

MANAGING GROWTH

Recently, the district has faced an increasing demand for land for residential development, and to a lesser degree, commercial and industrial development. Unmanaged growth has the potential to undermine the sustainability of the community. It can result in damage to sensitive environments, conflicts between competing land uses and inefficient or inadequate infrastructure.

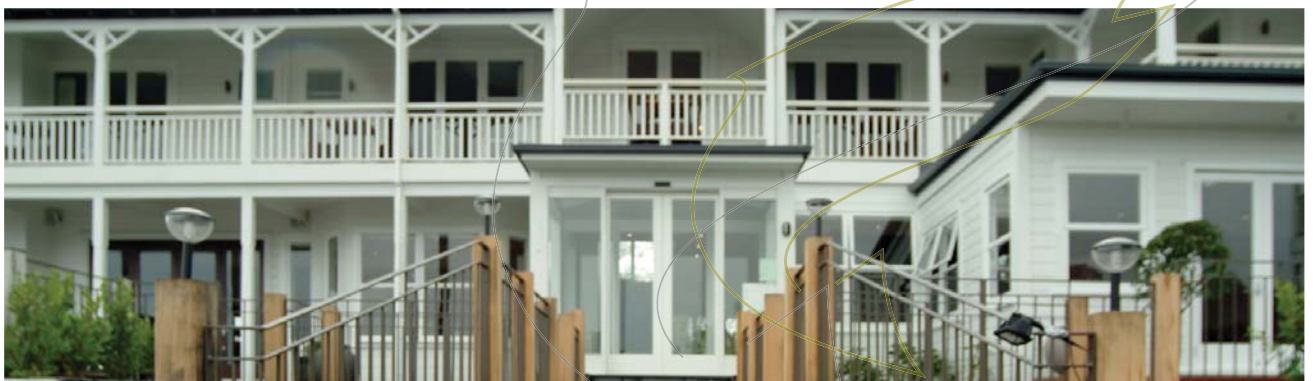
Projected increases in tourism and the associated growth in accommodation and tourism based services also have the potential to place pressure on the district. Not only will the expected growth affect the tourism industry, it is also likely to stimulate both the commercial and the residential sectors as people come here to work.

We need to provide for growth in a planned, structured way within the constraints of the natural environment, land availability, cost-effective infrastructure provision and socio-economic issues. A significant effort will be required both in planning for the changes and implementing the tools we have available to manage growth.

Managing growth will help to ensure a sustainable quality of life for residents. An integrated approach will also ensure that our long term plans for service provision are consistent with growth options and solutions.

KEY ACTIVITIES

- Development Planning
- Urban Land Development



DEVELOPMENT PLANNING



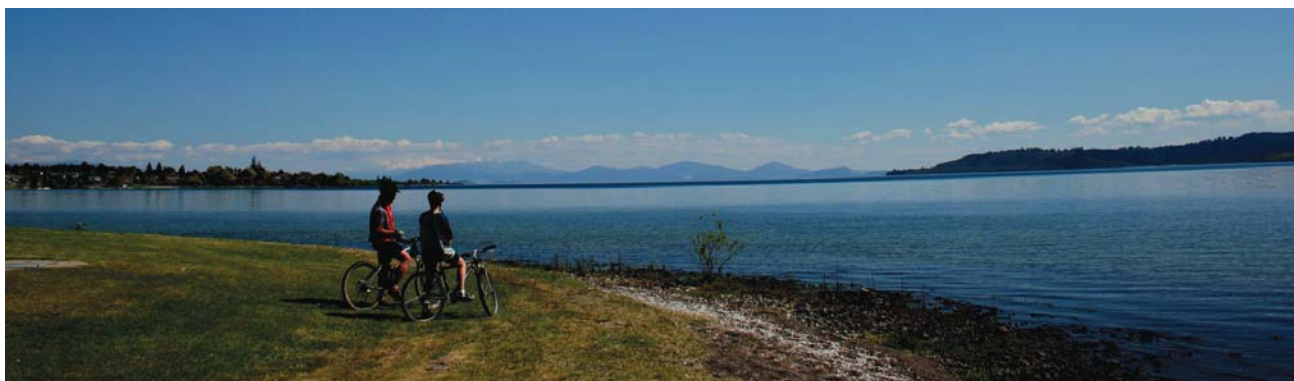
WHAT WE DO

Development planning covers the work Council does to:

- Develop strategies and plans to provide direction for managing growth (e.g. structure plans)
- Develop asset management plans to aid future planning and ensure assets are maintained to the required level of service
- Develop strategies for open space, recreation and leisure (e.g. Recreation strategy)

HOW WE WILL CONTRIBUTE TO COMMUNITY OUTCOMES

Development planning enables Council to look ahead and plan for the growth of the district in a way that cares for the natural and urban environments and ensures the optimal provision and operation of assets.



DURING THE 2005/06 YEAR WE ACHIEVED:

- Completion of a district-wide Growth Management Strategy

Historically, Taupo District Council has used structure plans as a tool for strategic land use planning. These structure plans work in conjunction with the proposed District Plan to help provide direction for future urban growth. While useful within their specific geographic locations the structure plans prepared-to-date have lacked strong links between different growth areas. To overcome this issue Council has developed a district wide growth management strategy called 'Taupo District 2050'. This strategy provides a comprehensive view of the issues affecting growth management throughout the district as a whole. It specifically looks out 20 years and more broadly out to 50 years in terms of the planning horizon. The Growth Management Strategy was adopted by Council on 27 June 2006.

- Continual review and update of Asset Management Plans with all plans adopted by Council as part of the LTCCP process. Plans will continue to be reviewed and updated.
- Completion of a Large Format Retail Discussion Document

The completion of the Large Format Retail Discussion Document in the 2005/06 year has generated debate regarding the impacts of large format retailing within the Taupo urban area. It has also assisted with the clarification of the key issues that will need to be addressed as part of any future development.

WE HAD ALSO INTENDED TO ACHIEVE:

- A strategic non-riding transport study. This was introduced as part of the 2004/2014 LTCCP preparation as a way of ensuring that public transport links were considered as part of development. However, actions in relation to public transport links have been included in the Growth Management Strategy for implementation and therefore, the strategic non-riding transport study is no longer necessary.

THE DEVELOPMENT PLANNING ACTIVITY HAS HAD A SIGNIFICANT POSITIVE IMPACT ON THE WELL-BEING OF THE COMMUNITY THROUGH:

- Socially – Greater certainty helps to lower development costs, which therefore assists in making housing costs more affordable. Well designed urban areas encourage social interaction and certainty about the location of future growth facilitates and the appropriate investment in social infrastructure.
- Economically – A regulatory framework that facilitates urban growth in identified areas reduces compliance costs and risk, and encourages economic investment.
- Environmentally – Better management of future urban growth ensures appropriate protection of significant areas of ecological or landscape value, protection of amenity and character in sensitive areas, and facilitates the achievement of regional and national environmental aims.
- Culturally – Highlighting and protecting cultural aspects of areas identified for future structure planning, meeting the diverse needs of different cultural groups through appropriate urban design and facilitating the development of Maori land where it is consistent with the overall planning objectives.

SERVICE PERFORMANCE RESULTS:

TARGET	Planning processes comply with the requirements of the Local Government Act 2002 or other appropriate legislation (e.g. Reserves Act 1977).
ACHIEVED	All requirements met.

TARGET	Annual survey shows at least 75% of respondents are satisfied with the reserves and open space provided for their use and enjoyment, and for the protection of natural features.
ACHIEVED	The NRB survey indicated that 94% of respondents were satisfied with reserves and street gardens provided. 86% were satisfied with Council parks and 76% were satisfied with sports grounds provided.



URBAN LAND DEVELOPMENT

WHAT WE DO

Council has previously purchased land with the intention of undertaking urban subdivision to allow for growth in a controlled manner and to maximise income.

HOW WE CONTRIBUTE TO COMMUNITY OUTCOMES

The development of land supports a growing and sustainable economy and provides net economic returns to the community.

DURING THE 2005/06 YEAR WE ACHIEVED:

- Construction and issue of title for the 'Arrowsmith Stage 1' (Botanical Heights) residential subdivision, with 44 of the 62 lots in this subdivision sold.
- Sale of all 35 marketed sections and a significant progression of construction of the 'Victoria Stage 1' residential subdivision.

WE HAD ALSO INTENDED TO ACHIEVE:

- Construction of the 'Arrowsmith Stage 2' residential subdivision. This is on hold while the remainder of 'Stage 1' is sold. Change in the residential market has seen more demand for lower priced residential property such as the 'Victoria' subdivision.
- An application for an over-arching resource consent for the Council-owned eastern urban land. The adoption of the Taupo District 2050 growth management strategy has made this approach redundant, as it aims to achieve a similar outcome to the over-arching resource consent. The preferred approach now being neighbourhood by neighbourhood subdivision resource consents, until the Taupo District 2050 proposed District Plan variations come into effect.
- Completion of northern land purchases (other than for spray irrigation). Delays in the negotiation of the contract terms have deferred completion into the 2006/07 year.

THE URBAN LAND DEVELOPMENT ACTIVITY HAS HAD A SIGNIFICANT POSITIVE IMPACT ON THE ECONOMIC AND SOCIAL WELL-BEING OF THE COMMUNITY THROUGH:

- Supporting a growing and sustainable economy and providing net economic returns to the community.
- Providing housing opportunities for first-home buyers and families.

SERVICE PERFORMANCE RESULTS:

TARGET	Subsequent subdivisions physically developed and marketed as resolved by Council.
ACHIEVED IN PART	<p>Tentative targets have been re-established as follows:</p> <ul style="list-style-type: none"> • Rakaunui Road industrial subdivision There have been some contractual difficulties with this subdivision. Completion is anticipated for early in the 2006/07 year • Tod Place, Turangi This subdivision has been completed with all lots sold. • Victoria Street subdivision Construction is underway with completion targeted for mid-way through the 2006/07 year. All sections have been pre-sold.

MANAGING GROWTH FINANCIAL RESULTS

COST OF SERVICE STATEMENT:

	2006 Actual \$000	2006 Budget \$000	2005 Actual \$000
OPERATING INCOME			
Other Income	7,742	1,585	621
Total Income	7,742	1,585	621
OPERATING EXPENDITURE			
Development Planning	1,119	1,135	1,005
Urban Land Development	298	2	0
Total Expenditure	1,417	1,137	1,005
NET COST (SURPLUS) OF OPERATIONS	(6,325)	(448)	384
Funded By:			
General Rates	0	0	475
Funding to Reserves	0	(448)	(1,752)
General Funds	(6,325)	0	1,661
Total Funded	(6,325)	(448)	384
CAPITAL EXPENDITURE			
Funded by:			
Transfers from Reserves	0	0	13
General Funds	0	0	6
Total Funded	0	0	19