



Taupō District Plan Changes 2022

Plan Change 38 to the Taupō District Plan Strategic Directions

September 2022

Introductory note

This boxed text is NOT part of the Plan Change but simply introductory text. In the Plan Change new text to be inserted is **in green** and text to be deleted **is in red and has strike through**. Note that the entire operative Chapter 2 – Significant Resource Management issues is proposed to be deleted and follows the proposed new text.

The complete Taupō District Plan is on the Council website at www.taupo.govt.nz

Chapter 2 Strategic Directions

The following chapter provides an outline of the key strategic and significant resource management matters for the Taupō district. This chapter includes objectives and policy to guide decision making at a strategic level.

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through the implementation of the District Plan.

The strategic directions will be particularly relevant for any future changes to the Plan and any significant resource consent applications where there is a requirement to consider District Plan policy.

This chapter should be read as a whole and applied across the district and all zonings unless the provisions relate to a specific zoning or part of the District.

This chapter does not include rules. Relevant rules can instead be found in the chapters under the District Wide and Area Specific headings of the Plan.

The key strategic or significant resource management matters for the district, for the Taupō District are:

1. [Tangata Whenua](#)
2. [Fresh Water Quality](#)
3. [Urban Form and Development](#)
4. [Climate Change](#)
5. [Strategic Infrastructure](#)
6. [Natural Values and Landscapes](#)

2.1 STRATEGIC DIRECTION 1 TANGATA WHENUA

The Council, through the District Plan, is required to take into account the Principles of the te Tiriti o Waitangi. This is to be done at all levels of planning and decision making under the Plan.

A comparatively high proportion of the district is Māori freehold or multiple-owned land. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The district plan has an important role to play in supporting mana whenua in achieving these aspirations.

The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

This is to happen not just through recognition and incorporation of these matters into the plan but also the wider decision making and plan implementation process. These values should not be considered as a separate matter to the wider plan but are expected to be applied throughout all aspects of planning and decision making within the Taupō District.

2.1.2 Objective

1. The values, rights and interests of Taupō District mana whenua are recognised and protected.
2. Mana whenua are a partner in District Plan planning and decision making.
3. Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, māutaranga Māori and te whanake.
4. Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tāngata whenua with their land, water, significant sites and wāhi tapu.
5. Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.
6. The principles of te Tiriti o Waitangi are taken into account through District Plan planning and decision making.

2.1.3 Policy

1. Recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).
2. Provide for development on Māori land that enables tāngata whenua:
 - a. to act in a way that is consistent with their culture and traditions
 - b. to fulfil cultural, economic and social aspirations of those owners
 - c. enhance their ability to exercise kaitiakitanga
 - d. strengthens their relationships with land, water, significant sites and wāhi tapu.

3. Recognise the importance of mātauranga Māori, kaitiakitanga and tikanga Māori in landuse planning and decision making.
4. Recognise and support opportunities for tangata whenua to exercise their customary responsibilities as mana whenua.
5. Recognise the wider constraints on the utilisation and development of māori land as different from land in freehold title.
6. Enable development of Māori Land within the provisions of the plan for the purposes of fulfilling the economic and social aspirations of those owners.
7. Provide opportunities for Māori involvement in decision-making and monitoring of the District Plan, resource consents, designations and heritage orders including in relation to sites of significance to Māori and issues of cultural significance.
8. Recognise, in decision making, the importance of iwi environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.
9. Recognise and support the incorporation of mātauranga Māori principles into the design, development and/or operation of land use activities.

2.2 STRATEGIC DIRECTION 2 FRESHWATER QUALITY / TE MANA O TE WAI

The health and wellbeing of the lakes and rivers in the district have been degraded both directly and indirectly over recent decades. This degradation includes declining water quality, loss of indigenous biodiversity, loss of access and declining water availability and is the result of activities both on land and in the water bodies themselves. Waterways continue to face increasing demands for use, such as takes for irrigation and drinking water, hydro power generation, and assimilation of discharges from towns, agriculture and other industry; as well as pressures arising from land management practices, land use change and intensification. Holistic and integrated management of land and water resources is critical to reversing declining trends.

The Taupō District Plan has a responsibility to manage the adverse effects on the environment that may arise from subdivision and landuse in the District. Managing the adverse effects on waterways resulting from subdivision and land use forms part of that responsibility and there are clear benefits from doing this. The state of the Districts freshwater resources is of significant interest to the Taupō District community, and it is important that positive freshwater outcomes are achieved through the application of the Plan.

2.2.2 Objective

1. Subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, freshwater ecosystems, and receiving environments within the Taupō District.

2.2.3 Policy

1. Recognise the importance of waterbodies to tangata whenua and the wider community.
2. Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management/landuse planning.
3. Recognise and provide for the vision, objectives, and outcomes in Te Ara Whanui o Rangitāiki (Pathways of the Rangitāiki) and Te Kaupapa Kaitiaki documents and to give effect to Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River.
4. Recognise the benefits of subdivision, landuse and development activities which will directly contribute to the enhancement of fresh water quality.
5. Manage subdivision, use and development of land in a manner that restores, protects and enhances the mana, mauri, health and wellbeing of the District's lakes, rivers and all other waterways.
6. The relationship of tangata whenua as kaitiaki with waterbodies is respected, enhanced and supported.

2.3 STRATEGIC DIRECTION 3 URBAN FORM AND DEVELOPMENT

The Taupō Districts diverse and growing population has led to increased demand for housing and demand for new commercial and industrial areas. Urban development also generates further demand for infrastructure services, particularly development infrastructure such as three waters and transportation services. The District Plan provides a framework for ensuring that urban development, subdivision and changes in land use occurs in a planned and efficient manner and is adequately serviced by infrastructure (including development and additional infrastructure).

The strategic directions for urban development establish the approach for urban form and development within the Plan as identified through the 2018 District wide growth management strategy, Taupō District 2050. This approach reflects an efficient and effective urban form which will develop in a manner that is appropriately serviced by infrastructure reflects the important values and communities within the District.

As well as green field development, the plan provides important guidance about the protection of existing urban areas, including Town Centres, to enable them to continue to function effectively in a manner that best serves the wider District.

2.3.2 Objectives

1. The district develops in a cohesive, compact and structured way that:
 - a. contributes to well-functioning and compact urban forms that provide for connected liveable communities;
 - b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tāngata whenua with their culture, traditions, and taonga;
 - c. ensures infrastructure is efficiently and effectively integrated with land use; and
 - d. meets the community's short, medium and long-term housing and business needs.
2. Subdivision, use and development of land will be consistent with TD2050 2018 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.
3. Subdivision, use and development of land which will have demonstrable social and cultural benefits to the District's community will be supported.
4. Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.
5. The Town Centre Environment is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centres for Taupō District.
6. Subdivision, use and development will not detract from the planned urban built form and effective functioning of the environment which it is located.
7. Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural values of the environment where it is located.

2.3.3 Policy

1. Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.
2. Planning and development in urban environments will positively contribute to well-functioning urban environments.
3. Subdivision, use and development of land will be consistent with TD2050 to maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of effective infrastructure.
4. Avoid fragmented development that results in inefficiencies in the provision of infrastructure and landuse.
5. Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including development and additional infrastructure), according to the capacity limitations of that infrastructure.
6. Provide for subdivision, use and development of land that will lead to demonstrable beneficial social and cultural outcomes for the District's community.
7. Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands.
8. Maintain strong boundaries to the town centre to consolidate and intensify retail, commercial and office activities within the city centre and protect the planned urban built form of residential neighbourhoods.
9. Restrict the location and development of retail and commercial activities within non-commercial areas of the district to ensure that the town centre continue to be the districts pre-eminent retail, commercial and mixed use centres.
10. Manage subdivision use and development of land to ensure that it will not:
 - a. have an adverse effect on the functioning of the environment where it is located,
 - b. unduly conflict with existing activities on adjoining properties,
 - c. compromise development consistent with the intent and planned urban built form of the environment where it is located
 - d. give rise to reverse sensitivity effects from existing uses
11. Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of risk to life, property and the environment.
12. Do not support subdivision and development which will inappropriately affect heritage sites or areas of important natural and landscape values.
13. Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.

2.4 STRATEGIC DIRECTION 4 CLIMATE CHANGE

Climate change has been identified as an issue which is important within the Taupō District. A warming environment, longer and drier droughts and increased intensity of storm events are anticipated. It is important that the District and its communities are able to adapt to the effects of climate change to be resilient and safe.

For environmental management and planning purposes there are two separate, but important aspects of climate change:

1. Effects on climate change – which refers to activities that may lead to an increase in greenhouse gasses and those which may result in a reduction of greenhouse gasses from the atmosphere or help to facilitate efforts towards decarbonisation.
2. Effects of climate change – which are the effects caused by climate change such as more frequent flooding, droughts or intensive weather events which can endanger communities, assets and infrastructure.

It is important to consider both of these aspects of climate change to effectively enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Supporting positive climate change outcomes and ensuring that the effects of climate change are recognised and provided for will assist in planning for a district which does not contribute to, and is resilient to, climate change. The Strategic Directions for climate change are consistent with the Government's obligations to achieve net zero carbon emissions by 2050, and accords with the target for 100% renewable electricity generation by 2030.

2.4.2 Objective

1. Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.
2. Subdivision, use and development of land in the Taupō District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on māori.
3. The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.

2.4.3 Policy

1. Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.
2. Land use activities which will unduly accelerate the effects of climate change will be discouraged.
3. Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development and resulting land use.
4. Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.

2.5 STRATEGIC DIRECTION 5 SIGNIFICANT AND LOCAL INFRASTRUCTURE

Infrastructure, as defined in the Resource Management Act generally encompasses physical services and facilities which enable society to function, such as the three waters network, transport, communications, energy generation, transmission and distribution networks, and any other network utilities undertaken by network utility operators.

Infrastructure is critical to the social and economic wellbeing of people and communities, including providing for their health and safety, and has national, regional and local benefits. However, inappropriately located or designed land use activities can adversely affect the safe and effective functioning of significant and locally important infrastructure.

The Taupō District plays an important role in the location and provision of nationally 'significant infrastructure'. Its central location and natural resources means that Taupō is home to:

- State highways (1, 5, 32, 41 and 47).
- the national grid electricity transmission network
- renewable electricity generation facilities that connect with the national grid, accounting for up to 20% of New Zealand's total electricity demand
- Airports used for regular air transport services by aeroplanes

The Taupō District is also home to Regionally Significant Infrastructure including municipal waste water systems, the telecommunications and electricity networks.

In addition to nationally and regionally significant infrastructure, local roads and other infrastructure (including development and additional infrastructure) is vital for the ongoing functioning of the Districts urban and rural communities.

2.5.2 Objectives

1. The wider benefits and strategic importance of nationally and regionally significant infrastructure to the District and wider, including the economic, cultural and social wellbeing of people and communities and for their health and safety, are recognised in decision making and land use planning.
2. The local and national benefits of the sustainable development, operation, maintenance and upgrading of electricity transmission and renewable electricity generation resources and activities are recognised and encouraged.
3. Land use in the District will not adversely affect the capacity and the safe and effective functioning of nationally and regionally significant and local infrastructure required to service existing and future communities.
4. Local and national transport infrastructure located in the Taupō District operates in a safe and effective manner.

2.5.3 Policy

1. Recognise and provide for the national, regional and local benefits of renewable energy generation activities and resources, and transmission activities, in relation to climate change, security of supply, and social, and economic wellbeing of people and communities and for their health and safety.
2. Recognise the functional and operational needs associated with the use and development of nationally and regionally significant infrastructure.
3. Subdivision, landuse and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of infrastructure.
4. Planning and development of infrastructure will consider the needs and the wellbeing of current and future communities.
5. Recognise that infrastructure can have important environmental, economic, cultural and social effects.

2.6 STRATEGIC DIRECTION 6 NATURAL ENVIRONMENT VALUES

The Taupō district is characterised by important landscapes and natural areas. These areas are a strong part of the identity to the district and are valued by the local communities and also hold importance nationally. As well as being an important part of the districts identity these areas also have a range of important social, cultural and environmental (including intrinsic) values.

The effects of human activities such as built development, vegetation clearance and land development etc. can significantly alter the character of the environment resulting in the loss of these areas and their values. While parts of the District have been significantly modified by human activity, vast areas of the natural landscape remain.

These areas are on a range of public (reserve, forest and national parks) and private tenure. There is also a high proportion of these areas on māori land throughout the District which can impact the ability of māori landowners in undertaking development on their ancestral lands.

2.6.2 Objectives

1. Recognise the importance of the districts natural values and landscapes and their significance to the Taupō Districts communities and identity.
2. The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.
3. Activities which will lead to the enhancement of indigenous biodiversity values will be recognised and provided for.
4. Recognition of the extent of indigenous vegetation and habitat under Māori land tenure, and the need to provide for the important relationship of Māori and their culture and traditions with their ancestral lands and wāhi tapu.
5. The protection of outstanding landscape areas from inappropriate land use and development which may adversely affect their landscape attributes.
6. Recognition of the relationship of tangata whenua with the natural values of their ancestral lands, waterbodies, sites, cultural landscapes, and other natural taonga of significance.
7. The natural character of riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development.

2.6.3 Policy

1. Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from land use and development activities that will have more than minor effects on the ecological values and processes important to those areas.
2. Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity values.
3. Recognise and provide for tangata whenua in their role as kaitiaki of the natural values on their lands and the wider district.

4. Activities must recognise and maintain the attributes of identified outstanding natural features and landscapes and not have any more than minor adverse effects on them.
5. Encourage the protection, enhancement and restoration of natural and landscape value areas, including by supporting opportunities for tangata whenua to exercise their customary responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing these areas.
6. Recognise the contribution made by landowners to the protection and enhancement of areas of natural values and landscapes.

Deletion of Current Chapter 2 of Operative District Plan

~~2 SIGNIFICANT RESOURCE MANAGEMENT ISSUES~~

~~2.1 Taupō District~~

~~The Taupō District is located at the centre of the North Island. The District has a total area of 6,970km², comprising 6,354km² of land area and the remainder in waterbodies. The District makes up a significant part of the Taupō Volcanic zone and straddles the Taupō Fault Zone. Lake Taupō was formed in the crater of a volcanic caldera. The geomorphology of the District means that it will at times experience earthquakes and volcanic activity. There is an estimated District population of 31,521 (Census 2001).~~

~~Natural features and land ownership determine the areas that are available and potentially viable in terms of future development. Settlement within the District is characterised by the two principal towns of Taupō and Turangi, which provide functions and services typical of provincial New Zealand towns. Taupō, the largest town in the District, has an approximate population of 21,500 and is located on the northern shores of Lake Taupō; Turangi is situated on the southern shores of the lake. Mangakino is another relatively large settlement on the shores of Lake Maraetai at the northern aspect of the District. A number of smaller lakeshore or rural settlements within the District have evolved from either Maori settlements, recreational use of the waterbodies such as fishing baches, or are a legacy of hydro-electric power schemes. Today these settlements provide both permanent living and holiday accommodation. In more recent years there has been an increase in the number of rural lifestyle blocks close to Taupō town.~~

~~One of the most distinguishing features of the District is Lake Taupō, a resource of national significance. The lake's waters and foreshores, spanning an area of 616km², are controlled by the Department of Internal Affairs, which is responsible for its management and general development. The lake is the largest body of fresh water in New Zealand, and is an integral part of major power generating schemes. It offers some of the best trout fishing in the world, and provides for a wide range of other active and passive recreational activities. The two main rivers connecting to the lake are the Waikato River to the north, and the Tongariro River to the south. These rivers contribute significantly to the natural value, recreational, tourism and economic aspects of the District.~~

~~The District is rich with other natural resources, including waterbodies, indigenous vegetation, habitat of indigenous species, geothermal resources, and riparian margins. These all contribute to the varied and scenic landscape with many economic and recreational opportunities. The Tongariro National Park is another outstanding natural landscape feature of World Heritage Status, administered by the Department of Conservation. The Kaimanawa Ranges mark the District's boundary to the south and southwest and, like the Tongariro National Park, are protected through the administering body of the Department of Conservation. Geothermal resources significantly characterise the District, with features including mud pools, hot mineral springs, steam and sulphur and various geothermal fields such as Mokai, Ohaaki, Rotokawa, Tauhara, Tokaanu and Wairakei. A number of power stations, supported by these fields, add significantly to the local economy.~~

The District has experienced significant growth since the 1950's, with the majority of this growth a consequence of the District's natural resources and improved communication and transport links. Afforestation has taken place extensively around the District, particularly to the east, and continues to develop with further planting and milling of mature trees. Plantation forestry has been established in the Taupō District for many years and makes a significant contribution to the economic, cultural, social and environmental wellbeing of the District. Hydro power operations along the Waikato and Tongariro Rivers have also played a significant role in the development pattern of the District, expanding employment opportunities and increasing access to remote areas of the District. Discovery of a cobalt mineral deficiency in the volcanic soils around Lake Taupō and the subsequent remedy of this, opened up land in the north and west for sheep and beef cattle farming. In more recent years there has been an increase in dairy farming.

The combined resources of the recreational and scenic appeal of the lakes and rivers, unique thermal areas, proximity to the ski fields and tramping grounds of the Tongariro National park and improved road and air links, account for the strong economic base in tourism as a major contributor to the local economy. Nearly 700,000 people visit the District each year, including 128,000 international visitors. This strong emphasis on tourism is reflected in the relatively large numbers of motels and holiday accommodation within the District and the vast selection of both passive and active recreational pursuits and business operations.

Constraints for development within the District include the presence of steep hill country and mountains, thermal areas, the Waikato River (in terms of crossings) and large areas of Crown and Maori owned land. The greatest development pressure within the District is around Taupō town, with growth of the town forecast to continue at a steady rate.

2.2 Tangata Whenua of the Taupō District

‘Ko Tongariro te maunga
Ko Taupō nui a Tia te moana
Ko Tuwharetoa te Iwi
Ko Te Heuheu te Tangata’
‘Tongariro is the mountain
Taupō nui a Tia is the inland sea
Tuwharetoa are the people
Te Heuheu is the Man’

The above proverb identifies the tribe of Ngati Tuwharetoa who live on the shores of Lake Taupō and in other outlying areas. It was first spoken by Potatau Te Wherowhero, the first Maori King, who came from within the boundaries of the Waikato people.

The Ngati Tuwharetoa Iwi and its Hapu are the kaitiaki or guardians of what is now known as the

~~Taupō District, encompassing Lake Taupō nui a Tia, the Waikato River and the Mountains of the central North Island— Ruapehu, Tongariro, Ngauruhoe, Pihanga and Tauhara.~~

~~In 1887 the Paramount Chief of Ngati Tuwharetoa, Horonuku Te Heuheu Tukino, gifted the peaks of Ruapehu, Tongariro and Ngauruhoe, to form New Zealand's first National Park.~~

~~In 1999 there were some 28,000 Tuwharetoa tribal members spread throughout New Zealand and the world. Of this number, approximately 8,000 members remain in the Taupō District. The section in the Plan on Significant Resource Management Issues, related to Issue 3— Tangata Whenua Relationships, will be expanded as Cultural Values studies are undertaken.~~

~~2.3 Significant Resource Management Issues~~

~~The significant resource management issues of the District have been identified and discussed in the following, forming the basis of the Plan. They are addressed through a number of objectives and policies, tying the Plan to the community's desired outcomes.~~

~~ISSUE 1— AMENITY AND CHARACTER~~

~~What is Amenity?~~

~~The Resource Management Act 1991 defines amenity as:~~

~~“...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.”~~

~~The Environment Court has expanded on the Act's definition of amenity in the Phantom Outdoor Advertising Ltd v Christchurch CC case (EnvC C90/2001) by stating:~~

~~“...pleasantness, aesthetic coherence, and cultural and recreational attributes were not some combined absolute value which members of the public appreciated to a greater or lesser extent. Rather, the definition of amenity embraces a wide range of elements and experiences, and appreciation of amenity values may change depending on the audience.”~~

~~Amenity values almost defy a specific definition. Amenity values are subjective to each individual person, and may be influenced by their particular circumstances and traits. These observations signal the importance of consultation to find out those features or values that are important in respect to each proposal.~~

~~What is Character?~~

~~While the Act does not define “character”, the Oxford Dictionary defines it as:~~

~~“Collective qualities or peculiarities that distinguish an individual or group...”~~

~~Although there is also a subjective component to ‘character’, it can be more readily described than amenity. Hence in case law it is not uncommon for participants or even for the Environment Court to identify particular qualities or peculiarities that comprise the character of an area. For example, in the context of the Rural Environment such components may include, (but are not limited to): open space;~~

a lower incidence of built structures (as compared to other environments); fewer people; more flora (both indigenous and exotic / commercial), and fauna; open vistas; a lower level of background noise; less “hustle and bustle”; and a higher incidence of organic odours (compared with a higher incidence of inorganic odours in other environments).

However, there will be significant diversity in character of each Environment identified within the Plan, as each Environment itself is generally quite large in area and hosts many different activities.

Over time, distinct Environments have been created within the District. The nature of each Environment has been largely determined by the type of predominant activity taking place, and often the resulting community perception of the associated level of amenity. One of the Council’s roles is to define, develop and maintain, and enhance the community’s amenity and character within these identified environments. This is achieved through the performance standards of the Plan and through the allocation of resources in the Annual and Strategic Plans.

Within the Plan, the Environments of the District have been identified as being Residential, Rural, Town Centre and Industrial. The Plan contributes directly to the amenity of these Environments through the establishment of performance standards, such as building setbacks, noise standards and maximum height. Natural Value and Landscapes contribute to the amenity and character of the District, particularly in the Rural Environment, and are provided for through the implementation of policy. In addition to these environmental standards, the community develops itself, creating an environment to reflect its own individual character. Therefore, it is essential to recognise that development of this community amenity and character is not static, but instead is part of a dynamic and continuous process in which the District Plan is involved.

The role of the Plan, therefore, is to ensure the maintenance and promote the enhancement of the identified character, amenity and utility of these Environments. This is through ensuring that any adverse effect of an activity on the identified character, amenity and utility of the particular Environment is avoided, remedied or mitigated. Adverse effects can arise through the location of activities within an inappropriate Environment, or through conflict at the interface of Environments with different levels of accepted effects. Some Environments can be sensitive, with other Environments perceived to be more robust – absorbing potential effects more readily. These issues are reflected within each of the Environments and within the relevant performance standards.

Implemented through: Residential Environment, Rural Environment, Industrial Environment, Town Centre Environment.

ISSUE 2 – TANGATA WHENUA RELATIONSHIPS

Resources of cultural and spiritual significance to Tangata Whenua can be lost or damaged if development and activities are undertaken without consideration for the value or significance of the site. The Plan recognises and provides for the special relationship of Tangata Whenua, their culture and traditions with their ancestral land, water and other taonga.

Section 6 requires that the relationship of Maori, their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga 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. The Council has a duty under Section 8 of the Act to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The recognition and acceptance that there are different understandings of resource issues between Tangata Whenua and the Council is an important issue involved within resource management. Consultation between parties will provide the basis for achieving a greater understanding between Tangata Whenua and the Council.

Implemented through: Tangata Whenua Cultural Values Section.

ISSUE 3 — HERITAGE

Heritage is an important part of any District, helping to define the community and giving it a sense of place. Heritage within the District includes natural resources such as lakes, rivers, geothermal resources, landforms, and indigenous ecosystems including native bush, scrub and wetlands. Heritage also includes places, structures, landscapes and resources of historical, archaeological, cultural, territorial, and ancestral significance including sites of waahi tapu. Accordingly, heritage can be divided into two broad categories, natural relating to the land's natural features and characteristics, and cultural, being the image of the culture that has been left on the land, or facets of our past and present that have special significance. Responsibility under the Act includes ecological values, Maori values, historic values, landscape values, community values. The Heritage Issue and associated sections will be amended to reflect the outcomes and ongoing studies.

Implemented through: Tangata Whenua Cultural Values, Landscape Values, Natural Values, Historic Values.

ISSUE 4 — THE NATURAL ENVIRONMENT

Within the Taupō District there are a number of outstanding natural areas, features and landscapes that are of significance. Often natural features are subject to a range of conflicting development pressures. Balance is required between the competing demands of protecting those areas, the community's desire to use and enjoy those areas, and the landowners' right to use those areas.

Of special importance within the District are waterbodies, being some of the District's greatest natural assets. Many values are associated with these waterbodies, including resource use, recreation, natural, cultural and historic values that all need to be appropriately incorporated in to their management. Of concern is the potential for activities on the surface of the water to have adverse effects on the amenity values of particular waterbodies, causing conflict and limiting the waterbodies' capacity to cope with use.

In particular, Lake Taupō, considered by many to be the central natural feature and taonga of the District, is a significant natural feature. Only a long term and integrated approach to resource management in the Lake Taupō catchment will be effective in dealing with the complex and often inter related resource management issues facing this waterbody. Of importance is water quality, with nutrient inputs from sources such as run off from pastoral agriculture activities, poorly managed on-

site effluent treatment, and stormwater from roads and development, thereby deteriorating the existing quality of water.

The protection and enhancement of the District's natural environment is an important issue locally, nationally and internationally. The identification and protection of our natural areas is important with the District Plan providing a range of opportunities to achieve this.

The Plan includes the results of research undertaken by the Council in the identification of the District's valued landscapes and natural environment. Proposed development or activities will be required to demonstrate an understanding of the pressures and the threats and the community values associated with these natural areas in order to avoid, remedy or mitigate any adverse effects on the environment.

~~**Implemented through:** Landscape Values, Natural Values, Activities on the Surface of the Water.~~

ISSUE 5 — THE AVOIDANCE OF HAZARDS

The District Plan has a role in protecting both the community and the environment from hazards. Hazards can come in the form of technological hazards associated with activities carried out within the District, and also natural processes present within the natural environment.

The community and individuals of the District can be adversely affected when activities and development are located in areas subject to the effects of natural hazards or land instability. The risks of natural hazards on the environment can also be increased or altered. In addition the storage, handling or transportation of hazardous substances in an irresponsible or inappropriate manner can adversely affect the health and wellbeing of the community and the environment.

Appropriate levels of protection for communities needs to be established along with ensuring activities and developments do not increase the level of threat, or increase the potential for hazards to occur. The identification of natural hazards and subsequent protection of at-risk communities is required, as well as the development of hazard reduction from a variety of pollutants such as noise, sprays and odour. Odour will seek to protect people and communities from the dynamic qualities of geothermal activity by managing the location of urban growth and related infrastructure, in particular in areas of current and/or historic hot ground.

~~**Implemented through:** Natural Hazards and Unstable Ground, Hazardous Substances, and Hot Ground Hazard Areas.~~

ISSUE 6 — GROWTH MANAGEMENT

Parts of the district are currently experiencing population growth resulting in the need for residential and urban expansion, which increases the pressure on existing infrastructure. This requires the construction of new infrastructure for roads, water, wastewater, stormwater and reserves networks that collectively create a sustainable urban form. The district is also experiencing increased recreational and tourism development which places pressure on the natural and physical resources of the district such as lakes, rivers and natural areas and reserves. The issue of growth management also directly deals with the avoidance, remedying and mitigation of adverse effects on the natural environment.

The provision of infrastructure, land ownership issues, the presence of natural resources and existing development can all influence how and where new development takes place. In terms of geothermal resources, Council has measures to address the issue of reverse sensitivity of urban expansion and development in the immediate proximity of power stations. In addition, as people's expectations and desires change over time so do their aspirations towards where and how they want to live. Structure plans prepared either by Council or privately, indicate the nature of any urban growth options to guide urban expansion in a coherent way.

Implemented through: All sections of the Plan.

ISSUE 7 — BUSINESS ACTIVITY

The Taupō economy has a strong record of commercial and industrial growth over the last 20 years. Commercial and industrial activity utilises major resources of the City in terms of land and buildings. And these resources have significant value to the District as a whole.

The Taupō economy is a diverse one. The district contains over 33,000 people, with Taupō township being the dominant venue of employment and business activity. Only modest growth is anticipated over the next 20 years with a population by 2031 edging closer to 40,000.

There are two dominant factors within the Taupō economy these include a proportionally considerable manufacturing sector, which operates to a significant extent in servicing the farming, forestry and energy activities within the district. The second is the role of Tourism in both growing and sustaining commercial activity and employment. Accordingly, there has historically been the distinction and separate grouping of Industrial activities within Industrial Environments, and more commercial, tourism and public sector activities within Town Centre Environments.

Business development, including new land use and subdivision, results in changes in the places we work, and associate with. Change can be positive or negative, depending on where, when and how it occurs. Economic development can better enable people and communities to provide for their economic well being, and where appropriately managed can also promote positive changes to the environment.

The strategic integration of land use with regionally significant infrastructure, including the State Highway and Arterial Road network is important for the functioning of communities at the district and local scale. Without effective regionally significant infrastructure the benefits of business development will decline or business development will result in unacceptable adverse effects on the environment.

Once business development is established it is likely to exist for a number of generations. Changing the form and structure of established urban and rural areas can be difficult and expensive. Therefore, it is important to achieve a robust form of development that is responsive in the long term to the changing needs of Taupō District's many communities.

Unless the design, location and function of business development is not carefully managed, it will not necessarily be able to:

(1) respond to changes in the demographic structure of the population.

~~(2) enable socially cohesive and resilient communities.~~

~~(3) reduce the intensity of energy use.~~

~~(4) reduce vehicle trip frequency, trip generation and distance, and improve modal choice.~~

~~(5) make efficient use of physical resources within communities, especially those associated with Town Centre Environments.~~

~~(6) efficiently and effectively provide public infrastructure such as roads, sewerage, stormwater and potable water.~~

~~(7) agglomerate in defined locations so as to better internalise and manage adverse environmental effects;~~

~~(8) agglomerate commercial activities within Town Centre Environments so as to provide for the more efficient provision of activities and services provided, and enhance certainty in public and private sector confidence in physical infrastructure in these locations.~~

~~(9) recognise and avoid reverse sensitivity effects.~~

~~ISSUE 7A – CHARACTER~~

~~Existing Town Centre Environments, in particular the Taupō Town Centre Environment, represent an agglomeration of significant resources, play an important role in providing for the economic and social well-being of the district, and have an associated value and range of benefits to the community; reinforcing the distinct character that define these Town Centres presents challenges for the identification of appropriate mechanisms to ensure that such resources are sustainably managed for existing and future communities.~~

~~ISSUE 7B – LAND USE~~

~~The Taupō Town Centre Environment, as a diverse urban environment provides the greatest scale and intensity of business activities. The Taupō Town Centre Environment may struggle to maintain this role if there is significant dispersal of retail/commercial activity through the Taupō urban area.~~

~~Likewise the Industrial Environments provide for the agglomeration of activities with effects that may impact on more sensitive land uses, such as Residential Environments. There is a need to ensure the provision of suitable capacity and locations for such Industrial activities to further the economic growth of the district, and to provide mechanisms to internalise and manage the adverse effects of these activities.~~

~~ISSUE 7C – BUILT FORM~~

~~Any change in the pattern of distribution of business activities can result in particular adverse effects or require consideration of linkages with other aspects of urban form, including the following:~~

- ~~• relationship to Residential Environments, transport routes and community facilities;~~
- ~~• efficiency of use of existing resources including public infrastructure and the ability to access goods and services;~~

- ~~impacts upon Town Centre Environments, the significance of the impact, and whether there is a likely reduction in social and economic function and amenity of those centres;~~
- ~~the ability to adequately integrate and provide for community infrastructure, including roading, sewer and water supply;~~
- ~~the ability to integrate with, and maintain the function and efficiency of the wider road network.~~
- ~~for some activities such as retailing and residential activity, the potential to restrict the opportunities for industrial activity to operate and expand within Industrial Environments, which may unnecessarily put pressure upon those industrial activities to reduce the nature of their operations or relocate.~~
- ~~The need to separate incompatible activities including reinforcing the East Taupō Arterial as an 'urban fence'.~~

~~ISSUE 7D – CIRCULATION~~

~~The integration of land use and the transport network provides challenges for ensuring that the growth and development of business activities can be accommodated within the road network, but not at the expense of degrading the amenity, safety and functioning of that network.~~

~~ISSUE 7E – HERITAGE, PUBLIC SPACE AND CULTURE~~

~~Providing for the economic growth and development of business activities within the district provides challenges for ensuring that Taupō's unique heritage and culture is acknowledged and celebrated.~~

~~ISSUE 7F – ECONOMIC GROWTH~~

~~There is need to ensure that there is a diverse range of opportunities to develop economic and employment growth within the district, so as to retain and attract a diversity of people and business interests. This presents challenges in terms of identifying appropriate locations and servicing requirements to foster such growth.~~

~~ISSUE 7G – SUSTAINABILITY~~

~~Business buildings and activities can, if not appropriately managed, give rise to adverse effects on the visual and other amenities within and adjoining areas of business activity, including effects of building height, form and design, and effects of an activity's noise production, hours of operation and traffic generation. Some new industrial areas also pose difficulties in relation to their servicing requirements for future development.~~

~~**Implemented through:** Taupō and Centennial Industrial, Taupō Town Centre, Residential and High Density Residential, Spa Road Mixed Use Zone and Business Development Chapter~~