

ATTACHMENTS

UNDER SEPARATE COVER 2

**Ordinary Taupo Reserves and Roding
Committee Meeting**

5 April 2022

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Tapuaeharuru Bay Lakeshore Reserves Management Plan (Hole in One site)

Submitter comment report

Response field Number and Name: 2-Feedback on proposed offerings
Question: Do you have feedback on any of the proposed options listed above?
Total number of responses:145
Submitters for this question
<p>1 - Graeme Spence: Question Comments:</p> <p>I oppose the complete development. If this was anyone else but an Iwi development company it would be turned town by Iwi.</p> <p>Iwi oppose I new sewer line going under control gate bridge from the proposed new subdivision off Poihipi Rd but want to build toilets on the lake front.</p> <p>The lake front should be kept clear and natural for all people to enjoy.</p> <p>This is a classic case of double standards but the council will approve it.</p>
<p>2 - Shirlene Mita: Question Comments: No to proposed plan</p>
<p>3 - Sarah Clarke: Question Comments: dont block off the beautiful views of our lake! no money is worth those views - thats what makes Taupo so special. Being anywhere along the lake and taking in breath taking views.</p>
<p>4 - Rachel Muir: Question Comments:</p> <p>No. Just no</p>
<p>5 - Clive Paterson: Question Comments:</p> <p>it's wrong to change regulations to allow this development! Lake front should be left alone.</p> <p>NO FROM ME.</p>
<p>6 - Helen Willis: Question Comments: That particular part of the lakefront is not used currently, apart from as a carpark. To add a cafe right on the lake front would be awesome. Better access to the lake and water activities seems like a no-brainer. Will be loved by locals and tourists alike.</p>
<p>7 - Jan Twentyman: Question Comments: it may not come to fruition but would be an asset and look better than the car park that has been constructed on the " main street " this would actually connect us to the lake . It would become a destination . Dont need toilets so close to lake they are over in the reserve .</p>
<p>8 - Silvia Mutton: Question Comments:</p> <p>Don't think a visitor centre would be suitable at this location due to limited parking and different motivation for people visiting this site. Visitor centre with much more parking is already located around the corner and other booking offices (Experience Taupo, Peter Pan) have not lasted long in the past.</p> <p>Events space not suitable here due to limited parking. Plenty of event spaces available in Taupo already.</p> <p>Would there be a separate lease for on-water activities for external businesses? There are plenty dotted along the lake front whose customer numbers would drop if there was a new business venture to open here.</p>
<p>10 - Caroline Levy: Question Comments: think its awesome idea, looks great</p>

<p>12 - Rachael Clark: Question Comments: Please dont ruin the towns lakefront</p>
<p>14 - Thomas Brakenrig: Question Comments: Sounds like an amazing opportunity to allow better connection to the lake closer to town. The current scrub covered cliffs keep you isolated from the lake. A development by Tuwharetoa makes sense as well. It will allow a culturally and environmentally significant development. The proposed designs and plans sound like they will still allow public access and use of the front. I think this is crucial to maintain. Over all it looks like an exciting proposal.</p>
<p>15 - Simon Varey: Question Comments:</p> <p>The open aspect of the waterfront should remain. It is also ridiculous to suggest people can walk below and at the side of the driving range for golfers.</p> <p>Thank you.</p>
<p>16 - Cecilia Pakome: Question Comments: Leave the lakefront as it is</p>
<p>17 - Geoff James: Question Comments: leave the lakefront as it is for all to view and enjoy the million dollar Vista!</p>
<p>18 - Donna Price: Question Comments: Taupo's waste water can not uphold our summer influx of visitors without issues. Having this on the lake front will cause pollution of our lake once again when your system fails. The hole in one is a thriving business and does not need to expand at the expense of our beautiful clean lake. The lake and the views are for everyone to enjoy don't destroy that with un unsightly building.</p>
<p>21 - Helen Townend: Question Comments: I believe that Taupo has a natural beauty. It is special to live in a town that sits on the shore of a natural wonder such as our mighty lake. I have seen developments such as the proposed outlined in the submission in many places around the world. These developments do nothing to enhance the natural beauty of the area. What they do is clutter the view and take away the very essence of what people come here to see. I believe we should be preserving what we have for all to enjoy rather than changing it and having buildings and structures being our focus. Currently there is a lot of development happening in our town but it is not on the lake front. Please consider keeping the integrity of our lake front as it is and keep the development away front the waters edge.</p>
<p>23 - Christine Crampton: Question Comments:</p> <p>Absolutely no way should there be development such as proposed on the Lakefront.</p> <p>Taupo Lakefront views are world class, do not destroy what we have.</p> <p>This proposal opens up the potential for further development on the Lakefront.</p> <p>I vote NO</p>
<p>24 - Heydin Lawson: Question Comments: Leave it the way it is</p>
<p>25 - Daniel Bagg: Question Comments: dont ruin the lake front. Once you start, you'll never be able to make it what it is today</p>
<p>26 - David Parker: Question Comments: The Lakefront should be considered sacrosanct. There are enough structures along the Tapuaeharuru Bay Lakeshore.</p>
<p>28 - Janine Kapua: Question Comments: Please leave it as is. Why spoil such an awesome view with new developments? Plus, once you start developing along the lake front it will result in more businesses wanting to develop, which will absolutely spoil our amazing view and lakefront.</p>
<p>29 - Tim Evans: Question Comments: This will destroy the view of the lake.</p>
<p>31 - Cecilia Thompson: Question Comments: Leave it alone ! We have an million dollar view , why would you want to develop anything there . Taupo is well known for its long road of Lake front view . Develop one building there , next thing the whole damn lake front will be requested for development. There are plenty of other places to build , NOT THE LAKE FRONT</p>
<p>33 - Bailey Foye: Question Comments: no building Of any nature or culturally inspired installetion should be allowed to be constructed on the lake side of the road above the current level. If it were to be done like the water</p>

<p>treatment plant and was below ground level leading to the lake then i would not object. It will be An obstruction to the lake view. Once you allow this then there will be open slather along the lake front and you will destroy the whole ambience of the lake front . do not go down this track just because of who owns the lease an any fear of offending or being called racist. ! Protect the asset that the region has.</p>
<p>34 - Sara Staniland: Question Comments: i think personally it wiuld be great for Taupo and only enhance the tourism for our town.</p>
<p>35 - Karen Souren: Question Comments: No way should there be any major development on the lakefront! The natural beauty would be greatly impeded by any development of this kind and I am adamantly opposed to this, like many other locals I have spoken to about it. I imagine most people here will not support this and I hope council does listen to local concerns rather than their own views on this matter.</p>
<p>36 - Steve King: Question Comments:</p> <p>There is no lack of food outlets in the area.</p> <p>A floating dock for other water based activities seems foolish in a zone where inexperienced golfers can hit balls in any direction without warning.</p> <p>I find it difficult to believe that a new project of cultural significance can be created on a purely for profit operation that has been running for a considerable length of time.</p> <p>Finally, an events/function centre sounds a lot more of a project than just improving the operation. This seems like a back door route to changing planning restrictions on the lake front.</p>
<p>37 - Kathey Lowther: Question Comments: leave the lakefront natural. Just because they own it, doesn't mean they can build. The lakefront should be a protected site for all to enjoy.</p>
<p>38 - Will Perry: Question Comments: it's a fantastic idea, the kind of thing that Taupo needs going forward if we want to continue to grow as a tourist destination and keep up with other similar regions and provide more industry to give more opportunities for people to come to, and stay in Taupo to live.</p>
<p>41 - Waitapu BEECH: Question Comments: No to development leave the lake front how it is. These constructions will ruin the beautiful views out to the lake and mountains</p>
<p>42 - Michael South: Question Comments:</p> <p>I believe that alot of the allure of Taupo is its untouched beauty. A development this significant is over the top and would inevitably take this feeling away.</p> <p>To have one businesses be able to change the entire look of the lakefront is also not a president that I want to see started. From a commercial stand point this could be a can of worms.</p> <p>I would also ask why have there never been submissions for previous developments before? There have been many pioneers want to do this over the years but getting approval from TWMTB has been impossible. Reasons for this were always because the development would disrupt the land and destroy its nature and beauty. Now they own the business this all of a sudden doesn't matter, as I said above this project would be a can of worms and show some real inequity if it was ever approved.</p>
<p>43 - Larea Berdebes: Question Comments: i love this idea! Taupo is a beautiful place but doesnt have many kid friendly activities other than nature walks and exploring the lake. Creating more attractions and upgrading the ones we have to cater to all weathers is a great idea in my opinion</p>
<p>44 - Chris Hollows: Question Comments: No</p>
<p>45 - Nathan Stirling: Question Comments:</p> <p>I fully support the development of the greater lakefront area, think how awesome Queenstown, Wellington, and Auckland waterfronts are.</p> <p>However, I think it should be a condition that Tuwharetoa Maori Trust Board will support other commercial developments and projects on lake edge so that they don't get to monopolise it.</p>

<p>46 - Susan Abraham: Question Comments:</p> <p>The area is an area that should be respected and protected. It is somewhere of outstanding views of the lake and mountains. This would forever be lost for monetary gain.</p> <p>There is no need for more food outlets and with the redevelopment already taking place Taupo is able to provide pedestrians safe access to cafe and eateries.</p> <p>The proposed need for increased space is not supported by the numerous times there is no-one there using the current hole in one.</p> <p>The provision of toilets are not necessary. The current waste infrastructure already struggles, by adding public toilets the risk of further waste spillage is increased.</p> <p>There is no need for any business to be deemed the entrance to Taupo, the lake and mountains do that in a far more majestic manner than a building that is reminiscent of a 70s Swedish bus stop. Hardly visually beguiling.</p> <p>I would ask the council listen to the people of the town who want the lake front protected from further unnecessary development.</p>
<p>47 - Matt Owen: Question Comments: All for it. Would be a great addition to Lake Terrace. This + further pedestrian friendly changes would make the CBD a great destination</p>
<p>50 - Judi user: Question Comments:</p> <p>looks great and as long as it does not mean our lake ice will be filled up with activities in the future with long leases then am happy, i also feel we do not need to have another information center and no further development on this site</p> <p>thank ylu</p>
<p>51 - Catherine Kirkcaldie: Question Comments: I do not agree that developing this further outside the boundary of their current conditions is necessary or progressive. Lake Taupo township is known for the incredible views and access to the water, we do not need to be known for slowly chipping away at it for the sake of money that benefits only a few.</p>
<p>52 - Mclennan Selwyn: Question Comments: One of the most appealing features of Lake Taupo is its unobstructed views of the lake and the distant mountains. Any development of the waterfront on the southern side of Lake Terrace should be resisted.</p>
<p>53 - George Nicholas: Question Comments: I would prefer no development take place on the lakefront</p>
<p>54 - Jennifer Ritchie: Question Comments: a big NO to anything that blocks the view across lake to mountains. All the road changes were to enable people to more easily enjoy this view and access to the lake front so why clutter it up with a cafe (when there are many across on End of Robert's street) a public toilet (when the Super Loo is just around corner) and an ugly structure holding up a roof shelter.??</p>
<p>55 - Ron Harris: Question Comments:</p> <p>As a NZ citizen who grew up in Taupo I wish to express my utter dismay at the Hole in One proposal. I believe this proposal is not for the greater good. The greed of a few should not be given priority over the local and broader communities.</p> <p>Lake Taupo is a world renowned tourist destination. It is the undisturbed view of the lake and mountains that primarily draws people to this wonderful place.</p> <p>As a person who frequently visits the foreshore, I have noticed the volume of tourists in this area, the young families and elderly people who also capitalise on enjoying this place.</p> <p>Already in existence are good walkways which are very well utilised and appreciated by the Public. The Hole in One proposal will needlessly disturb this and negate the government money already spent.</p>

<p>If this proposal were to proceed then the floodgate would surely open for other future development proposals. You cannot shut the gate after the horse has bolted!!! I despair that the famous view of Lake Taupo and the mountains would slowly disappear for the majority of people living and visiting Taupo.</p> <p>A genuine and thoughtful long term plan must be developed by the government for this area. It should not always be about money. Please consider our needs and wants, not just those of any profit making developer.</p>
<p>56 - Andrea Blair: Question Comments: I think it's a fantastic idea, great for the community and the organisation. It has my full support and wish them the best of luck in developing the space.</p>
<p>57 - Tony Tinworth: Question Comments:</p> <p>This development is overdue. There is currently a bottleneck when walking around the current bus, and the spectators often block the shared path. This is not overcome by the straight ahead, where there is no painted priority for pedestrians or cycles going straight ahead over cars turning across the path.</p> <p>The site is exposed and doesn't offer sun shelter, wind or rain cover. The tasteful modern design offers sun and rain, the open sides a relatively unimpeded view for those walking, riding or driving past, bar the buildings, which are a relatively small proportion of the overall length. The combined effect is less than one truck or camper van parked.</p> <p>I think this enhances the vision for more connectivity between the town and the lake, expanding the availability of toilets, something overdue in the area and at no/less cost to ratepayers. My observation is that this area of the lakefront is not used a large amount at the moment. Increasing access and the natural migration of some people to recreate here will reduce pressure in other areas, benefitting both residents and visitors.</p> <p>TMTB have done a good job as kaiiaki of Taupo Moana and this proposal continues that tradition.</p>
<p>58 - Lucjan Sajkowski: Question Comments: i love that idea! I wish good luck to the project developers and hoping to see it accomplish ASAP</p>
<p>59 - Tania Cuthbert: Question Comments: Please do not spoil the natural beauty/stunning scenery along the lakefront by allowing any type of building or development to go ahead. The (mostly) untouched beauty of the lakefront is what makes it so spectacular. PLEASE PLEASE PLEASE just leave it alone. Not everything has to be about making money or progress/moving forward. In this busy, crazy world we live in, some things are better left untouched.</p>
<p>62 - Francis Ellery: Question Comments: I love the lakefront in its natural state as it is, to watch the lake and the mountains. No need to add more buildings, just enjoy the lake and path as it is more is not better</p>
<p>63 - Jhaziah Wall: Question Comments: Build a better park for our children first including slides that can actually be used in all weather conditions.</p>
<p>64 - Georgia Gilchrist: Question Comments: Modern and clean, and well lit so that it is safe at night</p>
<p>65 - Ben Bisley: Question Comments: keep the lake front its beautiful natural self. Brings us locals so much joy seeing it how it is!</p>
<p>66 - Rona Taylor-Smith: Question Comments: The open shorefront that currently exists is unique and offers uninterrupted views. Any new development should take place ONLY on the north side of Lake Terrace with good safe pedestrian access to the lakeside.</p>
<p>67 - Haylee Jordan: Question Comments: I believe that the buildings should not go ahead, if you must, just make it small so the beauty of the lake and mountains are not blocked off, as this is our main tourist attraction for Taupo. It would be a huge shame to lose the beauty of the views! Swimming access could be cool as long as it is not blocking off the hole in one.</p>
<p>69 - Angela Montgomery: Question Comments: Will be a benefit for Taupo</p>
<p>70 - Kiwi Tito: Question Comments: LEAVE IT AS IT IS! It is beautiful the way it is without a building or any structure. You get to see the beauty of our lake and whenua right along that part of our lake.</p>
<p>71 - Michaela Tukaki: Question Comments: we have a beautiful town with beautiful views as it is. My family and I enjoy parking along the lakefronts for dinner. I enjoy walking my daughter to site see the mountains and the lake. It would sadden me to see this happen to our beautiful town.</p>

<p>72 - vicki singer: Question Comments: I love the lakefront just as it is, please just leave it alone. Whoever is coming up with the bright ideas, they arent doing taupo any favours, and stop putting in traffic lights, we only need roundabouts</p>
<p>74 - Andre Broome: Question Comments:</p> <p>Don't build man made structures on the lakes edge and spoil nature's view.</p> <p>Placing a building on this land would disturb the native look of the land.</p>
<p>75 - Natalya Kengike: Question Comments:</p> <p>Leave the whenua alone. The more impact we put on the crater could cause our mountain to erupt if any sudden weather changes were to occur. Also why develop more in our town when the locals arent being looked after. Its all for money. Its all for looks</p> <p>Leave the land of taupo nui a tia alone before something happens</p>
<p>76 - Robert Chapman: Question Comments:</p> <p>The best part of the Lake Taupo waterfront is the lack of any structures impeding views across the lake. This will be an eyesore on a currently beautiful part of the country.</p> <p>One of the neat things about the current hole-in-one operation is how basic it is. It has a very New Zealand feel to it. Not overly commercialised, and not contained in a over-sized structure impeding views for all.</p> <p>It would be a real shame to lose the feel that the current Taupo lake-front has, all for a commercial, money-making venture.</p>
<p>77 - Elisabeth Knight: Question Comments:</p> <p>I do not support any alteration of the lake front.</p> <p>This is a unique & special area of our district & should not be further developed in any way. We have a uniqueness here in that the lake front is unimpeded by buildings & this should not change.</p>
<p>78 - Jan Smith: Question Comments:</p> <p>We already have an I site available, There are Plenty of Places providing Alcohol, coffee etc. Toilets are at the Boat Harbour and behind the Firestation. I see no need for such a Extension to go ahead and ruin the Lake Views. And only a license to occupy.</p>
<p>79 - Louisa Redward: Question Comments:</p> <p>the addition of a food & beverage outlet will not be advantageous to the town and is quite a far stretch from the current scope of operation.</p> <p>Conference facilities are large creating an eyesore on our foreshore, something that can be created elsewhere.</p> <p>floating dock - not needed and an environmental impact</p> <p>the rest, not the place for it, all the outcomes can be acheieved elsewhere</p>
<p>81 - Arahia Underwood: Question Comments: don't waste council money big no from me waste of money leave our beautiful lake front alone</p>
<p>82 - Nicolas Caffardo: Question Comments:</p> <p>We support this development.</p> <p>We suggest a lowered roof as well as pedestrian crossing for the access and safety of the visitors.</p>
<p>83 - Brad Davidson: Question Comments: Fantastic idea fully support this investment of our town and lakefront</p>
<p>84 - Toya user: Question Comments: I support all the above ideas for development</p>

<p>85 - Serena Jones: Question Comments:</p> <p>It will stand out like a scab! It will ruin the lake front!</p> <p>Tuwharetoa have turned down a few things just of late, that would have, will benefit this town! but because they didnt want to disrupt the natural flow of things, things have been denied ..</p> <p>Please DONT RUIN THE LOOK OF THE LAKE FRONT!!</p>
<p>88 - Gary Tolson: Question Comments:</p> <p>by allowing bevelopment on this site the council is setting a precedent for other developments along the reserve. The charm of the lake front is that there is no development along the foreshore. This is a public reseve and should remain so. No one party should be alowed to use it for financial gain. If a private individual tried to develop this site the would not be granted permission by the various boards or council.</p> <p>A big NO from me and i hope the council listens to the rate payers this time and not do what thay want to and ignore the negative feedback and do what they want.</p>
<p>89 - Karen Gray: Question Comments: i feel very strongly that we should mot allow any permanent structures to be built along the main lakefront of our town. It is a wonderful and uninterrupted view that is so valuable and available to all from any part of the lakefront.</p>
<p>92 - Jay Yorke: Question Comments: I am against further development of the hole in one challenge and dont think it woud be fair for them to be given any exception</p>
<p>95 - Mitchell Hoyles: Question Comments: I feel that once we start allowing more "permanent" commercial infrastructure to be implemented along the lakes shoreline . It will cause an irreversible shift in the current acceptance of what is allowed on the lake foreshore . We will see more and more applications and approvals over time . I would hate to lose the great views and free access to the lake that we have now . I was disappointed when the two mile bay sailing Club was given permission to set up a restaurant and bar on the lake . I have no issues with temporary or portable seasonal venues as we have currently. To put a large permanent commercial structure along the lakes foreshore is not in keeping to what Taupo has always been a beautiful lake destination where all can enjoy beautiful lake views with ease of access.</p>
<p>96 - Bruce CHEGWIDDEN: Question Comments:</p> <p>Taupo is already being ruined with the constant quest for "money making" projects.</p> <p>I have been coming here all my life and finally chose Taupo to retire to mainly because it has over the years giving me so much joy and pleasure and relaxation.</p> <p>In the 6 years I have lived here it has been turned in to a nightmare of overcrowding with buildings being erected in places which were once considered havens.</p> <p>The thought of the Lake front being contaminated with any form of more buildings I find revolting and am amazed that our local Council is even considering such a venture. But as they have proven in the last few years,they do not listen to anything that the RATE PAYERS say about our town and seem to be hell bent on destroying what was once a beautiful and natural New Zealand small town.</p> <p>Beware of the long term consequences of putting money and tourists ahead of the wishes of local inhabitants.</p>
<p>97 - Russ Watts: Question Comments: It is a good proposal but should also consider pedestrian access over Lake Terrace as a larger increase in visitors means the current road is too busy to cross safely. This would also align with the climate change initiatives and focus on health and wellbeing, rather than priority given to vehicles.</p>
<p>99 - David Briscoe: Question Comments:</p> <p>The proposal will significantly change the feel / ambiance of a relaxed town and water front into a commercial area like 2 mile bay.</p>

<p>People like to take photos of the lake and mountain. The area has a very NZ and green feel. This green feel is what will set Taupo apart from other tourist towns, which is a very marketable trait to visitors..</p> <p>I am opposed to them getting a lease</p> <p>Do we really need a function/events center and educational center on this prime Taupo site. If there is a need for an function/events center create a joint partnership and develop the Taupo Yacht / boat club, as this facility could do with a spruce up.</p>
<p>100 - Rose Ussher: Question Comments:</p> <p>*There are already ample cafes and restaurants in town and many are within easy walking distance of the proposed facility.</p> <p>*There is already a visitors information centre in town.</p> <p>*many of the proposed activities would require long term parking. (Eg education centre, cultural activities,water activities, functions, events)</p> <p>*The beauty of the Lake Terrace walkway is that is unobstructed with buildings. Don't spoil it. The proposal could dominate the sky line.</p>
<p>101 - Clint Green: Question Comments: I believe this would provide much needed development close to town centre. I think the vision is a great one and can only see benefit from it going ahead.</p>
<p>102 - Lynda Gulbransen: Question Comments:</p> <p>Absolutely oppose any development in this area</p> <p>it is shanefull to even consider such a proposal when so many bysin are suffering</p> <p>Dont RUIN THE LANDSCAPE!</p>
<p>103 - Jim Sharp: Question Comments:</p> <p>I wish to register my complete opposition to the proposed hole in one development by the TMGHL.</p> <p>The views from the foreshore of Lake Taupo are pristine and an eyesore building proposed by TMGHL would be a big blot on the landscape.</p>
<p>104 - Anna Jones: Question Comments: There should be NO buildings directly on the water front. Why spoil such a lovely view. I can't believe the council need to ask people this, isn't it obvious?</p>
<p>105 - Laura Walker: Question Comments:</p> <p>I fully support the proposed plan. The designs look fantastic and it would be really great to have this development so we can make the most of the waterfront. I've always thought the waterfront is significantly under utilised and that it would be great to have more cafes and interactive public spaces there.</p> <p>I really love the idea of a floating dock, access to the water, cultural aesthetic and having a cafe.</p>
<p>106 - Kylie Clarke: Question Comments: There should be nothing built to take away from the view of the lake that is there already. Any structure there would be an eyesore.</p>
<p>107 - Cam Gray: Question Comments:</p> <p>I think that lake front should not be developed any more than it is.</p> <p>Taupo has an open water front and that is one of the attractions,it is special and should stay that way.</p> <p>If you start making exceptions for what ever reason, you will end up with no open lakeside.</p>

<p>108 - Nagel Nicolieen: Question Comments: protect the serene tranquil uninterrupted views. If you allow this, then other developers with funds can do something next to it. And next to that. Before you know it the whole lakefront will be commercialised. No no no</p>
<p>109 - Thomas Johnson: Question Comments:</p> <p>I do not feel that building this void of any uniqueness or design aesthetic that will obscure so much waterfront view should be approved, it is not necessary and it is not vital. The hole in 1 operates perfectly fine now and makes Morre than enough profit from their already exceptionally high rates for what the service actually is, their business profit margins will be ridiculous, and then the measly fractional rates they insultingly offer to divers to retrieve the balls again, well let's not mention that.</p> <p>They do not need to take up any more lakefront views than they already do. It would not be fair and would be detrimental on all the businesses and houses situated behind it it that then have their longstanding views of the beautiful lake and scenery blocked.</p> <p>of all the attractions in taupo, this is one that DOES NOT need this kind of development or extra focus. This money could be very well spent on many other aspects of taupo that need it alot more than an already successful and profitable business that is managing to stay busy on any day of the week.</p> <p>Why would the town want or need another visitor activity booking office there, this will only detract from the businesses in town that ate already struggling to sell tickets for local things. Has anybody consulted the isite on how they feel about a booking and info office being opened??</p> <p>*facepalms at taupo councils logic sometimes*</p> <p>So, yeah, in summary...I vehemently DISAGREE with this planning motion and DO NOT think it should be allowed to go ahead as it definitely not an essential need for the town.</p>
<p>110 - Abbie Treloar: Question Comments: Further commercialization of this precious area of our lake is in money-making interests only. Keep the commercial outlets up on Roberts St (after all, that's why we're changing the whole town layout at the moment, right), where they don't impact the lake. Development on the lake edge will detract from the natural beauty of the area; further degrade an already fragile cliff face; increase rubbish in our lake; commercialize an asset that is for everyone; and make traffic along Lake Terrace even more congested. Please leave our lakefront alone - build recreational and hospitality outlets elsewhere.</p>
<p>111 - Shirley Borck: Question Comments: No further development required to spoil our landscape</p>
<p>112 - Eric Duder: Question Comments: What a super ideal Just look at how the 2 mile bay sailing club has developed over the last 10 years from a simple single purpose attraction to a multi-purpose community used & visitor used asset. Do the same with the hole in one and any other lakefront attractions & areas as long as the public still has free access to enjoy all the area.</p>
<p>114 - Trevor Norling: Question Comments: I have previously applied a couple of times to be able to put a food truck on the lake front (totally self contained) but have been told NO further licenses are available. How is it this license is available to some and not others?. We do not need more public toilets and who is going to pay for keeping them clean?. The lakefront is best left unspoiled and accessible to all. Who is going to be expected to pay for the upkeep of the carparks empty the rubbish bins etc, who is going to pay for all the upgrades to the carpark, building of toilets, road works, retaining the bank at the lakefront?. If TWH are going to pay for ALL of this including future rates and other taxes ok but if the rate payers are expected to pick up the bill so TWH can take all the money and not pay for this then that is unacceptable as it is exploiting the rate payer for personal gain.</p>
<p>115 - Rose Prisk: Question Comments: i tautoko the idea</p>
<p>116 - Neil Chave: Question Comments:</p> <p>I object to the proposal to erect any structure for the Hole in One sited on Lake Terrace for the following reasons</p> <p>1. It will be an eyesore as there are no buildings of this type anywhere around the lake edge. The only exception might be the Sailing Club at 2 Mile Bay although this blends and has little effect on the lake vista from the Lake Terrace area</p>

<p>2. It will inhibit the current view of the lake as seen from a number of points around the southern CBD area and Lake Terrace</p> <p>3. It will allow the approval of other structures of this nature as the hole in one approval will have set a precedent</p> <p>4. The proposed construction is ugly and the materials have no relevance to the area</p>
<p>117 - Murray Hird: Question Comments:</p> <p>I can support stage 1 but if supporting stage 1 is considered automatic support for stage 2 then I withdraw my support for stage 1.</p> <p>There is insufficient information on stage 2 as to the extent and location. There should not be any major developments in the current hole in 1 location along the waterfront. This is completely the wrong location.</p>
<p>118 - Janet Hird: Question Comments:</p> <p>There should be NO development anywhere on the lakeshore of Lake Taupo, other than existing (they're lucky!)</p> <p>Council and Tuwharetoa will have seen how hugely successful the Two Mile Bay Sailing Club has become and I assume you'd like to cash in on it. But not from this site!</p> <p>Cafe/food and beverage might sound like a nice idea but we already have lots of fabulous cafes in town. It will add to the rubbish already collecting in the area.</p> <p>Definitely no toilets should be allowed beside the lake.</p> <p>what are you thinking allowing beach access and a floating dock with an operational hub and storage for water activities at a site where golf balls will be flying above your head?? this type of activity is more suited to be developed and located down by the Yacht Club near the river mouth. A function/events and education centre could also be located near the Yacht Club - not below the Hole in One.</p> <p>NO NO to a Visitor Centre being located here - it is not the centre of town and we already have a good one in town.</p> <p>The Lakefront Reserves Management Plan should NOT be amended in any way.</p>
<p>119 - David Craike: Question Comments: I believe the lake foreshore view should be left unobstructed. Once one approval is given then it cannot stop. Any and all other applications, all around the lake, need to be given permission also</p>
<p>120 - Jenny Strong: Question Comments: i do not agree with further development of this special site. Being right on the lake edge means this area must be left free of commercial and indeed any other development. If this is allowed then a precedent for further development would be set. This is very undesirable from an environmental and cultural point of view.</p>
<p>121 - Richard Keehan: Question Comments: We are submitting to Taupo District Council's 'Tapuaeharuru Bay Lakeshore Reserves Management Plan - Hole in One site' Enterprise Great Lake Taupo Trust Trading as Amplify is the economic development agency for the Taupo district, and we are charged with growing the local economy. Our strategic objectives are closely aligned to those of Taupo District Council (TDC), in that we wish Taupo district to be the home of competitive, innovative and sustainable business. The Board & CEO of Amplify have received the consultation document and presentation proposal and have reviewed the documents in full to consider and prepare this submission. We believe there are significant areas of positive economic impact that will be realised if this development proceeds. We support the development as we believe this opportunity will deliver sustainable, significant and positive economic benefits for the Taupo District. Tapuaeharuru Bay Lakeshore Reserves Management Plan - Hole In One Site: Taupo District Tourism Asset Enhancement We believe this proposed development will have positive aesthetic and economic outcomes by refreshing and redeveloping an iconic Taupo tourism attraction. The proposed development looks to enhance and extend the tourism offering within the Taupo district, helping to attract and draw additional visitors to the region. This opportunity provides the region with additional public toilets, food & beverage and hospitality offerings and proposed community spaces for education and events. The proposed development looks to be aesthetically pleasing and will be an additional attraction for the region. It provides additional access to the lakefront for tourists and locals and looks to amplify the standard of the lakefront. Tuwharetoa Maori Trust Board (TMTB) are Kaitiaki of Taupo Moana and Awa. TMTB and it's subsidiary Taupo Moana Group Holding Limited (TMGHL) are focused on growing the commercial and long term wealth of the Trust Board for the benefit of Ngati Tuwharetoa,</p>

<p>through their work they are committed to maintaining and enhancing the health and wellbeing of Taupo waters. TMGHL is invested in key tourism ventures in the Taupo district including, Ruapehu Alpine Lifts Gondola Investments, Chris Jolly Boats and Lake Taupo Hole in One. Their private investment and willingness to develop and drive much needed new tourism activities and experiences help create more productive economic outcomes for the region. The development has the potential to create new jobs and generate additional GDP for the local economy. TMGHL are involved in a cadet program supporting youth into work within the Taupo district to bring economic and social prosperity to the region. Taupo Town Center Transformation The proposed development aligns with the Taupo Town Center Transformation (TTCT) project to attract people to Taupo's world-class waterfront and strengthen the connection of the Taupo waterfront and town centre. The development's proposed additional public amenities will extend facilities and enhance visitor activations at the western entry of the town centre. The proposed potential reconfiguration of parking and footpaths will need to be considered carefully to ensure the health and safety of pedestrians and vehicles and the appropriate integration with the TTCT project. On this basis, we wholly support the application. Question Comments: [Admin] See full submission for attached document "Amplify Strategic Plan 21-24"</p>
<p>122 - Alana Delich: Question Comments:</p> <p>As this section of the lake front already has the existing hole-in-one challenge, this is an ideal location to re-develop (rather than develop an entirely new location). There are large areas of un-developed lake front, and one area of development will not create un-due impact on the views and character of the lake-front.</p> <p>The 2 mile bay sailing centre is extremely popular, and has been allowed further development in recent years. It would be nice to have a similar venue closer to the town centre. I personally would welcome another location that capitalises on the lake-front location, and creates some competition with 2 mile bay. A public toilet in this location would help protect water quality. Allowing the development that has occurred at 2 mile bay, and not at the Tapuaeoharuru Bay hole-and-one challenge site would be inconsistent.</p>
<p>123 - William McLean: Question Comments: Im opposed to the developoment as it will obstruct lake views. Nothing else is built on the lake side of the road and neither should this.</p>
<p>124 - Jeremy user: Question Comments: I think above ground structures should be kept to a minimum; providing a roof/structure to allow all year round golf driving should not be the focus of the site. I see value in an attraction that includes the potential ticket office, function space, education centre as well as creating better access to the waterfront but hope that this could be incorporated in to the existing landscape and the majority of the building be at or below road level. In general I don't believe we should move to allowing structures that obstruct the lake aesthetic, e.g.: a public viewing deck with a lightweight roof.</p>
<p>125 - Dierdre Finnin: Question Comments:</p> <p>I fully tautoko TMGHL with their plans. These plans will enhance a growing Taupo whilst keeping the unique culture of Ngati Tuwharetoa, our Moana and nga Maunga front and centre. Quite frankly we couldn't even pay for this kind of quality and here we have TMGHL offering their plans which will benefit our entire community as well as Manuhiri.</p> <p>I urge TDC to do their utmost to support TMGHL in bringing their plans to fruition. My hope is that the open, transparent and flexible communication from TMGHL will put the minds of the Ratepayers association etc at rest.</p>
<p>126 - Liz France: Question Comments:</p> <p>Do not spoil our lovely natural lake front. It is a feature as it is unspoilt and reasonably free from commercialisation.</p> <p>We fight to keep our lake clean and litter free. I would be concerned that a development would add to the pollution in our lake.</p> <p>Once 1 venture is approved it opens the door for others.</p> <p>The view from existing properties on the other side of the road would be compromised.</p> <p>A commercial development along the waterfront would take up even more parking for visitors.</p> <p>We are trying to encourage walking running and cycling along the Lions walkway. This proposal would interrupt people along the path.</p>

<p>Do NOT Touch the waterfront other than maintain what is there. Keep it simple, safe, natural, building free. Do not allow more businesses to trade along there.</p>
<p>127 - Pia Carpenter: Question Comments: Leave it as is. Part of Taupos natural beauty is its minimal commercialisation. If this was a Pakeha company the Trust would likely be up in arms about changing or profiting from nature.</p>
<p>129 - Brian & Shirley Gowdy: Question Comments:</p> <p>Dear Sirs</p> <p>This building application to develop the Hole in One Golf site should be refused, and though it is understandable that the Hole in One Golf business owned by the Taupo Moana Group Holdings would like to weatherproof their venue, it should possibly be build it into the bank, below road level. The plans outlined, which propose a cafe, cultural centre, information centre and toilets is NOT required or necessary, as apart from obstructing the view of the lake for the already existing hospitality providers, most of the facilities outlined are already provided for within walking distance of the Hole in One Golf site.</p> <p>Why change the council's present bylaws? The bylaws protect the lake front and restrict the building of anything which would compromise the scenic beauty of the lake front, enjoyment of the locals and visitors or block views from hospitality providers, already on site or take revenue away from existing tourist providers such as food outlets, the museum, information centre and the Great Lake Centre, as well as the Superloo, all within walking distance of the proposed site and who all bring necessary revenue to the town.</p> <p>The concern of most ratepayers is that if consent is given to this proposal it will set a president which will clutter the lake front with more buildings of a similar nature.</p> <p>The repercussions of the wrong decision by council on this issue, will have a detrimental effect on the future of the lake front, which is the major asset of the Taupo District.</p> <p>We feel strongly that this issue should be put to the vote by ratepayers and that the wishes of the majority should be heeded.</p>
<p>131 - Richard Hoadley: Question Comments:</p> <p>No development such as permanent buildings and structures are allowed by any temporary licence holder and this Reserve.</p> <p>This rule must continue to apply until the Management Plan has been totally reviewed.</p>
<p>133 - Brydee King: Question Comments: This area is going to undergo quite a significant upgrade with the new road layout. I think bringing up the hole in one area to a higher standard is necessary too. It is pretty budget currently, but in a prime spot. It certainly could be improved on. It's a big drawcard for the area, but the whole set up is basic. Make the area somewhere you want to go and spend time. There's amazing views and you can see how just the Love Taupo sign gets huge visitor numbers. Imagine if there was a nice area there with new flash facilities. Go for it.</p>
<p>134 - Laurel Kells: Question Comments:</p> <p>Absolutely love the proposal for stage 1. This would serve hole in one and tourism as a whole in Taupo greatly. The cafe, viewing deck, toilets, etc. would be a brilliant addition to the lakefront if done thoughtfully and strategically. We are in complete support and celebrate Hole-in-One's pursue to improvement and excellence.</p> <p>We are in complete opposition to stage 2, however, due to the fact that we cannot trust that small-town politics won't run the show. As a business owner in the Taupo Marina, this town is so entangled in politics and cutthroat behavior amidst owners/operators, that yet another visitor centre/booking office is the absolute last thing this town needs. Currently, there are three locations in town that take bookings. Our business is just over 2 years old and 2 of the 3 won't even book for us because of petty politics and the third is so wrapped around a select few operators' fingers that we have only gotten one booking from them since day one. We do not need another visitor centre/booking office affiliated with a group that has invested interest in select activities and cannot be trusted to promote and serve the entirety of Taupo tourism.</p> <p>Additionally, the Taupo Marina deserves the spotlight when it comes to on-water activities and it has been sorely neglected in every way possible, from signage to infrastructure. Building a floating dock and operational hub/storage</p>

<p>for on-water activities would be a direct attack against every single business in the Taupo Marina that is desperately struggling to survive. We cannot support this part of stage 2. Additionally, there are massive safety concerns with boats and kayaks departing below the area where golf balls are being chipped and hit.</p>
<p>137 - Jude Sherning: Question Comments: Please do not place any more structures on the waterfront. It is too precious in its natural state to impact it with manage structures.</p>
<p>138 - Ebony Paaka: Question Comments:</p> <p>A sheltered area would work quite well for the attraction as well as the cultural heritage implemented around the area. Improving the site for comfort, aesthetics and safety is something I'd love to see.</p> <p>However, I do not agree with the extensive plans TMGHL have for the hole in one site.</p> <p>As other locals have said, it is adding too much and ruining our lakefront. A bigger site with more facilities would mean more traffic through this area, resulting in more litter, pollution and vandalism.</p> <p>People love to sit in their cars, with their lunch and watch whoever is having a go at the hole in one.</p> <p>Please consider all angles, the land, the water and people when developing this site. A simple upgrade of the area is all that is needed.</p>
<p>139 - Joanne Mitchell: Question Comments: It would be a real shame to build such a large centre for the Hole in One along the lakefront and I don't think it is needed, it will spoil the look of the lakefront. Personally the Hole in One bus needs a paint job to liven it up, it's looking a tad tired.</p>
<p>140 - Jacqui user: Question Comments: just to say this could be a wonderful asset to our beautiful tourist town, as long as its not built too high as to bevtoo dominant on the lake front</p>
<p>141 - Trevelyan Orana: Question Comments: We do not need any of those down at the lake front, you CANNOT get any more beautiful than it already is! Please don't go putting artificial beauty as it will destroy its natural beauty</p>
<p>143 - Connie Takarangi: Question Comments:</p> <p>What people live about the site is the open rawness about it. You are challenged by the ekements of nature.</p> <p>I believe the site should be left as it is.</p> <p>Once you start bulifing and therefore blocking access to the lake, whether that is visual or actual you are taking away nature from us all. It would set a dangerous president and one I believe does not benefit the area.</p> <p>Not everything in life should be about money making.</p> <p>Let nature be, and let itcremind us to eork in harmony with ir, to show resoect, to let people have the beautiful freedom to interact with our Lake. Not to have to pay to see if.</p>
<p>144 - Adams Emerina: Question Comments:</p> <p>This is ridiculous, with all the crisis happening in Taupo we are spending money on a shelter for golfers?</p> <p>We have a golfers range if they want shelter, why not focus on what Taupo really needs our Taonga placed at important sites of significance to show who we are as an iwi.</p> <p>The signs welcome to Taupo are pathetic, we being Ngati Tuwharetoa are a grain of sand besides the Rick Cooper, Trevor Reid,Penny Homes etc etc</p> <p>They are providing for their people and Tuwharetoa wants to build shelter to hit a ball in the water for their people .</p> <p>Awesome NOT get your head out of the sand get our story on the screen in town, tell the people who we are, put the MANA back in TAUPO am shocked this was even proposed sounds like a pakeha idea, who owns this .</p> <p>Am happy to speak to it if need be and if im available .</p>

<p>145 - Vijay Farley-Naiker: Question Comments: Great project for Taupo's Tourism industry. Supporting recovery from Covid 19.</p>
<p>147 - Robin Fisher: Question Comments:</p> <p>My submission against any development has three main reasons;</p> <ol style="list-style-type: none"> 1. Mental well being 2. Litter and mess on the footpath 3. Encouraging tourists into Taupo and locals to go down town <p>We walk past the current hole in one business on a regular basis to go to town and use the shops / cafes / restaurants and thoroughly enjoy being able to see the lake and mountains uninterrupted. It is excellent for my mental well being. I would request that this development does not go ahead. It is especially useful to have uninterrupted views when under any covid restricted guidelines. I feel that any development at this commercial business that impinges in any way on the clear uninterrupted view from the lake front to the lake and mountains would be a backward step in terms of well being and enjoyment of the views.</p> <p>There currently is limited parking which is a good thing as the lake front should be kept clear of large amounts of customer vehicles. The main reason is the litter that is created by having parking spaces directly looking over the lake, where people park up and tip their rubbish out the window and / or feed the gulls, who then make a mess on the footpath. As an example look at the litter and messed up footpath where cars can park opposite the miniature golf operation. We are supposed to be keeping the lakefront clear of litter and gulls mess to encourage tourist to come to Taupo and locals to come down town (for the tourists that come specifically for the hole in one the current facility meets that need, in my experience it is hardly ever completely full and people can get on to play when they want to).</p> <p>If there is to be a hole in one operation there, it should be left at its current size with no interruption of lake views from the walkway, lake terrace or across the road in the tourist motels / b&b operations.</p>
<p>148 - Adam Dooly: Question Comments:</p> <p>Yes, I am in favor of:</p> <ul style="list-style-type: none"> - <u>A new ticket office</u> for the Hole in one sounds like an amazing idea. They've been working out of that van for who knows how long, and so a proper ticket booth for them is long over due. - <u>A viewing deck with light weight roof</u> would also be a great addition to the hole in one. there are a couple lookout points along the lake for enjoying Taupo's stunning views and this location would be another ideal spot for a lookout. And to make the Hole in One an all-weather facility would be great, Taupo needs more rainy day activities, or just a little shade to make the it more comfortable on those hot summer days. - Additional infrastructure to host a <u>café with a food and beverage license</u> and <u>public toilets</u> all sounds like a great idea for this location as well. Firstly, there definitely are not enough public toilet spaces in Taupo, and only the one on the lake front all the way on the other side. A little café would do just fine here as well adding to a sweet overall lakefront experience. - With all the potential new infrastructure it would make perfect sense to <u>reconfigure the footpaths and public parking areas</u> where need be. The paths would definitely need to continue to provide a clear cut through for bikers, scooters and runners passing by or through the area. And the reconfiguration of the parking lot could be really good for the Hole in One, maybe even increasing the amount of spaces. - To <u>Include high aesthetic and cultural heritage qualities, and projects with cultural significance to Tuwharetoa</u> in and amongst all of the new infrastructure around the Hole in One would be so great. I love seeing all the Maori cultural expression in New Zealand. - Since there is already a tiny beach access I'm sure some <u>significant retaining of the bank that drops from the tee area to the foreshore</u> could be good in order to help preserve the inevitable natural erosion that will occur in the years to come.

<p>No, I am not in favor of:</p> <ul style="list-style-type: none"> - <u>Access to the waterfront</u> is "okay" off to the side where it is already established. But even there, or any closer to and around the Hole in One site doesn't really make much sense at all. Why would we allow beach access to potentially high risk areas around where golf balls are being hit, chipped and shanked towards? Even in the illustration given it looks very silly and completely unpractical to have pedestrians hanging out on the waterfront below a golf range. - The infrastructure proposed under stage 1 seems very reasonable and even necessary (i.e. public toilets and Hole in One ticket booth), but to build an entire <u>functions/events space and educational center</u> and <u>visitor center for information about other attractions</u> would be much too substantial and unnecessary. Already the infrastructure proposed in stage one creates a bit of an eye sore to the natural beauty and aesthetics of the lake and its mountain backdrop; to provide an events/visitor center would mean substantial building which would greatly take away from the iconic Taupo view. There is also no reason for a new visitor center when there is already an ISite in Taupo. - <u>A floating dock and optional hub/storage for on water activities</u>: This proposal is by far the most unacceptable. There is already such an amazing and well establish sector of town that is a one-stop-shop for any and all things to experience on our world class lake; The Taupo Marina and Boat Harbour. Yet it remains so hidden and neglected from the rest of town. Access to the marina is already extremally limited, and with the closing of Ferry Road to come with the new reconstruction of the lake front, access of the Taupo Marina will become merely inaccessible; leaving only redoubt street. There are numerous tourism attractions and operators who have worked their entire lives showcasing everything the lake has to offer, and to much benefit of the entire town, but the town hasn't done much help showcase the Taupo Marina and the operators who keep visitors coming back. To build a dock and water activities hub at the Hole in One lakefront would be utterly disrespectful to the entire marina, and completely undermine all the operators who have to work out of it. Instead of building a new hub for water activities, they should reconstruct and redirect visitors towards the Taupo Marina.
<p>149 - Deborah Goddard: Question Comments: i disagree with the planned hole in one buildings and containers and shops and booking office this is the lakefront it should always remain free from tourist attractions and simply left to enjoy the view not make money making tourist buildings that block the view and how many more applications before the lakefront is full of businesses</p>
<p>151 - Ken & Shona Bleakley: Question Comments:</p> <p>We are happy to see this development, which will be an asset to Taupo, but we believe it needs modification to ensure it is less visible from the road. The pump station to the east of the hole in one is a large building which is unobtrusive and demonstrates it is possible to have a building in the area. Admittedly the hole in one would need to have a more pleasing aesthetic form.</p> <p>The proposed public viewing deck is very large, surely it could be smaller and be set in to the bank.</p>
<p>152 - Dave Byers: Question Comments: Leave the lakeshore in its natural state. Permanent structures on the lakeshore will be an eyesore to the natural beauty.</p>
<p>154 - Jennifer Stillman: Question Comments:</p> <p>It is the natural beauty, not Lakefront buildings or side-show activities that make Taupo the gem it is. Of course many visitors will expect there to be such activities too, while they holiday. But there are surely many options for the relocation of the Hole-in-One where it can be undertaken without subtracting from the wonderful view of the lake and the mountains. We are developing the busy town center so that access to the lake is but a short walk away. The lake front should be a contrasting peaceful haven, natural, and magnificent. That makes Taupo special. Even the current Hole-in-One would be better located elsewhere, but the proposed center, both with respect to Stage 1 and Stage 2 is extremely sad to contemplate in that location. It would certainly degrade the view of the Lake. People driving from the South, or passing through Taupo from the North should have as uninterrupted a view of the Lake side for as long a stretch of Lake Terrace as possible. Choosing this location for an expansion of this fun, but trivial, activity disrespects the taonga that is our Lake.</p> <p>The plans and illustrations show that the proposed structure will interrupt the stunning mountain views in that area of Lake Terrace both for locals and for passers-by not attracted to that activity. I strongly dispute the claim that this development would add high aesthetic and cultural qualities to the town center. On the contrary nothing can be more aesthetically pleasing than the natural uninterrupted views across the lake and on to the mountains. This development will destroy that great aesthetic worth. Whereas there is a fun aspect to Hole- in-One there is absolutely no cultural heritage quality attached to this activity. I am genuinely puzzled that the Tuwharetoa Maori Trust Board would damage</p>

the taonga that is Lake Taupo in this way. A dedicated cultural Centre in Taupo would be welcome, but certainly not at this location, and there is no logical or cultural reason for it to be associated with this particular commercial activity.

The required change from License to Lease to facilitate and cement such an undesirable use of this precious area of Lake front is of considerable concern. The foreshore side of Lake Terrace should be free of commercial enterprises to preserve the natural beauty of our town for residents, ratepayers, and visitors alike..

Please, please Council and Tuwharetoa Maori Trust Board, locate all the proposed Stage1 and Stage 2 developments elsewhere.

155 - Laura Dawson: Question Comments: I strongly oppose the redevelopment of Lake Taupo's Hole in One Challenge site. In making this submission I refer to the Tapuaeoharuru Bay Lakeshore Management Plan. The primary piece of legislation guiding this plan is the 1977 Reserves Act and this fits alongside the Resource Management Act 1991. In each case there is a requirement to preserve and manage the areas, retaining their natural character and landscape values for the benefit of the public and to retain access for the public. Simply put, the intent of the Tapuaeoharuru Bay Lakeshore Management plan is to balance recreational opportunities with the protection of natural and cultural values of the lakeshore reserves. As a long-term resident I have seen many changes in our wonderful town celebrated for its natural beauty, sparkling lake waters and stunning landscapes. These are natural assets which if not protected and honoured will be lost to commercialism and sprawling man-made interruptions to the open publicly-accessible reserve. Truly, a van is less of an eye-sore than any permanent building might be. If people want an indoor activity when the weather is bad, there is a huge multichoice centre near the airport. We don't need the Hole in One expanded. If an events and interpretation centre is wanted, let's build it in a site which does not detract from the lake's beauty so residents and visitors can be proud as per the outcomes listed in The Taupo District Long-Term Council Community Plan (LTCCP). As a suggestion, there's space up Spa Road near the Venture Centre, near A C Baths and the Events Centre. Unfortunately, there is a pre-existing licence which has set a precedent – The Two-Mile Bay Sailing Centre. This enterprise which has been gradually encroaching the foreshore and the bay began over 30 years ago as a simple enterprise with a few mini-America's Cup boats. Today there is a licence for alcohol and sailing has a much-lesser focus. In a recent upgrade Council diverted the Lakeshore path to allow more and more space for patrons to sit about and larger floating buildings are pushing into the lake. To be honest this enterprise to me is tacky and I do wonder how the sprawl has been allowed to happen. It disturbs me to read the Council staff have already used our ratepayer money to draft an amendment to the plan ahead of and likely pre-empting the outcome of public consultation on the Hole In One redevelopment. Finally, our lake and the landscape values are what makes our area special. It is up to us as caring residents to protect these beautiful, natural assets. There must be no buildings on the Lakeshore Reserve.

156 - Stephen Fletcher: Question Comments: done well, it will improve the operation, look, flow and feel of the hole in one area. Currently it is difficult to use the footpath when the hole in one operates and the proposal will improve this. Also the equipment bus will not be needed.

157 - Derek Booth: Question Comments:

Hi

I think the idea is great but does not go far enough. My thoughts

1 -- Drop the level of the floor of the hole in one by about 3 m ,so no views are obscured.

2 -- Have a further 2 levels below that for a good cafe and restaurant. one only has to look at the success of the two mile bay sailing centre to see there is a demand for a quiet cafe beside the water. Imagine the sunsets as you have dinner beside the water

One floor as an events space.

3 -- Take the footpath/cycle way down a boardwalk ramp (or cut into the cliff) to the lowest (cafe) floor level. Going to the east it could pass the water treatment plant and come up the access road to the plant. To the west it would gently rise (max 10 %) to hit ground level somewhere in front of the Roberts street cafes.

Alternatively take it all the way to the yacht club. The more that Footpath/cycleway can be taken away from the road the better.

4 -- Rather than just a floating dock maybe a jetty with floating dock at the end ,so people can walk out over the water. Feed the trout maybe?

5 -- The design would be quite simple . The back wall to each floor would be retaining held at the top be the floor above.

The site is special and justifies a really good development far beyond what has been so far proposed.

It might require the development to be a joint Tuwharetoa TDC venture

An interesting historical note -- About 30 or more years ago the Council had a competition to design a concept of a future Taupo.

Timi Te Heuhue, Felicity Campbell, Steve Benefield and I put in a proposal. Included was a Jetty and Entertainment options about in this location

158 - Nilin Patel: Question Comments: Some minor improvements to the area would be welcomed, such as improving parking and footpath areas, increasing access to the Lake and general improvement to the aesthetics of the site without additional permanent structures.

159 - Mowenna Harding: Question Comments:

On the whole I support Tuwharetoa's desire to upgrade their current Hole in One offering but not entirely in the manner which they are proposing.

Firstly, I do not support the idea of having an above-ground shelter. This part of Tapuaeharuru Bay Lakeshore Reserve is already narrow with the carpark onsite and even if the carpark and footpaths were reconfigured my feeling is that an above-ground structure would clutter this space even further – particularly as there is a suggestion that the overall structure will be visible from a distance (referring to your consultation supporting document titled ‘Applicant's presentation to committee November 2021’ page 11, point 7).

I do not believe that the shelter structure, in its proposed (stage 1 or 2) form, would be aesthetically pleasing as I cannot see how it would sit well with the land and its surroundings given that one of the most unique aspects of our Lakeshore Reserves is that the vast majority are free from structure, with un-interrupted views of Taupo moana and our maunga.

Instead, what I would like to see is this shelter structure being built into (possibly even in front of and out from) the embankment/hillside, allowing the roof of the shelter structure to become a viewing platform at footpath/road level. There could be structures on the viewing platform that double as both viewing portals to the tee boxes below and also benches/tables for the public to rest on/against while enjoying views of both Taupo moana, our maunga and the golf.

An example of such a platform already exists further along the Lakeshore where the water treatment plant building has a viewing platform at road level as its roof. This viewing platform invites people to the space. As would such a platform on top of the Hole in One site.

The 6 metre height of the embankment/hillside (refer to your ‘Applicant's presentation’, page 6) still allows the tee boxes to be at an appropriate height above the lake level for the golfing activity.

I'd propose that the caf e be built at the same level as the tee boxes (between road level and water level) which would allow views to the water, Hole in One and tee boxes – simply at a lower level. Customer queuing could run alongside the sheltering structure from the roadside/footpath down towards the lake (same initial route to beach and water-front activities) with the public toilets and golf sales office etc forming part of the shelter structure (public toilets and activities storage could be housed behind the tee boxes).

Foreshore stabilisation works and retaining to the embankment/hillside could be combined with the shelter structure build. Any works undertaken on the site would obviously need to take into consideration the location of the storm water pipe in that area.

I acknowledge and applaud the desire of Tuwharetoa to recognise their heritage and values while redesigning the Hole in One offering but disagree with any attempt to make this a site of cultural significance (to tell their story – refer to your ‘Applicant's presentation’, pgs 11, 20 et al). I would personally rather see Tuwharetoa tell their story by redesigning the area around the existing Reid's Carving waharoa at the bottom of Tongariro Street (with obvious permissions) – this seems a much more appropriate place to present a site of cultural significance as it stands on its own, with space to reflect and acknowledge Tuwharetoa heritage free from other distractions.

<p>Having said all that, if Tuwharetoa still chose to tell more of their story at the Hole in One offering, it could be designed into the viewing platform and alongside the queuing area, making it clearly visible to passers-by, golf punters, those enjoying a visit to the café and those on their way down to the lakefront.</p> <p>Which brings me to my second point of concern which relates to public access to the waterfront and the possibility of a beach activities deck below the tee boxes (refer to your &lsquo;Applicant&rsquo;s presentation&rsquo;, page 11 point 4). A comment on page six of your &lsquo;Applicant&rsquo;s presentation&rsquo; states: <i>many stray balls fall on the &lsquo;beach&rsquo; in this area and the attendant must often advise visitors to take care.</i> I&rsquo;d be very concerned that if members of the public were allowed access to the beach directly below or in the near vicinity of the tee boxes they could be struck by a miss-hit/stray ball.</p> <p>And while I like the idea of beach access, the floating dock and the possibility of future water-front activities I&rsquo;d definitely like to make sure that the route to the beach (if it were to go ahead) steered well clear of the tee boxes and I would also like to know how Tuwharetoa plan to mitigate the risk of injury to the members of the public should a golf-ball head off-course.</p> <p>I have absolutely no problem with the creation of commercial competition but I feel that perhaps Council would be better off supporting efforts to cater for other water sports activities at more appropriate places - away from golf-ball hazards. The Taupo Yacht club and Lake Taupo Sea Scouts are two such sites and there is scope within the Lakeshore Management Plan Adopted 2008 (provided as one of your consultation supporting documents) for this to happen (see pages 31 & 50).</p> <p>Question Comments: [Admin] See full submission for attached supporting images/photos</p>
<p>160 - Rory Scott: Question Comments: We are in support of development that supports business growth, prosperity and vitality in the District. We would like to have a better understanding of what, if any, plans are in place in terms of guidelines for development of the lake edge sites.</p>
<p>161 - Rodney Hutchison: Question Comments:</p> <p>In the supporting document &lsquo;Applicant's presentation to committee November 2021&rsquo;, the submission contains two stages; Stage 1 - Hole-in-One redevelopment - and Stage 2 - redevelopment of the entire site "into a multi-functional facility"; a Café, Functions and Educational Centre. It would also include access to the foreshore, provide a floating dock and supply access for other activity providers.</p> <p>The application shows varying concept options for Stage 2, ranging from minor modifications to the proposal for the Hole-in-One, through to large scale buildings.</p> <p>I submit that Stage 2 is incompatible with Stage 1 and should be fully separated.</p> <p>The Stage 1 proposal is, in my opinion, a good development of the existing facility and will maintain the general transparency of the existing lake edge.</p> <p>Stage two, however, is different.</p> <ul style="list-style-type: none"> • As said above, the Stage 2 proposal is incompatible with the Hole-in-One facility. Unless the applicant is to provide the public with hard hats and kevlar vests, to have public access immediately below and in front of the Hole-in-One is nonsensical. Regularly, golf balls are mis-hit and land in the foreshore area. Furthermore, to meet current health and safety legislation will be extremely difficult under this proposal. • Traffic management for the Café, Functions and Educational Centre will also be a challenge, as this section of Lake Terrace is constricted and busy. • The Stage 2 building, if in the form/scale of the examples shown on the applicants document, will provide a significant block to sightlines, both along the lakefront and from buildings behind; view lines are currently largely unimpeded and this is a precious asset to be maintained. • A large building at this location would not integrate with the rest of the Taupo lakefront; it would look out of place. <p>For the reasons above, I cannot support the application while it includes both Stage 1 and Stage 2. In my opinion, Stage 2 should be separated out. I submit that a much more appropriate location would be within the lakefront redevelopment as part of the Taupo Town Centre Transformation. To quote from the Taupo Town Centre Transformation document:-</p>

<p>"Roberts Street and Lake Terrace will be transformed into a people friendly environment. This is our opportunity to create a world-class waterfront and better connect people to our lake and beautiful environment."</p> <p>Surely this is the location for the Café, Functions and Educational Centre. At this location, it would be in the hub of our new dynamic people area. It would also link into the benefits of the Town Centre Transformation, as stated by Council:-</p> <p>"Turning our CBD into an area with quality places, that puts people-first, is a critical part of attracting locals and visitors alike to spend time in the town centre, with huge social and economic benefits associated with that."</p> <p>We should focus on this, rather than taking people to an isolated facility away from the newly revitalised CBD. Furthermore, traffic management will be a much less of a problem in this area, with extensive parking already available in the town centre and towards the boat harbour area. It would also not compromise the existing Hole-in-One facility.</p> <p>In summary, while I consider the Stage 1 Hole-in-One proposal to be good, I cannot support the overall application while it includes the Stage 2 proposal. The two should be separated and the Stage 2 facility relocated.</p>
<p>162 - Verna Cook-Jackson: Question Comments:</p> <p>I regard the proposed redevelopment of the site as an opportunity for the town to showcase the lake and it's environs.</p> <p>As a ratepayer who lives almost on the lakefront it would be nothing but a total enhancement to what is presently a 'tacky' and messy operation.</p> <p>As a ratepayer I feel extremely proud that the present users of the site have had the forethought to looking at it's future and developing a world class facility.</p> <p>I do not seeing the proposed development as being negative on the eyeline, but an enhancement of the lake front that is presently under resourced and even looks unkempt and messy to visitors to the town.</p>
<p>163 - Torben Landl: Question Comments:</p> <p>This is a long standing iconic Taupo business that is wanting and willing to invest in its operation at a time when the tourism sector has been struggling. There are many positive outcomes from the above proposed submission for the Taupo region.</p> <p>I speak on behalf of the Landl family and we support Taupo Moana Group Holdings Limited to develop their business at the Hole in One on the Taupo Lakefront.</p>
<p>164 - Jonathan (Jono) Dean: Question Comments:</p> <p>Further consideration should be made around pedestrian management and ensuring safe access for families and less abled people.</p> <p>We should never miss the opportunity with our town developments to tell our cultural story of our very precious whenua, maunga and moana. RAL advocates for strong cultural heritage inclusions in the final development such as pou to tell the story</p> <p>Question Comments: Thank you for the opportunity to provide feedback on the Taupo Moana Group Holdings Limited (TGMHL) proposal to develop the Hole in One site they occupy on Lake Terrace on the Taupo lakefront. Ruapehu Alpine Lifts (RAL) applaud TGMHL for their foresight and vision in the further development of this key tourism site in Taupo. The commitment and dedication that TGMHL have towards the tourism fabric of Taupo is well established and mature. RAL have no doubt that this proposed expansion of this venture will continue to yield positive results for the sector in the future. This venture is iconic and unique to Taupo and it should be given every opportunity to be enhanced and opened up to both local residents and tourists alike to ensure we continue to attract visitors to our lakefront. The opportunity to enhance this site should be viewed beyond the economic benefits to the operator. The benefits of this development reach further than Tourism and provide the public with an outdoor recreational opportunity that will be vital in the towns post COVID recovery. Significant evidence has been presented around the inherent benefits of outdoor recreation to stimulating the body's natural immune system and increasing the mental health of outdoor recreation users around the world. We strongly advocate the amendments to the Tapuaeoharuru Bay Lakeshore Reserves Management Plan to accommodate the proposed changes outlined in the</p>

<p>consultation document to ensure the development can be approved and put forward for further consent considerations in the future.</p>
<p>165 - Ian Read: Question Comments: I would happily support the proposed development if it can be completed as indicated in the Taupo & Turangi Weekender of March 3, 2022. The noted view that it would interfere with views does not seem to bear out. The two accommodation properties on the other side of the road being, Acacia Lake View and Absolute lake View, do not have their accommodation units facing the Lakefront. Therefore, in my opinion, they would not be impacted.</p> <p>As someone who worked in the NZ travel and tourism industry for 44 years I would expect this development to be an enhancement of the lakefront from the present set up for the Hole in One operation. I do not see any negative factors that would impact on the residents of Taupo. I do see an opportunity to improve an attraction for tourists and out of town visitors that is already popular.</p>
<p>166 - Margaret and Bob Deadman: Question Comments: I am very against any building on the lake front. Allow one next there will be 2 or 3. Those motels paid for their views, any building would obstruct it, as it is we all can enjoy the beautiful view of the lake and mountains without looking around buildings.</p>
<p>167 - Christine Dowsett: Question Comments:</p> <p>Quick background to establish relevance of my submission. Have been living in Taupo permanently for 15 months, previously had holiday home for 5 years, prior to that was a regular pass through visitor, used cafes, toilets etc. I am preparing this submission at very short notice so have been unable to research to prepare supporting info.</p> <p>I am fortunate enough, prior to Covid, to have done some travel overseas and seen both the joys and sadness of tourist development.</p> <p>Very against cafe and public toilets in this area. Public toilets are not needed. Plenty in Taupo. Patrons can go to the toilet before they get in the queue and play their golf. Even allowing 1 1/2 hours to wait and play they don't need a toilet. A good cafe is a great thing but there are plenty in town. Overseas where on coast or lakeside development has taken place (usually in the past as developments of this kind are against current environmental thinking) the buildings start to look shabby. When things are quiet they look run down. Public toilets alongside a cafe will look disgusting, extensive work and space is needed to keep access to toilets nice (such as the toilets down near the scout den). Let us not forget these two buildings alone will blemish the beautiful view of the foreshore and lake itself. For years I have called through Taupo, never taken the bypass, to have a coffee, bite to eat and then a walk or even just a drive along Lake Terrace if time was short to see the beautiful lake, not to look at public toilets and cafes and certainly not to look at visitor centres, event and educational centres. These latter places are for events and education - they don't require a waterfront or a view. Just buildings that become shabby, construction styles date and the lakeside lost for ever.</p> <p>Frankly the Trust should have looked at how they could "develop sustainable commercial activities" when they were looking at buying the Hole in One, rather than buying it and now trying to change what Taupo is all about. ie a Lake. Not a Hole in One golf facility. Don't get me wrong I have played the Hole in One, it is pretty much a Taupo icon, but that doesn't mean it needs to turn into something quite different. The need to change the Lakeshore Management Plan is a clear statement of substantial change being sought. All the buildings being suggested could be across the road on an empty site there. Perhaps the Trust could buy that land. However the cafe, the event centre, educational centres, visitor information centres all are elsewhere in town and don't need lakeside land.</p> <p>The Trust has mentioned the bus being shabby. Jazz it up, buy a new one, get with it, a lot cheaper than the proposed development. Their return on investment will probably be higher too. Loading and unloading the bus each day may take some work as they say, but hey, work is required to earn money, the exercise is good for people. Improved queueing areas could be done, an extra staff member to ensure public line up, perhaps a small redevelopment of the footpath at that queueing corner. Visitors wear hats these days, we don't need a cover over the queueing area.</p>
<p>168 - Kevin Quinn: Question Comments:</p> <p>The view over lake and mountains should not be spoilt by any buildings.</p> <p>There are good existing toilets at harbour and to east on Lake terrace.</p> <p>There are an adequate number of cafes within walking distance of Hole in One Challenge.</p>

<p>I object to the earthworks that would be necessary to get access to the lower level near lake.</p> <p>I am surprised that Tuwharetoa Iwi, with its love for the mountains and lake, would want to expand the operation.</p>
<p>169 - Alby Shaw: Question Comments: I find the proposal most abhorrent, a black day in the history of Taupo. Taupo is internationally renowned as a tourist town with tremendous views towards the central volcanic region of Ruapehu, Tongariro, Ngauruhoe and surrounding areas. What are the diners on Roberts Street going to see if this proposal to build a tin shed eventuates? The area is steadily being discredited by coffee carts and scooter hire. If this process continues we will see a continuous barrage of commercial structures earning a few wealthy owners their share of paradise and a stolen income.</p> <p>The land and view belong to the people of Taupo and our visitors. The view is iconic without foreshore owners.</p> <p>There is another aspect which deserves attention.</p> <p>The intention of the tin shed is to draw more visitors both on foot and vehicular. Lake Terrace is a beautiful walking track on the lake side but this ignominious proposal will have traffic crossing the road at a busy intersection. There is already enough traffic to cause care when driving through and an increase will have major implications.</p> <p>A tin shed between Lake Terrace and the lake is a proposal too far. It is a hideous idea and should be stopped dead in its tracks.</p> <p>I am totally opposed to the proposal.</p>
<p>170 - Ben Westerman: Question Comments: Towncentre Taupo Incorporated have surveyed our 533 members to gauge the feeling of the CBD community of the proposed amendment to the Reserve Management Plan and the expansion of the existing activity and its impact on the CBD environment. We had an 11% response rate in the short timeframe following the survey, which is a fairly good response in our experience with this type of survey. Of the respondents, 62.3% were in support of the proposal, so on behalf of the TCT board and its members, we submit in support. A few of the reasons behind the support include a feeling it will be a great addition to the Lakefront as an extension to the existing Taupo Town Centre Transformation project that will attract visitors into our CBD. With an already iconic tourism product on offer with the Hole in One activity in place, an upgrade to the existing infrastructure will tidy up this Lakefront area and further attract people to it. High quality attractions such as this are needed to keep our reputation high as a sought after destination town. There were, however, some reservations from our members and the board around the precedent that such a decision might make with regard to further expansion of reserve land around our Moana. Whilst we encourage the expansion of this specific activity and location, we would not want this to open the door to other foreshore activities being granted licenses for expansion with infrastructure along our beautiful taonga that is Lake Taupo. There have been some concerns raised about the infringement on views of the lake and the impact that infrastructure may have on the Lakefront environment, so we encourage consideration to the look, feel and height of the infrastructure to ensure it blends in well with the surrounding environment and compliments the great work being undertaken in the adjoining TTCT project and the beautiful setting in which the proposal sits.</p>
<p>171 - Pamela James: Question Comments: I disagree with a permanent structure being built on the Lakefront Reserve. The reserve is for the use of all ratepayers and I believe a permanent structure will encourage other licence holders to apply for similar permanent structures which will obscure the natural views available to everyone.</p>
<p>172 - John David Chrystal: Question Comments:</p> <p>The walk along Lake Terrace enables people to enjoy some of the most outstanding views in the world - Lake - Mountains etc. We don't need any buildings on the lakeside of this walkway.</p> <p>To sanction this proposal would create a dangerous precedent to any further proposal for development. We value our town and what it has to offer now. Lets keep it that way.</p>
<p>173 - Lorraine Chomondeley-Smith: Question Comments: Below is my submission to absolutely reject this (or any other) application, for a development on our Lakefront Reserve.</p> <p>My understanding of Council property is that the lakefront is a Recreational/Scenic Reserve to be enjoyed by everyone.</p>

<p>To have a building erected in such a prominent position on the lake edge is against everything we are trying to achieve for Taupo as a destination. The public have enjoyed walking, cycling, picnicking and driving past the lakefront without impediment and it is my strong opinion that the Council should not have considered this application in the first instance.</p> <p>The coffee and ice-cream carts, windsurfer tents and other vendors, would soon follow suit, making applications to set up their own buildings. If one is allowed, then why not more and within no time the lakefront will be taken over by commercial ventures, taking away the pleasure of actually seeing the Lake and beyond - which after all is the draw-card for tourists!!</p> <p>To claim that a couple of people will be given work if this goes ahead is not a very convincing reason! Let's not lose sight of the fact that this is a commercial venture with all benefit going to the 'licence' owner! There are no other commercial ventures on the lake front and Hole in One Challenge should count their blessings that they are fortunate enough to already have a licence to operate in this prime position. They should be grateful for this and if the effort is too much to set up each day, then perhaps they should take their venture to somewhere that is permanent and does not violate 'the jewel that is Taupos crown'.</p> <p>The 'uninterrupted' beauty of Lake Taupo and the Mountains beyond are renown and I sincerely hope that Council will reject this proposed venture that would only spoil this drawcard that brings tourists and residents to Taupo. The Lake and environment beyond are - the Jewel in Taupos Crown. Please - dont allow this to happen.</p>
<p>174 - Grant Donaldson: Question Comments:</p> <ol style="list-style-type: none"> 1. Major conflict of interest. TDC should not hear this application because they cannot be seen to be unbiased. I quote a Council press release dated 17 December 2021 regarding new Council offices "symbolising a true partnership between the Council and Tuwharetoa". 2. This change will effectively privatise public space in perpetuity. 3. Future stages are large scale commercial ventures that the public has to be shown now because they will obviously not fit into the footprint of Stage 1. 4. The encroachment onto public space and of the views down the Lake and mountains will be precedent setting and will be hard to stop once one application has been approved. 5. Other major structures already on public reserve include the Sea Scout Den and Lake Taupo Yacht Club. These are both community focused organisations that encourage involvement of young people in Taupo and in any even do not impede the view. Taupo Hole in One is clearly only a commercial venture for the applicants.
<p>175 - Alejandro Cifuentes: Question Comments:</p> <ol style="list-style-type: none"> 1. Waikato Regional Council (WRC) recognises the preparation of management plans under the Reserves Act 1977 as an appropriate way to provide for continuity between legislative requirements, council plans and policies, and the day-to-day operation of a reserve. 2. We support the amendments to the policies and key actions related to areas now considered to be outside the scope of the management plan, i.e. Two Mile Bay Sailing and Watersports Centre. 3. We acknowledge that amendments regarding the expansion of the operations and duration of a lease fall within the scope of Reserves Management Plan. However, we note that the proposal to review the plan should be assessed against the Management Plan for Taupo Waters (in effect since August 2021). Similarly, we consider that further work is needed to ensure the proposal is consistent with Taupo District 2050 (District Growth Management Strategy). <ol style="list-style-type: none"> a. Management Plan for Taupo Waters WRC recommends carrying out further work to ensure that the proposed changes to the Reserves Management Plan are consistent with the Management Plan for Taupo Waters and the specific management outcomes of the latter. This assessment should pay particular attention to the High Court declaration in Tuwharetoa Maori Trust Board v Taupo Waters Collective Limited [2020] NZHC 1871. b. Taupo District 2050 WRC notes that the proposal should be assessed for consistency with the growth management strategy for the district. We submit that the consultation documents and its supporting documents did not properly consider the impacts of the proposal on the future development patterns identified in this strategic document. Doing so will help the district identify if the proposal is consistent with the focus on consolidating retail and office activity within the Taupo town centre and the objective to minimise community costs.
<p>176 - John Rameka: Question Comments:</p> <p>On behalf of the people of Ngati Hinerau and Ngati Hineure, we present this submission in response to the proposed Hole in One Development applications.</p> <p>We confirm that along with our Tauhara hapu relations; Ngati Hinerau and Ngati Hineure hold mana o te whenua over the area where the proposed development will take place.</p>

<p>We request that</p> <p>The developer engages Ngati Hinerau and Ngati Hineure via a hui at Waipahihi marae to present their proposal, receive feedback, clarify any queries we may have, and acknowledge our mana whenua over the area concerned. Ngati Hinerau and Ngati Hineure be given the opportunity to make oral submissions at the associated hearing where we will provide further feedback on the impact the proposed development may have on our cultural, customary, and economic rights.</p>
<p>177 - Dennis Christian: Question Comments: We hold a neutral position. Please see our attached submission.</p>
<p>178 - Christine McElwee: Question Comments:</p> <p>This aberrant private commercial activity is proposed on publicly owned Taupo reserve land mainly used for open public access, recreation, public viewing and general public benefit. For many decades visionary Taupo administrators have continued to manage this lakeside public land in the public interest, free of large structures that impair lake views and lakeside access.</p> <p>As a consequence Taupo's public lakeside land is generally environmentally 'natural', green and unique. Where else in the world can you find original beautiful predominantly green lakeside environments, not polluted by private and/or profit-motivated lakeside encroachment. There is appropriately zoned commercial land for commercial activity. Lakeside reserve land is not the place for large structures and subsequent expanding private commercial activity.</p> <p>This proposal degrades the Taupo lakefront visually and goes against a long heritage of soundly managed lakeside reserves around Lake Taupo. This proposal is cheeky, it denigrates the special character of Taupo's beautifully established publicly accessed lakeside environment and all for what? Enhanced private profit from aberrant activity on public land.</p> <p>I suggest that the most valuable public assets that TDC manages are its lakeside reserves, its major local and visitor attraction used all year round. Why would anyone want to kill/degrade the productive goose that lays the golden tourist eggs century after century?</p>
<p>179 - Christine Cheyne: Question Comments: Further development of the site is not needed given changes in tourism as a result of the loss of international visitors. Permanent buildings are not consistent with the purposes of the reserve.</p> <p>There are toilets nearby, and numerous opportunities for purchase of refreshments at nearby cafes and restaurants. Taupo's appeal to visitors is, first and foremost, its setting in the central North Island volcanic plateau with relatively unobstructed views of the lake and mountains. We do not need additional built structures imposed on the natural landscape. With all additional structures whether permanent (e.g. Bungy and Swing on Spa Road) or relocatable (e.g. Steaming Bean coffee cart on Lake Terrace at the reserve) there is additional waste from litter which ultimately needs to be picked up by volunteers (see Tidy Taupo Facebook page) or council staff (a cost to ratepayers). Those businesses do not take full responsibility for their waste and, sadly, their customers also do not.</p> <p>In addition, pedestrians and people on bikes will have to navigate their way around new structures. The reserve needs to be retained for non-commercial recreational purposes and its scenic values not further undermined.</p> <p>Once one structure is erected there will be pressure and no grounds for restricting further structures. Yet the spectacular views draw far more people than any one business.</p> <p>Finally, and perhaps most importantly, the proposed structure is too close to the black-billed gull population which needs protection</p>
<p>180 - Michael & Joy Mongillo: Question Comments: We have been residents of Taupo for 38 years and very much enjoyed the view of the lake along the entire lake front on our almost daily walks. The current "Hole in One" setup, located at the end of a parking area, is OK, and not too much of an eyesore. However, we believe that expanding this development to the proposed significant large size is unacceptable, and we are totally against it.</p>

Response field Number and Name: 3-Draft RMP feedback
Question: Is there anything else about the draft Reserve Management Plan you would like to comment on?
Total number of responses:33
Submitters for this question
10 - Caroline Levy: Question Comments: looks really good and great use of the water front
16 - Cecilia Pakome: Question Comments: Leave the lakefront as it is
25 - Daniel Bagg: Question Comments: no
28 - Janine Kapua: Question Comments: no
43 - Larea Berdebes: Question Comments: i love the look of the plans and would love to see Towharetoa history within it
<p>44 - Chris Hollows: Question Comments:</p> <p><u>Public Bodies Leases Act 1969</u></p> <p>The TDC cannot consent to the 33 year Lease requirement within the TGMHL proposal without following the requirement of Sect 8 Public Bodies Leases Act 1969 which requires every lease granted to be sold by way of Public Auction or Tender.</p> <p>How did the TGMHL proposal get Council Approval in Principle without flagging the Public Bodies Leases Act 1969 requirement?</p> <p>How can the TGMHL proposal be properly evaluated without the detail of the proposed Lease provisions being available? TDC - Please publish Draft Lease Agreement that will be offered under Sect 8 Public Bodies Leases Act 1969 and timeline for Public Auction or Tender.</p> <p><u>Solution for TGMHL</u></p> <p>There is of course waterfront land which is not public reserve which the TGMHL applicants could consider between Wharewaka Reserve and Five Mile Bay Reserve that would benefit from the type of development that TGMHL are proposing with desperate need for improvement and much more area for parking than Taupo CBD. Also could be a great area for a camping ground that would benefit from public toilets/ food outlet/ hole in one and other recreational activities.</p> <p>TDC - Attend to the worst areas first.</p>
46 - Susan Abraham: Question Comments: I have made my perspective clear above
50 - Judi user: Question Comments: No as long as you get the changes doen this time and not leave for ELEVEN years to get the changes done!
67 - Haylee Jordan: Question Comments: It will look too industrialised, this is not Taupo.
71 - Michaela Tukaki: Question Comments: TAUPO IS BEAUTIFUL HOW IT IS
75 - Natalya Kengike: Question Comments: DONT DO IT
99 - David Briscoe: Question Comments:

<p>I am opposed to them getting a lease. They should be happy they have a license.</p> <p>Do we really need a function/events center and educational center on this prime Taupo site. If there is a need for an function/events center create a joint partnership and develop the Taupo Yacht / boat club, as this facility could do with a spruce up.</p> <p>Why do they need access to the water front. I suggest they have other developments planned that they are not letting on about. (Float plane docking!!!) Like 2 mile bay again.</p> <p>There are plenty of cafe within 300-400 meters.</p> <p>Nothing wrong with the visitors center where it is, which is central to the town ship. Why do we need another one</p>
<p>102 - Lynda Gulbransen: Question Comments:</p> <p>Clean up the gardens and residential areas stop ruining Taupo</p> <p>We do NOT want another Over populated Town like Wueenstown which is RUINED</p>
<p>105 - Laura Walker: Question Comments: It would be nice to see some planting more native trees around the development and to create more shade (in the future) and a natural feel.</p>
<p>112 - Eric Duder: Question Comments: It all looks pretty good to me!</p>
<p>114 - Trevor Norling: Question Comments: Yes. Who is it that decided to put the traffic lights in Titiraupenga streets and on Spa road?. This has and is going to cause major traffic congestion going forward. Why were roundabouts not used? as they would have kept the traffic flowing. The people in charge of this should be removed from their positions as they have wasted hundreds of thousands (if not millions) of tax payer money on a totally flawed traffic system. It is quicker and will always be quicker to use Tongariro street at 30Kmh than the new route up Titiraupenga st. I along with others have timed the 2 different routes and it works out quicker every time which shows the major failings of the new system put in place. Total incompetence on behalf of the Taupo Council to have approved and allowed this to happen.</p>
<p>118 - Janet Hird: Question Comments: The Lakefront Reserves Management Plan should NOT be amended in any way.</p>
<p>122 - Alana Delich: Question Comments: Two mile bay sailing centre has been removed from the draft Reserve management plan, as their lease is of the Lake Bed. However I do not agreee with this removal. There was recently a large amount of development at the site, within the lake shore reserve, and there is a licensed seating area etc. within the lake shore reserve, thereforet this part of the the Sailing Centre is still well within the scope of the TAPUAEHARURU BAY LAKESHORE RESERVES MANAGEMENT PLAN.</p>
<p>124 - Jeremy user: Question Comments: No</p>
<p>130 - Elizabeth Day: Question Comments:</p> <p>I would not be in favour of a lease being granted as this allows for legal interest in this piece of land. The water front is a community asset and should be accessible and owned by all in the local community.</p> <p>Any development particularly under a lease agreement could lead to further developments on the Lakeshore.</p> <p>Could the Hole in One development not move to above the water filtration plant at 36 Lake Terrace (near the junction of Rifle Range and Lake Terrace) where a platform is currently available and a car park alongside. Any development of cafes, food and beverage kiosks etc, here would have less of an impact on town centre businesses than development of the current Hole in one site.</p> <p>With the change to through traffic in Taupo using Titiraupenga street, development of the Hole in one site could create traffic congestion because southbound through traffic would need to turn right onto Lake Terrace across the flow of northbound traffic.</p>
<p>131 - Richard Hoadley: Question Comments:</p>

<p>The two page strike through/underlined draft amendment only addresses part of the 79 page Plan.</p> <p>Council needs to review the whole Plan, for the benefit of all ratepayers and the community.</p> <p>Refer also the supporting document.</p> <p>Taupo Marina Ltd, Richard Hoadley</p>
<p>132 - Trevor HUNT: Question Comments:</p> <p>I STRONGLY OPPOSE the redevelopment of the "Hole in one challenge" as proposed by Taupo Moana Group Holdings Ltd (TMGHL), or indeed any similar redevelopment along the waterfront reserve between the harbour and the old Sea Scout den. Taupo has a very valuable asset in having an open public reserve with such a magnificent view. As Canadian singer-songwriter Joni Mitchell sang (in Big Yellow Taxi) "you don't know what you've got 'till it's gone". I have travelled overseas widely and have seen the effects of commercialization and buildings blotting out picturesque places. Lake Tahoe (U.S.A.) and Cancun (Mexico) come to my mind.</p> <p>We have already seen what has happened at Two Mile Bay where a Sailing Centre on the reserve has gradually morphed into a pub. If TMGHL get approval I predict that we would see, in less than a decade, an expansion of the site and demands from other businesses for similar "developments" which would then be very difficult to refuse. No doubt the hoary old mendacities about jobs, fees and donations will be rolled out.</p> <p>I ask that no changes be made to the Tapuaeharuru Bay Lakeshore Reserves Management Plan. I am also concerned that it appears ratepayer money has already been spent on drafting an amendment to the Plan, before public consultation has been completed. This is surely "jumping the gun" and giving people the impression that TDC has already approved the proposal in secret and the consultation is merely "window dressing".</p> <p>Should this inappropriate and adverse proposal be approved I demand that all the work be done at night so as to minimize disruption to the access and enjoyment of residents and visitors.</p>
<p>144 - Adams Emerina: Question Comments:</p> <p>leave it as is you have enough to deal with</p>
<p>145 - Vijay Farley-Naiker: Question Comments: NA</p>
<p>147 - Robin Fisher: Question Comments: Please don't change it to accommodate any changes to the current commercial operation hole in one.</p>
<p>158 - Nilin Patel: Question Comments: [Admin] See full submission for attached feedback.</p>
<p>159 - Mowenna Harding: Question Comments:</p> <p>Page 3, under title 'Key Actions': the 'Concession Site Location Permitted Activities' list for point 1. should be updated to include the sale of non-alcoholic beverages and/or food (and possibly also reference non-motorised water sports) to be consistent with the activities list proposed to be added (top of page 2).</p>
<p>162 - Verna Cook-Jackson: Question Comments:</p> <p>I consider the proposal a fully merited one that will have ongoing benefits for Taupo:</p> <ul style="list-style-type: none"> - for the commercial and retail users of Taupo, - for the people who live in Taupo, - for visitors to Taupo, for the tangata whenua, - for future employment of Taupo youth - and not so youth

<p>- for the protection of the lake bank</p> <p>- as an added facility for the encouragement and education both local children & local adults of the importance of the lake's mana, history, uses and importance of caring for it and the environment about it.</p> <p>As mentioned in the previous question - this is a world class proposal. It would enhance, not un-enhance the lake shore and lake front.</p> <p>The design is in keeping with blending with the environment.</p> <p>This town has recently won the Most Beautiful Large Town award - and is presently ungoing major reconstruction of roadways in and around the town to further enhance the attraction of the town - to both residents and visitors. This Hole in One proposal literally goes hand in hand in making the town become even more people friendly, environmentally friendly and beautiful.</p> <p>I congratulation the Trust that has had the forethought to look to the future and ensure the town can have something further to be proud of, to enhance the area and to compliment the soon to be newly laid out town centre.</p>
<p>163 - Torben Landl: Question Comments: I cant see anything that mentions a right of renewal for the existing owners? Surely there would be a right of renewal offered once the 33 years is completed?</p>
<p>166 - Margaret and Bob Deadman: Question Comments: No buildings on the lake front.</p>
<p>167 - Christine Dowsett: Question Comments:</p> <p>Not enough time to comment on the draft Reserve Management Plan but a reminder of the Reserves Act 1977 and the Resource Management Act 1991 that the original Plan is based on.</p> <p>Reserves Act 1977</p> <p>The Reserves Act is the primary piece of legislation for administering reserves.</p> <p>The purpose of this Act is:</p> <p>providing for the preservation and management of areas for the benefit and enjoyment of the public</p> <p>ensuring, as far as possible, the survival of all indigenous species of flora and fauna</p> <p>ensuring, as far as possible, the preservation of access for the public</p> <p>providing for the preservation of representative samples of all classes of natural ecosystems and landscape</p> <p>promoting the protection of the natural character of the coastal environment and the margins of lakes and rivers.</p> <p>Nothing here about commercial activity.</p> <p>Resource Management Act 1991</p> <p>The Resource Management Act is a regulatory tool which applies to the management of land. The purpose of the Act is the sustainable management of natural and physical resources. Section 6 (Matters of National Importance), section 7 (Other Matters) and section 8 (Treaty of Waitangi) set out matters that are of importance to the management of land.</p> <p>Of these, the following are particularly relevant to reserve management:</p> <p>preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and their protection from inappropriate subdivision, use, and development</p> <p>protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development</p> <p>maintenance and enhancement of public access to and along the coastal marine areas, lakes and rivers</p>

<p>the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga</p> <p>kaitiakitanga</p> <p>maintenance and enhancement of amenity values</p> <p>maintenance and enhancement of the quality of the environment.</p> <p>Lake Taupo is an area of outstanding natural beauty and is a significant and special area of both New Zealand and the World. Let us leave it that way.</p>
<p>174 - Grant Donaldson: Question Comments: This draft appears to be a very generous reaction to an application by an entity that the Council by its own admission is in a "True Partnership" with.</p>
<p>178 - Christine McElwee: Question Comments:</p> <p>I would suggest that this is not the only TDC reserve management policy document that TDC Governance is required to consider in regard to this proposal.</p> <p>Please provide all governance and submitters with a full copy of the current TDC Reserves Encroachment Policy (or similarly named policy). From memory that policy was developed to prevent all private encroachment on to public usually reserve land.</p> <p>I would suggest that this aberrant proposal on public Taupo reserve land may not have got as far as requiring public consultation, had people both inside and outside Taupo District Council been more aware of this current TDC reserves encroachment policy.</p>