

Taupo District 2050 District Plan Variations



General Submissions on Variations 19 - 21
to the Taupo Proposed District Plan

Ordered by Plan Section



Plan Section: TD2050 Process

Submission Point TD2050.18.6 **Dr Paul Gregg**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.19.6 **Dr Bryan & Patricia Watts**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.21.6 **J H Williams**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.23.6 **T & A Gebbie, A Gebbie, K Gebbie**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.25.6 **Peter & Beverly Greig**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.26.6 **Eric & Frances Christensen**

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.27.4 **Jocelyn Reeve**

Submission

Finally I would like to draw your attention to the lack of consultation with the rural, landowning sector both prior to and during the publication of Variation 19. Some way of informing this sector needs to be developed, particularly when the issue affects the whole sector.

Relief Sought

No stated relief sought.

Submission Point TD2050.39.7 R & A Marchant

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.40.6 K Mahoney

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.41.6 R & G Jones

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.46.7 Patrice G Williams

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.59.6 Lois & Ian Bennie

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.112.6 Maurice & Mary Costello

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.113.6 G B & E A Sutton

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.114.6 Wallace Pettigrew

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.115.6 Mr & Mrs M Ventham

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.116.6 Guerin Family P/Ship

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.117.6 Alex & June Duthie

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.118.6 Brian & Hilary Jago

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.119.6 Patricia Ann Hotter

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.120.6 Harry M H Salmon

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.121.6 J Bourke

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.122.6 R J & N F Neveldsen

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.125.6 R A & E A Shaw

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.126.8 G & K Leslie

Submission

We believe that any re-zoning/subdivision/development needs to be addressed in detail by TDC and the opportunity to comment and speak be afforded to all those affected. We wish our objection to be heard, and to have opportunity to speak to it.

Relief Sought

As there has been ineffective consultation by TDC to date on the proposal to re-zone/subdivide, we ask that the proposal is re-advertised effectively and personally to all those affected so that all can have the opportunity to comment and submit.

Submission Point TD2050.127.3 D & R E Huxley-Jones

Submission

We were at Kuratau last weekend (24th and 25th Feb. 2007) and were very surprised to learn of this proposed alteration that would affect D2 and D3 blocks Kuratau. In our February rates notice, there was no mention that Kuratau would be affected. In fact it appears that the intention to rezone is very vague and does not mention Kuratau or the environment. In earlier correspondence with you, we were advised that the Council would keep us informed of any developments. To date all we have had is an acknowledgement of our correspondence.

There was no signage erected in the proposed area to inform us or any of the general public about the rezoning, and we only became aware of this as the result of the discussion with a neighbour.

Relief Sought

The notification process has not been as open as it should have been and due process was not followed as there was no signage in the area to notify interested parties.

Submission Point TD2050.130.6 Warwick & Julie Wright

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.135.6 Janet & Patrick Velvin

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.138.6 Tracey & Michael Ferguson

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.142.6 Ngaio & Ken Double

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.143.6 Stewart & Carolyn Gebbie

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.145.6 DJ & SA Gatland

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Submission Point TD2050.146.2 Malcom Gilberd

Submission

It has been drawn to our attention that there was one advertisement of this proposed change on 18.01.07, which we missed. The notice supplied with our rates bill in February did not make it clear that Kuratau and its escarpment area environment were to be affected, and to our knowledge, no notices of intent to re-zone have been placed directly on the land.

For a change with such major implications for Kuratau, we consider it inappropriate that so little effort has been made to publicise the proposed change – an approach that we feel is contrary to the intent of the Resource Management Act and TDC’s duty to its ratepayers and the public. In response to an earlier letter we wrote to TDC when we first noticed unannounced signs of surveying this block of land, we were assured correct process would be followed, with an opportunity for consultation. We consider this undertaking has not been adequately met.

Relief Sought

No stated relief sought.

Submission Point TD2050.146.10 Malcom Gilbert

Submission

There is concerns as to the manner of the public notification of variations 20 and 21 and aspects of the public consultation.

Relief Sought

No stated relief sought.

Plan Section: TD2050 General

Submission Point TD2050.10.1 Advocates for the Tongariro River Submission

Support in principle variations 19-21 but have our concerns over some key issues.

The rural environment encompasses more than just land. The term Rural Environment is too narrowly used. A key part of the Rural Environment of this District is its lakes and rivers.

Relief Sought

A redefining of 'Rural Environment'.

Submission Point TD2050.11.3 Mapara Valley Preservation Society Inc Submission

We do not agree with the growth zones identified in the Growth Management Strategy which has been adopted by the present council.

This, and likely forthcoming structure plans, will serve to undermine the protection that the above changes should offer and may even negate it entirely. We are especially concerned with the growth areas identified in rural areas, such as the Mapara Valley, behind Waitahanui, and around Turangi. The strengthened activity status rules should be applied in particular to rural areas close to the lake and within the catchment.

Relief Sought

That strengthened activity status rules should be applied in particular to rural areas close to the lake and within the catchment.

We also believe there may be more appropriate growth areas, outside the catchment and on already existing major transport corridors.

Submission Point TD2050.11.4 Mapara Valley Preservation Society Inc Submission

We question the strong association between the variations and the District Growth Management Strategy (TD2050) and believe the first stages of growth should be concentrated around existing centres. Prematurely identifying and sending such strong signals about other centres of growth within the current rural environment tends to result in them becoming self-fulfilling planning prophecies.

We feel all references to TD2050 should be removed as, as a plan, the PDP should be a stand-alone document, and not be so strongly skewed by the influence of a document that lies outside the RMA process. Within these references we are particularly concerned with the large blob in the Mapara Valley and the suggested associated infrastructure – in particular the proposed West Kinloch Arterial road.

Relief Sought

That all references to TD2050 should be removed from the plan.

Submission Point TD2050.11.5 Mapara Valley Preservation Society Inc Submission

We feel the inclusion of earthworks provisions to prevent excessive pre-consent earthworks and controls to ensure minimal disturbance should be included in the Variations.

Relief Sought

- that the Variations include earthworks provisions to prevent excessive pre-consent earthworks and controls to ensure minimal disturbance.

Submission Point TD2050.12.2 Sarah Foreman Submission

All reference to the Taupo District Growth Management Strategy should be removed. The District Plan should be a 'stand alone' document subject to the rigours of the RMA processes.

Relief Sought

Remove all references to the Taupo District Growth Management.

Submission Point TD2050.16.1 Vector Limited

Submission

Vector wishes to ensure that Variations 19- are not contrary too and will promote sustainable management of resources, and will achieve the purpose of the Resource Management Act 1991 ("RMA").

To the extent that Variations 19-21 meets those criteria, it is supported by Vector. To the extent that it does not, it is opposed.

Relief Sought

Vector seeks that:

(a) Variations 19-21 be adopted, subject to some specific amendments that are sought below, or amendments which give effect to Vector's concerns as set out in this submission (to Vector's satisfaction).

(b) Any other necessary or consequential amendments be de.

Submission Point TD2050.29.1 The Proprietors of Hauhungaroa No 6 Block

Submission

The submitter supports the identification of additional residential zoning for land where it is appropriate that residential development be allowed.

Relief Sought

No stated relief sought.

Submission Point TD2050.50.1 Carter Holt Harvey Limited

Submission

We oppose in part Variation 19-21 (TD2050) to the Proposed Taupo District Plan in particular Variation 19.

It is considered that the objectives and policies proposed as part of Variations do not adequately address the aims of Council, Local Community and the introductory text of Variation 19.

The variations do not promote sustainable management within the rural environment. In particular sustainable rural subdivision as the proposed Rules, Objectives and Policies within the Rural Zone aim to limit fragmentation by imposing a 10ha minimum lot size.

Relief Sought

Specific amendments as detailed our other submission points.

Submission Point TD2050.50.2 Carter Holt Harvey Limited

Submission

We note that urban development at Ohakuri has not been included as part of the new variations.

Relief Sought

We seek that Ohakuri is clearly identified as a location planned for future lakeside settlement as part of the variations and that this be reflected on the appropriate maps and plans.

Submission Point TD2050.51.2 Wendy & Glenn Yorke

Submission

Not enough info is available on the new structure plan to make an informed decision, as we do not know what areas it will affect. The structure plan is not finalised therefore we feel the decision to change is too premature.

Relief Sought

We ask that (the new lot size) be reviewed once the new structure plans are put into place. This will allow the public to have an overall view on the entire plan.

Submission Point TD2050.52.1 B Twentyman & Others

Submission

We oppose V19-21 to the proposed Taupo District Plan, in particular V19 relating to subdivision. It is considered that the objectives, policies and rules do not reflect the principles of sustainable management under the RMA 1991.

Relief Sought

That the plan change be withdrawn or that the objectives, policies be amended to reflect the matters raised above.

Submission Point TD2050.66.1 Rimu Tree Limited

Submission

Rimu Tree Limited commends Council for implementing, by way of Variations 19-21, a proactive strategic zoning regime which zones the TD2050 growth areas in general, and the Brodie Block in particular, for residential development. In supporting this general thrust of the Variations, Rimu Tree Limited considers that there are several improvements that can and should be made to the detailed provisions, and these are the basis of this submission.

Relief Sought

No stated relief sought.

Submission Point TD2050.67.1 Transpower NZ Ltd

Submission

Transpower generally supports Variations 19, 20 and 21, with minor amendments.

Relief Sought

No stated relief sought.

Submission Point TD2050.77.1 Environment Waikato

Submission

In general Environment Waikato is supportive of the intention of these Variations. Taupo District Council is to be commended for its proactive approach to growth management within the District.

Environment Waikato is supportive of Taupo District taking the steps to incorporate this strategy into statutory documents such as the proposed Taupo District Plan through this variation process.

Relief Sought

No stated relief sought.

Submission Point TD2050.79.5 Scenic Ventures Ltd

Submission

Scenic Ventures Limited considers that the variations will assist to achieve sustainable management of the Taupo District land resource, and the efficient use and development of natural and physical resources.

Relief Sought

Subject to the submitters other submissions, the confirmation of the proposed variations.

Submission Point TD2050.80.1 Lakeview Ventures Ltd

Submission

Lakeview supports in principle the implementation of TD2050 via the District Plan, but considers that the particular provisions proposed by the Variations to achieve that are inefficient and disabling, and do not promote the sustainable management principles of the RMA.

Relief Sought

Lakeview's submissions provide for the specific relief sought in respect to our overall submission.

Submission Point TD2050.91.1 Lakes & Waterways Action Group

Submission

LWAG supports these variations. The intent of the variations is to protect the Districts Rural environment particularly its landscape, amenity and character.

Relief Sought

No stated relief sought.

Submission Point TD2050.98.1 Sheena Twentyman & others

Submission

Oppose all the Variations 19-21

The GMS is faulty in respect to the growth projections, the areas of development and the process followed.

Relief Sought

Re look at all variations and GMS and TD2050. I would like to see totally independent and qualified persons look at the whole planning processes and all those resulting policies and policy documents. Whether it is the PDP Structure Plan, GMS, TD2050 or the LTCCP, I would suggest that an RMA process be followed rather than the LGA model.

I oppose the use of the GMS as being a fully consultative document.

Submission Point TD2050.98.2 Sheena Twentyman & others

Submission

Oppose all the Variations 19-21

Historically bigger blocks were tried by Taupo County Council years ago and dropped because of fragmentation and the inability to plan further growth amongst that fragmentation. This is also happening when 4HA blocks are approved as can be seen in Blueridge.

Relief Sought

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Submission Point TD2050.98.4 Sheena Twentyman & others

Submission

Oppose all the Variations 19-21

Must look at the whole PDP and how the variations fit into this and PDP and any prescriptive policies of which these variations are an example. Maybe if they wish to bring in these variations the PDP philosophy should be changed.

The effects based philosophy is how the PDP was sold to the community and these changes go dead against that. And that is my philosophical reason for not accepting these variations.

Relief Sought

Re look at all variations and GMS and TD2050. I would like to see totally independent and qualified persons look at the whole planning processes and all those resulting policies and policy documents. Whether it is the PDP Structure Plan, GMS, TD2050 or the LTCCP, I would suggest that an RMA process be followed rather than the LGA model.

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Submission Point TD2050.99.1 Bruce Twentyman & others

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Oppose all the Variations 19-21

Must look at the whole PDP and how the variations fit into this and PDP and any prescriptive policies of which these variations are an example. Maybe if they wish to bring in these variations the PDP philosophy should be changed.

The effects based philosophy is how the PDP was sold to the community and these changes go dead against that. And that is my philosophical reason for not accepting these variations.

Relief Sought

Re look at all variations and GMS and TD2050. I would like to see totally independent and qualified persons look at the whole planning processes and all those resulting policies and policy documents. Whether it is the PDP Structure Plan, GMS, TD2050 or the LTCCP, I would suggest that an RMA process be followed rather than the LGA model.

I oppose the use of the GMS as being a fully consultative document.

Submission Point TD2050.107.1 Ian Charles Smith & others

Submission

The reference to the TD2050 and its parts when the basis of that document and its content has only been through a consultation process under LGA 2002 and has not been based on a full process in accordance with the RMA. Also the proposed prospective variations are at odds with the effects based form of the PDP.

Relief Sought

In consequence the whole of the PDP should be reviewed to a prescriptive base otherwise the variations changed to stay in line with an effects base of the PDP.

Review the whole of the PDP to a consistent prescriptive base or otherwise change the variations to stay in line with an effects base of the PDP.

Subject the whole of the TD2050 to a systematic RMA consultation process.

Submission Point TD2050.107.2 Ian Charles Smith & others

Submission

TD2050 is based on population growth related to the resident population on census night and other aspects of growth have not been taken sufficiently into account. As a result the provision for growth is insufficient and the extent of land area for growth is insufficient. Otherwise there needs to be more provision than 6550 HEU's for growth or allowance should be made for a period greater than only 20 years.

Relief Sought

To make a greater provision than 6550 HEU's for growth or allowance should be greater than for only 20 years.

Submission Point TD2050.111.1 Tu Mohi & others (The Mohi Family)**Submission**

The Mohi Family opposes variations 19-21 in their entirety, including the proposed objectives, policies, methods (rules etc) and anticipated environmental outcomes.

The reason for opposition is that Council is aware that lands owned by the Mohi Family, generally in the vicinity of the existing red 'dots', are already in the process of being subdivided into what would be classified in the existing Proposed District Plan and Taupo District 2050 as a low density residential environment. In addition, the land west of Omori, and which is suitable for residential development, is in the ownership of the Mohi Family and is further north of than the red 'dot' indicated in the Taupo District 2050. The Mohi Family lands (and others) should be added to the maps contained in Variation 20 as "New Residential Environment".

The Mohi Family opposes the variations because they make no specific provision for the land holdings identified in their submission made on Taupo District 2050. Those lands are suitable for residential and mixed use development and as such should be recognised and provided for in both Taupo District 2050 and any variation to the Proposed District Plan.

Relief Sought

The Mohi Family respectfully seeks that Council withdraw variations 19-21.

The Mohi Family respectfully seeks that Council readdress Taupo District 2050 to provide for a more flexible (resource consenting process) and market driven response to land development and include Mohi Family lands more specifically into Taupo District 2050.

The Mohi Family respectfully seeks, as an alternative, to identify the areas of land that the Mohi Family have an interest in (Grace Road and Omori) as residential environment on the District Planning Maps.

Submission Point TD2050.111.2 Tu Mohi & others (The Mohi Family)**Submission**

The Mohi Family opposes Key growth management assumptions TD2050 that "all new residential and low density residential development will be fully reticulated (serviced) with water and wastewater services". While the Mohi Family supports the intention to protect water quality, the assumption does not allow for advances in technology in wastewater disposal over time, and gives no reason for reticulating water to low density areas. Because Taupo District 2050 is a long term strategy it should be flexible in its terms to allow for increases in technology. Low density areas are able to be provided with water, particularly in the western lakeshore communities, via roof collection and tank storage. Many existing low density residential areas on the western side of the lake are not used by permanent residents which needs to be considered.

Relief Sought

The Mohi Family respectfully seeks that Council withdraw variations 19-21.

The Mohi Family respectfully seeks that Council readdress Taupo District 2050 to provide for a more flexible (resource consenting process) and market driven response to land development and include Mohi Family lands more specifically into Taupo District 2050.

The Mohi Family respectfully seeks, as an alternative, to identify the areas of land that the Mohi Family have an interest in (Grace Road and Omori) as residential environment on the District Planning Maps.

Submission Point TD2050.111.3 Tu Mohi & others (The Mohi Family)**Submission**

The Mohi Family opposes reliance on Taupo District 2050 as the founding document for Variations 19-21 because it is rigid in its terms and implies that larger potential residential developments not included in Taupo District 2050 will have significant adverse effect on the environment.

The reason for the opposition is because it is inconsistent with an 'effects based' philosophy and does not provide for specific and unique development opportunities. For instance if a better use for a large parcel of agricultural land was residential or low density residential, it may be stymied through administration of variations 19-21. That would potentially forgo environmental benefits for water quality simply because the land was outside the identified growth management areas.

Relief Sought

The Mohi Family respectfully seeks that Council withdraw variations 19-21.

The Mohi Family respectfully seeks that Council readdress Taupo District 2050 to provide for a more flexible (resource consenting process) and market driven response to land development and include Mohi Family lands more specifically into Taupo District 2050.

The Mohi Family respectfully seeks, as an alternative, to identify the areas of land that the Mohi Family have an interest in (Grace Road and Omori) as residential environment on the District Planning Maps.

Submission Point TD2050.111.6 Tu Mohi & others (The Mohi Family)**Submission**

The Taupo District 2050 document and the variations are inconsistent with the purpose and principles of the RMA, the current district plan, section 32 of the Act and Part 5 of the RMA.

Relief Sought

The Mohi Family respectfully seeks that Council withdraw variations 19-21.

The Mohi Family respectfully seeks that Council readdress Taupo District 2050 to provide for a more flexible (resource consenting process) and market driven response to land development and include Mohi Family lands more specifically into Taupo District 2050.

The Mohi Family respectfully seeks, as an alternative, to identify the areas of land that the Mohi Family have an interest in (Grace Road and Omori) as residential environment on the District Planning Maps.

Submission Point TD2050.124.7 Department of Conservation**Submission**

The Department of Conservation supports the initiative by Council in carrying out a form of growth planning (TD2050). However the department would like to reiterate that we identified some aspects of concern during the submission process for the TD2050 document. This point is raised due to the implication throughout the variations that the content of the TD2050 document, including the growth nodes, have been accepted.

Relief Sought

No stated relief sought.

Submission Point TD2050.128.3 Hopper Developments Ltd**Submission**

It is noted by Hopper Development's that there are a number of 'loose' references to the TD2050 documents throughout the Proposed Variation.

Relief Sought

It is important that as a consequential amendment to Submission Point 2, that all references to the TD2050 document are amended to read, "TD2050 (June 2006)", unless the reference relates to a specific section that is the subject matter of the Proposed Variation (i.e. reference to TD2050 Urban Growth Areas or TD2050 Structure Plan Process).

Submission Point TD2050.131.1 Contact Energy Ltd

Submission

Contact supports the planning initiatives included in the Growth Management Strategy ("GMS") and the variations to the District plan giving effect to the GMS.

Relief Sought

No stated relief sought.

Submission Point TD2050.131.2 Contact Energy Ltd

Submission

Contact supports the intent of Variation 19 to the District Plan. Contact views the adoption of tighter subdivision controls over the District's geothermal resources as being an entirely appropriate means of protecting these unique and valuable resources from reverse sensitivity issues. We also believe that this approach is consistent with Policy 2 of 3.7.3 of the Waikato Regional Policy Statement,

Relief Sought

No stated relief sought.

Submission Point TD2050.132.1 Tiaho Mary Pilot

Submission

I oppose all plan modifications and numbers in Variations 19, 20 and 21.

All three variations being proposed are solely for the purpose of supporting Taupo's financial economy at the expense of local traditional landowners - who by now must have most of their land taken over by Landcorp - in preparation for future rural and residential or urban area's to be sold.

In Variation 19 - you propose to protect the rural environment, it's land use but at the same time ensuring the area's sustainability in relationship to it's growth in population. Your future planning is for the next 20 years which no doubt means that land development and growth management are inevitable and therefore the inclusion of "varying variations" along the way.

In my opinion, the damage to Lake Taupo's water's has already been done - thanks' to the importance of Taupo's growing economy and satisfying the demands of city people who are opting for what use to be the country life. More people - more pollution and exploitation of what use to be a beautiful environment.

Relief Sought

No stated relief sought.

Submission Point TD2050.137.15 Environmental Defence Society

Submission

It is not appropriate for objectives or any other provisions to refer to the TD2050 document. That document lies outside the district plan and, apart from defined areas, is not intended to be part of the district plan.

Relief Sought

Delete reference to non-regulatory documents such as TD 2050.

Such further or other relief that may achieve the relief sought in this submission.

Submission Point TD2050.148.3 Tukairangi Trust

Submission

All references to TD2050 should be removed as, as a plan, the PDP should be a stand-alone document, and not be so strongly skewed by the influence of a document that lies outside the RMA process. Within these references we are particularly concerned with the large blob in the Mapara Valley and the suggested associated infrastructure - in particular the proposed West Kinloch Arterial road.

Relief Sought

- that all references to TD2050 should be removed from the plan.

Submitters and Address for Service

Submitter ID	Name	Address For Service
TD2050 . 1	Tukairangi Valley Properties Limited	Beca Planning PO Box 903
TD2050 . 2	Waihaha Maori Lands Trust	Tauranga Tollemache Consultants Ltd P O Box 52 015 Kingsland Auckland
TD2050 . 3	Mark Clinton Wynyard	336 Tiverton Downs R D 1 Reporoa
TD2050 . 4	Douglas Colin Wallace	208 Tukairangi Road R D 1 Taupo
TD2050 . 5	Grahame Webber	157 Lamb Street Cambridge
TD2050 . 6	The Trustees of Pukawa D2	Lewis Consultancy Limited P O Box 1563 Taupo
TD2050 . 7	The Trustees of Pukawa D3	Lewis Consultancy Limited P O Box 1563 Taupo
TD2050 . 8	Craig Crawford McGregor	29 Taringa Ave Kuratau, R D 1 Turangi
TD2050 . 9	Ross Douglas Baker	P O Box 2 Turangi
TD2050 . 10	Advocates for the Tongariro River	Advocates for the Tongariro River P O Box 335 3353 Turangi
TD2050 . 11	Mapara Valley Preservation Society Inc	Mapara Valley Preservation Society C/- 700 Acacia Bay Road Acacia Bay Taupo
TD2050 . 12	Sarah Foreman	1/504 Mapara Road R D 1, Acacia Bay Taupo

TD2050 . 13	Bob & Sue Taylor	Tim Faulkner C/-Central Surveys 1069 Poihipi Road R D Taupo
TD2050 . 14	Carol A Farnell	4A Browns Ave Pakuranga Auckland
TD2050 . 15	Lois A Bennie	25 Pihanga Road Kuratau, R D 1 Turangi
TD2050 . 16	Vector Limited	Vector Limited P O Box 99882 Newmarket Auckland
TD2050 . 17	Barry Smith	26 Rokino Road Taupo
TD2050 . 18	Dr Paul Gregg	90 Atawhai Road Palmerston North
TD2050 . 19	Dr Bryan & Patricia Watts	2a Wilkinson Street Oriental Bay Wellington 6011
TD2050 . 20	Kathleen Doyle	7 Te Waaka Tce Kuratau, R D 1 Turangi
TD2050 . 21	J H Williams	37 Dowling Grove Silverstream Upper Hutt
TD2050 . 22	Manager Environmental Services	Taupo District Council C/- Taupo District Council Private Bag 2005 Taupo
TD2050 . 23	T & A Gebbie, A Gebbie, K Gebbie	37 Sutherland Road Melrose Wellington
TD2050 . 24	Bronwen & Ross Stanfield	75 Woodward Street Taupo
TD2050 . 25	Peter & Beverly Greig	120 Paremata Road Paremata Wellington

TD2050 . 26	Eric & Frances Christensen	111 Monrad Street Palmerston North
TD2050 . 27	Jocelyn Reeve	R D 1 Mangakino
TD2050 . 28	Alistair & Judith Dinniss	346 Tokaroa Road R D 1 Taupo
TD2050 . 29	The Proprietors of Hauhungaroa No 6 Block	Lewis Consultancy Limited P O Box 1563 Taupo
TD2050 . 30	Darcy C & Mary W Glossop	11 Windsor Street Parnell Auckland
TD2050 . 31	Craig McLachlan	63 Tukairangi Road Taupo
TD2050 . 32	Alistair McLachlan	61 Tukairangi Road P O Box 1433 Taupo
TD2050 . 33	Euan McLachlan	956 Poihipi Road Taupo
TD2050 . 34	Robert N C Walton	127A Portland Road Remuera Auckland
TD2050 . 35	Philippa A Walton	127A Portland Road Remuera Auckland 1050
TD2050 . 36	Stonehaven Taupo Limited	Stonehaven Taupo Limited 127A Portland Road Remuera Auckland 1050
TD2050 . 37	The Terraces Ventures Ltd & The Terraces Hotel Apartments Ltd	Lewis Consultancy Limited P O Box 1563 Taupo
TD2050 . 38	Hamerton Partnership Trust	Hammerton Partnership Trust 232 Otake Road Kinloch RD1 Taupo

TD2050 . 39	R & A Marchant	Meredith Connell P O Box 2213 Auckland
TD2050 . 40	K Mahoney	31 Edward Ave Tauranga
TD2050 . 41	R & G Jones	C/O 3146 Greerton Tauranga
TD2050 . 42	Kaipō Yuki Ltd	Harrison Grierson Consultants Ltd P O Box 5760 Wellesley Street Auckland
TD2050 . 43	Kaiapō Bay Ltd	Harrison Grierson Consultants Ltd P O Box 5760 Wellesley Street Auckland
TD2050 . 44	CA & PA Carran Family Trust and the Quattro Trust	Harrison Grierson Consultants Ltd P O Box 5760 Wellesley Street Auckland
TD2050 . 45	Omori / Kuratau Ratepayers Assoc	Omori / Kuratau Ratepayers Assoc P O Box 328 Turangi
TD2050 . 46	Patrice G Williams	37 Dowling Grove Silverstream Upper Hutt
TD2050 . 47	Huka Falls Resort Limited	Boffa Miskell Limited P O Box 91250 Auckland 1030
TD2050 . 48	The Poppe Family Trust	Harrison Grierson P O Box 1910 Taupo
TD2050 . 49	Acacia Views Limited	Boffa Miskell Limited P O Box 91250 Auckland 1030
TD2050 . 50	Carter Holt Harvey Limited	Connell Wagner P O Box 2292 Tauranga
TD2050 . 51	Wendy & Glenn Yorke	3/504 Mapara Road R D 1 Taupo

TD2050 . 52	B Twentyman & Others	Connell Wagner P O Box 2292 Tauranga 8 Hindmarsh Drive Taupo 1459 Poihipi Road R D 1 Taupo Cheal Consultants Ltd P O Box 165 Taupo 3351 1450 Mapara Rd R D 1 Taupo 13 Cameron Drive R D 1, Acacia Bay TAUPO Locheagles Ltd P O Box 789 TAUPO 25 Pihanga Road Kuratau, R D 1 Turangi 315 Whangamata Road R D 1 Taupo 259 Tuhingamata Road Taupo Mighty River Power Ltd P O Box 445 Hamilton Transit NZ P O Box 973 Hamilton P O Box 1677 Taupo Harrison Grierson Consultants Ltd P O Box 1199 Tauranga
TD2050 . 53	Maureen McGregor Robertson	
TD2050 . 54	Kelvin & Denise Martin	
TD2050 . 55	Kilmarnock Trust	
TD2050 . 56	Robert Bruce Lilburn	
TD2050 . 57	Bruce Bartley	
TD2050 . 58	Locheagles Ltd	
TD2050 . 59	Lois & Ian Bennie	
TD2050 . 60	Richard Young	
TD2050 . 61	Colin James McGrath	
TD2050 . 62	Mighty River Power Ltd	
TD2050 . 63	Transit NZ	
TD2050 . 64	Graeme Hamilton Sinclair	
TD2050 . 65	Wharewaka East Limited	

TD2050 . 66	Rimu Tree Limited	Harrison Grierson Consultants Ltd P O Box 1199
		Tauranga
TD2050 . 67	Transpower NZ Ltd	Burton Planning Consultants Ltd P O Box 33 817 Takapuna
		Auckland
TD2050 . 68	Linda Koster & Anthony Birdsall	43 Oruanui Road R D 1
		Taupo
TD2050 . 69	Robin Andrew & Adriana Johanna Sacklyn	110 Caroline Drive RD3
		Taupo
TD2050 . 70	Te Kopuru Trust - D J & J Martin	376 Oruanui Road R D 1
		Taupo
TD2050 . 71	Ian L Matheson	2 St Hildas Glade Tawa
		Wellington 5028
TD2050 . 72	Residents & Friends of Kinloch Assoc Inc.	Residents and Friends of Kinloch Assoc Inc P O Box 2116
		Tauranga
TD2050 . 73	Bearing South Group Ltd	Boffa Miskell Limited P O Box 91250
		Auckland 1030
TD2050 . 74	Richard W Denley	89 Waikino Road R D 1
		Mangakino
TD2050 . 75	G T Burrows	404 Tukairangi Road R D 1
		Taupo
TD2050 . 76	S G Speed	672 Forest Road R D 1
		Taupo
TD2050 . 77	Environment Waikato	Environment Waikato P O Box 4010
		Hamilton East
TD2050 . 78	Sean P Murphy	1478 Whangamata Road R D 1
		Taupo

TD2050 . 79	Scenic Ventures Ltd	Peddle Thorp Montgomery P O Box 3139
		Wellington
TD2050 . 80	Lakeview Ventures Ltd	Environmental Law Chambers P O Box 106 215 DX CP 18023
		Auckland
TD2050 . 81	Whakarawa Farm Trust c/- C Hemana	Whakarawa Farm Trust P O Box 540
		Rotorua
TD2050 . 82	TrustPower Limited	TrustPower Limited Private Bag 12023
		Tauranga
TD2050 . 83	David & Katrina Gage	5 Michaels Way R D 3
		Taupo
TD2050 . 84	Kevin & Dianne Congdon	265 Whangamata Road R D 1
		Taupo
TD2050 . 85	C & C Sherrard Family Trust	C & C Sherrard Family Trust 119 Holyoake Road R D 1
		Taupo
TD2050 . 86	K J & L J O'Reilly	463 State Highway 1 Wairaiie
		Taupo
TD2050 . 87	W & A Webber	560 Hingarae Road R D 1
		Turangi 3381
TD2050 . 88	Wairakei Pastoral Ltd	Russell McVeagh Barristers & Solicitors P O Box 8
		Auckland 1
TD2050 . 89	John Olsen	898 Mapara Road R D 1
		Taupo
TD2050 . 90	Hugh Francis Corrigan	262 Tuhingamata Road R D 1, Oruanui
		Taupo
TD2050 . 91	Lakes & Waterways Action Group	Lakes & Waterways Action Group (Inc) P O Box 407
		Taupo

TD2050 . 92	Jane Penton & Doug Anderson	Kaiapo Rd R D 1 Taupo
TD2050 . 93	Trudi Carlton	1177 Mapara Rd R D 1 Taupo
TD2050 . 94	J J & J M McGrath	1281 Mapara Road R D 1 Taupo
TD2050 . 95	Danny & Fiona Jones	703 State Highway 5 R D 1 Taupo
TD2050 . 96	Nigel Bevin	121 Whangamata Rd Kinloch Taupo
TD2050 . 97	Carl Rodger Coleman	P O Box 1483 Taupo 3351
TD2050 . 98	Sheena Twentyman & others	10/26 West Quay Ahuriri Napier
TD2050 . 99	Bruce Twentyman & others	540 Mapara Road R D 1 Taupo
TD2050 . 100	Michael Twentyman & others	540 Mapara Road R D 1 Taupo
TD2050 . 101	Sarah Twentyman & others	540 Mapara Road R D 1 Taupo
TD2050 . 102	Barbara Twentyman & others	540 Mapara Road R D 1 Taupo
TD2050 . 103	Kathryn Ida O'Leary & others	63A Scannel Street Taupo
TD2050 . 104	Kelly Duncan & others	63 Scannel Street Taupo

TD2050 . 105 Waipapa 9B Ltd

Cheal Consultats
P O Box 165

TD2050 . 106 The JR & LE James Family Trust

Taupo 3351

P O Box 471

TD2050 . 107 Ian Charles Smith & others

Taupo

39 Mapara Road
Acacia Bay

TD2050 . 108 Sade Developments No. 2 Ltd

Taupo

Cheal Consultants Ltd
P O Box 165

TD2050 . 109 Cheal Consultants Limited

Taupo 3351

Cheal Consultants Limited
P O Box 165

TD2050 . 110 Hikuwai Hapu Lands Trust

Taupo 3351

Woodward Law Offices
P O Box 30411

TD2050 . 111 Tu Mohi & others (The Mohi Family)

Lower Hutt

Pritchard Group Limited
20 Addington Road

TD2050 . 112 Maurice & Mary Costello

R D 1

Otaki

1 Kamahi Tce
Omori Heights, R D 1

TD2050 . 113 G B & E A Sutton

Turangi

P O Box 51180

TD2050 . 114 Wallace Pettigrew

Tawa

R D 1

TD2050 . 115 Mr & Mrs M Ventham

Turangi

12 Brunton Place
Glenfield

TD2050 . 116 Guerin Family P/Ship

Auckland 0629

Victoria Road
R D 4

TD2050 . 117 Alex & June Duthie

Palmerston North

19 Huriwaka Street
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Turangi

TD2050 . 118 Brian & Hilary Jago
20 A Sale Street
Howick
Manukau City

TD2050 . 119 Patricia Ann Hotter
11 Tawiri Place
Kuratau, R D 1
Turangi

TD2050 . 120 Harry M H Salmon
Kuratau
R D 1
Turangi

TD2050 . 121 J Bourke
11 Parehopu Street
Kuratau
Turangi

TD2050 . 122 R J & N F Neveldsen
16 Taringa Ave
Kuratau, R D 1
Turangi

TD2050 . 123 Federated Farmers of NZ (INC)
Federated Farmers of NZ (INC)
P O Box 447
Hamilton

TD2050 . 124 Department of Conservation
Department of Conservation
Private Bag
Turanga Place
Turangi

TD2050 . 125 R A & E A Shaw
Box 229
Turangi

TD2050 . 126 G & K Leslie
GJ & KB Leslie
Makino Road, R D 9
Feilding

TD2050 . 127 D & R E Huxley-Jones
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TD2050 . 128 Hopper Developments Ltd
Environmental Management Services Ltd
P O Box 149
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**TD2050 . 129 Jarden Properties Ltd, Nukuhau
Resort Properties Ltd, By Friday Ltd**
DLA Phillips Fox
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Wellington

TD2050 . 130 Warwick & Julie Wright
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Lower Hutt 5013

TD2050 . 131 Contact Energy Ltd	Contact Energy Limited Private Bag 2001 Taupo
TD2050 . 132 Tiaho Mary Pilot	22 Kirstina Road Glen Waverley Melbourne, Australia
TD2050 . 133 Taupo Lake Care Inc	Hey Consulting (Taupo) Ltd P O Box 137 Taupo
TD2050 . 134 Whakamaru Agricultural Farms Ltd	Cheal Consultants Limited P O Box 165 3351 Taupo
TD2050 . 135 Janet & Patrick Velvin	45 Hornsey Road Melrose Wellington
TD2050 . 136 Poronui Trust	Cheal Consultants Limited P O Box 165 3351 Taupo
TD2050 . 137 Environmental Defence Society	Cato Bolam Consultants Ltd P O Box 95 152 Swanson Auckland
TD2050 . 138 Tracey & Michael Ferguson	16 Ngata Street RNZAF Base Ohakea Palmerston North
TD2050 . 139 Taupo Hot Springs Ltd and Taupo DeBretts Thermal Resort	Hey Consulting (Taupo) Ltd P O Box 137 Taupo
TD2050 . 140 Clint Atkins	Hey Consulting (Taupo) Ltd P O Box 137 Taupo
TD2050 . 141 The Energy Efficiency and Conservation Authority	The Energy Efficiency and Conservation Authority (EECA) P O Box 338 Wellington
TD2050 . 142 Ngaio & Ken Double	5 Auckland Terrace Melrose Wellington
TD2050 . 143 Stewart & Carolyn Gebbie	42 Buckley Road Melrose Wellington

TD2050 . 144 James Bruce & Joan Helen Pascoe

2 Huriwaka Street

Kuratau, R D 1

Turangi 3381

TD2050 . 145 DJ & SA Gatland

27 Seatoun Heights Road

Seatoun

Wellington 6022

TD2050 . 146 Malcom Gilbert

224 Park Road

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TD2050 . 147 Ministry of Economic Development

Ministry of Economic Development

P O Box 1473

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TD2050 . 148 Tukairangi Trust

Tukairangi Trust

C/- 700 Acacia Bay Road

Taupo

TD2050 . 149 Worldwide Leisure Ltd

Bell Gully

P O Box 4199

Auckland