

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY COUNCIL MEETING  
HELD AT WAIORA HOUSE, 100 KAIMANAWA STREET, TAUPŌ  
ON TUESDAY, 18 FEBRUARY 2025 AT 10.45AM**

**PRESENT:** Mayor David Trewavas (in the Chair), Cr Duncan Campbell, Cr Sandra Greenslade, Cr Kylie Leonard, Cr Danny Loughlin, Cr Anna Park, Cr Christine Rankin, Cr Rachel Shepherd, Cr Kevin Taylor, Cr Yvonne Westerman, Cr John Williamson

**IN ATTENDANCE:** Chief Executive (J Gardyne), General Manager Strategy and Environment (W Zander), General Manager Community Infrastructure and Services (T Hale), Executive Manager to the Mayor (J Later), Environmental Services Manager (J Sparks), Policy Manager (N Carroll), Senior Policy Advisor (H Samuel), Senior Policy Advisor (T Wood), Policy Advisor (M Parnwell), Policy Advisor (H Wood, via MS Teams), Programme Manager (J Walton), Parks and Reserves Manager (G Hadley), Legal and Governance Coordinator (D Periam), Customer and Business Support Officer (R Su), Governance Quality Manager (S James)

**MEDIA AND PUBLIC:** 10 members of the public

**1 KARAKIA**

His Worship the Mayor led members as they recited Taupō District Council's opening karakia.

**2 WHAKAPĀHA | APOLOGIES**

**TDC202502/01 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Cr Danny Loughlin

That the apologies received from Crs Karam Fletcher and Kirsty Trueman be accepted.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202502/01 above.*

**3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST**

Cr Danny Loughlin declared his connection to submitter 31 (Tūwharetoa Māori Trust Board member).

**4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES**

Nil

**5 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING**

**5.1 FUTURE DEVELOPMENT STRATEGY HEARINGS AND DELIBERATIONS**

The Senior Policy Advisor (T Wood) summarised the process to date, explaining that the Future Development Strategy (FDS) would replace Council's TD2050 Growth Management Strategy. The FDS identified areas to accommodate residential and industrial growth in the Taupō district over the next 30 years. Those growth areas were the same as those identified in the TD2050 document, with the addition of Huka Falls Road and one area in Mangakino.

Thirty-three submissions had been received, including a submission from Tukairangi Trust which had been incorrectly coded to a District Plan consultation process, instead of the FDS process. Submissions 1-32 had been attached to the agenda for the meeting; and submission 33 from Tukairangi Trust had been circulated to members via email (A3711822).

The following submitters spoke to their submissions, with additional points as noted.

**21 – Messrs Matt Stulen (Contact Energy) and Mark Chrisp (Mitchell Daysh), on behalf of Contact Energy**

The speakers tabled presentation slides (A3715485).

- Generally supportive of the FDS document, however it was silent on industrial activities and renewable electricity generation, which involved significant land use within the Taupō district, including over 20 renewable power stations. The FDS should provide for, and include planning provisions, for these activities.
- The FDS indicated sufficient industrial land to meet projected growth in the district, but it did not discuss where the growth should be located.
- Contact Energy sought the future zoning of industrial land in the right places, to support continued economic growth in the district, including the creation of more jobs.
- Land use activities should be compatible with geothermal energy creation.
- Contact Energy supported an Energy Chapter in the Taupō District Plan. This should outline the future strategy to support decarbonisation.
- Taupō was set up well, with the East Taupō Arterial (ETA) road acting as an urban fence, keeping residential on one side and industry on the other side. Owen Delany Park and golf courses also created buffers between residential activities and large-scale industrial activities. One anomaly was the Centennial Drive rural residential area. Council was encouraged to consider identifying a strategic industrial node there, similar to Waipa's approach just north of Cambridge.
- While the historical information in the FDS was good, the document was an important future-facing document, so the focus should be on the future, including identification of potential areas for industrial growth.

The submitters answered questions as follows:

- They were available to assist Council with the drafting of an Energy Chapter in the District Plan, in collaboration with other power companies operating in the district.
- The FDS was a helpful document to prioritise areas and future-proof the concept of strategic industrial nodes. This would ensure separation of activities between different zones and help avoid reverse sensitivity issues.

**15 – Mr Michael Allan, on behalf of Wairarapa Moana ki Pouākani Incorporation**

- Wairarapa Moana ki Pouākani Incorporation (WMI) were generally supportive of this initiative; the FDS; and Council's vision to become the most prosperous and liveable district in the North Island.
- The focus of WMI's submission was the residential growth of the Mangakino township. Growth was occurring at a steady rate in Mangakino, and both greenfield and infill development would be required to meet growth needs in the future.
- Subdivision of smaller lots into two lots was not popular and as a result, those lots were more difficult to sell. Properties of at least 600-700 m<sup>2</sup> were more desirable, because residents and holiday home owners wanted the space to store boats to use on Lake Maraetai and have whānau members come to stay.
- There were some areas which could be subdivided in future. 40 lots could come from infill housing. Therefore the balance would need to come from greenfield development.
- Future requirements for both permanent residents and holiday homes would need to be supplied from both infill and a new residentially zoned area. The new zone should be the area behind Korari Crescent, where the old mill was originally located. Council was asked to consider and recognise this in the FDS.

Mr Allan answered questions as follows:

- WMI had commissioned independent advice from Formative. Formative's report forecast a demand of eight to 10 new lots per year in Mangakino. This aligned with the work done by Council's policy team.
- A developer had recently subdivided within the current residential zone in Mangakino, creating 13-16 new lots. WMI supported zoning behind that area, to keep residential development against the town boundary. There was enough land there to meet growth requirements well into the future. The land was very good with some reasonable views, noting that there was an area of native bush WMI would not want removed.
- Papakainga housing was something WMI would consider where appropriate.

**25 – Ms Catriona Eagles, Cheal Consultants, on behalf of Breda Investments Limited and E.F. Deadman**

Ms Eagles tabled and read out a document entitled "Breda/Deadman – Catriona Eagles Hearing Notes – 18 February 2025" (A3715483). She pointed out that the word "realised" was defined, and added that there was a gap in understanding between forecasted demand and reasonably realisable capacity. She looked forward to receiving more information and working together to solve the challenges.

In answer to a question, Ms Eagles explained that once reasonably realisable capacity was identified, there was probably going to be a gap in the 10-20 year timeframe. There was a need to be clearer in the FDS about what was readily available and what would take more time.

**18 – Ms Alana Delich, on behalf of the Taupō Climate Action Group**

- Taupō Climate Action Group consisted of approximately 50 Taupō residents concerned about the impacts of climate change and how it was being dealt with. The Group had identified three issues to raise in relation to the FDS.
- The first issue was planning for climate risks in the Taupō district, particularly flooding and drought. This should be mentioned in the introduction to the FDS, not just in the appendix.
- The second issue was the need for development to be future-proofed for low emissions. This would extend to the development of a new bridge over the Waikato river – the bridge should allow for active transport i.e. bicycles, e-bicycles, e-scooters and walkers. New developments should include public transport and provision for e-vehicle charging.
- The third issue was that there was no indication of how the FDS would incentivise the building of smaller houses. Smaller houses were more affordable, more efficient to heat and cool and therefore used less energy.
- In conclusion, Ms Delich asked Council to plan for climate change in our future.

In response to a question, Ms Delich explained that the term "climate risk" could be used instead of "climate change", but that "climate mitigation" should also be used so that in addition to assessing risks such as flooding and drought, mitigation measures to use less carbon would also be considered.

**32 – Mr Tredegar Hall, on behalf of Ngāti Rauhōto – Ngāti Te Urunga, Ngāti Rūingarangi, Te Kapa o Te Rangīita, Hapū of Ngāti Tūwharetoa**

Mr Hall made a PowerPoint presentation (A3722179).

- The submission was similar to the hapū submission to Council's Long-term Plan; and a continuation of key points made over the last 18 months. This represented a trajectory forward not only for iwi/hapū but for the wider community too.
- The FDS platform and the interface with the data was really good.
- The hapū submission consisted of three key points.
- The first point related to the timeline for development. It was important to tell both stories together so that a complete picture emerges of what tangata whenua were experiencing in the early 1950s and the 1960s. Be clear about who the workhorse was, who the landowners were, of the power stations and other industry developed along the river at that time. Operations were underway prior to the western narrative and rights were taken away from tangata whenua to enable development. Language, history and relationships were important to the conversation about development and should be acknowledged in the FDS.

- The second point was the need for greater partnership at both governance and technical levels.
- The third point related to integrated planning. Groups and concepts should be connected together from the start, when developing the long-term vision for the region and the community. The Long-term Plan, the FDS, aspirations for Māori land, protecting future generations, what the future could and should be – these things are all interconnected and should be treated as such.

**22 – Messrs Riley Kupa, Nathan Berry and colleagues, on behalf of Unison Networks Limited (via MS Teams)**

- The speakers confirmed Unison Networks Limited's overall support for the direction of the FDS.
- Commended the Council on its proactive approach to growth and infrastructure planning.
- Asked Council to amend the FDS to include electricity, in particular there was a need to ensure electricity infrastructure was integrated into strategic planning. This was critical to support the district's future growth and enable resilience. Collaboration between Council, Unison and other stakeholders was vital to ensure a coordinated approach.
- In conclusion, Council was asked to adopt the recommendations relating to the network and continue to engage with key stakeholders to ensure the FDS remained effective into the future.
- The FDS was a powerful tool for Unison to use to benefit customers and ratepayers.

**24 – Ms Pippa Player, on behalf of Transpower New Zealand Limited**

Ms Player made a PowerPoint presentation (A3722208), with slides covering Transpower's role and activities; electricity demand growth forecast; forecast investment required to support electrification; an overview of Net Zero Grid Pathways phases; planned work in, and connecting in to the Taupō district; and a summary of what Transpower was asking Council to include in the FDS.

- Taupō played a pivotal role in the transmission system due to its central position and the number of assets located in the district.
- New assets would need to be built over the next several decades to meet the country's emissions targets.
- Transpower was seeking clear recognition in the FDS of the role of the national grid; relationships between strategies, policies and regulatory tools; the role of critical networks in enabling growth; protection of critical networks from inappropriate developments; and critical network providers as stakeholders in action plans and strategies.

In answer to questions, Ms Player advised that Transpower was very happy to continue to be involved in preparation of planning documents, including an Energy Chapter in the Taupō District Plan.

*The meeting adjourned at this point (11.56am) and reconvened at 12.30pm.*

The Senior Policy Advisor (T Wood) addressed the Council, making the following points:

- The FDS had a 30-year horizon and informed other planning documents, including asset management plans; the Long-term Plan; the District Plan; and other strategies including climate and transport.
- TD2050 was developed in 2018 using 2013 census data. Based on that data, Taupō district had already reached the TD2050 population predictions anticipated 30 years on from that document.
- The National Policy Statement for Urban Development and the Waikato Regional Policy Statement documents had also been adopted since TD2050.
- It was therefore an opportune time to take new population projections along with national and regional planning documents into account through the FDS.
- There was just enough land in the Taupō district to meet residential development growth demands for the next 35 years. However, the district was expected to run short of land for industrial development in about 20 years' time.
- The new approach to the FDS was that the document would be reviewed every three years, to keep population projects up-to-date and align with Council's Long-term Plan processes. It was acknowledged that a key focus going forward would be identifying growth areas.

In response to questions Senior Policy Advisors (T Wood and H Samuel) advised that:

- Growth areas identified in the FDS would assist Council to undertake District Plan changes. That information could also be used by developers wishing to initiate private plan changes.
- There were three tiers of areas identified: Areas zoned and infrastructure-ready for development within the next 15 years; areas zoned but not yet infrastructure-ready (for example the Nukuhau private plan change area); and future growth areas (for example Rangatira E).
- Zoning changes, including under the residential chapter of the District Plan, needed to be phased appropriately to avoid stretching resources and having too many areas to service at the same time. Sometimes developers needed to wait in light of the overall planning picture. The Long-term Plan set out future solutions to address capacity to align with District Plan changes.
- The national grid yard protected the network from inappropriate development near energy company operations. The whole land use pattern of Taupō town had been established around those energy companies.
- Taupō's growth model was developed in-house using Stats NZ data as a basis, tweaked for accuracy. This work had been peer reviewed externally.
- The Resource Management Act 1991 contained greater allowances for multiply-owned Māori land and this should be taken into account when providing for development on those lands.
- The protection of the Taupō town centre is enshrined in Council's planning documents. Anything else would be categorised as a neighbourhood centre. The District Plan was effects-based, so the effects of any shopping development application in the residential zone would need to be considered.
- An interactive population dashboard would be appended to the FDS. This would show at a high level when developments were expected to come online. Text would be included to ensure that the information contained in the dashboard was indicative only.

Members considered all submissions, including the late submissions and oral submissions received earlier in the day. They requested further updates to the document attached to the agenda as Attachment 3, and these changes were captured by the Senior Policy Advisor (T Wood) with the updated document reference being A3716534. The updated Future Development Strategy would be brought to the 25 March 2025 Council meeting for adoption.

#### **TDC202502/02 RESOLUTION**

Moved: Cr Kevin Taylor

Seconded: Cr John Williamson

That Council:

1. Receives, considers, and where requested, hears, pursuant to sections 82 and 83 of the Local Government Act 2002 submissions on the draft Future Development Strategy.
2. Accepts submissions 30, 31, 32 and 33 which were received late.
3. Directs officers to amend the draft Future Development Strategy in accordance with the changes shown in Attachment 3 and updated at the meeting.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202502/02 above.*

#### **5.2 SUBMISSION TO THE LOCAL GOVERNMENT (WATER SERVICES) BILL - JOINT SUBMISSION**

An updated joint submission had been circulated to members the day prior to the meeting (A3713776).

The Programme Manager explained that a joint submission had been drafted due to time constraints and the complexity of the Local Government (Water Services) Bill. The submission was focused on the technical aspects of the Bill. She added that Taituarā's detailed submission was supported via the joint submission.

In answer to questions, the Programme Manager advised that the joint submission would be presented to select committee by members of the Waikato water team. Select committee hearing dates were not yet known.

**TDC202502/03 RESOLUTION**

Moved: Cr Danny Loughlin

Seconded: Cr Anna Park

That Council approves the joint submission made by Waikato Water submitting councils on the Local Government (Water Services) Bill.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202502/03 above.*

**6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS**

Nil

The meeting closed at 1.24pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 25 March 2025.

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**CHAIRPERSON**