

10 Development sequence & key infrastructure

10.1 Approaches to sequencing

In general there are two possible approaches to development sequencing.

The first is to maintain a tight and orderly approach which determines that no additional land will be released for development until at least 80% to 85% of existing land has been taken up. While this approach goes some way towards satisfying the requirements of Part II of the RMA 1991 in terms of the efficient use of resources, it has the following downsides:

- ➔ Available land may not be either in the form or location desired by the market
- ➔ As the land is increasingly developed shortages occur and prices increase
- ➔ Land shortages enable developers to insist on sales with tied land and building contracts
- ➔ Market choice becomes limited
- ➔ There is unnecessary pressure on infill development and a reduction of amenity in established areas

The second is to allow much greater market freedom for the location of development, provided that detailed structure planning occurs and arrangements are made for the provision of infrastructure before any land is released. This approach has a number of advantages:

- ➔ Future planning has the flexibility to cater for changes in market demand

- ➔ Land prices are less likely to be significantly affected by issues of supply
- ➔ The requirement for structure planning ensures that infrastructure services are planned and provided for in an efficient manner

10.2 Land development process

Not all of the locations identified for future growth are ready to be developed in the near future. This is largely due to infrastructure requirements and funding sources.

To ensure that growth takes place in an orderly fashion a two stage process for the release of land is proposed – refer to the growth area maps in the previous section.

Stage 1 - Yellow

The land shown as yellow on the location maps for the Northern, Southern, South Eastern and South Western growth areas indicates those areas that are considered suitable for future urban development. These areas have either been the subject of previous structure planning in the case of Taupo Town and Kinloch, or they have been considered as part of previous infrastructure planning.

The infrastructure to service these areas has been budgeted for in the 2006-16 Long Term Council Community Plan.

Before these areas can be developed there will still need to be alignment between Taupo District 2050 and the Proposed District Plan. It is



anticipated that Taupo District Council will make the necessary changes to the Proposed District Plan to facilitate growth in the chosen locations.

Stage 2 - Red

The areas shown on the location maps as red circles indicate those areas of future growth for which more specific planning must be undertaken such as the Mapara Valley. These areas have been shown as red circles to specifically avoid any determination in this strategy about exactly where future urban boundaries might be. Such determinations will be part of subsequent structure planning.

Structure Planning

It is anticipated that Council will take a leadership role by undertaking structure planning exercises for the identified growth areas. In parallel, the necessary changes to the Proposed District Plan will be prepared and both documents will be publicly notified simultaneously. This will ensure that the planning in the structure plan can be given statutory weight as soon as possible.

The structure planning process is important as it identifies the extent of a growth area, the range of different densities and resulting infrastructure requirements (without re-litigation of the general location and indicative lot yield as set out in this strategy). Without this structure planning approach, there is no basis for Council to strategically zone land in the Proposed District Plan. Once the Proposed District Plan has been changed to incorporate the structure plan, individual landowners will have the ability to apply for resource consents for specific developments in respect of their property holdings.

It is also recognised that there may be some situations where developers wish to proceed faster than the Council can complete structure planning

processes). In those situations developers will bear the cost of preparing the private equivalent of a structure plan; however they will still be expected to work closely with Council in preparing that plan.

Council's structure planning for the future growth areas is intricately linked to asset management planning for key infrastructure. This reflects the fact that Council is unable to provide the entire required infrastructure for all the growth areas at once. Where developers wish to proceed faster than Council anticipated (as identified in the Long Term Council Community Plan), the developer will need to pay the cost of bringing forward those infrastructure projects required to service the new growth area. That cost may also involve recognition of extra operational costs that Council might incur as a result of taking over the new infrastructure earlier than anticipated.

Once a structure plan has been prepared for a growth area that structure plan can be implemented by incorporating it into the Proposed District Plan or through a comprehensive resource consent application. While comprehensive resource consents have been used previously, such as the Brentwood balance lands, they do not provide the same opportunity as a change to the Proposed District Plan to consider the wider environmental effects of a proposal (including precedent effects on the integrity of the Proposed District Plan). In addition, the consultative requirements of a resource consent application are less onerous than the First Schedule process set out in the Act for a change to the Proposed District Plan.

The other key disadvantage of a comprehensive resource consent application is that it doesn't provide a mechanism for incorporating the key elements of a structure plan into the Proposed District Plan. Structure plans by their nature include roading patterns and infrastructure networks which cross boundaries. Although they may be identified in a structure plan, there is still the opportunity for individual resource



consents to undermine these cross boundary plans unless they are included in the Proposed District Plan.

As a result, all future structure plans must be incorporated into the Proposed District Plan to secure the strategic zoning identified in the structure plan. The Proposed District Plan will be amended to highlight this process.

Statutory process

Structure plans are non-statutory documents prepared under the Local Government Act 2002, however to have statutory effect, they must be incorporated into the Proposed District Plan through the First Schedule process under the Resource Management Act 1991.

The First Schedule process involves the following steps:

1. Notification
2. Submissions
3. Further submissions
4. Hearings
5. Deliberations and decisions
6. Appeals to the Environment Court

As noted above, when a structure plan is prepared, a variation or plan change to amend the Proposed District Plan will be prepared at the same time. This variation or plan change will outline the elements of the structure plan which will be taken into the Proposed District Plan. The structure plan and the variation/plan change will need to be notified together and both will go through the First Schedule process together.

The above process is exactly the same regardless of whether the structure plan is led by the Council, or a private developer.

Other Considerations

It should be noted that the private plan change approach does not provide the applicant with an unfettered right to obtain what is provided for in the plan change. The Council processes the plan change and still retains the right to submit on it.

A private plan change allows for the sharing of costs in respect of plan formulation. Traditionally all of these costs would have fallen on the Council. However, picking up on the theme of growth paying for growth, it places some of the cost burden on the developer promoting the plan change. These costs can be significant.

The experience in other local authorities is that the private plan change approach allows the developer to focus on preparation of the change without being side tracked or having competing priorities, provides the resources to undertake the work (in collaboration with the Council, potentially any substantive issues are resolved prior to notification) and then the Council focus is on the processing of the change and ensuring that matters such as infrastructure provision and associated funding mechanisms are in place.

The collaborative approach required by the Council and the developer may be formalised through a Memorandum of Understanding to clarify who will do what, that the developer will not withdraw the change or parts of it without the agreement of the Council and any other matters of relevance. It is about providing a framework for the formulation and processing of private plan change so both parties have clarity and understanding of what is to be achieved.



10.3 Impact on community facilities

Infrastructure costs

The Local Government Act (LGA) 2002 requires Council to anticipate the impact of development on infrastructure and to fund for this so that infrastructure is provided in a timely manner, and that development does not have a negative impact on existing infrastructure.

Much of the infrastructure required for the future has already been budgeted for within the 2006-16 Long Term Council Community Plan (LTCCP). A full list of all capital projects from the 2006-16 LTCCP is attached in Appendix 8.

The infrastructure elements which have not been budgeted for will need to be further investigated and decisions made on the best way to fund these elements. Subsequent amendments to the LTCCP will need to be made.

Funding will be provided from a variety of sources such as development contributions, rates, central government funding and specific development agreements.

The main infrastructural element for which there has not been future funding planned is a proposed Taupo to Kinloch western transport corridor known as the "West Kinloch Arterial" (WeKA). This corridor is necessary to:

- Efficiently link an expanded Taupo town and Kinloch in the future
- Provide the key access for an orderly and efficient development pattern in the Mapara Valley

- Avoid the situation where urban development in the Mapara Valley is reliant on the rural standard Mapara Road for its access links to Taupo
- Provide an efficient access from settlements at Kinloch and the Mapara Valley into a secondary commercial centre on the Rangatira E lands between Acacia Bay and Nukuhau
- Provide an opportunity for a more economic public transport system linking Taupo Town, Mapara and Kinloch
- Enable walking and cycling provisions within the corridor

Although the WeKA will result in reduced travel times, particularly for those residents in Kinloch, the primary reason for this link is to reinforce the established pattern of settlement. Ultimately the linkage of Kinloch and Taupo Town will result in a more sustainable urban form in the long term. This objective is consistent with the overall objectives of both the Resource Management Act 1991 and the Land Transport Management Act 2003.

In order to progress the implementation of the WeKA the route has to be identified and designated. Preliminary work has already been undertaken. This now needs to be aligned with Council's asset management planning and the WeKA needs to be incorporated into the Long Term Council Community Plan as a capital project.



11 Implementation

Implementation Plans

This section highlights those actions taken from each of the Strategic Directions that will be undertaken by Taupo District Council. The actions are arranged under seven themes:

- Proposed District Plan
- Structure Plans and other supplementary guidance
- Asset Management Plans
- Advocacy, leadership and partnership
- Funding Policies
- Community planning
- Monitoring and Review

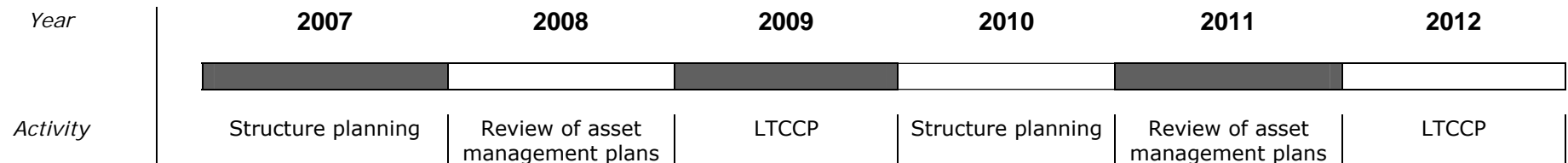
Implementation timing

The actions to implement Taupo District 2050 are largely focused on a recurring pattern of structure planning, changes to asset management plans and subsequent amendments to the Long Term Council Community Plan (LTCCP). The three yearly cycle of the LTCCP drives this pattern.

All three of these processes are time consuming, require substantial input from a wide range of Council staff and are costly for the community. These factors mean that it would be undesirable to be making regular reviews of the asset management plans or amendments to the LTCCP.

It is intended that Taupo District 2050 will be monitored on a three yearly basis in conjunction with the review of the asset management plans. Undertaking this review in the year preceding the new LTCCP will allow any required amendments to feed into that LTCCP process.

Figure 14 The three yearly planning cycle



11.1 Proposed District Plan

The Proposed District Plan is the primary document for controlling the way land is used and developed. The way it is written and changed is governed by the Resource Management Act 1991.

The Taupo Proposed District Plan was publicly notified in 2000 and has subsequently been through a process of submissions, further submissions and decisions. At present it still maintains its proposed status as there are outstanding appeals.

The Plan, as publicly notified, had an effects-based approach to planning. Philosophically the Plan did not prevent any activity from taking place, as long as an applicant could show through the resource consent process that the negative effects of the activity could be avoided, remedied or mitigated. Therefore the Plan did not identify particular land for future urban growth. Instead it treated each application on its individual merits, allowing development to unfold in any pattern that did not cause significant negative effects on the pre-existing environment. While flexible this approach made it very difficult to take the cumulative effects of growth into consideration.

Taupo District 2050 has signalled a significant shift in philosophy for the Proposed District Plan to better deal with those cumulative effects. The Plan is now going to be used to strategically zone land for future urban growth in accordance with the settlement pattern identified in Taupo District 2050. This will provide greater certainty for all sectors of the community with regard to where future expansion of urban areas will take place.

More importantly, this move to strategic zoning will better enable Taupo District Council to fulfil its responsibilities under Part II of the Resource Management Act 1991. Part II requires Council to manage resources in an

efficient and sustainable manner. Better controls of the overall settlement pattern and associated infrastructure will ensure that this happens.

The proposed changes to the Plan will need to be undertaken in accordance with the First Schedule of the Resource Management Act 1991 (Appendix 7). This will ensure that all members of the community have an opportunity to participate in the process. Until such time as the Plan becomes operative all such changes will need to be made by way of Variation rather than Plan Change.

Existing Variations to the Proposed District Plan

The Proposed District Plan is currently in a state of flux. Like Taupo District 2050 it is a living document that needs to respond to changes over time. As a result, there are currently a number of Variations to the Proposed District Plan which are already being progressed such as:

- Cultural Values
- Kinloch Variation
- Rural Variation (8)
- Residential Variation
- Landscapes and Natural Values Variations

These Variations will continue to be progressed, however it is recognised that a number of them will need to be reviewed to ensure that the direction that they are taking is consistent with the approach embodied in Taupo District 2050.



Table 15 Proposed District Plan - implementation plan

No.	Action	Who	When	Linkages
TDC 1.1	Advance the variation on cultural values specific to the Rauhoto area	Environmental Policy Unit	Notified by July 2006	A variation to address this specific area is already underway.
TDC 1.2	<p>Prepare a variation or plan change to:</p> <ul style="list-style-type: none"> ▪ Introduce a tiered approach to the management of development in the rural environment utilising controlled, discretionary and non-complying activity status with the following indicative range of Lot sizes: <ol style="list-style-type: none"> 1. 10 hectares or greater (Controlled Activity) 2. Between 10 hectares and 4 hectares (Discretionary Activity) 3. Below 4 hectares (Non-complying Activity) ▪ In implementing the tiered approach noted above, specific consideration will be given, as part of the section 32 analysis, to the use of an averaging technique to encourage innovative development proposals that make the best use of rural land. ▪ Identify existing pockets of 4 hectare properties and strategically zone them as rural residential environment areas ▪ Strategically zone Stage 1 Land Development Areas ▪ Insert objectives and policies in the Proposed District Plan reflecting section 6 and 7 of Taupo District 2050 to provide guidance for Stage 2 Land Development Areas. <p>Pre-consultation for this Variation will be undertaken in a targeted manner with key interest groups. Following that targeted pre-consultation the variation will proceed directly to the formal notification process identified in the First Schedule of the Resource Management Act 1991.</p>	Environmental Policy Unit	December 2006	This variation to the Proposed District Plan establishes the framework for future changes to the Plan and is thus necessary before structure planning can be incorporated

No.	Action	Who	When	Linkages
	This is in accordance with Section 3C of the first schedule of the Act which allows for recognition of consultation under the Local Government Act 2002. It reflects the consultation already undertaken as part of the previous planning and in the preparation of Taupo District 2050.			
TDC 1.3	Advance variations to provide protection for outstanding and amenity landscapes and significant natural areas	Environmental Policy Unit	Notified by December 2006 This timing reflects the ongoing consultation process with the community and Tangata whenua	Variations to manage significant landscapes and natural areas are already being progressed.
TDC 1.4	Investigate the expansion of existing the industrial environment around existing power core sites	Environmental Policy Unit	2006/2007	To meet the growing trend of industry collocating with geothermal power generators
TDC 1.5	Review the Proposed District Plan to establish if any amendments are required on adoption of the Regional Land Transport Strategy.	Environmental Policy Unit	On adoption of the Regional Land Transport Strategy.	
TDC 1.6	Following notification of the rural, residential, natural and landscape value variations, plan effectiveness monitoring will continue to be undertaken to establish whether there is adequate protection of: <ul style="list-style-type: none"> ▪ significant ridgelines and associated open spaces ▪ amenity values along the margins of Lake Taupo, its tributaries and the Waikato River 	Environmental Policy Unit	2007/2008	The Proposed District Plan already offers some protection for significant ridgelines, open space and amenity values around the margins of water bodies. Plan effectiveness monitoring will establish whether further protection is required.
TDC 1.7	Investigate methods to provide protection for identified cultural areas throughout the District	Environmental Policy Unit	2007/2008	Although a variation has been developed for the Rauhoto area of the District, the approach taken there may not be appropriate for

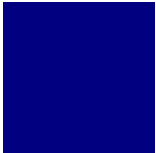




No.	Action	Who	When	Linkages
				other areas. As such further investigation must be undertaken to find the most appropriate methods for protection of other areas
TDC 1.8	Investigate the incorporation of iwi and hapu management plans into the Proposed District Plan to help facilitate the development and protection aspirations of local iwi and hapu	Environmental Policy Unit	2007/2008	
TDC 1.9	Review, and amend if necessary, the Proposed District Plan provisions to ensure they support diversification of the rural economy and protect those economic resources in the rural environment for ongoing utilisation	Environmental Policy Unit	2007/2008	A review of the Proposed District Plan will establish whether the existing regulatory framework is flexible enough for any land use changes identified through Environment Waikato's decisions on the Proposed Waikato Regional Plan Variation 5 – Lake Taupo Catchment (Proposed) and the completion of the Economic Development review
TDC 1.10	Review the Proposed District Plan to establish what amendments may be required to give effect to changes to the Proposed Regional Plan as a result of Proposed Waikato Regional Plan Variation 5 – Lake Taupo Catchment (Proposed).	Environmental Policy Unit	2008	
TDC 1.11	Investigate whether there are significant view shafts to the National park, mountains and Lake Taupo that require further protection under the Proposed District Plan.	Environmental Policy Unit	2009/2010	
TDC 1.12	Undertake plan changes as required for the following Structure Plans <ul style="list-style-type: none"> ▪ Mapara Valley ▪ TUSP Commercial and Industrial land ▪ TUSP Residential land ▪ South Western Settlements 	Environmental Policy Unit	Ongoing	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified simultaneously.

No.	Action	Who	When	Linkages
	<ul style="list-style-type: none"> ▪ Turangi ▪ Waitahanui ▪ South Eastern Settlements 			

Implementation



11.2 Structure plans and other supplementary guidance

The Taupo District Council has previously prepared structure plans for the Taupo Urban Area, Kinloch and the Taupo Town Centre. In addition a draft structure plan was prepared for the area between Taupo Town and Kinloch.

A series of new structure plans are proposed as a result of Taupo District 2050. The Strategy identifies a number of stage 2 land development areas around the District which require further planning before they can be incorporated into the Proposed District Plan by strategic zoning.

These structure plans will establish the boundaries of new growth areas, the pattern of respective residential densities within the areas, and key infrastructure requirements and their costs.

To ensure that the outcomes of structure plans are able to be enforced district plan changes will be prepared in parallel to structure plans. The new structure plan and the district plan change will then be notified simultaneously. Although the plan change will need to go through a more rigorous Resource Management Act process, its notification will ensure that the structure plan has immediate effect.

As noted in the land development process in section 7 of Taupo District 2050, it may be possible for land owners to develop land in stage 2 land development areas ahead of the Council schedule. In these situations the developer, in collaboration with Council, will need to bear the burden of undertaking the structure planning and prepare the necessary changes to the Proposed District Plan. This in turn may mean that the Council no longer needs to prepare a structure plan for that area.

What does a structure plan need to cover?

In establishing what the pattern of residential densities and commercial development will be a structure plan must also take into consideration the following:

- Landscape features
- Significant natural areas
- Sites of significance to Tangata Whenua
- Open space and reserve requirements
- Future public transport needs
- Low impact urban design
- Water, stormwater and wastewater needs and how they can be met in an integrated way
- Stormwater catchment management plans
- Transportation corridors and links between growth areas
- The location of geothermal systems and the utilisation of the geothermal resource.
- The location and operation of electrical transmission infrastructure

Further detail on the preparation of structure plans is included in Appendix 2.



In addition to the preparation of structure plans there are a number of other areas of planning guidance that need to be provided to steer decisions made under the Proposed District Plan. The first of these is the Code of Practice. This is a set of engineering standards which has been developed for the District. It will be necessary to review these standards to ensure that they are consistent with the policies of Taupo District 2050 and the design guidelines which will be produced.

Increasingly the community is demanding better quality urban and rural areas. One way of achieving this is through the development of design guidelines. These can work at a range of different scales guiding developers in designing large residential subdivisions, commercial centres, and even specific buildings. Because Taupo District has such a large proportion of rural land it is intended that these guidelines will cover both urban and rural development.

The preparation of design guidelines may form part of a wider response by the Council to the Urban Design Protocol initiated by central government.

A comprehensive approach to design

The urban areas in the Taupo District have predominantly been designed to be car-orientated. Adapting this pattern to meet more diverse lifestyle and economic trends will need to utilise the basic design principles:

- Consolidation and dispersal
- Integration and connectivity
- Diversity and adaptability
- Legibility and identity
- Environmental responsiveness



Table 16 Supplementary planning - implementation plan

No.	Action	Who	When	Linkage
	Prepare a structure plan for the Stage 2 Land Development Area identified in the Mapara Valley	Strategic Environmental Policy Unit	2007	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans.
	Prepare a structure plan for the Stage 2 Land Development Areas identified as commercial and industrial expansion within the Taupo Urban Structure Plan.	Strategic Environmental Policy Unit	2007	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans. The timing of this structure plan may need to be reviewed if Taupo District Council as land owner proceeds to develop a structure plan for the industrial land to the west of the ETA.
	Review the Taupo Urban Structure Plan to: <ul style="list-style-type: none"> Investigate the viability of expanding the structure plan boundaries to include the Rangatira Point area linking Acacia Bay and Whakamoenga Point Address urban design issues such as the location and expansion of higher density development and the future development of the Central Business District 	Strategic Environmental Policy Unit	2007/2008	The Rangatira Point area was omitted from the earlier versions of the structure plan as the area was managed by the Department of Conservation. Indications are that this may change in the future. Although there are currently separate structure plans for the Taupo Urban Area and the Taupo Town Centre, the future focus of planning for these areas will mean that it is more appropriate for them to be planned for in an integrated manner. This review will focus more on the urban design challenges facing the Taupo Urban Area with a strong focus on the infrastructural implications of brownfield development.

No.	Action	Who	When	Linkage
	Prepare a structure plan for the Stage 2 Land Development Areas identified at Whareroa, Omori and Te Puke Road (South Western Settlements)	Strategic Environmental Policy Unit	2008	Plan changes will need to be prepared in parallel with structure plans for these areas and notified in conjunction with the structure plans.
	Prepare a structure plan for the Stage 2 Land Development Areas identified as residential expansion within the Taupo Urban Structure Plan.	Strategic Environmental Policy Unit	2008	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans.
	Prepare a structure plan for the Stage 2 Land Development Areas identified in Turangi.	Strategic Environmental Policy Unit	2009	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans.
	Prepare a structure plan for the Stage 2 Land Development Areas identified to the north of Waitahanui	Strategic Environmental Policy Unit	2010	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans.
	Prepare a structure plan for the South Eastern Settlements	Strategic Environmental Policy Unit	2010	Plan changes will need to be prepared in parallel with Structure Plans for these areas and notified in conjunction with the structure plans.
	Prepare design guidelines to cover both the rural and urban areas	Environmental Policy Unit	2007/2008	These design guidelines are intended to operate as a non-statutory document in conjunction with the statutory requirements of the Proposed District Plan.
	Review the Code of Practice to incorporate any changes required as a result of the design guidelines	Works	2008	While the Code of Practice primarily deals with the engineering standards related to development, it also offers an opportunity to reinforce the desired design outcomes identified in the proposed design guidelines.



11.3 Asset management plans

The Taupo District Council is responsible for managing a range of community owned assets such as the roading network, the District Landfill, and Owen Delaney Park. To ensure that all of these assets are managed in an efficient and affordable way asset management plans have been developed. These plans are also required under the Local Government Act 2002.

The asset management plans not only deal with the ongoing maintenance and running of assets, they also address the future requirements in response to urban growth. Taupo District 2050 and the structure plans identified in theme two above will help to provide the direction for where growth will be located while the asset management plans will provide the specific community infrastructure response.

Because the capital expenditure detailed in the asset management plans must be reflected in the LTCCP, it is necessary for the asst management plans to be reviewed in the calendar year preceding the LTCCP. This reflects the long and complex process involved in such a review. For these reasons regular reviews of the asset management plans will be avoided.

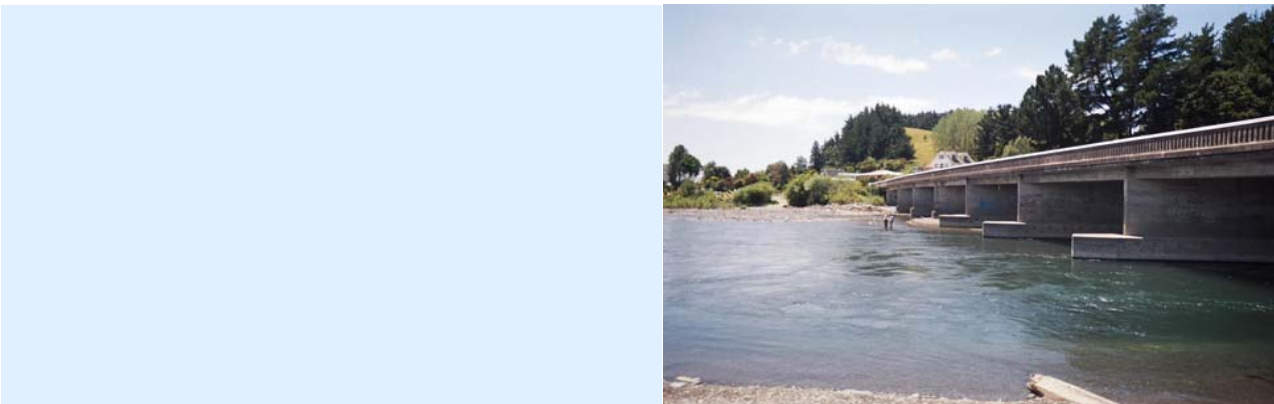


Table 17 Asset management plans - implementation plan

No.	Action	Who	When	Linkages
TDC 3.1	In conjunction with Transit New Zealand, ensure options for the improvement of the State Highway 1 intersections with Norman Smith Street and Poihipi Road are advanced.	Transportation Manager	2006	This northern transportation corridor is under increasing pressure, particularly at these two identified intersections. Address this issue in partnership with Transit New Zealand is integral to further growth around Taupo Town
TDC 3.2	Commence construction of the East Taupo Arterial as a critical priority.	Works	2006/2007	
TDC 3.3	Amend asset management plans to incorporate the proposed West Kinloch Arterial (WeKA) transportation corridor.	Asset managers	2006	This addition to the Asset Management Plans will need to be incorporated into the LTCCP and Development Contributions policy by way of amendment as an urgent priority
TDC 3.4	Determine the levels of service for community facilities in the associated asset management plan	Community and Recreation	2006/2007	The reviewed levels of service are required for input into the review of the Development Contributions Policy in 2007
TDC 3.5	Align the asset management plans with the structure plan for the Mapara Valley	Asset managers	2008	
TDC 3.6	Align the asset management plans with the structure plan for the commercial and industrial expansion areas within the Taupo Urban Structure Plan.	Asset managers	2008	
TDC 3.7	Investigate the adjustment of the growth model developed for Taupo District 2050 so that it includes visitor numbers making it more appropriate for future asset management planning.	Works	2007	Although a growth model has been developed for this strategy development, further detail with regard to visitor numbers will be required to allow for more robust asset management planning.



No.	Action	Who	When	Linkages
TDC 3.8	Update asset management plans to reflect the demand data and assumptions noted in Taupo District 2050.	Asset managers	2008	
TDC 3.9	Align asset management plans and the Cycling and Walking Strategy and the Horse Riding Strategy	Works	2008	
TDC 3.10	Review the Roding Asset Management Plan to include direction for the District's future transportation needs.	Transportation Manager	2008	This will provide direct input into the Regional Growth Strategy and Regional Land Transport Strategy reviews.
TDC 3.11	Progress and complete the second Taupo Town River Crossing between Norman Smith Street and Opepe Street	Works	2008/2009	Along with the Norman Smith Street and Poihipi Road intersections with the State Highway, this river crossing is seen as crucial to reshaping Taupo Town
TDC 3.12	Review the existing Solid Waste Management Strategy with a view to moving toward a zero waste management system	Works	2009	
TDC 3.13	Secure additional land for disposal purposes around the Acacia Bay and Waitahanui wastewater treatment plants.	Works	2009	If this work is undertaken the need for centralisation is delayed.
TDC 3.14	Align the asset management plans with the structure plan for the residential areas within the Taupo Urban Structure Plan	Asset managers	2011	If there is an out of sequence amendment to the LTCCP we will look to take advantage of this.
TDC 3.15	Align the asset management plans with the structure plan for the South Western Settlements	Asset managers	2011	
TDC 3.16	Align the asset management plans with the structure plan for the Turangi area	Asset managers	2011	
TDC 3.17	Align the asset management plans with the structure plan for the South Eastern Settlements	Asset managers	2011	
TDC 3.18	Align the asset management plans with the structure	Asset managers	2011	

No.	Action	Who	When	Linkages
	plan for the area to the north of Waitahanui			
TDC 3.19	Utilise designation process to ensure ongoing protection of key infrastructure sites and corridors as identified in the structure plans.	Asset Managers	Ongoing	Asset management areas will prepare applications for designations.
TDC 3.20	Review Water Asset Management Plan to ensure that it is consistent with the Variation to the Regional Plan regarding water allocation.	Asset Managers	2006/2007	
TDC 3.21	Review asset management plans to ensure that provision has been made to progress the relevant actions identified in the Taupo nui a tia 2020 Action Plan	Asset Managers	2007/2008	



11.4 Advocacy, leadership and partnership

Taupo District 2050 signals a change in philosophy for the Taupo District Council. While the Council has always had a part to play in the growth of the District it has sometimes been in more of a reactionary manner. Through Taupo District 2050 the Council is now setting out a blueprint for where growth will go and therefore providing direction of the provision of infrastructure to service that growth.

However the Council is not alone in responding to the effects of growth. Other agencies such as the Ministry of Education, Housing NZ Corporation or the District Health Board provide a range of services to the community; similarly private sector organisations like Unison, Contact Energy and Telecom also need to be able to meet the needs of growing communities. Forming partnerships with these other providers will be a crucial element if the Strategy is to be successful.

Council will also continue to work in partnership with Ngati Tuwharetoa to ensure that the aspirations and needs of Tangata Whenua are recognised and appropriately advanced within the framework provided by Taupo District 205

Also crucial is the ongoing relationship between Taupo District Council and Environment Waikato. Both Councils are involved in managing the effects of growth in the District – often from different perspectives. Ensuring that they work together toward common outcomes lies at the heart of much of the implementation of Taupo District 2050. This is because much of the regional planning, such as the Regional Land Transport Strategy or the Regional Policy Statement, has a direct impact on the pattern of land use within the District.

In building these relationships with other organisations there are a range of tools which will need to be used such as memorandums of understanding, sector agreements or ongoing forums.

Regional planning initiatives and forums that Council is involved in

Council is currently a member of the following groups or is actively participating in the following initiatives at a regional government level:

- Community Outcomes Bay of Plenty
- Strategic Planners Network
- Waikato Information Forum
- Choosing Futures Waikato
- Project Watershed
- Lake Taupo Protection Trust Joint Committee
- Regional Land Transport Strategy
- Waikato Biodiversity Forum
- Lake Taupo Foreshore Risk Management Strategy project
- Forum for Integrated Regional Management

Table 18 Advocacy, leadership and partnership - implementation plan

No.	Action	Who	When	Linkages
TDC 4.1	Implementation of all actions identified in the implementation plans contained in Section 11 of Taupo District 2050	Taupo District Council	Ongoing	As the elected representatives for the District, the Taupo District Council is ultimately responsible for the implementation of Taupo District 2050 on an ongoing basis.
TDC 4.2	Develop a communications strategy in relation to the implementation of Taupo District 2050 to ensure high levels of awareness regarding ongoing growth management issues	Communications Manager	2006	
TDC 4.3	Review the Strategic Partners Forum and establish whether it has an ongoing role during implementation.	Strategic Environmental Policy Unit	2006	The role of the Strategic Partners Forum will change once Taupo District 2050 is adopted. This will require a full review of the ongoing role of the group during the implementation phase.
TDC 4.4	Report on progress implementing Taupo District 2050 to the Evaluation and Audit Committee of Taupo District Council	Strategic Environmental Policy Unit	Quarterly	
TDC 4.5	Report on progress implementing Taupo District 2050 to the implementation agencies and the community on an annual basis	Strategic Environmental Policy Unit	Annual	
TDC 4.6	Advocate for the statement of intent of the Lake Taupo Protection Trust to reflect the direction taken by Taupo District 2050	Strategic Development	2006	
TDC 4.7	Advocate to Transit NZ for funding and the commencement of construction of Stage 4	Chief Executive Officer	2006	



No.	Action	Who	When	Linkages
	of the East Taupo Arterial			
TDC 4.8	Advocate to Transit NZ for construction of critical improvements to the northern transportation corridor	Chief Executive Officer	2006	
TDC 4.9	Prioritise the development of a property strategy for Council as part of the current review of the Council's property services. This should include an assessment of whether Council should have a role facilitating the establishment of large format retailing on the northern side of Spa Road in the area bounded by State Highway One and Opepe Street.	Property Team	2006	A Strategic Property Strategy has been identified in the 2006-16 LTCCP for development in 2009 – 16, however pressing demand will mean that this timing may need to be prioritised through subsequent amendments to the LTCCP.
TDC 4.10	Participate in the review of the Regional Policy Statement	Strategic Environmental Policy Unit Strategic Development	2006-2010	
TDC 4.11	Participate in the development of the Regional Growth Management Strategy	Strategic Environmental Policy Unit	2007/2008	
TDC 4.12	Advocate to Environment Waikato and the Lake Taupo Protection Trust for the investigation of land purchase and subsequent use of land for Regional Parks.	Community and Recreation	2007/2008	
TDC 4.13	Advocate to the Department of Internal Affairs for additional boat ramp facilities	Community and Recreation	2007/2008	
TDC 4.14	Promote the development and use of iwi and hapu management plans to meet the development and protection aspirations of tangata whenua	Strategic Communications Officer	2007/2008	

No.	Action	Who	When	Linkages
TDC 4.15	Develop a Council wide policy which sets out the appropriate processes for community engagement	Strategic Development	2007/2008	
TDC 4.16	Be party to discussions regarding the extension of the existing upper North Island rail network to Kinleith and Murupara	Transportation Manager	To coincide with the Environment Waikato study on this matter.	Although not part of the Taupo District the extension of future rail links to the identified places does have the potential to benefit the District economically. For this reasons it is prudent for the Council to at least be a party to discussions that may take place
TDC 4.17	Be party to discussions regarding the linkage of Taupo, Kinloch and Turangi by water based public transport	Transportation Manager	2009	Other agencies or private operators are more likely to initiate water based transport linkages, however it will be important for the Council to be a party to such discussions
TDC 4.18	Advocate to other infrastructure providers (e.g. telecommunications, power) the need to invest in and provide the required levels of infrastructure to service the growth identified in the Growth Management Strategy.	Strategic Environmental Policy Unit	2007 onwards	The provision of services such as telecommunications and power are essential for growing communities. Council does not provide these services but will advocate to the service providers regarding timely provision.



11.5 Funding policies

Traditionally the Taupo District Council has used money taken from rates to pay for a large part of new and existing infrastructure. Some limited contributions were collected under the Town and Country Planning Act 1974 and more recently under the financial contributions section of the Proposed District Plan. The Local Government Act 2002 changed the way that Council's looked at the way they funded infrastructure and particularly the costs of growth.

The local Government Act requires Council's to clearly demonstrate what activities they will undertake over the coming 10 year period and how that will be paid for (LTCCP). To better enable this the legislation provides Council's with the ability to develop a Development Contributions Policy.

Taupo District Council has developed such a policy enabling it to collect contributions for developers to pay for infrastructure. In this way growth effectively pays for growth.

There are however times when the traditional rates revenue and the more recent development contributions are not sufficient to pay for substantial infrastructure. Most commonly this is related to major roading infrastructure such as the East Taupo Arterial. In such instances it will be necessary for Council to investigate other potential funding sources such as funding from central government or public private partnerships with the development sector.



Table 19 Funding policies - implementation plan

No.	Action	Who	When	Linkages
TDC 5.1	Investigate the use of alternative funding sources for major roading infrastructure	Works	2006/2007	
TDC 5.2	Investigate funding options for existing reserves, community enhancement and protection of ecological and heritage areas	Community and Recreation	2007/2008	These investigations will be linked to the development of a district wide recreation, reserve acquisition and provision policy
TDC 5.3	Review the Development Contributions policy to reflect the new capital expenditure on community infrastructure in the identified growth areas	Development Contributions Officer	2008	This will need to be undertaken in conjunction with the review of Asset Management Plans in 2008



11.6 Community planning

The term “community planning” covers a broad spectrum of different planning undertaken by the Council, such as economic, tourism and reserve and recreation planning.

The key area of focus for Taupo District 2050 is the open space network because of the significant impact that the network has on the overall shape and character of the District’s urban areas.



The District has a substantial network of open space, much of which is managed by the Department of conservation. The Council also manages a large number of reserves most of which are located in urban areas. The challenge facing the Council is the maintenance of the existing high levels of service in the face of continued growth pressure.

To ensure that the open space network protects those green spaces between settlements it will be necessary to develop a district wide policy. That policy will need to specifically address the issue of acquisition of future reserves, in conjunction with the more traditional approach of designating.



Table 20 Community planning - implementation plan

No.	Action	Who	When	Linkages
TDC 6.1	<p>Develop a district wide recreation strategy and a reserve acquisition and provision policy that identify:</p> <ul style="list-style-type: none"> • Strategic recreation management issues and actions • Reserve land and recreation enhancement in terms of means, type and distribution • Reserve design code of practice 	Community and Recreation	2006/2007	As part of the 2007 review of the Development Contributions Policy consideration will need to be given to the outcomes of this recreation, reserve acquisition and provision policy. The specific need for contributions to enhance existing reserves will also be a factor
TDC 6.2	Align the Tourism Strategic Plan and Taupo District 2050 to ensure that the District continues to be a desirable visitor destination	Destination Lake Taupo Strategic Development	2006/2007	
TDC 6.3	Align the Economic Development Strategy and Taupo District 2050.	Strategic Development	2006/2007	
TDC 6.4	Development of a gateway strategy for the main entrances to Taupo building on the work already completed for Turangi.	Community and Recreation	2007/2008	The development of this strategy will have close linkages to the development of design guidelines.
TDC 6.5	Prepare an Affordable Housing policy looking at options for rental stock and home ownership.	Community and Recreation	2007/2008	Housing NZ Corporation has expressed an interest in being involved in the development of this policy.



11.7 Monitoring and review

The success of Taupo District 2050 will be based on how well it is implemented. While much of the monitoring in relation to the implementation actions will be coordinated by the Strategic Environmental Policy Unit, the actual review processes will require input from a number of Council staff across a range of different divisions.

The first major review of the Strategy is programmed for 2008 in the lead up to the 2009 LTCCP amendment. Despite this there will be smaller annual reviews of the document to monitor the growth drivers, assumptions and rates of growth.

Taupo District 2050 may also need to be reviewed as a result of major policy changes like the completion of the Landscape Values Variation to the Proposed District Plan or Variation 5 to the Regional Plan dealing with Lake Taupo water quality



Table 21 Monitoring and review - implementation plan

No.	Action	Who	When	Strategic Direction
TDC 7.1	Review the assumptions underpinning Taupo District 2050 on an annual basis so as to ascertain whether an amendment is required to Taupo District 2050	Strategic Environmental Policy Unit	Annually	
TDC 7.2	Prepare a risk management strategy to be adopted by the Taupo District Council	Strategic Environmental Policy Unit	2006	
TDC 7.3	Develop a set of indicators and reporting procedures to monitor the policies in Taupo District 2050	Strategic Environmental Policy Unit Strategic Development Environmental Policy Unit	2006/2007	The development of a set of indicators will be intricately linked to the Plan effectiveness monitoring undertaken by the Environmental Policy Unit and the Community Outcomes monitoring coordinated by Strategic Development. All monitoring will need to be consistent with the Taupo District Council Monitoring Strategy
TDC 7.4	Review the growth management strategy to take into account the outcome of the Ngati Tuwharetoa hui-a-iwi process	Strategic Environmental Policy Unit	2008	The exact timing of this review will not be known until the hui-a-iwi process has been completed
TDC 7.5	Undertake a full review of Taupo District 2050 including the implementation plans	Strategic Environmental Policy Unit	2008 and 2011	
TDC 7.6	Monitor the identified growth management drivers in the District, the ongoing population trends, the stated assumptions, and the desired settlement pattern identified in Taupo District 2050.	Strategic Environmental Policy Unit	2008 and then on a three yearly basis	

