential environment.
- Management of any potential adverse effects on the surrounding environment.

The existing **Kuratau** area is largely developed and a recent Environment Court decision has enabled further growth through the rezoning of a 19 ha block of land (the D2/D3 block) to “New Residential Environment” (partially shown in the upper right hand corner of the Structure Plan map for Omori and Kuratau).

Kuratau Future Growth Area

The area considered for future growth in Kuratau is accessed from Foxley Avenue (a private road) and currently subdivided for large lot rural residential development. This area includes the pasture area and rural-residential houses immediately to the west of the existing urban area, extending to a small, but clearly visible escarpment to the west. The area is bordered by the Omori Stream corridor to the south and Te Puke Road to the north. The character of the area is of a rural/lifestyle nature with houses set within a rural setting. Rows of deciduous shelter trees highlight the rural character.



Part of the Kuratau future growth area viewed from Kuratau Reserve.

This area is located adjacent to an existing public reserve and across the road from the existing Kuratau residential development and is free of any landscape, hazard or archaeological site notations (refer plan above). The lot size(s) of the existing subdivision are large enough to enable future residential (urban) subdivision and development to occur without being frustrated by a number of smaller land parcels.

Future growth in the area is split into two stages, “Future Growth Areas” and “Long Term Growth Areas”, with each of these areas split into two sub-stages. The Future Growth Areas are to accommodate development within the next 20 or so years, with the Long-Term Growth Areas accommodating growth beyond that period. Splitting potential growth areas into future and long term and also into sub stages provides the opportunity to undertake development with a range of lot sizes and building height, bulk and location. In general terms, the current residential character of Kuratau is anticipated for the Future Growth Areas with the density of development for the Long Term Growth Areas potentially being lower density in recognition of the rural/urban interface.

The area identified for Future Growth would only be those properties on the eastern side of Foxley Avenue (served by Foxley Avenue). This area is considered sufficient to accommodate any medium-term growth and provides a reasonable buffer of rural land before any development creeps into the more sensitive elevated landscape areas. In addition, limiting the extent of growth maintains a physical separation between the settlements of Kuratau and Omori. Stage 1 of the Future Growth Area (KFG1) has direct access from Te Puke Road, with a gully area at the southern end of the properties acting as the stage boundary (B).

Development beyond the gully, to be planted and become part of the stormwater management network, would be Stage 2 of the Future Growth Area (KFG2). Development within the Future Growth Area (both Stages 1 and 2) is anticipated to be of an urban residential nature similar to that existing in the residentially zoned and developed portion of Kuratau.

The Long-Term Growth Areas are located to the west of Foxley Avenue, but on the same plateau as the Future Growth Areas and includes the area between the end of Foxley Avenue and the northernmost extent of Omori. Like the Future Growth Areas, the Long-Term Growth Areas have been divided into two sub stages (KLG1 & KLG2).

The Long-Term Growth Areas lend themselves to future development for the same reasons as the Future Growth Areas, but because of the residential capacity existing in the area they should not be rezoned until there is demand, in order to avoid un-coordinated development.

In the long term growth areas it is considered necessary to ensure that streetscape treatment minimises an urban character. This can be achieved through no or minimal use of kerb and channel, minimal street lighting and covenants on front boundary fences to avoid any, or high fences.

Edge effects of the western extent of the growth areas (A1) require consideration of development of new urban areas directly adjacent to open pasture and woodlot areas and the back drop to the Kuratau settlement. This can be achieved through the establishment of a vegetated corridor to the west along the escarpment area, but views from houses behind (on top of) the escarpment need to be considered when making the selection of revegetation species. The creation of a vegetated corridor along the escarpment creates a long-term opportunity to establish a new recreation way, connecting to the Omori Stream corridor, the planted gully adjacent to the KFG1 area (including area D), the Lake and linking to the proposed walkway network described as part of the new growth area identified for Omori.

The Community Hub provides a continued focus for community activities in the Kuratau and Omori area. It includes five parcels of Council owned land; the largest parcel being a recreation reserve, with the other four being freehold titles. Any activities occurring on the existing recreation reserve should be in keeping with its recreation status and any covenants on the title. The structure plan identifies these five parcels of land as being important to provide a space for community activities into the future.

Any future development would need to take into account any possible effects on Significant Natural Areas (A3) and indigenous vegetation clearance, as well as landscape values, particularly when viewed from the Lake, as the development area is on a raised plateau. There also needs to be consideration as to how future development integrates with the existing land use pattern to the west (refer to areas G and H that provide physical access to established dwellings or possible building platforms on the upper plateau) and to the south and initial assessments conclude that the existing gully areas (B) should be planted, rather than developed, with area C identified as an isolated piece of land that could either be added to the reserve network and/or used for stormwater management.

As a result of this Structure Plan assessment, any plan change proposing future development in the **Kuratau** growth area shall consider (but not be limited to) the following:

- That development undertaken within the D2/D3 block be sensitive to landscape and natural area overlays with the retention of the integrated network of Significant Natural Areas where possible¹⁷;

¹⁷ The assessment criteria (Section 4a.7.16.g) related to subdivision applications within the “New Residential Environment” (which are assessed to be a discretionary activity) require the consideration of: the appropriateness of the design, layout and density of the subdivision, having particular regard to any: i. flood risk (Kuratau New Residential Environment only), ii. setback from any water body or river appropriate to mitigate any risk from erosion (Kuratau New Residential Environment only), iii. relevant stormwater catchment management plan, iv. geotechnical and topographical considerations, (including

- Revegetation of gullies and steeper slopes creating an integrated open space network;
- Provide a strong street tree framework to reinforce the types of trees currently growing in the area – such as olive, poplar, and liquidambar;
- Ensure where appropriate streetscape treatment minimises the urban character, such as no or minimal use of kerb and channel, sensitive street lighting, covenants on front boundary fences (for low or no fences);
- Orientate streets and planting to maximise and highlight Lake views;
- Create reserve corridor linkages throughout the terraces and revegetation of steep slopes and ephemeral gullies. Where possible enhance ecological corridors between Pukekaikio and Lake Taupō;
- Where there is there potential to view built structures against the skyline, ensure a backdrop of vegetation is maintained and planted.
- That development in the Future Growth Areas shall precede development in the Long-Term Growth Areas;
- Any development within the Future or Long-Term Growth Areas shall provide for the logical provision of, or extension to services, including walkways and/or reserve networks into adjoining undeveloped land;
- That if development in the Long-Term Growth Areas precedes development in the Future Growth Areas it must be demonstrated that allowing such a proposal will not inhibit or hinder development within the Future Growth Area.

Servicing

Omori and Kuratau share all reticulated services. In terms of infrastructure (water, wastewater and stormwater), generally the networks have sufficient capacity, or are able to be upgraded to allow for continued development. Spare headworks and resource consent (discharge) capacity for projected growth for more than 20 years is available, however some localised constraints may need addressing. Also, the roading network is considered sufficient to accommodate future growth, however Foxley Avenue would most likely require conversion to a public road.

Signalling long-term growth potential in this process enables future infrastructure planning to make allowance where necessary for the long-term development of these areas and the management of infrastructure provision is a key element in the staging of development in Kuratau.

Longer term planning will be required, because if these areas are developed in the future, then Kuratau will become a significant sized settlement. In addition, because Kuratau and Omori share infrastructure (piped) services there is a need to consider the combined growth and services load of these two settlements in tandem.

Longer-term, desires have been voiced to see more and improved walking tracks, as well as better bush and wildlife protection. All of these matters and others (such as public transport, potentially viable in peak summer periods) will require further investigation as part of Council's future planning, in particular recognising the longer term growth potential of Kuratau.

potential liquefaction effects for subdivision within the Kuratau New Residential Environment), v. landscape issues (particularly as they relate to any Amenity Landscape Area), and vi. natural values and any infrastructural servicing issues.

WHAREROA NORTH

Similar to Omori and Kuratau, Whareroa is a prime location for expansion in residential holiday home accommodation. Over the timeframe 2004-2010, there were 39 lots created in Whareroa and with the current rate of new dwelling completions, the current stock of vacant lots will cater for demand for 20+ years. However, whilst a number of vacant lots currently exist within Whareroa, Council has received notice of the intention of the landowners to the north of the existing development to undertake a private plan change in the area to enable more growth.



Part of the Whareroa future growth area (distant pasture area) viewed from the existing Whareroa settlement.

The area identified for future growth has been the subject of a number of technical investigations undertaken by the landowners, in consultation with TDC staff, over the last 10 years. These investigations include engineering assessments (including geotechnical and servicing assessments), archaeological investigations and assessments with regard to the potential ecological and landscape impacts of development in this growth area. However, it must be noted that whilst TDC staff (and consultants) have reviewed these reports, they have not been part of any formal planning application or process and the inclusion of this growth area within the Structure Plan does not lessen the requirement for a formal plan change process to occur before this site is potentially rezoned, subdivided and developed. There are also issues that will be required to be addressed and resolved as part of any plan change process and these are detailed in the text below.

The Whareroa North area is considered a logical area to develop as it is adjacent to an existing developed area, it has connections available to existing services and historically it has been proposed for development through the zonings as detailed in the Taumarunui Plan (although these zonings were not carried into the Taupō District Plan).

The area identified for future growth is detailed on the plan below and comprises three distinct areas:

- i. The upper plateau, being an open grazed pasture area with flat to gently undulating topography and a natural 'bowl' landform (WFG1);

- ii. The upper plateau area with regenerating bush (WFG2); and
- iii. The steep river corridor and lake escarpment with regenerating bush.

In addition, the growth area is bordered by the Poukura Marae lands to the north, open pasture to the west, Te Kokomiko Point significant natural area to the south and Western Lake Taupō Bays outstanding landscape area and Lake Taupō to the east. Specifically the development site is subject to Significant Natural (SNA) and Outstanding Landscape Area (OLA) notations; SNA 062 and OLA 60 respectively.

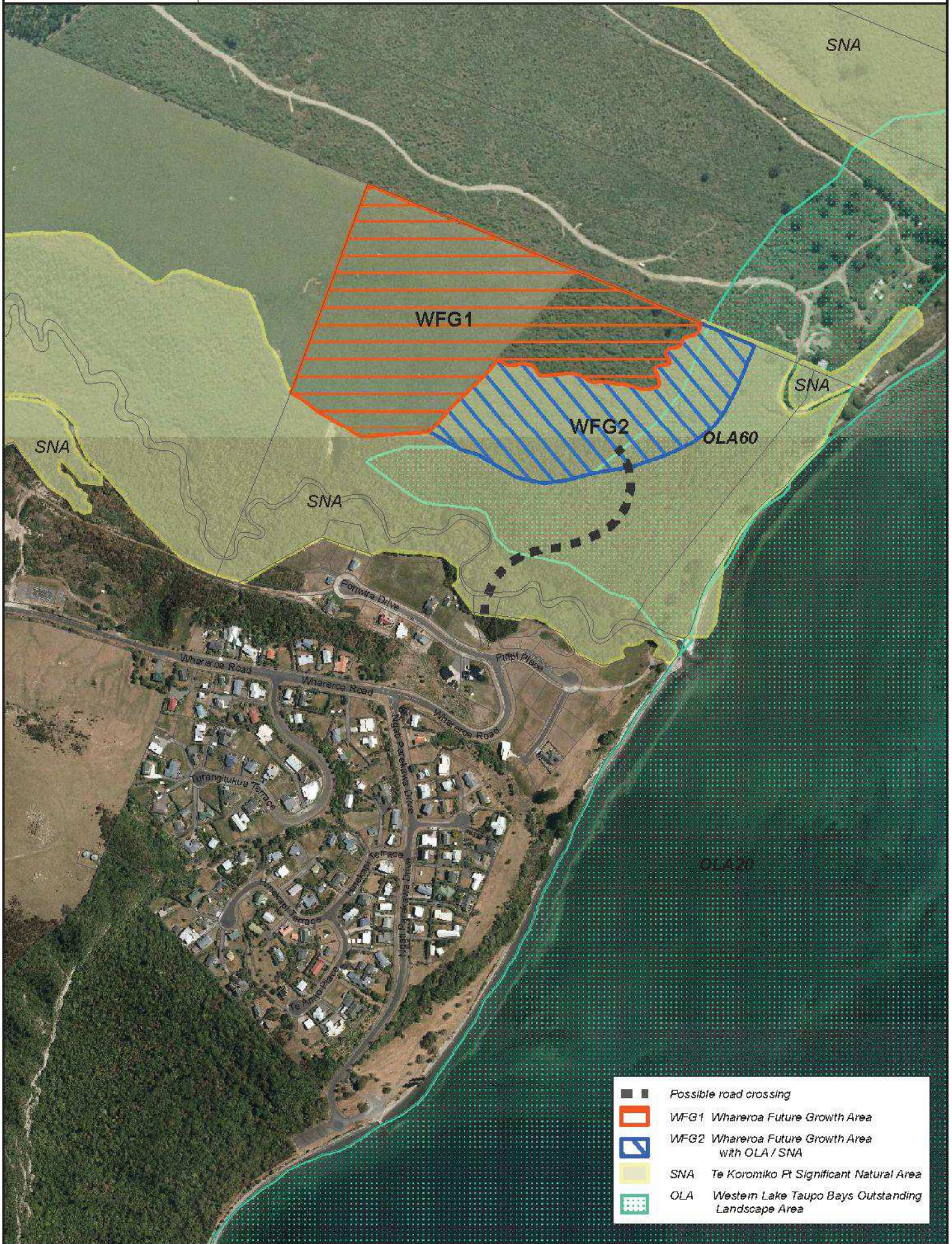
SNA 062 is an ecological area around the Lake edge and Whareroa Stream. Its ecological features include the site of a large tract of native forest which is habitat for two threatened bird species; karearea (NZ bush falcon) and kereru (native wood pigeon). Development that results in indigenous vegetation clearance within the SNA will need to ensure the objectives, policies and implementation methods in section 3i of the District Plan are met. This may require particular attention by a suitably qualified and experienced ecologist.

OLA 60 is a lake margin area surrounding the western Lake Taupō Bays from Whakaroa Peninsula in the north to Waihi village in the south. Its attributes include a high level of uniqueness, natural character, amenity and scenic qualities. It is noted as being highly picturesque with pockets of native vegetation, shelter trees, and distinctive white pumice rocky outcrops. Development within this area will need to ensure the objectives and policies are met in section 3h of the District Plan. This includes reference to relevant design guidelines, and the Taupō District Council Design Guide for Rural Subdivision Amenity and Character provides visual guidance for OLA objectives, policies, and rules. These matters may require particular attention by a landscape expert in the preparation of any plan change application.

There are some flooding issues associated with the river, but because of the elevation of the site above the river this is not considered to be of particular concern, except for the design of bridging of the river to provide road access.

As a result of this Structure Plan assessment, any plan change proposing future development in **Whareroa** future growth area shall consider (but not be limited to) the following:

- Potential effects of development on the significant natural area (SNA) including assessment against the relevant objectives, policies, and implementation methods of the Taupō District Plan, Waikato Regional Policy Statement and Region Plan;
- Potential effects of development on the Outstanding Landscape Area (OLA) including assessment against the relevant objectives, policies, and implementation methods of the Taupō District Plan, Waikato Regional Policy Statement and Regional Plan;
- Ecological effects of the removal of indigenous vegetation (if any) and potential for new ecological corridors and connections to be made;
- Landscape effects of built structures and visible infrastructure including roads, retaining structures and the bridge within sensitive landscape areas;
- Any need for potential erosion control;
- Potential conflict that may arise between the desire for views and new vegetation planting;
- The opportunity to create new recreation areas within the site and connections to other recreation corridors and the Lake;
- Retaining buffer vegetation between the built environment and remaining farm land; and
- The visual effects of new development when viewed from the existing settlement and from the Lake.



- ■ Possible road crossing
- ▭ WFG1 Whareroa Future Growth Area
- ▭ WFG2 Whareroa Future Growth Area with OLA / SNA
- ▭ SNA Te Koromiko Pt Significant Natural Area
- ▭ OLA Western Lake Taupo Bays Outstanding Landscape Area

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Photography flown 2010
Date exported: 13 February 2013
Date printed from MXD: 16 April 2013
Map: 1307572_Growth areas.mxd
Author: traceym

Servicing

Whareroa is serviced by a reticulated water supply and currently there is enough capacity to supply existing assessed demand. The area is also serviced with reticulated wastewater which has had some operational issues, but these are generally resolved now. A new consent for the wastewater treatment plant has been applied for, with allowance included for the future Whareroa North development.

In terms of stormwater, some allowance would need to be made for any new development, but it is not considered that there are any constraints in this respect.

Like all other growth areas assessed, there are concerns regarding the availability of community services in Whareroa, particularly boating facilities. This is a particular issue for growth in this settlement, because the currently undeveloped sections, coupled with the potential new development will result in a large percentage increase in development in the immediate area. Therefore planning for the provision of these services will be necessary and will need to be co-ordinated with any new development.

On-going Development

The settlements of Motuoapa and Turangi both contain significant existing capacity in terms of vacant lots, consented but undeveloped lots and residentially zoned but undeveloped and unconsented land. These areas, while not considered as 'new growth areas' are nonetheless commented on, because of the capacity they hold and the necessity to appropriately consider their development in the context of the Southern Settlements.

MOTUOAPA

The settlement of Motuoapa is split in two by State Highway 1, is predominantly residential, with a significant proportion of holiday homes. Some commercial activities in terms of accommodation, tourist operations and retail and food outlets exist within Motuoapa and the wider area, however the bulk of day to day retail outlets supporting Motuoapa and nearby holiday settlements are located in Turangi.

A significant amount of residential development has occurred within Motuoapa over recent times, but with growth slowing following significant subdivision development, the stock of vacant lots in Motuoapa is expected to supply the residential market for some time to come. Consultation feedback does not support providing for new growth areas within Motuoapa, except for the ability to undertake infill subdivision in the older, established area of Motuoapa, on the lake side of State Highway 1.

Currently there are 147 vacant lots within Motuoapa with consent for a further 26 lots. Because of the existing capacity and subject to some of the limitations detailed below, despite being identified as an Urban Growth Area in the TD 2050 document, this Structure Plan will not detail any new growth areas in or around Motuoapa. Rather the Structure Plan will concentrate on detailing what is necessary to ensure that the existing residentially zoned land can be appropriately serviced and developed.

Some services are reaching capacity and the more recent development on the southern side of State Highway 1 has not been designed in a manner enabling it to readily link with the surrounding area.

The 'new' residential areas accessing off Rangimoana Avenue have connections to a public water supply. While adequate treatment plant capacity and resource consent capacity is available to service all lots with a right to connect, there is no spare capacity for additional growth under the current resource consent.

The biggest physical issue is the lack of water reservoir capacity based on current Council 'Level of Service' standards. There is 24 hours of storage capacity for current average levels of demand, but less than 50% of current peak day demand and once all available (and proposed) sites are built on, storage capacity will fall to around 25% of peak daily demand. Further, it would probably be necessary to replace the two existing timber tanks with new reservoir(s).

The Motuoapa community is connected to a wastewater treatment plant provided by the original developer, in association with Council. The consented but undeveloped area of Motuoapa will be required to make a capital contribution to upgrading works at the wastewater treatment plant. When all vacant lots are connected, with an allowance for the currently undeveloped expansion area, the wastewater treatment plant will be nearing capacity, with some capacity spare, assuming the disposal area is adequate. Completing all current development and maintaining some spare capacity for disposal is considered prudent given the future uncertainty with respect disposal standard requirements and their relationship to Lake water quality.

With respect to stormwater, there is a large catchment in the pine forest above Parekawa Drive. This has been allowed for, with the provision of a drainage diversion channel along the south western boundary of many of the residential lots. This discharges into a local purpose reserve, with large culverts in the channel under Parekawa Drive.

There is currently sufficient roading to support the existing and identified future development, but concerns have been raised in public consultation that development beyond the current residentially zoned land could result in traffic conflict at the intersections with State Highway 1. Further, the existing development pattern does not enable ready extension of the roading network into surrounding areas.

Whilst no further development is promoted through the structure plan process, future development considerations centre on an upgrade to the marina, to increase its capacity and further infill subdivision in the lakeside portion of Motuoapa. An upgrade to the marina could incorporate commercial/service development to support such an upgrade. However, such proposals would require consideration of their servicing effects, particularly given there are existing deficiencies in terms of freshwater provision and with wastewater services effectively fully allocated to support existing and identified future development.

Marina upgrades would also require consultation with local iwi and relevant consents from the Regional Council. Any development that potentially increased vehicle traffic would need to be considered in terms of its impact on the intersection with State Highway 1 and therefore would involve consultation with the New Zealand Transport Agency.

TURANGI AND TOKAANU

Turangi is the main commercial centre within the structure plan area, being in close proximity to State Highways 1 and 41. The Turangi centre is complementary to the Taupō CBD as a commercial centre and provides a sense of place and also the opportunity to 'live, work and play' within the Turangi-Tongariro Area.

Turangi already contains existing undeveloped sections (108) as well as currently consented but undeveloped lots (47) and significant areas of zoned but undeveloped residential land within the existing urban framework (35.5 ha). Some of the land zoned for residential development does have restrictions with respect to servicing; however, the result is that Turangi township already contains considerable future growth capacity.

The Turangi/Tokaanu area has been the subject of some growth in the number of connections to services over the last decade but this has been offset by declining occupancy in established houses. New subdivision development undertaken has resulted in an increased surplus of new sections and

vacant lots are not in short supply. In general terms, consultation responses support further growth in Turangi, particularly job creation and development that will lead to increased economic activity.

With respect to services, water usage in Turangi has been static or on a slight declining trend over the last six years of records. Current average daily water usage is roughly half the existing treatment plant capacity and resource consent limits, therefore there is adequate capacity within the water supply for all projected growth.

Like water, with respect to wastewater there is currently adequate capacity to accommodate the growth projected. Flows generated by connections are static or declining, though water infiltration and rainfall falling onto the balancing ponds is an issue. Average daily discharge is approximately half the existing consented capacity of the wastewater plant.

Flooding along both banks of the Tongariro River have been one of the defining elements of Turangi and is part of the reason it is situated where it is. Flood control works have been undertaken by Waikato Regional Council, including the recent upgrade of stop banks and the removal of gravel from the Tongariro Riverbed downstream of the State Highway 1 Bridge. Turangi is also considered to be subject to slow tectonic settlement in relation to the outlet into Lake Taupō and flooding in 2004 impacted areas around Hirangi Road and lower areas of Grace Road.

Any growth in the Turangi area would be constrained in the north and east by the Tongariro River and by poor drainage and flood hazard areas to the west. Road access is available via the two State Highways immediately adjacent to Turangi, with no capacity issues identified. The TD 2050 document identified potential growth areas outside of the immediate Turangi urban boundaries, but these areas are not further considered in this process due to the existing capacity that exists within the immediate area and the extent of servicing extensions that would be required to service other areas.

The availability of land and the significant capacity within existing services does make Turangi a very attractive option for future development, but current demand is negligible. A significant area of land does exist in the older portion of Turangi and is currently zoned “Unserviced Residential”¹⁸. Also there are larger sites that adjoin the Tongariro River that are “Flood Hazard Area”.

¹⁸ Rule 4a.3.3 of the District Plan states that “*Any subdivision within unserviced areas of the Residential Environment ... is a restricted discretionary activity.*” The matters over which the Council reserves discretion for the purposes of assessment are: a. ... ; b. The impact of the resulting development on the ability of the wastewater, storm water and drinking water infrastructure to service the new development; c. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development; d. Whether or not the lots will be adequately serviced for drinking water; e. The effect that the development will have on the storm water catchment.



This undeveloped land in Turangi, shown above, has frontage to State Highway 1 and also the secondary road network. The underserviced residential zoning does not significantly limit development potential as services are available to the boundary of the site, but an internal servicing network would need to be established.

AREAS NOT CONSIDERED FOR FUTURE GROWTH IN THIS STRUCTURE PLAN

The following areas are not signalled for future growth as part of this Structure Plan process. In some instances, these areas were identified in the TD 2050 document as growth areas. However, due to lack of demand, lack of services and/or other physical constraints to development, or a combination of these issues, some areas are not identified for future development. That is not to say that future development will not occur in these areas through either development on existing vacant lots, redevelopment on existing lots, or individual subdivision consent applications as allowed for under the District Plan, as owners and/or developers see fit.

HATEPE, MOTUTERE, WAITETOKO, TE RANGIITA, ORUATUA

These areas either lack services, are not considered (at this stage) appropriate for future development because of their proximity to the lake (with regard to wastewater disposal) and/or a desire to concentrate development in or around larger settlements.

Further, no growth areas were considered in the vicinity of Hatepe given the presence of substantial land owned by the Department of Conservation and the lack of other substantial land holdings in

close proximity. However whilst this may currently be the case, it is not determined that future expansion of the settlement may not occur over time, but it is likely that such development will be of relatively minor scale and therefore minimal impact.¹⁹

TOKAANU

Not considered because of its proximity to Turangi which already has excess capacity and also because of the existing flooding and hot ground hazards that exist at Tokaanu.

GRACE ROAD, HIRANGI ROAD, MANGAMAWHITIWHITI

Even though all of these areas were defined as Urban Growth Areas in the TD 2050 document, none are considered for future growth at this time. With regard to all three areas they are in close proximity to Turangi which already has excess capacity. There is physical separation (in terms of Grace Road and Mangamawhitiwhiti) from the existing urban network of Turangi and future development at Mangamawhitiwhiti was previously linked to a specific development proposal that has not advanced.

It is noted that works are being undertaken to provide reticulated wastewater services in the Hirangi Road area, but these works are focused on alleviating existing wastewater issues and are not designed to create extra capacity to enable further intensification of development in the area.

WAIHI

This area is not serviced (and no infrastructure services are planned). There are concerns regarding the potential effects of wastewater disposal due to the proximity to the Lake and there are existing stability hazards in the area.

PUKAWA

Pukawa is effectively fully-developed with existing development surrounded by scenic reserve. Therefore, any expansion would be into the scenic reserve area which is not considered appropriate. No network (services/infrastructure) extensions are planned however there is some infill capacity available.

¹⁹ TD 2050, Volume 2, Section 8.4, pg. 21

FUTURE CAPACITY CREATED

In order to assess the potential capacity created in the growth areas identified, those areas have been measured (in hectares) and an assumed density of 8.8 lots/dwellings per ha applied, in order to calculate a future yield. However, where land identified for growth is known to have some form of restrictive zoning relating to it, either in terms of engineering matters and/or landscape matters, the assumed density has been halved to 4.4 lots/dwellings per ha.

As with the assessment undertaken of existing capacity, the number of lots listed in this document for any site is not to be taken as an expectation, or a limit. These numbers are developed to assist with understanding capacity and servicing requirements at a holistic, high level and the actual yield from any particular block of land will be the result of specific investigation, design, plan change and consenting processes.

Below are two tables; the first assesses growth and capacity to 2035, the second to 2050. Following the tables there is some commentary regarding the outcomes.

Growth and Capacity to 2035

Settlement	Current Excess Capacity ²⁰ (lots)	Possible New Zoning (ha)	New Sections	Projected Development (2012 - 2035) New BC's ²¹ Issued	Excess Capacity 2035 (lots)
Turangi	467	-	-	58	409
Motuoapa	173	-	-	204	0
Omori/ Kuratau	153	Omori 9.37 ha (FG) 0.74 ha (FG/LD) Kuratau * 7.42 ha (FG1) 10.5 ha (FG2)	82 3 65 92	172	223
Whareroa	53	8.265 ha (FG1) 4.14 ha (FG2)	73 18	82	62
Total	846	40.44 ha	333	516	694
Total – 15%	719				590

FG = Future Growth, FG/LD = Future Growth/Low Density, LT = Long Term, * The Long Term Growth Areas at Kuratau are assumed to not be developed before 2035

Growth and Capacity 2035 to 2050

Settlement	Excess Capacity (lots) at 2035	Possible New Zoning (ha)	New Sections	Projected Development (2035 - 2050) New BC's Issued	Excess Capacity 2050 (lots)	Excess Capacity 2050 (lots) without long term growth area (Kuratau)
Turangi	409	-	-	48	361	361
Motuoapa	0	-	-	0	0	0
Omori/ Kuratau	223	Kuratau 17.32 ha (LT1)* 20.48 ha (LT2)*	152 180	0 ²²	555	223
Whareroa	62			78	0	0
Total	694	37.8 ha	332	126	916	584
Total – 15%	590				779	496

²⁰ Includes all current vacant lots and assumes all current vacant, residentially zoned land is developed into residential sections.

²¹ BC's = Building Consents

²² The current TDC Growth Projections do not include any new growth (new residential building consents) in Omori/Kuratau in this period

From the tables above, one outcome to note is that the land supply at Motuoapa would be exhausted before 2035 and at Whareroa by 2050 (including the new growth areas) if development in these settlements continues to occur at the estimated rates. This excess demand (calculated to be 47 dwellings/sections) has not been reallocated to any other areas, but does demonstrate that the excess capacities calculated could be further reduced if purchasers bought elsewhere in the Southern Settlements. Also, the current Growth Model does not include demand in Omori/Kuratau extending beyond 2035. It is reasonable to assume that demand will continue in this area, therefore the excess capacity could be reduced even further.

Further, the assessment above assumes that all land currently available for development, or identified in the Structure Plan for development, will be fully developed, therefore excess capacity would be reduced if landowners/developers did not choose to undertake plan changes or subdivisions. Excess capacity is also further reduced if it is considered desirable to have 15% of lots on offer at any one time to provide availability across the market (although in Motuoapa and Whareroa this will be difficult to maintain through to 2050).

Therefore, from the above, within the Southern Settlements there are currently 846 vacant lots, being consented but undeveloped lots or land zoned for residential development (reduced to 719 lots if it is considered desirable to have 15% of total numbers available). In the period to 2035 building consents for 516 new residential dwellings are projected to be issued, with a further 126 in the period 2035 to 2050 (642 in total).

Within this Structure Plan there is land identified to potentially be rezoned, that if fully developed would create an extra 665 lots. Taking into account the existing capacity, there would be an excess of 694 lots by 2035 (assuming the long-term growth areas in Kuratau are not rezoned and developed) and an excess of 916 lots by 2050. However, this excess at 2050 reduces to 869 lots if the 47 dwellings that cannot be built in Motuoapa and Whareroa (where demand exceeds supply) are built elsewhere in the Southern Settlements and the excess reduces further to 584 lots if the long-term growth areas at Kuratau are not developed.

APPENDICES

APPENDIX 1 LEGAL STATUS/STATUTORY RESPONSIBILITY

This Structure Plan is a non-statutory "*ideas-based*" document. As such, the proposals and provisions contained within the Structure Plan are indicative only and are intended to guide future actions. It is principally a strategic policy document, examining the strategic options available for future development in the structure plan area. As an analysis of alternative futures, it forms part of Council's broad section 32 duties (to assess costs and benefits) under the Resource Management Act 1991.

As the Structure Plan does not have a statutory status, it is unlike Council's statutory documents (such as the Long Term Plan, Annual Plan and District Plan). It therefore follows that the proposals and provisions of the Structure Plan are sometimes different to the current operative District Plan.

In order for the Structure Plan's proposals to have a statutory status, they need to be translated into the Council's statutory plans (normally by way of plan change to the District Plan). For this to take place, a prescribed statutory procedure and public participation process relating to the various statutory plans will be followed. This procedure provides opportunity for further public input and further changes to the Structure Plan's provisions if required. Once the plan change process has occurred (either privately, or Council initiated), certain provisions will be made operative and written into the various statutory documents. They then become firm proposals with a statutory obligation for Council to implement.

The formulation of this Structure Plan has also generally considered and observed the overarching policies, objectives, and guidelines of many higher order statutory plans, such as the applicable National Policy Statements, Regional Policy Statement and Regional Plans etc.

In terms of Council's responsibility to undertake structure planning and rezoning of land to accommodate future growth, there are a number of directives toward this role, contained in both the Resource Management Act (RMA) and the Local Government Act (LGA).

Section 5 of the Resource Management Act 1991 - Purpose - states that:

*The purpose of this Act is to promote the sustainable management 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 wellbeing** and for their health and safety while ... **sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations ... safeguarding the life-supporting capacity of air, water, soil, and ecosystems ... avoiding, remedying, or mitigating any adverse effects of activities on the environment.** (emphasis added)*

Section 31 details that the functions of a Territorial Authority under the Resource Management Act include:

*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; the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of; the avoidance or mitigation of natural hazards ... the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land ... the maintenance of indigenous biological diversity ... the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes ... and any other functions specified in the Act. **The methods used to carry out any functions may include the control of subdivision.** (emphasis added)*

Section 75 of the RMA requires that:

A district plan must give effect to ... any regional policy statement.

Section 3 of the Local Government Act (LGA) 2002 - Purpose - states that:

The purpose of this Act is to provide ... for local authorities to play a broad role in promoting the social, economic, environmental, and cultural well-being of their communities, taking a sustainable development approach.

With the Purpose of Local Government (section 10, LGA) being to:

enable democratic local decision-making and action by, and on behalf of, communities and promote the social, economic, environmental, and cultural well-being of communities, in the present and for the future

Furthermore section 11A of the LGA - Core Services to Be Considered in Performing Role - states that:

In performing its role, a local authority must have particular regard to ... network infrastructure ... the avoidance or mitigation of natural hazards ... libraries, museums, reserves, recreational facilities, and other community infrastructure.

With section 14 of the LGA - Principles Relating to Local Authorities- stating that:

In performing its role, a local authority ... should ... make itself aware of, and should have regard to, the views of all of its communities; and when making a decision, a local authority should take account of ... the interests of future as well as current communities; ... should provide opportunities for Māori to contribute to its decision-making processes; should periodically ... ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region; and ... in taking a sustainable development approach ... should take into account ... the social, economic, and cultural well-being of people and communities; and ... the need to maintain and enhance the quality of the environment; and ... the reasonably foreseeable needs of future generations.

Therefore, whilst neither the Local Government Act nor the Resource Management Act specifically requires any local authority to undertake structure planning, both Acts, either individually or in combination detail requirements to:

- i. Meet the reasonably foreseeable needs of future generations;
- ii. Sustainably manage natural and physical resources;
- iii. Maintain and enhance the quality of the environment;
- iv. Give effect to higher order documents (i.e. Regional Plans); and
- v. Recognise and provide for the views of the community

In the local context there is a heightened need for structure planning due to the nature of the planning regime that Taupō District Council has adopted. As the Taupō District Plan is a 'new generation plan', being largely effects based, it does not always contain specific detail of particular land uses that can or can't occur in any particular zone. The value of the structure planning process is that it provides the community a degree of clarity into Council's broad thinking on a particular issue and outlines the likely future content of any plan changes.

In terms of a vehicle to achieve these ends (detailed above), structure planning is the most appropriate vehicle, because it enables different ideas and proposals to be investigated in a non-statutory environment. This enables the community (through general and targeted consultation) to have input into the shaping and forming of a structure plan before any proposal reaches the formal

plan change (District Plan) process. The structure planning process also enables the breadth and depth of issues detailed in both the Resource Management Act and the Local Government Act to be investigated so as to enable a well-rounded consideration of matters to occur.

In particular, the structure planning process enables preliminary 'costs and benefits' of certain proposals/ideas to be investigated and adopted or discarded. The recording of this information will act as a foundation to formal Section 32 reporting, required to accommodate any plan change, as required under the Resource Management Act (and as detailed in section 3e.7 of the District Plan).

In addition, the structure planning process enables those matters that don't require inclusion in the likes of a District Plan to be investigated and moved into operational plans without undue formality, therefore making it an efficient planning tool.

APPENDIX 2 CONNECTION TO OTHER PLANNING DOCUMENTS AND PROCESSES

National Policy Statements

National policy statements are instruments available under the Resource Management Act to help local government decide how competing national benefits and local costs should be balanced. The purpose of national policy statements, other than the New Zealand Coastal Policy Statement²³ is to state objectives and policies for matters of national significance that are relevant to achieving the purpose of the Resource Management Act.

Amongst other things, National Policy Statements relate to matters regarding New Zealand's interests and obligations in maintaining or enhancing aspects of the national or global environment; anything which affects or potentially affects any structure, feature, place, or area of national significance; anything which affects or potentially affects more than one region; anything which, because of its scale or the nature or degree of change to a community or to natural and physical resources, may have an impact on, or is of significance to, New Zealand; and anything which because of its uniqueness, or the irreversibility or potential magnitude or risk of its actual or potential effects, is of significance to the environment of New Zealand.

A district plan must give effect to any National Policy Statement²⁴ however a non-statutory document, such as this Structure Plan is not required to. Notwithstanding that, it is worthwhile considering the published National Policy Statements to ensure that any significant issues have been addresses in this document.

Currently there are four National Policy Statements, being:

- i. The New Zealand Coastal Policy Statement 2010;
- ii. The National Policy Statement on Electricity Transmission 2008;
- iii. The National Policy Statement on Renewable Electricity Generation 2011; and
- iv. The National Policy Statement on Freshwater Management 2011.

Coastal Management

This is not applicable as the structure plan area does not adjoin the Coastal Marine Area.

Electricity Transmission

The National Policy Statement on Electricity Transmission acknowledges the significance of the National Grid to New Zealand. It gives guidance regarding the management and future planning of the National Grid in RMA plans and local decision making.

There are some large electricity transmission lines that cross the wider structure plan area. These lines are already shown on the District Plan maps with an associated 'buffer area'. Consideration of the appropriateness of the buffer area will be through a wider district plan review process.

Renewable Electricity Generation

The objective of the National Policy Statement on Renewable Electricity Generation is to recognise the national significance of renewable electricity generation activities by providing for the development, operation, maintenance and upgrading of new and existing renewable electricity generation activities, such that the proportion of New Zealand's electricity generated from renewable sources increases to a level that meets or exceeds the New Zealand Government's national target for renewable electricity generation.

²³ Section 45 Resource Management Act

²⁴ Section 75(3) Resource Management Act

There are existing hydro electricity generation sites within the wider structure plan area that have formed an important part of the historic development patterns within the southern settlements area, particularly Turangi. The most significant of these sites are currently shown on the District Plan maps as an 'Electricity Generation Core Site'.

There may be the potential for further generation capacity in the wider area if the existing geothermal resources are to be harnessed. However, these are matters that would specifically be dealt with as part of any particular study or application.

It is noted that there is one small scale electricity generation facility (hydro) near Kuratau, but as it is not immediately adjacent to the residential settlement it is not considered to be of particular significance to this structure planning process.

Freshwater Management

The National Policy Statement on Freshwater Management sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits.

Fresh water is essential to New Zealand's economic, environmental, cultural and social well-being and gives New Zealand's primary production, tourism and energy generation sectors their competitive advantage in the global economy. Fresh water is highly valued for its recreational aspects and underpins important parts of New Zealand's biodiversity and natural heritage. Fresh water has deep cultural meaning to all New Zealanders with many of New Zealand's lakes, rivers and wetlands being iconic and well known globally for their natural beauty and intrinsic values.

Nationally there are challenges in managing fresh water to provide for all of the values that are important, with these challenges likely to increase over time due to the impacts of climate change.

Water quality and quantity limits must reflect local and national values and the process for setting limits should be informed by the best available information and scientific and socio-economic knowledge. Once limits are set, freshwater resources need to be allocated to users, while providing the ability to transfer entitlements between users to maximise the value derived from water. Where water resources are over-allocated (in terms of quality and quantity) to the point that national and local values are not met, over-allocation must be reduced over agreed timeframes.

Given the vital importance of freshwater resources to New Zealand and New Zealanders the management of the water resource needs to reflect the catchment-level variation between water bodies and different demands on the resource across regions. This is particularly so within the catchment of Lake Taupō and includes managing land use and development activities that affect water so that growth is achieved with a lower environmental footprint.

The management of the freshwater resource that is Lake Taupō and all of the benefits that accrue to a number of different and interrelated communities results in freshwater management being a significant consideration within this process.

National Environmental Standards

National Environmental Standards are regulations set by the Government under sections 43 and 44 of the Resource Management Act to ensure everyone in New Zealand has clear air to breathe, clean water to drink and clean land to live on. Such Standards can prescribe technical standards, methods or other requirements for environmental matters and each regional, city or district council must adhere

to and enforce the same standard and in some circumstances a council can impose stricter standards if it considers it appropriate.

National Environmental Standards currently in effect are:

- i. Air quality standards;
- ii. Sources of human drinking water standard;
- iii. Telecommunications facilities;
- iv. Electricity transmission; and
- v. Assessing and managing contaminants in soil to protect human health.

Council must have regard to any relevant National Environmental Standard when considering an application for a resource consent, therefore they do not have direct impact on this process but their intent should be considered in the wider context of this structure planning exercise.

Regional Planning Framework

The Proposed Waikato Regional Policy Statement highlights the need for urban development planning and implementation under Part B, 6 Built Environment, and in particular in Method 6.1.6 under Policy 6.1 “Planned and Coordinated Development”:

Territorial authorities should ensure that before land is rezoned for urban development, urban development planning mechanisms such as structure plans and town plans are produced, which facilitate proactive decisions about the future location of urban development and allow the information in Implementation Method 6.1.7 to be considered

Whilst it is recognised that the above Policy and Method are not yet operative, the Proposed Regional Policy Statement contains clear direction regarding the management of future urban growth in the Waikato Region. Furthermore, the Proposed Regional Policy Statement contains a list of ‘General Development Principles’ (section 6A) which will require specific consideration once operative as part of any future plan change process.

Recent changes to the Waikato Regional Plan (Variation 5) seek to better manage the level of nitrogen (in particular) entering the waters of Lake Taupō.

Central government, Waikato Regional Council and Taupō District Council, together with Ngāti Tūwharetoa and other community interests identified through scientific evidence that the health of Lake Taupō is under threat of deterioration in water quality. Public perception surveys confirmed that the most important issue for the Taupō community and New Zealanders in general was the protection of the Lake’s high standard of water quality. It was established that the decline in water quality was as a result of intensified rural and urban land use and the subsequent increase in the amount of nitrogen reaching the lake through rivers and groundwater. This increase in nitrogen greatly assists the growth of phytoplankton and algae which affect the clarity of the water for which Lake Taupō is renowned.²⁵

Domestic wastewater discharges represent a relatively small proportion (10%) of the nitrogen entering Lake Taupō in comparison to that of farming activities. The cumulative levels of nitrogen in wastewater discharges are within the original target level, being a 20% reduction²⁶, largely thanks to the improved operation of the Turangi Wastewater Plant. However a number of studies have shown that discharges from community wastewater treatment plants and concentrations of on-site wastewater systems near the lakeshore can have disproportionate effects in shallow near-shore

²⁵ Protecting Lake Taupō Project-Project Review, January 2011, section 2.1

²⁶ “By 2020, implement and complete actions that will ensure, over the long term, the permanent removal from the Lake Taupō catchment of 20 percent of total annual manageable load of nitrogen leached from land use activities and wastewater” Policy 3.10.4 - Lake Taupō Catchment, Waikato Regional Plan.

waters, increasing the risk of weed and algae growth as well as creating a health risk from wastewater pathogens.

The Protecting Lake Taupō Project, established under a project agreement between Taupō District Council, Waikato Regional Council and the Crown (represented by the Ministry for the Environment) in 2007 is supported by Variation 5 and the associated rules and policies allowing the reduction and capping of nitrogen into Lake Taupō from farming activities and managing land use in the Lake Taupō catchment. To date significant amounts of nitrogen have been removed, but it is recognised that further reductions will be more difficult to achieve, as so far significant progress has been able to be made by reducing the nitrogen generated by large land holdings.

Further, the Environment Court decisions on Variation 5 have resulted in an increase in the reduction target for nitrogen and there is the potential that in the longer term, further reductions will be required in order to achieve on-going positive outcomes. A review of the nitrogen removal target and its method of achievement is to be commenced by June 2018 (Policy 3.10.3.5 – Waikato Regional Plan)²⁷.

Over time, future wastewater disposal systems (both domestic and community) will potentially become more costly to install and operate (particularly individual on-site systems). These cost implications will need to be taken into account with respect to the type of development promoted (serviced urban development versus non-serviced lifestyle development), timing of improvements, consenting requirements (discharge) and expansions to wastewater plants and the calculation of development contributions payable on new development.

Whilst current efforts to remove nitrogen are progressing well, the potential future increase in the target level for nitrogen reduction introduces a degree of uncertainty and therefore it is proposed that a 'precautionary approach' be applied to the issue of wastewater disposal within the Southern Lake area with regard to future residential/urban development. As a result, it is recommended through this Structure Plan exercise that any future development must be connected to Council reticulated wastewater systems that either are, or have the assessed capacity to meet required wastewater discharge standards.

The District Plan

In the period since the TD 2050 document was completed, Plan Changes 19, 20 and 21 to the District Plan have been undertaken. These plan changes were an integral part of the TD 2050 implementation strategy and were designed to:

1. Protect the rural environment from inappropriate urban development (Plan Change 19);
2. Provide for urban development in the short term (Plan Change 20); and
3. Provide for urban development in the identified parts of the rural environment over the longer term, through an appropriate process (Plan Change 21).

In particular Plan Change 19 to the Taupō District Plan incorporated changes to rural lot sizes previously signalled by TD2050. This plan change has a number of important consequences for this study, most significantly the increase in the minimum lot size for a controlled activity rural subdivision from 4ha to 10ha, with subdivisions below 4ha a non-complying activity.

Notwithstanding that individual subdivision consents are granted or declined on their own merits, it is considered that intensive subdivision of rural land has the potential to fragment land use in an area, making it very difficult to urbanise an area in an efficient, coherent and sustainable manner in the future.

²⁷ "The need to determine whether the nitrogen removal target should be increased ... in recognition of the fact that while a figure of 20 percent is appropriate over the ten year life of the Plan, scientific opinion in 2007 was that in the longer term a figure in the range of 30 percent to 40 percent may be more appropriate" Policy 3.10.3.5(f) Waikato Regional Plan

Further to plan changes 19 - 21, Plan Changes 24 and 25 – Landscape and Natural Values have also been undertaken, the purpose being to review the landscape values and natural values provisions of the District Plan.

Through the work detailed above, Council has implemented a more structured approach to land development than previously existed. This Structure Plan process must be cognisant of the work undertaken in making these amendments to the District Plan (specifically Section 3e.7 Taupō District Structure Plan Process). Overall, it is considered that a focus on the identification of suitable land for urban/residential development is the most appropriate means by which to provide for future growth within the overall structure of the District Plan.

Long Term Plan

The Long Term Plan (LTP) is Council's 10-year strategic planning document for the intended activities, services and priority projects to be delivered to the Taupō community by Council, including detail of how those projects will be funded. TDC must, at all times, have a Long Term Plan, as required by section 93(4) of the Local Government Act.

The purpose of a Long Term Plan is to:

- i. describe the activities of the local authority;
- ii. describe the community outcomes of the local authority's district or region;
- iii. provide integrated decision-making and co-ordination of the resources of the local authority;
- iv. provide a long-term focus for the decisions and activities of the local authority;
- v. provide a basis for accountability of the local authority to the community; and
- vi. provide an opportunity for participation by the public in decision-making processes on activities to be undertaken by the local authority.

Community Outcomes

Community outcomes are the outcomes that Council aims to achieve in order to promote the social, economic, environmental and cultural well-being of the District in the present and for the future. The following are the outcomes Council wants for the Taupō District:

Economy – our communities prosper in a thriving local economy with a diverse range of rewarding employment opportunities

Environment – A shared responsibility for places we are proud of

Engagement – Council is connected with its communities, advocating for their social and cultural well-being.

Blueprint for the District

In addition to the Community Outcomes, TDC's Long Term Strategy has three interwoven pathways:

1. Develop our economy to bring new industry and new jobs, so this continues to be a fantastic place to live, work and raise a family;
2. Manage our water supplies and the demand for water; and
3. Create a strong foundation for the District's financial future, by changing the financial model we use.

In order to achieve the Community Outcomes and in light of the Blueprint for the District, Council has also developed a financial strategy based on principles that include:

- Treating all ratepayers fairly within the District (horizontal equity);
- Treating future ratepayers fairly (intergenerational equity);
- Being realistic about our growth prospects; and

- Being rigorous about the timing of essential capital expenditure.

The strategy balances the competing demands of:

- The on-going effects of the global recession;
- The need to keep investing in our District so that Taupō continues to be an attractive place for families and all our holiday home owners, who are mainly here in summertime;
- Residents and ratepayers who are proud to live here, and don't want unnecessary rates increases; and
- Projected rates of local government inflation.

The overarching philosophy that TDC has adopted, on behalf of the community must therefore be considered in this process, particularly as it relates to management of growth, future provision of infrastructure and the management of costs.

APPENDIX 3 RELATIONSHIP WITH OTHER NON-STATUTORY DOCUMENTS

TDC, other organisations and agencies have invested time and effort in creating strategy and policy documents that are relevant to this process and therefore must be considered. A brief outline of each is detailed below and it is noted that some or all of these documents and strategies will require further consideration at the detailed plan change stage.

TDC also has a number of operational documents that outline day-to-day activities which may have a role in planning the more detailed implementation of future rezoning and/or development. Those documents have not been assessed as part of this process, but their existence is acknowledged and those parties looking to undertake future plan changes in alignment with this Structure Plan are advised to make themselves aware of those documents and their content.

2020 Taupō-Nui-a-Tia Action Plan

Ngāti Tūwharetoa and the Taupō (-nui-a-Tia) community have, for a long time, been aware of the need for the area surrounding Lake Taupō to develop sustainably, to protect the health of Lake Taupō-nui-a-Tia and the surrounding area. Over the past decade, it is considered that the management of natural resources and the activities of public agencies in the Lake Taupō-nui-a-Tia catchment have been ad hoc.

The Lake is managed by many agencies with separate but complementary roles and each agency fulfils its own functions and carries out its activities in accordance with its own capabilities and timetables. For some members of the public, this has resulted in confusion over agency roles and responsibilities, especially when consultation occurs.

2020 Taupō-nui-a-Tia was a three-year project initiated by the Lakes and Waterways Action Group, Ngāti Tūwharetoa and the wider Taupō community. This integrated sustainable development strategy to protect Lake Taupō-nui-a-Tia and the catchment takes into account the community and iwi values that had been identified as priorities and the strategy will be implemented through the activities of the statutory management agencies, iwi, businesses and the community.

The document provides a long term focus on Lake Taupō Nui-a-Tia and is supported by local government, Central Government and a wide range of community groups. It sets out actions for a wide range of agencies to support and enhance environmental, social and economic goals and at a broad level sets out 12 values (repeated below) to frame the actions sought. These values are relevant for the overall approach taken in the Southern Settlements Structure Plan process and have informed the guiding principles, objectives and outcomes.

Commercial opportunities

The tourism industry based on the Lake's natural features and values and the hydropower schemes of the Tongariro and Waikato Rivers, provide national economic benefit.

Clear water

The water of Lake Taupō-nui-a-Tia is clear and clean with visibility extending many meters through the water column.

Ngāti Tūwharetoa values

The hapu of Ngāti Tūwharetoa assert their custodial and customary right of tino rangatiratanga over Taupō-nui-a-Tia and will collectively sustain and protect the mauri of the tribal taonga.

Diverse plants and animals in lakes and rivers

The Lake and rivers support a wide range of ecosystems and natural habitats for native and introduced flora (plants) and fauna (animals).

Foreshore reserves

Extensive Lakeshore reserves provide public access to the Lake and the opportunity to enjoy the scenery and recreation activities on its margins. Foreshore reserves also act as a buffer in urban areas and protect the views for homeowners in the area.

Geological features

The many interesting and scenic geological features of the Lake and its surrounding catchment contribute to the beauty of the area and to recreational enjoyment.

Good trout fishing

Lake Taupō-nui-a-Tia is an internationally renowned trout fishery.

High quality inflowing water

The high quality of water flowing into Lake Taupō-nui-a-Tia from the Tongariro River, streams and groundwater helps maintain the natural circulation and quality of the Lake.

Outstanding scenery

The views and vistas of Lake Taupō-nui-a-Tia are enhanced by the many foreshore reserves, areas of native and introduced vegetation, topography of the Lake margins and the surrounding hills and mountains. The lack of human-made eyesores or prominent structures also contributes to the scenic qualities of the area. The unique features contribute to the high level of natural character.

Recreational opportunities

Lake Taupō-nui-a-Tia and its margins are accessible to a wide variety of passive and active recreational activities. There is untapped potential for additional recreational activities.

Safe swimming

The waters of Lake Taupō-nui-a-Tia meet the current New Zealand swimming water standards. The Lake has little rubbish and litter and is physically safe to swim in.

Safe drinking water

The water in most areas of Lake Taupō can currently be drunk untreated. The New Zealand drinking water standards can be used as a guide to the continued health of the water, as they set out the levels of contaminants that are acceptable in drinking water for Council water supplies.

Weed-free Lake

Lake Taupō is weed-free compared to many other New Zealand lakes. There are only limited areas of nuisance weed growth.

Wilderness areas

The remaining areas of wilderness on the margins of the Lake provide unique habitat and contribute to the scenic qualities. Wilderness areas have open space and are remote, uncrowded, natural and tranquil.

TDC Horse Riding Strategy

Horse riding is a popular and growing activity in the Taupō District and the local horse riding community actively promotes bridleways in the Taupō District. Horse riding is considered to have individual, community, environmental and economic benefits. The TDC Horse Riding Strategy provides positive guidance to Taupō District Council and the community on how best to promote, manage, plan and provide for horse riding in the Taupō District.

With regard to the Structure Plan and other future planning, making allowance for horse riding in the southern settlements area and assessing the potential for extensions to the bridleway network, are considered the key linkages to this strategy. Possible bridleways from Taupō Airport to Turangi, around Turangi (including under the powerlines) and around Lake Taupō are all possible bridleway routes listed for consideration.

Vision

“To make Taupō the most horse riding friendly district in New Zealand”

The vision can be achieved through encouraging horse riding as a recreational activity and by meeting the needs of horse riders.

Objective 1 – Bridleway Network

“Encourage and enhance opportunities for horse riding within the Taupō District and create a bridleway network”

Strategy 1: Develop bridleways, routes and facilities and create linkages.

Strategy 2: Ensure ongoing consultation with private landowners, Iwi and DOC in regards to horse riding projects that cross or affect private land and/or conservation land.

Objective 2 – Education and Awareness

“Increase public awareness of horse riding and the needs of horse riders”

Strategy 1: Publicise a bridleways map for the Taupō District.

Strategy 2: Investigate and provide where appropriate information aimed at the horse rider and other road users.

Strategy 3: Continue ongoing partnership with horse riding advocates and other agencies.

Taupō Civil Defence Emergency Management Plan 2012

The legislative base for this Plan is the Civil Defence Emergency Management Act 2002 and the Plan describes how TDC Emergency Management will respond to emergency incidents, including how it will fulfil its roles and responsibilities and how it will co-ordinate the community's response. This Plan addresses the key points necessary to organise the response and refers to other plans/procedures that contain full details.

Disasters can be classified in various ways and it is generally accepted that the disaster threat in New Zealand can be considered within four categories namely:

Geological Threat:

Events (earthquakes, volcanic eruptions, landslides tsunamis, shoreline erosion) associated with New Zealand's location on an active margin of the Pacific and Indian-Australian crustal plates, or with land instability.

Meteorological Threat:

Storms, tornadoes, river and coastal floods and heat waves representing extremes of New Zealand's weather conditions.

Technological Threat:

Events associated with human activities, which lead to disaster (e.g. accidents involving hazardous materials, failure of structures, major transportation accidents etc.).

External Threat:

Events of extra-terrestrial or global origin, or overseas events, which have an impact on New Zealand.

The area administered by TDC is considered to be subject to threats from all four categories above and with regard to this Structure Plan process, the potential risks associated with future development within any particular area must be considered.

At this stage in the planning process, risk assessments are undertaken at a high level and to a large degree rely on existing published material. However, future plan change processes and individual subdivision and/or land use consents would be expected to be accompanied by a greater level of detail as to how particular hazards are going to be avoided, remedied and/or mitigated.

TDC Cycling and Walking Strategy

The Taupō District's geography and climate are reasonably well suited to cycling and walking. Taupō town is relatively flat with a gradual gradient from the lakefront to the outskirts of town and Mangakino, Turangi and other lakeshore settlements have plentiful open space, parks, access ways and foreshore reserves that provide opportunities for a wide range of active transport and recreational walking and cycling. Walking and cycling have a significant role to play as they are inexpensive, form part of a healthy lifestyle and have benefits for the environment.

The objectives of the Cycling and Walking Strategy are:

1. To develop and maintain a safe, attractive, accessible and connected network for walking and cycling for transportation and recreation;
2. To encourage and support people to choose walking and cycling as a lifestyle choice for transportation and recreation; and
3. To ensure all relevant strategies, policies, plans and practices include and support walking and cycling for transportation and recreation

The provision of new and improved cycleways and walkways is a matter that can be considered as part of this Structure Plan, to build on, in particular, the existing walkway networks within the Southern Settlements area. There are also other strategies related to recreation, horse riding and reserves that require consideration along with cycling and walking, as well as the strategies and activities of the Department of Conservation, a significant land owner and provider of recreational reserves within the Southern Settlements area.

By signaling possible extensions to cycleway and walkway networks, enables these potential future works to be included in Council's future planning and therefore could be works that Council undertakes itself, in conjunction with new growth or could be projects that developers are required to, or choose to, undertake along with future rezoning and/or subdivision.

TDC Recreation Strategy

The TDC Recreation Strategy is designed to help Council meet the changing recreational needs of residents and visitors to the District. The strategy helps Council develop and support a range of initiatives that will encourage people to take part in a variety of recreation experiences.

Vision:

All residents and visitors participating in and enjoying a variety of recreation experiences in the Taupō District.

Principles:

Participation: We will seek to increase participation in recreation through active promotion of its benefits and removal of barriers.

Opportunity: We will support a diverse range of quality recreation environments, facilities and programmes so that the needs of the Taupō District community and its visitors are met.

Partnership: We will seek and foster partnerships with other recreation providers and related agencies to increase opportunities and ensure co-ordinated provision of recreation.

Sustainability: We will measure our involvement in recreation provision against the imperatives of social, economic and environmental sustainability.

Access to and use of recreational facilities as well as participation in recreational activities will mainly, through the Structure Plan process, relate to the physical provision of land for recreational activities. The Structure Plan provides the opportunity to identify where land will be needed and from the results of public consultation identify those types of activities/recreational facilities that the general public desire.

Turangi Facilities Review

TDC is undertaking a review of the community facilities based in Turangi (but not facilities in other parts of the Turangi-Tongariro Ward). This review is in response to concerns raised regarding the range and quality of community facilities available in Turangi.

The review will consider both community facilities that are owned by Council and other community owned and operated facilities, the objectives being:

- i. To develop a proposal for Council to address community needs that includes new or different uses for some current facilities, including changes to services, or to enable operating efficiencies
- ii. To detail facilities to be upgraded
- iii. To assess funding requirements for proposed changes
- iv. To work with owners of community facilities to encourage and support redevelopment to meet community needs

This project is proposed to be completed in November 2013 and will be an important piece of information with respect to addressing the need for community facilities within the Southern Settlements area. The reason being, that as Turangi is the largest centre of permanent population in the Southern Settlements area, it is reasonably expected that the most significant proportion of community facilities will be located in this area. Therefore, other assessments undertaken of the requirement for community facilities are likely to be focused on local, individual settlement requirements, particularly addressing the needs of bach owners and holidaymakers.

TDC Stormwater Strategy

The TDC Stormwater Strategy relates to the provision of stormwater services that are the responsibility of Taupō District Council in urban areas, but does not cover stormwater provisions or

responsibilities in rural areas or Lake and river flooding/erosion. Meeting objectives related to stormwater requires a complex process of balancing three often-conflicting requirements: flood management; watercourse management; and water quality management.

The Stormwater Strategy will be one of the main documents directing the development of the catchment and asset management plans. The Strategy must therefore be comprehensive and address all aspects of Council's stormwater management and proposes the following basic approach:

- Avoiding and minimising flooding in sensitive areas by integrating stormwater management objectives into all new developments;
- Incorporating stormwater management initiatives in existing urban areas as and when redevelopment occurs;
- Retrofitting stormwater management solutions in existing urban areas where there are identified flooding or damage risks. This will be carried out in accordance with a project prioritisation process and the availability of funds;
- Upgrading existing stormwater infrastructure according to priorities identified from the results obtained by Council's Stormwater Monitoring Programme; and
- Designing new stormwater infrastructure to take account of local topography, geology, soils and hydrology.

Management of stormwater from existing and expanded settlements is a key consideration with respect to future residential growth within the Southern Settlements area. Appropriate stormwater management is also interrelated to the Civil Defence Strategy and the strategy on Erosion and Flooding.

At a high-level these issues will be taken into account with respect to the Structure Plan process and are expected to be more closely scrutinised at the plan change and the eventual subdivision and/or land use consent stage.

Lake Taupō Flood and Erosion Strategy 2009

The flood and Erosion Strategy identifies the extent of erosion and flood risks and issues around Lake Taupō, decides what level of erosion and flooding risk communities should be planning for; and provides a guide to manage that risk.

TDC Tree and Vegetation Policy

Trees have a significant positive impact on the environment through their ability to enhance and soften urban buildings, provide shade and seasonal colour and amenity interest. Trees can contribute positively to the environment by aiding climatic control, providing for birdlife and mitigating air pollution. They provide character and a visual picture frame for the built urban environment. Trees are important to our overall enjoyment of the environment that we work, live and play in and they form an integral and important aspect of any rural or urban scene.

The TDC Tree and Vegetation Policy covers both urban and rural situations within the District and overall the Policy is intended to establish clear objectives and rationale for both enhancing the environment and for resolving operational issues experienced by both members of the community and council officers, through the process of managing trees and vegetation within the reserves and road berms.

The Tree and Vegetation Policy is largely an operational document and therefore of limited importance to this process. However, the identification of significant trees and vegetation will be a process that needs to occur, particularly as part of any plan change application to undertaken rezoning in accordance with the Structure Plan.

TDC Policy for the Older Person

In Taupō District, the number of older people is growing much more rapidly than the District population as a whole. The current generation of older persons is very different to those of the past. As well as a longer life expectancy, the population is healthier, more independent and active than previous generations. Rather than being regarded as non-productive and a 'burden', older people should be recognised as full and contributing members of society. Many older people play a very significant role in their own families, friendship networks and local communities and may continue to be active, and at work for much longer than was the case in the past. Their contribution needs to be recognised and valued.

The Council's desired outcomes for this policy are firstly to promote a positive attitude to ageing and older people but also to enable older people to:

- Contribute to the decision making processes of local government;
- Contribute and participate in the Taupō District lifestyle; and
- Have access to council services and resources.

The ability for older people to participate in the Taupō District lifestyle and have access to council services and resources are the two key matters that require consideration through this process and through future more detailed plan change processes. This is particularly relevant as the Southern Settlements become more popular as places for people to reside permanently, including in retirement.

TDC Water Supply Strategy

The Water Supply Strategy for Taupō District sets out the key principles and policies for the development, improvement and maintenance of the 22 drinking water supply schemes operated by TDC. It is imperative that the Council recognises the values associated with water by all communities, with special emphasis on the relationship of Tangata Whenua with water.

As a large percentage of water is sourced from Lake Taupō, cultural values must be reflected within the management of water supplies. In addition, legislative changes that came into force on 1 July 2008 mean that complying with the New Zealand Drinking Water Standards is a statutory obligation and no longer a recommendation. On-going work and capital investment is required to ensure that TDC water supply schemes meet these standards.

With regard to this proposal, the existing capacity within water schemes and the future capacity required to service future development are matters that have been considered to ensure that appropriate services are available, or can be made available when necessary.

It would be expected that more in-depth and specific infrastructure assessments would occur at the time of plan change, with future individual subdivision applications having to address actual servicing requirements, including any required consents for increased water take.

TDC and Waikato Regional Council - Lake Taupō Erosion and Flood Strategy

This Strategy, jointly developed by Waikato Regional Council and Taupō District Council with contributions from other parties including the Tūwharetoa Māori Trust Board and Mighty River Power, provides a set of principles to guide future decision making and an action plan showing how it is proposed to manage flood and erosion risks around the Lake. Planning for these risks is considered a critical part of both Council's roles under the Resource Management Act 1991 and the Civil Defence Emergency Management Act 2002.

In terms of the relationship of the Strategy with this Structure Plan process, the 'Planning Response' detailed in the Strategy specifically states, "Structure Plans – When preparing structure plans, ensure that they reflect the known flood and erosion hazards."²⁸

²⁸ Taupō District Council and Waikato Regional Council, Lake Taupō Erosion and Flood Strategy, Dec 2009, pg. 34