

17 October 2007

## COUNCIL RELEASES DECISIONS ON TD2050 VARIATIONS TO THE DISTRICT PLAN

**After considering the extensive submissions received on Variations 19, 20 and 21, Council have notified decisions on submissions to the TD2050 plan changes.**

Council was encouraged by the high number of submitters and the standard of presentations at the hearings and the Regulatory and Hearings Committee received some clear messages as to how the Council should approach growth in the Taupo District.

Whilst these submissions did not challenge the underlying philosophy of the variations, a number of key amendments to the variations have been made by the Committee including a change to the extent of the map restricting subdivision in geothermal areas. The area on this map is now reduced so that fewer properties will be affected by this rule.

Many submitters also raised concerns about the new rule framework in the Rural Environment, which gives Council more discretion in assessing subdivision of lots below 10ha.

Environmental Services Group Manager, Gareth Green said that the new provisions did not stop subdivision but 'raised the bar', meaning developers would need to think more carefully about their subdivisions and what effects they would have on the wider environment.

It was also acknowledged that the notified variations did not contain a large amount of guidance on what is good subdivision and development in the rural environment, and changes have now been made to provide more guidance on these matters.

All submitters have 30 working days from when they receive their decisions, to lodge appeals with the Environment Court. Copies of these decisions are available from Council offices or for more information the public can contact the Environmental Policy Unit of Taupo District Council by phone 07 376 0641 or email [epu@taupo.govt.nz](mailto:epu@taupo.govt.nz).

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