

**I give notice that
an Ordinary Meeting of Council will be held on:**

Date:	Tuesday, 18 February 2025
Time:	10.45am
Location:	Waiora House 100 Kaimanawa Street Taupō

AGENDA

MEMBERSHIP

Chairperson Mayor David Trewavas
Deputy Chairperson Cr Kevin Taylor

Members

- Cr Duncan Campbell
- Cr Karam Fletcher
- Cr Sandra Greenslade
- Cr Kylie Leonard
- Cr Danny Loughlin
- Cr Anna Park
- Cr Christine Rankin
- Cr Rachel Shepherd
- Cr Kirsty Trueman
- Cr Yvonne Westerman
- Cr John Williamson

Quorum 7

**Julie Gardyne
Chief Executive**

Order Of Business

- 1 **Karakia**
- 2 **Whakapāha | Apologies**
- 3 **Ngā Whakapānga Tukituki | Conflicts of Interest**
- 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 Deliberations3
 - 5.2 Submission to the Local Government (Water Services) Bill - Joint Submission.....10
- 6 **Ngā Kōrero Tūmataiti | Confidential Business**
Nil

5.1 FUTURE DEVELOPMENT STRATEGY HEARINGS AND DELIBERATIONS

Author: Tanya Wood, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

To hear and deliberate on the draft Future Development Strategy (FDS).

The officer advice in this report has been provided in advance of the hearings process. There is the potential that new information is provided by submitters through the hearings, in which case officers may need to revisit some of their advice.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council consulted on the draft FDS over the period 6 November to 20 December 2024 and received 32 submissions. The hearings and deliberations provide submitters the opportunity to present their views verbally to Councillors. They also provide Councillors the opportunity to consider the feedback provided and to advise any changes that should be made to the document.

The final FDS will be adopted at the Council meeting on 25 March 2025.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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 and 32 which were received late.
3. Directs officers to amend the draft Future Development Strategy in accordance with the changes shown in Attachment 3.

TE WHAKAMAHUKI | BACKGROUND

At the Council meeting on 29 October 2024, Council approved the draft Future Development Strategy to go out for consultation.

Consultation was undertaken over the period 6 November to 20 December 2024.

The Local Government Act 2002 requires Council to hear and deliberate on the submissions received on the draft FDS.

What is a Future Development Strategy?

The Future Development Strategy is an update of our existing growth management strategy Taupō District 2050 (TD2050) which was adopted in 2018. Since 2018, the introduction of the National Policy Statement for Urban Development (NPD-UD) and changes to the Waikato Regional Policy Statement require Council to update its growth strategy. This strategy has been named the Future Development Strategy to align with the direction in the National Policy Statement for Urban Development.

The Future Development Strategy looks out 35 years and identifies how much land is needed for new homes and businesses and whether there is enough land to accommodate the anticipated growth. The strategy has an 'implementation plan' that identifies a number of actions that Council intends to undertake to ensure that the district's growth is able to be catered for.

The National Policy Statement for Urban Development gives the direction that the FDS should be reviewed every three years.

How does the FDS link with the Long-term Plan and District Plan?

The FDS informs the development of future Long-term Plans (LTPs) and the District Plan. The FDS provides direction on where development will occur, which helps asset managers to identify what infrastructure will be required and when. This information is included in asset management plans and the LTP.

The FDS also identifies future growth areas. The NPS-UD requires Council to have sufficient land that is ‘plan-enabled’. This means Council must have enough land appropriately zoned. The FDS directs when plan changes to the District Plan should occur to rezone land.

How does the FDS link with Council’s existing strategies?

Council has a number of other strategies such as: Housing, Climate Change and Water Supply. These documents have informed the development of the FDS and the FDS will inform future reviews of these strategies by setting out expected changes in the size, location and make-up of the district population.

NGĀ KŌRERORERO | DISCUSSION

There were 32 submissions received including three late submissions from –

- Destination Great Lake Taupō received after 5pm on 20 December 2024 (submitter 30).
- Tūwharetoa Māori Trust Board received on 6 January 2025 (Submitter 31).
- Joint Hapū of the Taupō North Wastewater Steering Group project received on 16 January 2025 (Submitter 32)

Officers are of the view that accepting these late submissions will not prejudice any parties to the process and the information in the submissions will further assist Council’s decision making.

There were 12 submitters that indicated that they wish to be heard. A copy of the hearings timetable is included below. Please note that the hearings timetable included is likely to change. At the time this report was prepared, only 3 submitters had confirmed their speaking slot. An updated timetable will be provided on the day.

Speaker Order	Time frame	Speaker	Submitter No	Submitter	Organisation
1	11:00 - 11.05 am	Matt Stulen	21	Matt Stulen	Contact Energy
2	11:05 - 11:10 am	Michael Allan	15	Catriona Eagles	Wairarapa Moana ki Pouākani Incorporation
Teams	TBC	Pippa Player	24	Pippa Player	Transpower New Zealand Ltd

The following attachments are included to assist the hearings and deliberations –

- Attachment 1 – full bundle of submissions
- Attachment 2 – a summary of submissions, with officers’ responses.
- Attachment 3 – officers’ list of suggested amendments

The questions asked in the submission form were –

1. Do you support our draft Future Development Strategy?
2. Do you support our draft growth areas?
3. Would you like to provide any feedback on our residential growth picture?
4. Would you like to provide any feedback on our industrial growth picture?
5. Would you like to provide any feedback on our implementation plan?
6. Is there any other feedback that you would like to provide on the draft Future Development Strategy?

The common themes arising from submissions were –

Theme arising	Officer response
<p>A concern that with the population growth, there won't be sufficient health facilities to meet the community's need</p>	<p>Council is aware that some parts of the health sector within the district such as general practitioners and dentists are already struggling, and an increasing population along with an aging population will put additional strain on the sector.</p> <p>Council is not responsible for the provision of health services, however the FDS has identified this concern and has committed Council to continuing to advocate on behalf of our community on these concerns.</p> <p>In addition, officers have had ongoing discussions with Health New Zealand -Te Whatu Ora in relation to a specific zoning for Taupō Hospital and will continue to support this work.</p> <p>Often our community are dissatisfied with the provision of infrastructure provided by other organisations and look to Council for support. In these instances, the only option that Council has to effect change is through continued advocacy.</p>
<p>Concerns re the provision of infrastructure and ensuring that it is adequate, and installed when needed. Some submitters also raised concerns re the adequacy of existing infrastructure such as the existing transport network</p>	<p>The intent of the FDS is to guide planning to ensure that the right infrastructure is provided when needed. Decisions about the nature and timing of investment in infrastructure will continue to be made by Council through future long-term plans.</p> <p>The FDS will provide direction for asset management planning in advance of the next Long-term Plan in 2027.</p> <p>Specific infrastructure concerns etc have been passed onto the relevant teams within Council.</p> <p>The specific concerns were:</p> <ul style="list-style-type: none"> • Submitter 2 - requested Council to fix roads, enhance driver education programmes, more traffic islands needed at major intersections and proper pedestrian crossings along Lake Terrace. • Submitter 10 would like to see nature based initiatives as part of industrial developments. • Submitter 11 – the roading changes made over the past 5 years have not worked and have created choke points. Please make town easier to get in and out of. Public transport data is hard to find and submitter suspects that there is low patronage which is inefficient. • Submitter 18 – the climate effects of building a second bridge need to be considered. Allowing commercial development in Nukuhau and encouraging active transport should be strongly considered ahead of installing a second bridge. • Submitter 32 - Any development should be building self-sufficient communities with all the services required to be healthy, nourished and educated accessible to whanau living at place. Accessibility

Theme arising	Officer response
	<p>should be prioritising low carbon forms of transport first such as walking, biking etc, public transport options and then private vehicles. Therefore, any development projects should be designed to build communities at place and their wellbeing to reduce the dependence and demand to travel into urban centres and/or the requirement of a second bridge.</p>
<p>Requests for zoning changes on specific parcels of land.</p>	<p>The FDS identifies land that we expect to accommodate urban growth. It identifies areas are either growth areas if the land already has a residential zoning, or future growth area if it does not.</p> <p>Submitters have requested zoning changes for the future growth area identified at Mangakino and the existing development at Parawera Drive, Acacia Bay. The growth area at Mangakino will accommodate approximately 150 residential units. The economic analysis indicated that this is adequate to address demand. Providing more greenfield than demand will require the construction of infrastructure that isn't needed, putting unnecessary costs on the community.</p> <p>Zoning changes must be made through a plan change to the District Plan.</p> <p>Rezoning Parawera Drive could change the development potential of the land and drive the need for further infrastructure. We will look further at these potential consequences before considering whether a change in zoning could be appropriate through a future plan change process.</p>
<p>A request for more information on the timing of anticipated developments to be included in the FDS</p>	<p>This information is being developed into an electronic dashboard which will be included as part of the FDS.</p>

Attachment 3, which shows submissions with officers' responses provides guidance to Councillors on where officers think that changes should be made to the draft strategy, in light of feedback.

After hearing the submitters who wish to speak, Councillors will have the chance to deliberate and provide direction on what changes should be made. Officers will bring back the amended document to the March Council meeting for formal adoption.

Based on this information it is considered that there are two options.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

There are two options available

Option 1 – hear and deliberate on the draft FDS and proceed with the proposed amendments suggested by officers and/or make alternative changes to the FDS

Advantages	Disadvantages
<ul style="list-style-type: none"> The FDS will reflect feedback made by submitters. Will reflect changes sought by Elected Members and potentially submitters. 	<ul style="list-style-type: none"> If alternative changes are made, they may not meet the requirements of the FDS depending on the scope of change.

Option 2 – do not proceed with the FDS and retain TD2050

Advantages	Disadvantages
<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Will not meet the requirements of the National Policy Statement for Urban Development and the Waikato Regional Policy Statement which require TD2050 to be reviewed.

Analysis Conclusion:

Option 1 is the preferred option as it will allow the FDS to reflect the changes sought by submitters.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

Long-term Plan/Annual Plan

The development of the FDS is being funded through existing budgets. Adopting the FDS does not have any direct financial consequences.

Once the final FDS has been adopted, this will confirm the district's growth areas between now and 2060, including when and where infrastructure will be needed. This will be reviewed every three years.

The FDS will inform the future preparation of asset management plans and any decisions about the nature and timing of infrastructure investment will be made through long-term plans.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social, economic, environmental and cultural well-being are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

- The National Policy Statement for Urban Development¹ sets out how local government must manage growth. It directs what should be included with the strategy.
- The Waikato Regional Policy Statement² directs Council to have a growth management strategy and directs what must be included within the strategy.
- The Local Government Act 2002 sets out the requirements for undertaking a special consultative procedure.

The FDS meets the requirements of the key pieces of legislation and plans noted above.

Ngā Hīraunga Kaupapa Here | Policy Implications

The FDS has been drafted to help ensure that Council is meeting its requirements under the National Policy Statement for Urban Development and the Waikato Regional Policy Statement.

Once the FDS has been through consultation and hearings, the final adopted document will give direction that will inform the development of spatial plans, plan changes to the District Plan, asset management plans and the long-term plan.

The FDS will also provide a platform for Council's advocacy on matters such as health care, education and transportation.

¹ <https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020-updated-may-2022/>

² <https://www.waikatoregion.govt.nz/council/policy-and-plans/regional-policy-statement/rps-changes-npsud2020/>

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to, the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with iwi, and hapū of our district.

In line with these obligations and commitments we've made, during the development of the draft FDS we:

- Prepared an Iwi Engagement Plan.
- Emailed iwi partners to advise them of the development of the FDS and met with iwi partners who desired a meeting.
- Included the feedback from these iwi partners in the draft document.
- Attended Tūwharetoa hapū cluster meetings.
- Met with some Māori landowners who requested a meeting
- Incorporated feedback received from iwi and hapū through the Long-term Plan process into the document. The draft FDS has a section 'Working together with iwi' which outlines the importance of working together and the feedback we have received.

In addition, during the consultation period we:

- Notified iwi partners of the consultation period.
- Spoke with iwi partners who had questions.

Ngā Tūraru | Risks

There are no known risks with hearing and deliberating on the draft FDS.

The actual growth experienced may be higher or lower than anticipated. If growth occurs slower than anticipated there is a risk that Council overinvests in providing infrastructure which comes at a cost. Conversely if it happens faster than anticipated, we may have a shortage of zoned land in the future and infrastructure may be required earlier than planned. These risks will be mitigated by reviewing the FDS every three years, or sooner if required.

In addition, the current projections indicate that we will not have enough industrial land beyond 20 years. This is not an immediate issue and over the next 12 months, officers will prioritise identifying additional industrial land options which can be incorporated into the FDS. This work will be done to inform the asset management planning for the Long-term Plan 2027-37.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is significant.

TE KŌRERO TAHI | ENGAGEMENT

Extensive engagement has been undertaken during the development of the FDS. In addition to the engagement with iwi and hapū, officers have engaged with:

- Local developers, builders, architects and planning consultants

- Government organisations including the New Zealand Transport Agency, Ministry of Education and Kāinga Ora.
- Waikato Regional Council

Where appropriate, their feedback was incorporated into the drafting of the FDS.

The consultation period was promoted through the following methods –

- A public notice in the Taupō and Tūrangi Weekender on 7 November 2024.
- Posts on the Council Facebook page on 6 November and 17 December 2024.
- Email notification to iwi partners.
- Email to stakeholders, including builders, architects, engineers and planners who regularly undertake work in the district.
- Targeted advertising on websites for people using a Taupō internet address. For example, people visiting the Metservice website from the Taupō District may have seen an advertisement promoting the FDS consultation.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

After the final FDS has been adopted, officers will write to all submitters, iwi partners and stakeholders to advise and provide details on where they can access the final strategy. The letter will outline all the changes that were made to the FDS, and the reasons why they were made.

WHAKAKAPINGA | CONCLUSION

The hearings and deliberations provide an opportunity for submitters to provide their views verbally to the Council and for Council to provide direction to officers on the changes that should be made to the FDS prior to its adoption.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Full List of Submissions
2. Summary of Submissions
3. Officers' Recommendations

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

Author: Joanne Walton, Programme Manager

Authorised by: Tony Hale, General Manager Community Infrastructure and Services

TE PŪTAKE | PURPOSE

This report seeks Council's approval for a joint submission that is being made to the Local Government (Water Services) Bill Select Committee. This is a joint submission made by collective Waikato Water councils, which was reviewed and endorsed by Taupō District Council officers.

NGĀ KŌRERORERO | DISCUSSION

The Local Government (Water Services) Bill was introduced to the house on 10 December 2024 and had a first reading on 17 December. This was the third bill in a series of three under the umbrella of Local Water Done Well. Submissions close 23 February 2025.

This is an extremely large bill (325 pages) with many technical elements. Taupō District Council has elected to endorse the views submitted by Waikato Water (and Taituarā) in a joint submission. This is partly due to the lack of time as staff are focused on work to complete our Water Services Delivery Plan. Previous submissions have focused on the challenges of the timeframes imposed by the Local Water Done Well legislation.

In this joint submission, the focus is on:

- a) The scope of the "enduring settings" in Local Government (Water Services) Bill to ensure that future developments in water delivery including future mergers are facilitated and that no unnecessary cost is imposed on water customers.
- b) Providing additional clarity on how councils are expected to meet ongoing compliance costs under this Bill given that some responsibilities would still rest with councils.
- c) The proposed standards for wastewater and stormwater environmental performance proposed in the Bill are a 'one size fits all' that is inconsistent with a smart consenting approach that considers the overall well-being of the water body while reducing consenting costs.
- d) Several specific points in relation to the definition of 'water organisation', how new or amendments to transfer agreements are made, the treatment of existing contracts and others.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Draft Waikato Water Joint Submission Bill 3 100225