

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON THURSDAY, 18 OCTOBER 2018 AT 9.30AM**

- PRESENT:** Cr Rosie Harvey (in the Chair), Cr John Boddy, Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Maggie Stewart, Cr John Williamson
- IN ATTENDANCE:** Chief Executive, Head of Operations, Head of Regulatory & Risk, Head of Community, Culture & Heritage, Head of Communications & Customer Relations, Resource Consents Manager, Senior Resource Consents Planner, Civil Defence Emergency Manager, Policy Manager, Senior Policy Advisors (H Tattle and H Samuel), Policy Advisor, Senior Administrator (Policy), Democratic Services Officer
- MEDIA AND PUBLIC:** Thirteen members of the public over the course of the day

Note: Immediately prior to the meeting, everyone present in the Council Chamber participated in the New Zealand Shakeout! earthquake drill.

The Deputy Mayor, Cr Rosie Harvey welcomed everyone to the meeting and thanked councillors, staff and members of the public present for taking part in the New Zealand Shakeout! earthquake drill.

1 APOLOGIES

TDC201810/01 RESOLUTION

Moved: Cr Barry Hickling
Seconded: Cr Anna Park

That the apologies received from His Worship the Mayor, David Trewavas and Cr Kirsty Trueman be accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

Nil

4 POLICY AND DECISION MAKING

4.1 TO RECEIVE, HEAR AND DELIBERATE ON SUBMISSIONS MADE ON THE DRAFT TAUPŌ DISTRICT 2050 (TD2050) DISTRICT GROWTH MANAGEMENT STRATEGY

The following documents had been circulated prior to the meeting:

- (i) The full bundle of TD2050 submissions received.
- (ii) A summary of submissions.
- (iii) Officer advice.
- (iv) Late submission #42.
- (v) Late submission #43.
- (vi) Additional information circulated at the request of submitter #38 (A2339974).

- (vii) Copy of submission #39 re-circulated at the request of the submitter (A2339975).
- (viii) Draft Taupō District 2050 Growth Management Strategy (A2284032).

TDC201810/02 RESOLUTION

Moved: Cr Anna Park
Seconded: Cr Barry Hickling

1. That Council receives submissions made on the draft Taupō District 2050 District Growth Management Strategy (TD2050).
2. That Council accepts late submissions from the following submitters:
 - Submitter 42
 - Submitter 43

CARRIED

The following speakers spoke to their submissions and answered questions, with additional points as noted.

16 – Topia Rameka - Tauhara Middle 15 Trust

- The Tauhara North Block and Tauhara Middle 15 Trust land is a large piece of land adjacent to the industrial area. Please at least have a discussion with Tauhara Middle 15 Trust about the future possibilities for this land.
- The Trust did not have a view at this stage on whether the land should be zoned residential or industrial. The land is freehold with geothermal encumbrances (Contact) – this should not be a hurdle to future growth.
- The TD2050 Growth Strategy as proposed would unnecessarily restrict progress with the land.

39 – Janet Spilman - Kuratau Omori Preservation Society

Ms Spilman tabled notes in support of the submission (A2339709).

- Acknowledged the input of the previous Chair of the Society, Rod Neveldsen, into the submission.
- The site in Kuratau known as the Pukawa Trustees D2/D3 block should not be identified as being 'ready to go' in the TD2050 Growth Strategy, as this is misleading.
- Summarised the background to the Kuratau Omori Preservation Society and the zoning of the D2/D3 block. There are many planning constraints in place in relation to the site. It should be identified as "new residential" instead of "residential – ready to go".
- The application to subdivide the block into 81 sections should be publicly notified.
- Thanked Council for support over last two years with community planting days.

38 – Joanne Lewis and Mike Keys – Proprietors of Hauhungaroa No 6 Block Inc

- The submission related to the Hauhungaroa No 6 Block, Whareroa Station and the Whareroa settlement.
- In support of Whareroa North being shown as a future growth area in the TD2050 Growth Strategy.
- Section 4.7 of the document is unnecessary – Whareroa should not be singled out on its own.
- Single land owner has developed the land and plans over 30-40 years.
- Referred to a document circulated the day prior (A2339974). Prepared by the Trust in 1989 when Taumarunui and Taupō amalgamated and the Mayor visited Whareroa. Approval to progress the roading into the area from SH32 cost a lot of money at the time (\$750k). This development is very special and the developer has had a passion for the area for a long time.
- Referred to the Infrastructure document circulated the day prior. The proposal is for an efficient expansion of services created over five decades. It would be totally unjust to not reap the full potential of the extra capacity installed.
- A vital element of the development is the crossing over the Whareroa stream. This (Whareroa North) had been part of the thinking from the start. Sewerage, water and reserve land were all designed with Whareroa North in mind.

- Many open days had been run over the years and Whareroa south; Department of Conservation; Waikato Regional Council; and Tūwharetoa Māori Trust Board had all been consulted.
- The design of Whareroa North was driven by landscape and ecological matters. The concept plan was an improvement on the Southern Settlement Plan, as no houses are proposed in the SNA area.

13 – Helen Brosnan (Cheal) – Mega Foods Limited

Ms Brosnan tabled two A3 sized maps of the Mega Foods site on Broadlands Road (A2339716).

- Mega Foods Limited had purchased 63 Broadlands Road (approximately 20ha opposite the Broadlands Road landfill) for the purpose of developing a logistics centre, including a warehouse and cold store. Employing 10-20 people in the Taupō district and bringing people in to the district as a cross over point.
- The land was currently zoned rural, but should be zoned industrial and included in the yellow area of TD2050 Growth Strategy document –the 2006 strategy had signalled that it would be industrial. If that was not possible, then it should be earmarked as a future industrial growth area.
- It was Mega Foods view that the land was developable. Cheal had investigated and confirmed that any constraints on this particular land could be overcome, for example extending water main capacity and on-site wastewater treatment. Feedback from Contact had been positive and servicing could be subject to conditions at the resource consenting stage.
- Please include the submitter in the upcoming District Plan review process.
- In relation to the urban fence approach, this was a great idea for residential development, but not necessary for industrial development. Rakaunui Road already provided a good buffer for residential developments.

18 – Murray McCaw – Enterprise Great Lake Taupō (EGLT)

Mr McCaw made a PowerPoint presentation (A2339720).

- Expressed a view that it was disappointing that the draft TD2050 Growth Strategy did not align with Council's recently adopted Economic Strengthening Strategy.
- EGLT was concerned at the use of the Property Economics report in the drafting of the draft TD2050 document. The assumptions out of the Property Economics report were more conservative than information provided by Infometrics. A peer review of underlying growth assumptions was needed – please consult EGLT.
- In relation to tourism numbers, is Taupō going to be adequately set up to attract international visitors in future? Tourism numbers have an impact on the underlying assumptions relating to growth.
- Over 100ha of the 175ha indicated as developable land is restricted, so only 75ha is actually available. In recent months several commercial operators have investigated setting up in Taupō but have not been able to find industrial land ready to go. Rezoning processes result in time; uncertainty; and cost for potential developers. If we want a growth economy, we need to welcome new business and minimise red tape.
- Commercial land was needed for tourism development to take place.
- Have we considered the impact growth is having on the residential market? Air bnb-type accommodation is not going to slow down and housing constraints affect employees.

The meeting adjourned at this point (10.22am) and reconvened at 10.40am.

31 – Rod Neveldsen

- Mr Neveldsen was no longer Chair of the Kuratau Omori Preservation Society, but he remained very concerned at the parts of the draft TD2050 Growth Strategy that indicate there is residential land in Kuratau 'ready to go'. The implication that development could start immediately in that area was misleading. The specific District Plan rules applying to Kuratau need to be noted to alert readers to the difficulties with the land.
- Provided historical background information.
- The land is subject to Significant Natural Area (SNA) rules. The land could suffer liquefaction in an earthquake. The landowners are proposing 86 sections back from the river but they have not taken notice of the SNA and other rules which apply to the land, for example vegetation clearance rules.
- The application for development at Whareroa has been amended to avoid the SNA headland on the northern side of the Whareroa River – this is a good thing, as the developer has recognised the land's

special status in planning terms and needs to be protected.

- Council members have a responsibility as stewards of the land at Omori Kuratau. Review your rules, apply the rules and have constructive discussions with developers.

43 – Catriona Eagles (Cheal) – Wairarapa Moana Ki Pouakani

Ms Eagles tabled some aerial photographs of the Southern and Northern portions of Mangakino over several years (A2339736), along with an A3 sized 'Development Concept Plan 70 lots' for Mangakino (A2339740).

- Requesting Council to consider changing currently zoned 'rural' areas in Mangakino to 'residential'.
- Provided historical information about the approach to zoning of land in Mangakino.
- There had been considerable growth in Mangakino in recent times, with 82 building consents issued in the last 2.5 years (approximately half for dwellings and half for garages). The draft TD2050 document stated that 105 vacant lots were available in Mangakino, however Bayleys agents say there are about 60 vacant lots and no properties for rent. In summary, there was a lack of supply of residential land in Mangakino.
- Wairarapa Moana Ki Pouakani's interest was in two key areas of land. Southern parcel of land – this would be suited to residential development. Northern parcel of land – adjoins Lake Maraetai, is close to the wastewater treatment plant and the topography would lend itself to fantastic lots overlooking the lake.
- Council should consider future growth requirements for Mangakino including infrastructure capacity, as has been done for other parts of the district. Please include the submitter in discussions on future planning for Mangakino.

29 – Dave Moule (Boffa Miskell) – Kaiapo Bay Limited

- Kaiapo Bay Limited – owner of 15 and 37 Kaiapo Road, Taupō (115ha).
- Resource consent application has been lodged for a proposed 46 lot rural residential subdivision – high quality dwellings.
- The submitter strongly supports the review of the TD2050 Growth Strategy and general direction, however has concerns about certain assumptions made in establishing future development patterns. Modern forms of rural residential living are not adequately provided for in the draft TD2050 document.
- Council needs to provide for a greater range of lifestyle block options to achieve its vision for the future. Using the TD2050 Growth Strategy to do this would be a more efficient and robust way to manage growth than via District Plan review.
- The density limit in the draft TD2050 document is too onerous – a minimum average lot size of 1.2ha would be a more appropriate threshold and if Council was to identify areas, 15 and 37 Kaiapo Road should be shown as appropriate for development.
- It was better to identify future development through policy framework rather than picking winners by identifying development options on a map. Part of the policy framework could include expectations around the provision and maintenance of infrastructure. The TD2050 Growth Strategy should provide a policy gateway with clear assessment criteria.
- Wastewater would be a central consideration at the upcoming resource consent hearing. The landowner was certainly committed to advanced levels of wastewater treatment and confident appropriate mechanisms could be put in place to deal with wastewater issues.

33 – Hamish Crawford (Opus) – CN Top Ltd, Rajasingham Family Trust, Lexus Trustees 11 Ltd

Mr Crawford was representing three landowners. He tabled a map indicating the location of their respective properties (A2339766) – 46ha.

- All three landowners (CN Top Ltd; Rajasingham Family Trust; and Lexus Trustees 11 Ltd) own land within future residential growth areas. All support the draft TD2050 Growth Strategy and are motivated to develop the land in future.
- Noted that infrastructure upgrades were included in Council's Long-term Plan 2018-28.
- Have had preliminary discussions with Council staff, in-depth investigations still to come.
- Adopt the TD2050 Growth Strategy as proposed, including investigating roading upgrades including realignment of Poihipi Road.

20 – Topia Rameka – Tūwharetoa Māori Trust Board

- The submitter supports the need to review the TD2050 Growth Strategy to ensure development happens in a sustainable manner.
- There should be a separate section acknowledging Council's relationship with Ngāti Tūwharetoa.
- The current Joint Management Agreement (JMA) with Council; the future Taupō Waters JMA and the catchment JMA should all be included and recognised in the strategy.
- Supports the aspirations of the landowners of Paenoa Te Akau; Rangatira E; and Tauhara Middle 15.
- Mapara valley – supports the need for infrastructure and an evidence-based approach.
- Whareroa north – investigate new and innovative models to tap into the potential of these and other multiply-owned Māori lands. Supports the aspirations of the owners of Hauhungaroa No 6 Block.
- Five Mile Bay – supports the return of the land to Ngāti Tūwharetoa with specific encumbrances. No further planning or development restrictions should be placed over the site.
- Please dedicate resources to deal with the unresolved matter of Council-owned infrastructure on Trust Board property.

28 – Brent Carlton (via speaker telephone)

- Seeking clarification of how much land would be separated on the other side of the Western Kinloch Arterial (WeKA) road and proposing measures be put in place to mitigate issues such as road safety including stock movements.
- Concerned that dividing the land up would make it uneconomic to farm, sell or subdivide. It would be unfair to class the owners as “developers” – they should be exempted.

In answer to a question, the Policy Manager confirmed that only the first part of the road designation coming from town was proposed to be retained (between Wairakei Drive and Poihipi Road). The rest of the WeKA near Mapara Road towards Kinloch would not be retained. The submitter responded that that addressed the issues he had raised.

7 – Bernhard Chrustowski

Mr Chrustowski tabled notes in support of his submission (A2339754).

- Ensure correct legal descriptions and maps are used in planning documents. For example, Wharewaka south reserve including car park – what is in the draft TD2050 document is not consistent with other Council documents.
- The public access and walkway at the top of the escarpment at the Wharewaka Point subdivision must be protected in perpetuity.
- Consider some appropriate infill or smaller lot sizes in new subdivisions, for the more mature members of our community.
- Future growth nodes – please provide for safe walking and cycling amenities.
- Ensure adequate provisions are put in place via District Plan and other planning documents, to deal with environmental issues arising from climate change.
- Do not simply add future service requirements onto existing facilities, for example Waitahanui – that pump was not designed to take additional load.
- Council needs to assess its asset management schedule in light of growth and put adequate funding into its Long-term Plan to address requirement such as roading.
- Growth for the sake of growth is neither logical nor sustainable. Consider improvement in quality of life for all. The TD2050 Growth Strategy should address environmental issues and put initiatives in place to make a positive difference for future generations. Perhaps Council could convene a workshop on this topic for interested parties.

10 – Christopher Capizzi – representing father Joseph and sister Rachel Anne Capizzi

Mr Capizzi tabled notes in support of the submission (A2339761).

- Representing father Joseph Capizzi and sister Rachel Anne Capizzi, owner of 17 Te Puke Road, Omori (4.45ha).
- The submitters support the rezoning to residential of the rural land in Te Puke Road, Omori.

- The property was well-positioned, adjacent to Council reserve land. Rezoning will not have a negative impact aesthetically, as the block will be developed with a parklike feel and extensive plantings.
- The site already had water and electricity supplies.
- Future subdivision would be relatively straightforward as the land was mostly flat.

15 – Jane Penton – Lakes and Waterways Action Group (LWAG)

- Beginning to see pressure to subdivide rural land. Clearly delineated zones should apply to all subdivisions to avoid ad hoc development.
- Take a precautionary approach to subdivision. The current Kaiapo Bay Limited application could set an undesirable precedent.
- The Mapara valley is a sensitive catchment. Aspects of the Mapara Valley Structure Plan could be incorporated as part of the District Plan review process, to prevent pressures on that area from ad hoc development.
- Five Mile Bay – development is possible. If it goes ahead, LWAG advocates for the highest possible stormwater management in this area.
- Acacia Bay – further development should be conditional on wastewater reticulation to Taupō.

The meeting adjourned again at this point (12.14pm) and reconvened again at 12.45pm.

The Senior Policy Advisor (H Tattle) addressed the Council and advised that the TD2050 Growth Strategy was a high level strategic document which would inform the upcoming District Plan review. In answer to a question, he confirmed that all strategic directions contained in the TD2050 document had been considered through the lens of Council's new vision.

The Chief Executive, the Policy Manager and the Senior Policy Advisor answered further questions and the following points were noted:

- More work was required to identify land which could be appropriate for industrial zoning to meet future demand.
- Staff had discussed different data sets provided by Infometrics and Property Economics with Enterprise Great Lake Taupō. Infometrics data was focused on employment by sector whereas Property Economics delved deeper into industrial land use.
- 63 Broadlands Road was an example of a piece of land which had been removed from identified industrial land by the Plan Change 29 commissioners due to insufficient evidence to justify industrial zoning. There would be an opportunity to re-zone it as part of the District Plan review process, if that could be justified.
- Future infrastructure requirements were generally identified through asset management plans and long-term plans.

The Senior Policy Advisor (H Samuel) suggested that an action in TD2050 could be amended which indicated that areas previously identified as future industrial land, but which had been taken out during the Plan Change 29 process, could be considered further as part of the District Plan review. Members agreed with this suggestion.

Members worked through the summary of submissions and staff recommendations document, with additional points noted below.

Mapara Valley Growth

The Senior Policy Advisor (H Tattle) explained that most issues raised related to lot sizes in the rural area. This was an issue for consideration as part of the District Plan review. Overall, submitters generally agreed with the proposal to remove the Mapara Valley Growth zone and the Western Kinloch Arterial designation.

In answer to a question, the Policy Manager added that the Mapara valley may be appropriate for some level of lifestyle living; this would also be considered as part of the District Plan review.

Multiply-owned Māori Land

Members agreed with the recommendation to amend the 'Tangata Whenua and multiply-owned Māori Land' section to elevate the information about Tangata Whenua into a new partnerships section sitting with the Council vision. In relation to the point raised by Tūwharetoa Māori Trust Board about Council-owned infrastructure on Trust Board property, the Chief Executive advised that staff would continue discussions with the Trust Board on this matter.

Five Mile Bay

Members agreed to continue to identify Five Mile Bay as a future growth area for the reasons outlined. In answer to questions, the Policy Manager and the Senior Policy Advisor confirmed that:

- The Five Mile Bay maps contained in the TD2050 document align with the details of the Ngāti Tūwharetoa Claims Settlement Bill.
- The critical thing about the buffer around the airport was the approach path for helicopters. The TD2050 document provided flexibility for Tūwharetoa to address in the future; some residential development may be acceptable, but exactly where would be determined in the future.

General / Other

Members agreed the following in relation to the TD2050 Growth Strategy document:

- Include an additional (7th) strategic direction to acknowledge the importance of the district's natural environment.
- "Residential – ready to go" and "Industrial – ready to go" would be amended to "Residential zoning" and "Industrial zoning". It was noted that, in relation to the D2 and D3 blocks in Kuratau, the Environment Court had considered concerns around liquefaction but decided that the land could be rezoned residential.
- Maintain the consistent approach whereby the ETA provides an urban fence, for reasons established in the past, including geothermal extraction / subsidence and the need to protect the function of the bypass.
- Whareroa – maintain the wording to enable the private plan change process to determine what happens with that land.
- Make no changes to information relating to Mangakino. The population had been in decline for the last 20 years and this decline was projected to continue. Redevelopment of existing lots should be encouraged, rather than zoning new land on the periphery. Staff would continue to monitor activity in Mangakino along with the rest of the district in accordance with the National Policy Statement on Urban Development Capacity.

A member thanked Policy Team staff for their work on the draft TD2050 Growth Strategy, in particular their attendance at community meetings.

TDC201810/03 RESOLUTION

Moved: Cr Barry Hickling
Seconded: Cr Christine Rankin

That Council adopts the Taupō District 2050 District Growth Management Strategy (TD2050), as amended.

CARRIED

5 CONFIDENTIAL BUSINESS

Nil

The meeting closed at 2.04pm.

The minutes of this meeting were confirmed at the ordinary Council meeting held on 27 November 2018.

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CHAIRPERSON