
BEFORE THE HEARINGS PANEL

In the Matter of: The Resource Management Act 1991

And Proposed Plan Changes 38-43:

PC38 Strategic Directions
PC40 Taupō Town Centre
PC42 General Rural and Rural Lifestyle
PC43 Taupō Industrial

Application By: Taupō District Council

Supplementary Statement
HILARY SAMUEL

Dated: 21 August 2023



Taupō District Plan
CHANGES - BUNDLE ONE

Preamble

1. My full name is Hilary Mary Samuel, and I am a Senior Policy Advisor in the Policy Team at Taupō District Council (Council).
2. My full qualifications, experience and code of conduct statement can be read in the Overarching Section 42A report for Plan Changes 38-43.

Purpose

3. The purpose of this statement is to provide additional information to assist the panel with its recommendations on Plan Change 38. The information the panel requested included:
 - Some confirmation around the timing for future plan changes and updating the operative plan into National Planning Standard format.
 - A summary of the economic reports involved in Plan Changes 38-43 and a brief description of their contents.
 - A statement from Council's Economist, Philip Caruana, with the most up to date information on Council's projected housing demand and associated land supply for the next 30 years. This will be supplied in a supplementary statement by the 25th of August.

Discussion

4. In relation to future plan changes and reformatting the plan into National Planning Standards Format the following table outlines these dates. It should be noted Council is currently developing its work programme as part of the Long-term Plan 2024-34. There is the potential that the timing of this proposed work changes as a result of that process. The start date also indicates where funding has been allocated, however that does not mean that in-house work cannot be completed prior.
5. It should also be noted that this planning shown in the table below has been done for Council work planning and budgeting purposes. In particular where the projects are reliant on or involve 3rd parties, this timing may change depending on the aspirations of those parties.

Project	Description	Further detail	Start date
Future Development Strategy	Taupō District 2050 is Council's district wide growth management strategy. It was reviewed in 2018 and is due for a refresh to reflect new demographic projections. Council also has structure planning for Kinloch, Taupō town centre, industrial areas and the southern settlements.	This project will review the existing spatial planning and consolidate it all into a single Future Development Strategy. This will provide council with a clear direction on future zoning and likely infrastructure requirements. It will assist council in advocating for these outcomes in regional planning committee processes and with the Waikato water entity.	Jul-24

Tūrangi town centre planning	Tūrangi mall is struggling economically, there has been a gradual migration of retail and service businesses into adjacent areas and the poor state of the mall area is leading to social issues. There is currently no spatial planning for Tūrangi town centre.	Development of a spatial plan for the Tūrangi town centre would provide options for how to address the declining economic performance, address the related social issues and provide direction on how Council might invest and make changes to the District Plan.	Jul-24
Structure planning for Rangatira E and Paenoa	Council has previously indicated a willingness to work with the trustees of Rangatira E and Paenoa to prepare a structure plan for the land.	The structure plan would set out anticipated zoning, land uses and likely infrastructure requirements. This would assist Council in its planning for the ongoing growth of the town and would help the landowners realise their aspirations for their land.	Jul-24
Plan change - alignment with National Planning Standards	Council is required to amend the District Plan so that it matches the National Planning Standards in 2024.	This project will align the existing District Plan with the National Planning Standards. This will meet legal requirements and will help with the transition of our District Plan into a future Natural and Built Environment Plan developed at a regional level.	Jul-24
Plan change - residential zone	The existing residential environment section of the District Plan is no longer fit for purpose and needs to be fully reviewed.	A full review of the residential section will enable greater development with less regulatory costs for the community. It will also contribute to Council's housing outcomes.	Jul-24
Plan change - Māori Purpose zone	The National Planning Standards have introduced the option for a Māori Purpose zone. There is significant interest from iwi authorities to develop such a zone to help enable ongoing use and development of their land.	Likely to further enable development of Māori land, particularly around existing marae	Jul-24
Plan change - Designations	As part of the rolling review of the District Plan Council is legally required to advertise existing and new designations	Will refresh existing and enable new designations in the District Plan	Jul-24
Plan change - land development	Section 3e of the District Plan sets out the anticipated growth areas and how they will be progressively developed. This needs to be updated to reflect the new Future Development Strategy	Will align the District Plan with the future development strategy and ensure consistent planning documents and more certainty for landowners and infrastructure providers.	Jul-25
Plan change - Energy and infrastructure zone	Introduces a new chapter to the District Plan in accordance with the national planning standards	Provides a refreshed set of policy and rules to control the management of energy and infrastructure through the District Plan.	Jul-25
Plan change - Quarry zone	Introduces a new chapter to the District Plan in accordance with the National Planning Standards	Provides a specific set of policy and rules to control the operation of quarries.	Jul-24
Plan change - hospital zone	Introduces a new chapter to the District Plan in accordance with the National Planning Standards	Provides a specific set of policy and rules to control the operation of the hospital.	Jul-24
Plan change - Tūrangi town centre	The zoning in and around the town centre doesn't align with the existing land uses or potentially the outcomes that the community wants for the town centre.	This plan change would realign the zoning and provisions with the actual land uses and potentially enable other outcomes that council identifies through spatial planning for the town centre.	Jul-26
Plan change - Indigenous biodiversity	The National Policy Statement on Indigenous Biodiversity requires Council to update its significant natural areas and related provisions in the District Plan	This work is expected to deliver greater protection for areas of high natural value	Jul-26
Plan change - Rangatira E and Paenoa	Plan change to give effect to structure planning for the Rangatira and Paenoa blocks	Would enable zoning of the land and eventually development by the Māori landowners	Jul-25

5. The second piece of information requested by the panel was a brief description of the economic reports which have been prepared for Plan Changes 38-43. The Economic Reports are:
 - a) Taupō Town Centre Height Cost Benefit Analysis, June 2022 (Appendix 1 of Plan Change 40 Taupō Town Centre Section 32 Report)
 - b) Taupō Rural Lifestyle Economic Assessment 2019 (Appendix 5 to Plan Change 42, General Rural and Rural Lifestyle Section 32 Report)
 - c) Taupō Future Industrial Land Options Economic Multi-Criteria Analysis, September 2022 (Attachment A to Plan Change 43 Taupō Industrial Section 32 Report).

6. The Taupō Town Centre Height Cost Benefit Analysis was to provide Council with a robust economic basis of the appropriateness of the proposed plan change to increase building heights in certain blocks of the Taupō's Town Centre based on an assessment of the economic costs and benefits of the proposed changes. This report outlines the most pertinent economic costs and benefits for Council to consider when developing the plan change and assist in s32 reporting.

7. The Taupō Rural Lifestyle Economic Assessment assessed the current and future potential demand and capacity for residential lifestyle blocks within the District. It provides an assessment of Taupō Districts rural lifestyle market and the demand for such projects over the life of the new District Plan in order to inform Council's decision making around the appropriate extent of the rural lifestyle zone in the District currently, and identify appropriate rural lifestyle areas in the future based on demand and economic considerations.

8. The Taupō Future Industrial Land Options Economic Multi-Criteria evaluates future industrial land options for the district using a multidisciplinary MCA to assist in assessing the most appropriate and efficient location(s) for additional industrial zone land in the district. The report is designed to also assist Council meet its NPSUD obligations in terms of land supply sufficiency over the short, medium, and long term (3-, 5- and 30-year timeframes respectively) and provide increased certainty around future infrastructure provision and long term strategic planning for the district.

Hilary Samuel

Senior Policy Advisor

21 August 2023

