



18 Waipapa Street,  
Kuratau  
6 January 2017

(Postal address: PO Box 28855, Auckland 1541)

The Property Officer, Taupo District Council, Private Bag 2005, Taupo 3330

**Objection to proposed road stopping of pedestrian access 25 - 27 Waipapa Street, Kuratau.  
Lot 26 deposited Plan 52469**

We have owned the property at 18 Waipapa Street Kuratau directly affected by this proposal for since 1985. We wish to lodge an objection for the following reasons:

**1. TDC removal of trees protecting escarpment and walkway.**

Our understanding is that it was TDC that removed the trees protecting the escarpment below numbers 25 & 27 Waipapa St. It seems reasonable to expect that TDC arborists and slope stability specialists would have given their OK to the tree removal, prior to Council undertaking this work. After the removal of the trees, we contacted TDC, and on two separate occasions we were assured that a planting programme was planned and there would be no adverse effects on the bank. Therefore, we could be assured that our use of the walkway and direct access to the lakefront would be continued and maintained.

The escarpment had been stable for some 30 years prior to TDC's removal of these trees so it appears that it was TDC's action that lead to the slip below these properties. It therefore seems only fair and equitable that TDC should make good and reinstate the walkway as per the assurances we were promised.

**2. Removal of amenity and diminution in property value.**

We bought our property at Kuratau because Kuratau was well planned and well laid out with walking tracks providing safe car-free access to the lake from many properties; especially for the number of children and grandchildren who frequently holiday in this street.

When we purchased our particular property at 18 Waipapa Street it was serviced by two pedestrian access-ways to the lake:

One through "common usage" down the private right-of-way at the end of Waipapa Street to the lake reserve behind Hinerangi Place then down steps to the lake. This access has been unusable for some time due to unwilling & abusive owners at no 33 Waipapa St.

The other closer and more desirable access has been through the subject walkway between 25 & 27 Waipapa St, which TDC has closed.

We believe that our property is diminished in utility, desirability and value due to the removal of the amenity of adjacent pedestrian lake access.

**The TDC has stated that there is another comparable public walkway 195 metres to the west, from Pihanga Road, Hinerangi Place and Te Ara Hori Road – but this is only as the crow flies. There is absolutely no direct access to this walkway from Waipapa Street. The only way of accessing this walkway is by walking at least 1.5km door to door.**

**Plus, there is a flight of over 100 steps to negotiate to get to the lake. There is just no comparison to the accessibility of the public walkway under consideration. The Council is making an unfair and unrealistic comparison.**

### **3. Rates paid**

Given the rates that we and other property owners in the area have paid TDC over the years, it seems reasonable to request that TDC now fund reinstatement of the walkway.

We ask you therefore to give serious consideration to reopening the walkway between 25 & 27 Waipapa Street and therefore formally object to the "road stopping" as notified.

**Note -** Could the TDC please check that the appropriate legally required notice of this closure has been followed. As an affected resident, we would have not been aware of this issue had we not been informed by another house owner in the street. As 18 Waipapa Street is our holiday home we are not there permanently and rely on the TDC to take all reasonable steps to inform the residents of any changes that affect the quality of living and consequent value of the property at a lakeside holiday area. A number of other ratepayers and property occupants may be interested in the re-opening of this walkway but may not be aware of the road stopping notice. (Many properties in Waipapa Street and nearby are holiday homes, where the houses are occupied but not necessarily by the owners). It is possible that there would be more objections if more people were made aware of this proposal e.g. by a TDC mail-out and/or Omori-Kuratau newsletter.

Yours faithfully,

The image shows two handwritten signatures in blue ink. The first signature on the left is 'S.H.' and the second, larger signature on the right is 'G.H.'.

Stephen and Gail Hofmann (Praha Trust)

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