

8 Strategy

8.1 Strategic framework

The vision is the Council's clear aim for the future of Taupo District. It is followed by an articulation of the Strategy's approach to managing future growth.

The strategic directions summarise the means by which it is proposed to work with current trends – either altering or reinforcing them – to achieve a better future for Taupo District. Embodied in these directions is an acceptance that some past policies and practices are no longer sustainable.

The strategic directions provide the policy that will guide future decision making about the nature of development within the identified growth areas.

Just as the Local Government Act's policy framework, balances social, cultural and environmental goals with the need for economic growth, so Taupo District 2050 aims to ensure that land-use and community infrastructure planning and investment always contribute to economic, social, cultural and environmental goals. This systemic approach to urban and district growth lies behind the development of the key directions.

8.2 Vision

Taupo District is recognised nationally and internationally because of its outstanding natural environment. It is dominated by the mountains, Lake Taupo, and the Waikato and Tongariro Rivers. It is also home to the people of Tuwharetoa, a people with a special affinity with the natural environment of this District.

In moving forward it will be important for the growth of the District to reflect what makes this place special and gives the District its sense of identity. The preservation of this identity forms the cornerstone of what the community wishes to protect for future generations.

"The lakes, mountains and people"- The Taupo District has an outstanding natural environment, world renowned for its iconic lakes, mountains, forests and rivers. It is the heart of the North Island and is valued for its superb living and recreational opportunities.

By 2050, Taupo will have matured into a district with - a vibrant community spirit - thriving economy - diverse range of community, social, health and education facilities and opportunities – an integrated approach to leading, managing, and funding growth – all founded on its unique outstanding natural environment, central location, efficient transport connections, and the sustainable development and management of the District's resources."



8.3 Growth Management Approach

The 12 strategic directions form the foundation for Taupo District 2050 with their associated policies and actions providing the direction for the management of future growth. Sitting behind those strategic directions is the Council's overall approach to the management of growth.

In essence this is the combination of all the strategic directions pulled together to provide a comprehensive picture of how the community and Council wish to see growth managed.

District Character

The Taupo District is made up of a mix of varied urban areas and a diverse rural environment. Each of these areas has its own special history, geographic location, physical characteristics and as such their own character. In looking to the future growth of the District Taupo District 2050 also looks to the past and the preservation of that individual character.

Taupo District 2050 seeks to manage the growth of the District in a manner which will ensure that development of these areas reflects the specific character that makes the area special.

In terms of the rural environment, the Strategy clearly indicates that there needs to be a much stronger distinction between the urban areas with their primary focus on residential land use and those other areas which are rural or natural in character. Clearer edges to the urban areas will create strong, more contained urban communities while at the same

time allowing for the continued productive functioning of the rural environment.

Outstanding Landscapes & Natural Areas

Lake Taupo sits at the heart of the Taupo District; it dominates the landscape and provides the basis for much of the local economy. The vitality and growth of the District is intricately linked to Lake Taupo and the surrounding landscapes and as such their protection from inappropriate development is a key feature of Taupo District 2050.

The Strategy actively seeks to prevent a spread of urban development around the margins of the Lake. By promoting depth to existing lakeshore settlements it is anticipated that the effects of urban development on the landscape values of the margins of the Lake can be protected. This idea of stewardship applies equally to the other important landscapes within the District such as the Kaimanawa Ranges.

Similarly the District has areas that are significant because of their natural ecological values. The protection and enhancement of these areas is important for the ecological health of the District and the wider region.

Taupo District 2050 has a key role in emphasising the importance of these natural areas and landscapes and promoting their enhancement through the ongoing development of both rural and urban areas. Not only are these areas highly valued by visitors to the District, they help to define the values of the District for the existing communities.



Settlement Patterns & Urban Form

The District's existing urban form has been established by a range of factors over time. It has resulted in much of the population now focused in the northern part of the District around Taupo Town, with the other urban areas serving a mixture of rural service needs and meeting a growing demand for lifestyle living.

Taupo District 2050 builds on the pre-eminent position of the Taupo central business district and clearly identifies that the northern area around Taupo, Kinloch and the Mapara Valley will continue to be the main growth area for the District.

The existing urban areas of Taupo Town and Kinloch provide two important anchors for future growth. Although Kinloch was originally a holiday destination it continues to evolve with a growing resident population. This trend will increase over time making it vital to provide better linkages between Kinloch and the main employment centre - Taupo Town. Taupo District 2050 identifies the West Kinloch Arterial road (WeKA) as the solution to creating a more efficient and effective connection between Kinloch and Taupo.

With the WeKA identified as the key transport corridor between the two existing urban areas it becomes logical to establish a new growth area in the Mapara Valley focused around a commercial centre near the WeKA. Future growth in the Mapara Valley will help to make public transport services between Kinloch and Taupo more efficient, it will increase the benefits of providing the WeKA and will provide a critical mass of population to support community infrastructure. This growth node in the

Mapara Valley will also have the potential to ensure that there is a variety of land available for residential purposes with capacity for future growth.

The promotion of distinct growth nodes in Kinloch, the Mapara Valley and Taupo, all linked by an efficient transport corridor, will provide the foundation for a flexible and sustainable urban form for future generations.

It is essential that the pattern of settlement is determined to ensure sufficient supply of land. The key is to do this in a way that ensures that the character of existing urban areas is not degraded through over intensification. Settlement patterns must also consider the impact on the ability to move around the District and provision of efficient infrastructure.

Well Designed Places

Much of Taupo District 2050 is dedicated to ensuring that the right foundations are put in place so that future development takes place in sensible locations with appropriately planned services. While that is the main purpose of the Strategy a secondary purpose is the provision of guidance with regard to the nature of that future development.

The participation of people in community activities, their access to services and facilities and the undertaking of their daily lives are all affected by the physical environment. It also has a major part to play in people's sense of community and security. Well designed places require careful consideration of buildings, streets and other public places and neighbourhoods. Depending on the quality of their design these places can foster or discourage active participation in daily and civic life.



Taupo District 2050 also places specific emphasis on the need for well designed places to reflect the growing trends of energy efficiency and waste minimisation. These elements are increasingly important cornerstones in the drive to achieve more sustainable living. While important considerations in all design, the Council will look to emphasise these in the design of public places such as civic buildings, public facilities and transport corridors.

Because the future growth of the District will include a range of residential and rural development, the focus of Taupo District 2050 is not simply on well designed urban places. The landscapes which make up the District and surround the existing urban areas are important and need to be protected from poor quality development.

Strong Communities

In growing communities much of the focus is placed on the provision of “hard” infrastructure like water and wastewater services, roads and power. However, for communities to grow in a sustainable way there also needs to be a corresponding provision of the “soft” infrastructure like schools, recreation, arts and cultural facilities.

Taupo District 2050 seeks to challenge the assumption that hard infrastructure is a need and that soft infrastructure is merely a want. To have one without the other would result in a community that failed to meet the diverse needs of its expanding population.

Access to services and amenities and the efficient movement of people lie at the heart of the sustainable urban form that Taupo District 2050 aims to achieve. Urban centres differ in scale and services, however they all

provide a central focus for the community, foster a sense of place and enable the development of the principles of live, work and play.

The Taupo Central Business District will continue to be the primary urban centre for the District in terms of retail, employment and commercial activity. Other centres such as the Turangi Central Business District also fulfil a vital role within their respective communities with a range of retail, commercial, employment and community facilities.

The promotion of existing and new centres is central to the approach that Taupo District 2050 takes to implementing the principles of live work and play. This is particularly important in the northern growth area with the promotion of centres in Kinloch, the Mapara Valley, Rangatira E and strengthening of the Taupo Central Business District.

Successful development of these centres will also facilitate the provision of a range of different residential living opportunities over time. Strong centres provide the focus for higher density residential development, mixed land uses and a more diverse urban environment that is able to meet the needs of a socially and economically diverse community.

Tangata Whenua

Taupo District 2050 clearly recognises the historical and contemporary contribution of Tangata Whenua to the development of the District. Similarly it is recognised that Tangata Whenua will play an important role in the ongoing development of the District.

The strengthening of the working relationships between the Council and Tangata Whenua at all levels will be important for the future success of not only Taupo District 2050 but all that Council seeks to achieve on



behalf of the community. With landholdings equating to approximately half of the District, and manawhenua over the entire district, Ngati Tuwharetoa will not only be important partners in managing change they will undoubtedly be major agents of that change.

Significantly, Tangata Whenua also have a major stake in the protection of the District's most important natural asset, Lake Taupo. As the Council seeks to provide leadership with regard to ongoing protection of the Lake it will look to Tangata Whenua for continuing support.

Taupo District 2050 also signals the growing trend of Maori seeking to strengthen their bonds with ancestral lands. This is likely to result in growing numbers of Tangata Whenua returning to the District and seeking to live on those ancestral lands. Clearly the Strategy recognises that this should be encouraged and identifies that this is different to the general growth of existing and proposed urban areas.

Sustainable Economy

The promotion of economic well being has often been regarded as the domain of the private sector, however Taupo District 2050 identifies that there is a role for Council to play. A climate for commercial enterprise and local business to thrive should be provided within a context of preserving and maintaining the outstanding natural areas, landscapes, and environment of the District.

Taupo District has a key role to play in the ongoing provision of renewable energy for the country. Unlike many other regions around the country Taupo has an abundance of hydro and geothermal power generation opportunities. The development of these opportunities is increasingly

important at a national scale as the country seeks to meet its international obligations such as the Kyoto Protocol.

Taupo District seeks to take a two pronged approach to these energy resources by directing future urban growth away from the resources and by providing a positive regulatory framework to enable their ongoing development and utilisation.

Along with power generation the District's economy is also heavily dependant on the tourism sector. The Strategy recognises that there is a need to diversify the economy further but at the same time identifies that the promotion of new industries should not be at the expense of the natural environment on which much of the tourism relies.

Ultimately the strongest impact that Taupo District 2050 seeks to have is through the provision of both infrastructure and land. The certainty that Taupo District 2050 provides with regard to the location of future growth will enable the efficient and affordable provision of infrastructure thereby facilitating economic growth.

Furthermore, Council as a significant land owner has clearly indicated through the Strategy, that land will be made available to the west of the East Taupo Arterial. It is intended that this land availability will act as a catalyst, encouraging the relocation of light industry from the northern side of Spa Road in Taupo Town. The movement of those industries to the land lying to the west of the East Taupo Arterial will then free up the Spa Road area for a mix of large and small footprint retailing, more appropriately located close to the existing central business district.



Integrating Land Use, Infrastructure, & Funding

Since 2000 the growth of the District's urban areas has been addressed on a case by case basis. This has led to increasing difficulties with regard to the effects on character and amenity but also on the provision of infrastructure. This has manifested itself in parts of the roading network which are nearing capacity, problems with the treatment and disposal of wastewater and growing pressure for water facilities.

Taupo District 2050 has a clear desire to provide much greater certainty with regard to the location of future growth. Once that certainty can be provided, infrastructure providers can plan appropriate infrastructure to service it in a timely and efficient manner.

To aid this Taupo District 2050 identifies those areas for future growth, sets out a clear priority for the structure planning for those areas and introduces the need for those structure plans to be incorporated into the Proposed District Plan. This is a significant philosophical shift for the Proposed District Plan from an effects based approach where every development was assessed on its merits, to a strategic zoning approach where development in the right places will be facilitated and development in the wrong places will be strongly opposed.

Taupo District 2050 is ultimately designed to ensure that future development of the District's urban areas is closely integrated with the infrastructure planning required to service it and the funding mechanisms which will be needed to pay for that infrastructure.



Transport Modes & Connections

Transport corridors and urban centres are the building blocks of the District's urban form. If managed and developed appropriately they will result in a sustainable urban form that will serve future generations well. Conversely, if they are poorly managed and developed the transport corridors will become clogged, the urban areas will become inaccessible and the principles of live, work and play will not be achieved.

Taupo District 2050 has identified that it should be easy for local communities and visitors to move around the District in a variety of transport modes. In Taupo Town and Turangi in particular it should be easy to move around by walking, cycling, and public transport. All of the District's settlements should be well connected by an efficient land transport system.

The Strategy also highlights that the District should be well connected to adjacent regions and the nation by major land transport corridors and by an efficient air transport system.

This need for an efficient transport network applies from the major arterial roading links such as the West Kinloch Arterial all the way down to the walkability of individual neighbourhoods. Ultimately Taupo District 2050 sees the District's urban areas as a series of interconnected communities not a collection of adjacent subdivisions.

Water Resources

While not the only growth related issue facing Taupo District, the quality of Lake Taupo's water has a major impact on the social, cultural, economic and environmental wellbeing of the District's communities. Addressing concerns of the Lake's water quality have been recognised at regional and national levels with a range of regulatory and non-regulatory responses.

Taupo District 2050 recognises this issue and the responses already being implemented. The Strategy does not, and indeed cannot, provide all of the solutions to meet this challenge. It does however seek to play its part through land use planning which will help to maintain the water quality of the Lake.

Through the establishment of a policy framework to clearly identify areas of low density and rural residential development the Strategy seeks to provide the opportunity to service these areas with wastewater reticulation rather than relying on individual septic tanks. Furthermore, by concentrating future growth around existing urban areas the future extension of these reticulated services is also likely to be more efficient and affordable.

Taupo District 2050 also identifies the opportunities for addressing discharges from urban areas through more comprehensive design standards, innovative low impact urban design techniques and an integrated catchment management approach.

The pattern of land use around the Lake Taupo catchment will be impacted by Environment Waikato's regulatory regime, aimed at controlling nitrogen discharges, and Taupo District 2050's approach to

preserving the rural character of that catchment. These two aims are not necessarily in conflict, they merely require innovative approaches to how the land is used. Taupo District 2050 seeks to provide the flexibility to encourage the emergence of those innovative land uses over time.

Open Space Networks

Often the idea of open space in and around urban areas refers only to those areas of passive and active reserve such as sports grounds and local reserves. Taupo District 2050 promotes a network approach to open space to assist in meeting the following objectives:

- Protection of ecologically significant areas or important landscapes
- Promotion of social and community interaction
- Providing amenity within and around urban areas and creating a sense of place.

Open space is a key element of well designed places and forms another component to the general package of infrastructure required to meet the needs of the community.

Taupo District 2050 specifically recognises the role that the open space network plays in the separation of urban areas and the creation of a sense of place. As the District's urban areas expand in size to cater for continued growth there is the potential for those urban areas to join together. This may diminish the character that once defined these as separate communities.



To meet this challenge Taupo District 2050 promotes the maintenance of open space between urban areas such as the Mapara Valley and Taupo Town or Omori and Kuratau. This open space will not always be publicly owned land however it will often be defined by ecological corridors and landscape values.

The maintenance of this separation is important for the protection of character and the creation of a sense of place. It does not mean that urban areas are not connected by transport corridors, rather it emphasises that each area should be clearly distinguishable like a series of villages.



Strategic Direction 1 – District Character

Explanation

The District is facing a number of issues which can have an impact on the existing character and identity of the District. These include the increasing popularity of Taupo as a lifestyle destination, the strong demand for second homes, and the changing nature of the District’s rural areas. The community have reiterated that district character and identity are important and should be maintained although it may be difficult to clearly ascertain specific characteristics.

Taupo District 2050 is seeking to build on what is currently there and ensuring that growth does not have a detrimental impact on the character and identity of the District. It recognises that the provision of a range and mix of dwelling types, size, and locations will contribute to the character and amenity of an area. It is also important to focus on the two main commercial centres in the District – Taupo Town and Turangi. Taupo Town provides a number of essential commercial and recreational services and opportunities and these will be strengthened by building on existing studies undertaken and further actions identified below.

Taupo District 2050 also seeks to manage the effects of growth on the character and amenity of the rural areas. The last five to ten years has seen a rapid uptake of productive rural land for rural lifestyle opportunities. Rural areas in Taupo provide significant productive, recreational and conservation opportunities which once lost are not easily replaced.

Policies

- P 1.1 Develop a well planned district of connected urban areas that reinforce the strengths, individual character, and identity of each area.
- P 1.2 Strengthen Taupo Town’s functions and its role as the primary business, retail, recreational, and entertainment hub for the District.
- P 1.3 Protect the character of rural and undeveloped areas, and their capacity to function as a predominantly productive (i.e. farming), recreational and conservation (i.e. forest and national parks) based environment.



Table 3 Strategic Direction 1 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 1.1	Implementation of the growth locations, development sequence, and key infrastructure (i.e. settlement patterns & urban form) as defined in the Taupo District 2050	Taupo District Council	Transit New Zealand	New activity	Proposed District Plan, Structure Plans, Design guidelines, Asset Management Plans, LTCCP	3, 8, 9 and 11
A 1.2	Review actions in the Taupo Town Centre Structure Plan and incorporate the relevant recommendations into the LTCCP	Taupo District Council		New activity	LTCCP	3, 4, 5, 8, 9 and 11
A 1.3	Review actions in the Taupo Urban Structure Plan and incorporate the relevant recommendations into the LTCCP	Taupo District Council		New activity	LTCCP	3, 4, 5, 8, 9 and 11
A 1.4	Review actions in the Kinloch Community Structure Plan and incorporate the relevant recommendations into the LTCCP	Taupo District Council		New activity	LTCCP	3, 4, 5, 8, 9 and 11
A 1.5	Implement provisions to assist in achieving a distinction between rural and residential environments and protection of rural character	Taupo District Council		New activity	Proposed District Plan	2, 3, 4 and 11
A 1.6	Prepare structure plans for the stage 2 growth areas. The relevant recommendations from these structure plans shall be incorporated into the LTCCP.	Taupo District Council		New activity	Structure plans, Asset management plans, Design guidelines, LTCCP	2, 3, 4, 8, 9 and 11
A 1.7	Develop a public transport strategy and travel demand management measures.	Taupo District Council, Environment Waikato, Transit NZ	Land Transport NZ	New activity	RLTS, LTNZ/Transit 10 year forecast, Asset Management Plans, Structure Plans, LTCCP	



Strategic Direction 2 – Outstanding Landscapes and Natural Areas

Explanation

Taupo District has global reputation for its quality mountain, lake, and river environments, and outstanding landscape features. A number of studies have been undertaken in the District which have identified outstanding landscapes. These outstanding landscapes contribute to the character and identity of the District, therefore it is important that they are not subject to inappropriate development.

Guidance will be provided as to what is appropriate and inappropriate development. Ensuring that development respects these qualities and assists in maintaining the quality of life for both residents and visitors is preferred. Development which people typically prefer is that along the lake edge and rural lifestyle blocks which can impact upon outstanding landscapes and significant natural areas.

Natural areas in the District not only provide recreational opportunities and form part of the outstanding landscapes they also contribute to the biodiversity of the District. Therefore it is essential that these areas are protected and that works are undertaken to enhance them.

Policies

- P 2.1 Recognise the outstanding landscapes and natural areas within the District and protect them from inappropriate development
- P 2.2 Enhance the water quality of the District's lakes and rivers through careful management of land use activities.
- P 2.3 Protect and encourage the enhancement of the District's significant natural areas including areas of national, regional and local biodiversity significance.



Table 4 Strategic Direction 2 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 2.1	Provide protection of outstanding and amenity landscapes and significant natural areas	Taupo District Council	Department of Conservation, Environment Waikato	Existing activity	Proposed District Plan, Structure Plans, Design guidelines, Asset Management Plans, LTCCP	1, 4 and 11
A 2.2	Investigate the protection of key view shafts to the mountains, Lake Taupo, and rivers	Taupo District Council	Department of Conservation, Environment Waikato	New activity	Proposed District Plan, Structure Plans	1, 4 and 11
A 2.3	Give effect to the Proposed Waikato Regional Plan amendments (Variation 5: policies and objectives)	Taupo District Council	Environment Waikato	New activity	Proposed District Plan, Structure Plans, Asset Management Plans	3, 6, 7 and 10
A 2.4	Ensure that development does not detract from the existing amenity values of the lake margins and is set back from the lake edge.	Taupo District Council	Department of Conservation, Environment Waikato	New activity	Proposed District Plan, Structure Plans, Design Guidelines	1, 4 and 11
A 2.5	Investigate the protection of significant ridgelines and associated open spaces.	Taupo District Council	Department of Conservation	Existing activity	Proposed District Plan, Structure Plans, Design Guidelines	1, 4 and 11
A 2.6	Control development scale to ensure it relates to existing topography and lake / river / mountain view shafts.	Taupo District Council	Department of Conservation, Environment Waikato	Existing activity	Proposed District Plan, Structure Plans, Design Guidelines	1, 4 and 11
A 2.7	Enhance the biodiversity of the District through the protection of significant natural areas and the promotion of ecological corridors through both residential and rural environments.	Taupo District Council, Environment Waikato	Department of Conservation,	Existing activity	Proposed District Plan, Structure Plans, Design Guidelines, Biodiversity Strategy, Regional Plan	1, 4 and 11





Strategic Direction 3 - Settlement Patterns & Urban Form

Explanation

Traditionally the Taupo District has experienced development which is of relatively low density. With growth pressures this trend has continued but is beginning to result in a fragmented urban form.

Taupo District 2050 seeks to ensure that there is an adequate supply of land to meet market demands for the next 20 years, but in areas where it is most suitable from an urban form and efficient infrastructural perspective.

Transportation and network utility corridors have a significant impact on the pattern of development. If the requirements for these corridors can be identified at an early stage then the land required for the site itself can be set aside and the use of that site can be considered for developments adjoining it.

Growth has also lead to a high demand for lifestyle blocks. Other pressures on the amount of land required include a growing demand for industrial and commercial land and land for bulk retail developments. These land uses also have an effect on the urban form and infrastructural efficiency. Other elements which contribute to urban form are roading corridors, and open space networks.

Policies

- P 3.1 Set clear limits to the outward development of all urban areas.
- P 3.2 Identify, enhance and protect gateways to urban areas.

- P 3.3 Ensure strategic transportation and network utility corridors are identified in the initial planning stages and protected from encroachment by incompatible land uses.
- P 3.4 Ensure that there is an adequate supply of appropriate land for commercial and industrial uses.
- P 3.5 Provide for the establishment of a secondary centre to serve the needs of the communities located to the west of the Waikato River.
- P 3.6 Promote the establishment of large format retail to the north of the Taupo Central Business District on the northern side of Spa Road, and otherwise ensure that a large format retail complex is not established in competition with the Taupo Central Business District.
- P 3.7 Provide greater definition between the rural and urban environments with increased protection of rural land for productive purposes and maintaining, linking, and securing networks of open space
- P 3.8 Restrict the fragmentation of rural land beyond identified lifestyle areas, to maintain rural amenity and character, and prevent avoidable pressure on rural infrastructure and productive farming.



Table 5 Strategic Direction 3 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 3.1	Determine urban limits where such limits are not currently defined by structure plans	Taupo District Council		New activity	Proposed District Plan, Structure Plans, Design guidelines, Asset Management Plans, LTCCP	11 and 12
A 3.2	Anchoring of growth locations, development sequence, and key infrastructure (i.e. settlement patterns & urban form) development pattern, contained in Taupo District 2050, in the Regional Growth Management Strategy and Regional Policy Statement.	Environment Waikato	Taupo District Council	New activity	Regional Growth Management Strategy, Regional Land Transport Strategy	8,9, 10 and 11
A 3.3	Anchoring the key strategic transport corridors within the Regional Land Transport Strategy	Environment Waikato	Taupo District Council Transit New Zealand	New activity	Regional Growth Management Strategy, Regional Land Transport Strategy	9
A 3.4	Anchoring the growth locations, development sequence, and key infrastructure (i.e. settlement patterns & urban form) defined in Taupo District 2050 in the Proposed District Plan. As part of this process TDC should ensure that there is an adequate supply of commercial and industrial land	Taupo District Council		New activity	Proposed District Plan, Structure plans	8, 9 and 11
A 3.5	Establishment of an integrated transport and land use corridor from Kinloch to Taupo Town (Western Kinloch Arterial) with this corridor linking to the existing State Highway 1 corridor via Poihipi Road.	Taupo District Council	Private development sector, Transit New Zealand	New activity	Structure Plans, Proposed District Plan, LTCCP	9
A 3.6	Make provision for sufficient business land in the Centennial Drive locality to provide future employment opportunities.	Taupo District Council		Existing activity	Structure Plans, Proposed District Plan, Asset Management Plans	7



No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 3.7	Investigate establishment of a secondary activity centre including large format retail between Nukuhau and Acacia Bay.	Taupo District Council		Existing activity	Structure Plans, Proposed District Plan, Asset Management Plans	7
A 3.8	Investigate the options for 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.	Taupo District Council	Town Centre Taupo	New Activity	Structure Plans, Proposed District Plan	7
A 3.9	Make provision for commercial land, lifestyle, residential and recreation/ open space opportunities in the Mapara Valley Structure Plan to assist with implementing the principles of "Live , Work, and Play"	Taupo District Council		Existing activity	Structure Plans, Proposed District Plan, Asset Management Plans	5, 7 and 11



Strategic Direction 4 - Well Designed Places

Explanation

The benefits of well designed urban areas are accepted globally, and include greater integration within and between neighbourhoods, greater pedestrian use, and reinforcement of the character and identity of an area. This also holds true from an infrastructural efficiency perspective.

These elements and other controls become increasingly important when faced with the challenge of quality high density development which also ensures a safe and secure neighbourhood environment.

Over time there is also likely to be a greater demand for public transport in Taupo Town, with a corresponding demand on greater connectivity between and within urban areas.

Well designed community buildings and public spaces can provide a place for community events, relaxing on a Sunday afternoon, or a meeting place for friends. They are places which are easily identified and which provide a snapshot of the community to visitors to the District.

It is not only urban areas which benefit from good design. Rural areas, particularly those on the fringes of rural residential areas, may be more sensitive than others and therefore special consideration will need to be given to design which will complement these areas. A well designed place should take a holistic approach and should also consider energy efficiency, water quality and usage, waste minimisation, and air quality.

Policies

- P 4.1 Plan and design new and changing urban areas to reflect the key urban design elements.
- P 4.2 Improve community safety and encourage neighbourhood design that makes people feel safe.
- P 4.3 Development should be designed and located so that it considers and complements the character of the rural area.
- P 4.4 Achieve design excellence for all new prominent community buildings and public spaces.
- P 4.5 Encourage all users to meet best practice approaches in minimising water use and using water efficiently.
- P 4.6 Promote waste as a resource and encourage reuse and recycling of waste to reduce the proportion going to landfill.



Table 6 Strategic Direction 4 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 4.1	Develop design guidelines that include local character, connectivity, scale and location and include crime prevention through sustainable design principles	Taupo District Council	Police, Department of Conservation	Existing activity	Proposed District Plan, Code of Practice	1, 2 and 3
A 4.2	Consider the streamlining of regulations to create a 'design friendly' regulatory environment, particularly for new buildings that demonstrate sustainable design principles consistent with Taupo District 2050	Taupo District Council		New activity	Proposed District Plan	7
A 4.3	Development and implementation of a zero waste policy	Taupo District Council		New activity	Asset Management Plans	12
A 4.4	Consider holding design competitions for significant new Council commissioned buildings and public spaces to promote the principles of urban design	Taupo District Council		New Activity		5



Strategic Direction 5 - Strong Communities

Explanation

As well as the physical demands of growth there are the social needs such as reserves, education, medical facilities and affordable housing.

Planning for social and community infrastructure in advance means that the needs of the community keep pace with the physical developments associated with growth. It is important to note that this infrastructure can be provided by both the public and private sector.

Given the changing household size and ageing population there is an increasing demand for a range of housing types. Developers should be encouraged to provide an element of affordable housing and a range of housing types. Council has shown leadership on this issue with recent developments incorporating a range of housing options.

The availability and usability of public transport is another critical element of creating a stronger community. This strategic direction is directly linked to the well designed places strategic direction as urban design can facilitate the creation of stronger communities.

The District has a strong Maori culture combined with a growing number of non-Anglo Saxon ethnic cultures. These cultures shall be recognised and celebrated and it is important that appropriate public spaces are available for cultural activities, events and festivals. It is also important to increase the communities' access to a range of arts and recreation opportunities.

Policies

- P 5.1 Encourage all major new development and redevelopment to incorporate an element of quality affordable housing, including appropriate housing for the entry buyer and low-income housing markets.
- P 5.2 Identify and plan for social and community infrastructure needs in advance of development.
- P 5.3 Increase access to arts, recreation and other cultural facilities with a focus on developing a strong cultural environment that reflects the ethnic diversity of the District.
- P 5.4 Encourage co-ordination in the planning and monitoring for community and cultural needs across all relevant agencies
- P 5.5 Encourage community engagement and awareness in respect of growth issues and in implementing the Taupo District 2050



Table 7 Strategic Direction 5 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 5.1	Advocate the need to consider the impact of an ageing population so that appropriate planning can occur.	Taupo District Council	Government Departments, Community social and economic agencies	New activity	Asset Management Plans, LTCCP	12
A 5.2	Consider the use of a range of methods such as development contributions and/or rates reduction on significant new mixed use or residential developments to actively encourage the provision of affordable housing	Taupo District Council	Housing New Zealand Corporation	New activity	Affordable Housing Strategy, Proposed District Plan	4
A 5.3	Utilise a consistent set of data across all agencies for forward planning	Taupo District Council	Monitoring and Report on Community Outcomes (MaRCO)	Existing activity		12
A 5.4	Encourage coordinated planning across local government, central government and community agencies and put in place appropriate mechanisms to achieve such co-ordinated planning	Taupo District Council	Government Departments, Community social and economic agencies	Existing activity		12
A 5.5	Determine cultural and community needs and associated levels of service	Taupo District Council		Existing activity	Monitoring Strategy, Community Outcomes	12
A 5.6	Maintain high levels of awareness of growth management issues in the community, and effective sharing of information on development trends and policy development with community organisations	Taupo District Council		New activity	Communications strategy	12

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 5.7	Annual reporting on progress toward implementing the Strategy (the actions) to Council, implementation agencies and the community.	Taupo District Council		New activity	Communications strategy, Council reports, Monitoring Strategy	12



Strategic Direction 6 - Tangata Whenua

Explanation

Historically Tangata Whenua have taken a proactive approach to development of land such as the development of the Lake Taupo forests. However there is still a significant amount of undeveloped Maori land in the District with potential for the future.

The development of Tuwharetoa land is recognised by the Taupo District 2050 and it is anticipated that a number of small developments will occur on multiple Maori owned land. These small developments are not expected to have a negative impact on the overall direction and integrity of the Strategy.

There has also been a trend of Maori returning to live on their ancestral lands. Potential challenges as a result of this trend include infrastructure requirements and impacts on the landscape.

Maori leasehold land will provide development opportunities in the District which may differ slightly to opportunities provided by freehold title. These differences will be in the form of timing and also the type of development that may occur. For example some leasehold land may be more suitable for commercial or more affordable forms of residential development.

It is also important that future growth does not preclude development on multiple Maori owned land including papakainga housing and that cultural areas and sites are protected.

Policies

- P 6.1 To recognise the historical and contemporary contributions of Tangata Whenua to the development of the District
- P 6.2 The ongoing management of growth will reflect the strong partnership between Tangata Whenua and the Taupo District Council
- P 6.3 To recognise the significant presence of Tuwharetoa in terms of mana whenua, land holdings, and population numbers
- P 6.4 Recognition of the increasing role of Maori leasehold land and associated development opportunities in the District



Table 8 Strategic Direction 6 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 6.1	Continued engagement with Tangata Whenua at the governance level in respect of future growth management policy development and implementation.	Taupo District Council	Iwi	Existing activity	Existing Protocols	12
A 6.2	Continue dialogue between Trusts and the Council to assist in the development of an approach to achieve Maori land owner aspirations and implementation of Taupo District 2050	Taupo District Council	Maori Land owning Trusts		Communications strategy, Existing Protocols	12
A 6.3	Promote use of Iwi/ hapu management plans to meet protection and development aspirations for incorporation into the Proposed District Plan	Ministry for the Environment	Iwi, hapu, Taupo District Council			12
A 6.4	Encourage the protection of cultural areas/sites	Taupo District Council	Hapu		Council policies, Proposed District Plan	12
A 6.5	Ensure Council's regulatory documents make provision for papakainga housing	Taupo District Council	Iwi, Hapu		Proposed District Plan	5



Strategic Direction 7 - Sustainable Economy

Explanation

The District has two significant sources of renewable energy - geothermal and hydro. These sources of renewable energy provide the District with employment opportunities and the potential for research and expansion.

The geothermal resource is also recognised for its scenic, recreational, cultural, and spiritual values. One of the consequences of such a significant geothermal resource in the District is the potential for competition between the resource and urban development.

The Taupo District economy is dominated by a small number of industries – tourism, energy, forestry, agriculture and construction. A greater number of industries should be encouraged to create a diverse and robust economy which can withstand a downturn in a specific industry. It is important that a balanced approach is taken to the development and growth of new and existing industries within the District. The natural environment creates the backdrop for the tourism industry and this should not be detrimentally affected by the introduction of inappropriate industries.

Several challenges face the District when looking to encourage industry. These are the availability and cost of commercial and industrial land, a parking shortfall in the central business district and lack of infrastructure provision due to a lack of certainty in terms of the direction of future growth. Appropriate innovative land uses shall be encouraged in the rural area. This will need to be balanced with character requirements however there is definite scope for a range of non traditional rural land uses.

It is important that Council offers a regulatory environment that provides certainty. Development of a diverse economy will also be affected by communication requirements, storage facilities and transport of goods. These elements are linked to other strategic directions including settlement patterns and transport.

Policies

- P 7.1 Ensure that economic activities reflect the need to preserve the natural environment that sustains the District's economy.
- P 7.2 Recognise and provide for the fact that the District forms an important part of the regional and national economy.
- P 7.3 Encourage an innovative and diverse economy and the development of niche markets that complement the character and communities of the Taupo District.
- P 7.4 Support sustainable new rural industries and innovative non-urban uses for rural land such as agri-business, appropriate ecotourism and recreation opportunities.
- P 7.5 Protect natural and rural economic resources from further fragmentation and inappropriate use.
- P 7.6 Provide for the collocation of industrial activities and geothermal power generation where those two land uses are compatible.

Table 9 Strategic Direction 7 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 7.1	Support diversification of the rural economy from forestry and farming, yet protect existing forest and farming resources for their ongoing economic use	Taupo District Council		New activity	Proposed District Plan, Structure Plans, Design guidelines	2, 3 and 10
A 7.2	Maintain and develop the District as a balanced and desirable visitor destination through implementation of the tourism strategy and Taupo District 2050 and ensuring both strategies are aligned	Destination Lake Taupo	Taupo District Council,	Existing activity	Tourism Strategy	3 and 4
A 7.3	Ensure integration between the Economic Development Strategy and the Taupo District 2050 as part of the review programme for 2006/07. This should for example consider economic opportunities such as the ongoing utilisation of the District’s renewable energy resources.	Taupo District Economic Advisory Board	Taupo District Council,	Existing activity	Economic Development Strategy	3, 5, 8, 9 and 12
A 7.4	Support the continued development of Taupo airport and associated transportation and tourism activities	Taupo District Council	Airport Company	New activity		3, 8 and 9
A 7.5	Consider the introduction of a grants scheme for the funding of local arts, particularly with a view to building on existing galleries and facilities	Taupo District Council		New activity		5



Strategic Direction 8 – Integrating Land Use, Infrastructure, and Funding

Explanation

The effects of growth on infrastructure include the need for increased capacity of existing systems, the development and extension of systems to accommodate extra growth and Council's requirement to do both in a cost effective and efficient manner. The timing of these works has implications on who pays for the construction and ongoing operational costs. By providing certainty in this respect both Council, developers and utility providers can confidently assess a proposal particularly in terms of its impact on infrastructure. It will enable prudent decisions to be made without adversely affecting Council's operational and capital expenditure programs.

It is necessary to identify and protect infrastructure corridors so that infrastructure needs can be adequately accommodate without adversely affecting the areas they service in terms of capacity and reverse sensitivity. Infrastructure corridors are also important for long term urban form. It is important that Council uses best practices and technology where appropriate and affordable to ensure that the longevity of the infrastructure is assured, whilst also providing the best possible protection to the environment.

Policies

- P 8.1 Manage the sequence of development in growth areas so that services are available from early in the life of new and expanding communities.
- P 8.2 Coordinate and integrate planned infrastructure which supports the preferred settlement pattern and provides greater certainty for development.
- P 8.3 Identify, preserve and protect key sites, corridors and buffer areas for current and future district infrastructure and services.
- P 8.4 Use best practice standards for the planning, design and operation of sewage and wastewater collection, transport, treatment, disposal and reuse.
- P 8.5 Ensure that low impact urban design techniques and practices are considered when determining infrastructure requirements.



Table 10 Strategic Direction 8 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 8.1	Reviewing the Code of Practice for Development to ensure best practice approach is encouraged and implemented	Taupo District Council		Existing activity	Proposed District Plan, Structure Plans, Design guidelines, Asset Management Plans	4
A 8.2	Include agreed growth assumptions in all Asset Management Plans	Taupo District Council		Existing activity	Asset Management Plans	12
A 8.3	Ensure that Asset Management Plans support the pattern of development defined by Taupo District 2050 and are aligned with the Long Term Council Community Plan, Proposed District Plan and funding policies	Taupo District Council,		Existing activity	Proposed District Plan, Structure Plans, LTCCP	3
A 8.4	Investigate the use of low impact urban design techniques and practices in identified growth areas and include such initiatives in the review of the Code of Practice	Taupo District Council	Environment Waikato	Existing activity	Code of Practice, Design Guidelines, Structure Plans	10
A 8.5	Identify and provide and protect key sites, corridors, and buffer areas for future infrastructure and services to support the pattern of development	Taupo District Council,	Transit New Zealand	New activity	Structure Plans, Proposed District Plan, Land Acquisition	3
A 8.6	Investigate the ability for infrastructure to be funded by private developers.	Taupo District Council		New Activity	LTCCP, Development Contributions Policy, Developer Agreements and Memorandums of Understanding	



Strategic Direction 9 - Transport Modes & Connections

Explanation

Transport not only affects urban form but ensures our linkages to the rest of the country. Transportation corridors include the state highways, local roads, footpaths and cycle ways. The District needs to maintain and enhance strategic transport links to Tauranga, King Country, Auckland, Wellington and the Hawke's Bay. These linkages are important in terms of a sustainable economy for the movement of goods but also in terms of bringing tourists into the District. It is also important to support the development of the District's airport for economic and social links with regional communities.

Taupo Town itself has the potential to increase its significance as a national, regional, and district transportation and distribution hub (being at the cross road of State Highways 1 and 5 linking Auckland, the Waikato, Bay of Plenty, Hawke's Bay, and Wellington).

Transport corridors allow for connectivity between and within neighbourhoods – however these could be improved. Significant corridors identified at this point in time include the East Taupo Arterial (ETA), the West Kinloch Arterial (WeKA) and the second Taupo Town river crossing. Timing and cost are major considerations for transportation projects as are anticipating the future public transport needs for the future.

Transport is not limited to motor vehicles. It is important that a range of transport options are considered and provided where appropriate. This includes developing a high quality and accessible public transport network linked to regional and sub-regional centres and services, air travel, potential rail options and water based travel options.

Two key partners in developing the District's transportation network are Transit New Zealand who administers the nation's State Highway network, and Land Transport New Zealand who primarily fulfil a funding role. A continued close working relationship with both these partners will be crucial for the long term success of this strategy.

Policies

- P 9.1 Maintain and enhance the District's strategic transport networks to link industries to markets, and move goods and people efficiently.
- P 9.2 Provide for a comprehensive and integrated range of present and future public and private transport options within the District.
- P 9.3 Manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.
- P 9.4 Facilitate the development and implementation of a corridor approach to transportation and integration with the pattern of land use
- P 9.5 Consider a range of funding alternatives in respect of transportation provision in the District

Table 11 Strategic Direction 9 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 9.1	<p>Implement a corridor approach to provide for the existing and future transportation needs of the District and its significant inter regional access role.</p> <p>This will include long term review of the existing state highway system and its location (e.g. the Taupo- Turangi part of the state highway and its proximity to the lake and consideration given to a route to the east of the existing alignment), route security (e.g. Waihi Hill & the highway along the eastern lakeshore) and protect existing and future routes through designation, proactive land purchase and/ or other appropriate means</p>	Transit New Zealand	Environment Waikato, Taupo District Council	New activity	RLTS, Structure Plans, Asset Management Plans, LTCCP	12
A 9.2	Ensure that the Western Kinloch Arterial (WeKA) is in place to support growth planned for the next five to ten years (this corridor will link to the existing State Highway 1 corridor via Poihipi Road).	Taupo District Council	Private Development Sector, Transit New Zealand	New activity	Structure Plans, Proposed District Plan, LTCCP, Development Contributions Policy	3
A 9.3	Progress and complete the East Taupo Arterial.	Taupo District Council, Transit NZ	Land Transport NZ	Existing activity	RLTS, Asset Management Plans, LTCCP, Development Contributions Policy	3
A 9.4	Progress and construct a second bridge across the Waikato River in the vicinity of the Taupo Town control gates given its key role in enabling growth to occur in the west.	Taupo District Council	Transit New Zealand, Land Transport NZ	Existing activity	RLTS, Asset Management Plans, LTCCP, Development Contributions Policy	3
A 9.5	Development and implementation of a Public Transport Plan to provide for public transport as an alternative mode in the major growth areas of Taupo District including the existing Taupo Urban	Environment Waikato, Taupo District	Transit New Zealand, Land Transport NZ	New activity	RLTS, EW Public Passenger Transport Plan, Asset	5





No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
	Area.	Council			Management Plans	
A 9.6	Definition and implementation of a comprehensive pedestrian and cycling networks within new growth areas and linking such areas with existing urban areas	Taupo District Council,	Cycle advocacy groups	New activity	Asset Management Plans, Structure Plans, Cycling and Walking Strategy	5
A 9.7	Development and implementation of a bridleway network strategy	Taupo District Council,			Asset Management Plans, Structure Plans	5
A 9.8	Investigate the linkage of Turangi, Taupo and Kinloch via water-based transport	Taupo District Council,	Environment Waikato	New activity	Asset Management Plans	5
A 9.9	Investigate the extension of the existing upper North Island rail network to Kinleith and/or Murupara.	Environment Waikato	Taupo District Council, OnTrack, Toll	New activity	RLTS, Asset Management Plans	7
A 9.10	Development of a local Transportation Plan to better inform the Regional Land Transport Strategy of district needs and to assist in implementation of Taupo 2050 and the pattern of settlement. The plan to align with the public transport plan and the walking and cycling strategy	Taupo District Council,	Transit New Zealand, Environment Waikato	New activity	Asset Management Plans, Regional Land Transport Strategy	5 and 7
A 9.11	Investigate the use of alternative funding sources for growth related transportation infrastructure, including developing an integrated funding package to attract Land Transport New Zealand and central government funding, based an integrated transportation strategy and implementation plan	Taupo District Council,	Transit New Zealand, Land Transport NZ Environment Waikato	Existing activity		12
A 9.12	Investigate the use of Travel Demand Management considering matters such as parking, ensuring that better information is	Taupo District	Environment Waikato, Transit New	New activity	RLTS, Asset Management Plans	8

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
	provided to road users about when and how to travel, and coordination of land use and transport planning to achieve integrated solutions.	Council	Zealand			
A 9.13	Investigate the suitability of the existing Taupo Airport site and facilities to meet future demands post 2026.. These investigations should consider the need to expand existing facilities and the potential relocation of the airport after 2026..	Taupo District Council	Taupo Airport Authority Advisory Group, Taupo Airport Users Group	New activity	LTCCP, Airport Management Plan	8



Strategic Direction 10 –Water Resources

Explanation

Lake Taupo water quality is one of the key issues for the District. This issue is interrelated with a number of other issues the District is facing including urban growth, rural land uses, effects on tourism and the character of the District and storm water and waste water management.

The regional council have the primary responsibility regarding this issue and have released the Proposed Variation 5 for the Lake Taupo catchment which is looking specifically at nitrogen discharges into the Lake.

Developing standards and land use practices which limit the effects on water quality are required to provide the community with certainty regarding what is acceptable. Whilst the Strategy recognises the importance of Lake Taupo's water quality, it does not elevate this issue above the other 11 strategic directions.

Water quality issues alone should not exclude urban development within the Lake Taupo catchment. In fact the controlled development of identified areas of rural land for residential purposes provides an opportunity for tighter controls to be placed on the use of the land and therefore its potential effects on water resources.

Where denser residential development takes place it is likely that Council provision of wastewater infrastructure will provide the best outcome. With some rural residential developments it may be that the extension of the Council system is cost prohibitive and may not represent the best way of ensuring that water quality is not adversely affected.

Utilising low impact design principles and an integrated catchment management approach will reduce the amount of stormwater entering waterways and may result in a better quality of stormwater. Both Council and private developments will be encouraged to utilise these techniques to take advantage of the environmental benefits.

Policies

- P 10.1 Protect and maintain the quality of receiving waters, particularly Lake Taupo, through land use planning, development standards and land management practices.
- P 10.2 Consider a range of alternatives for managing on site waste water discharge including the development of community owned systems
- P 10.3 Incorporate low impact design principles and an integrated catchment management approach in the development and management of public and private stormwater systems



Table 12 Strategic Direction 10 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 10.1	<p>In conjunction with Environment Waikato, take an integrated approach to management of wastewater by ensuring:</p> <ul style="list-style-type: none"> ◆ Onsite wastewater management ◆ Domestic wastewater systems represent the best practicable option and include provision for nitrogen removal ◆ Information and advice is provided <p>Non-domestic wastewater discharges do not adversely affect Lake water quality</p>	Environment Waikato	Taupo District Council	Existing activity	Proposed District Plan, Structure Plans, Design guidelines, Asset Management Plans, LTCCP	8 and 12
A 10.2	Taupo District Council shall advocate for Taupo District 2050 to be identified in the Letter of Expectation to the Lake Taupo Protection Trust.	Taupo District Council	Lake Taupo Protection Trust	Existing activity		12
A 10.3	Provide for in the Long Term Council Community Plan for community wastewater upgrades and reticulation, particularly in respect of un-serviced lakeshore settlements	Taupo District Council,		New activity	LTCCP, Asset Management Plans	8



Strategic Direction 11 - Open Space Networks

Explanation

Open space (including reserves, parks, recreational areas and river and lake systems) offer residents and visitors recreational and leisure opportunities. Maintaining easy access to these areas is very important as it contributes to the District's live, work and play ethic. It is essential that urban growth does not detract from these opportunities and in fact it is intended to enhance them. A balance is required between maintaining the character of these areas whilst also providing for commercial tourism opportunities. As with a number of the strategic directions Council does not control or manage these areas in isolation. Partnerships with agencies such as the Department of Conservation are particularly important in regards to this strategic direction. Open space is linked to the strategic direction "Settlement Patterns", as open space plays a major role in forming the boundaries of the urban settlements. This is greatly assisted by taking a network approach to maintaining, securing, and linking open space. Open space is also seen as a critical part of the District's infrastructure from a community perspective. It can also provide significant recreational opportunities contributing to the District's tourism facilities.

A Regional Park is considered a desirable asset for the region, as it will provide both recreation opportunities and contribute to the open space network. A collaborative approach with Environment Waikato will be pursued to provide such assets.



Policies

- P 11.1 Networks of open space shall be used to help manage land use patterns and landscape values within the District and assist in shaping urban form.
- P 11.2 Open space shall be available for recreational and leisure opportunities for the wider community including visitors to the District.
- P 11.3 Encourage the development of a regional and district parks and open space policy
- P 11.4 Encourage the investigation and implementation of alternative funding sources for purchase and development of parks, open space and green corridors
- P 11.5 Encourage use of open space to separate growth areas and using a range of tools to achieve this, including both public and private ownership arrangements that are anchored through mechanisms such as legal agreements, and district plans
- P 11.6 Open space provided by rural and undeveloped areas shall be used to manage land use patterns and landscape values within the District and assist in maintaining the rural character of the District

Table 13 Strategic Direction 11 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 11.1	Investigate the use of a targeted green rate to fund the purchase and protection of open space, parks, ecological areas heritage and significant landscapes	Taupo District Council		New activity	LTCCP	8
A 11.2	Develop open space policy and funding arrangements for implementation that includes open space protection involving both public and private land	Taupo District Council,	Environment Waikato, Department of Conservation	New activity	Recreation Strategy, Reserve Acquisition and Provision Policy	8
A 11.3	In developing structure plans, open space and new parks be defined together with protection/ purchase arrangements and ensuring that new urban areas are separated from existing areas by open space and buffer areas	Taupo District Council	Department of Conservation	New activity	Structure Plans, Recreation Strategy, Reserve Acquisition and Provision Policy	3
A 11.4	Improve public access to and recreation facilities adjacent to lakeshore and rivers as part of the structure planning and GMS implementation where consistent with the foreshore management strategy	Taupo District Council	Department of Conservation, Department of internal Affairs	New activity	Structure Plans, Recreation Strategy, Reserve Acquisition and Provision Policy	2



Strategic Direction 12 - Leadership, Partnership, & Collaboration

Explanation

Leadership in respect of growth management is a key ingredient in ensuring that the District is able to grow in a managed and cost effective way. With governance comes leadership, with leadership comes accountability.

In combination it is important to recognise that Council does not work in isolation and must work in partnership and collaboration with others. Council must develop working relationships with central and regional government, community groups, and the private sector. This will ensure that all those affected by particular projects can be involved in the development and implementation of these projects.

It is important that the ideas and aspirations of the community can be captured and developed within Council policy. By providing direction and leadership in future urban planning the key parties affected by growth will be able to make decisions accordingly. Consistent and transparent decisions will ensure that all groups are heading in the same direction.

Policies

- P 12.1 Develop collaborative working relationships with other key stakeholders to achieve effective implementation
- P 12.2 Support community participation in planning processes, enabling local communities to articulate their future aspirations and enhance their sense of place and wellbeing.
- P 12.3 Leadership in planning decisions will provide a high degree of certainty and accountability to the community, the development sector, and service and infrastructure providers.
- P 12.4 Commitment to the ongoing implementation of Taupo District 2050 and monitoring of the outcomes achieved



Table 14 Strategic Direction 12 – Actions

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
A 12.1	<p>Ensuring implementation of the growth management strategy occurs by delegating responsibility to a committee of Council.</p> <p>(a) Overseeing the implementation of the Taupo District 2050, in particular the Strategy actions for the next three years.</p> <p>(b) Taking responsibility and accountability for progressing those actions specifically allocated to the Council governance level in the Strategy and ensuring implementation occurs.</p> <p>(c) Monitoring progress against milestones.</p> <p>(d) Reviewing and adjusting the Strategy if circumstances change.</p>	Taupo District Council		New activity	Council reporting structures	
A 12.2	That an updated implementation plan will be produced in every third year as the basis for continued Taupo District 2050 implementation, preceding the review of the Long Term Council Community Plan	Taupo District Council		New activity		
A 12.3	<p>A formal risk management strategy be adopted and implemented by the Council, which includes formal frameworks for managing the following:</p> <p>Inadequate resourcing for implementation</p> <p>Uncoordinated and conflicting Council strategies</p> <p>Conflicts between Environment Waikato and Taupo District Council and other agencies</p>	Taupo District Council,		New activity	Risk Management Strategy	





No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
	<p>involved in implementation</p> <p>Negative responses from either the revised Strategic Partners Forum or Tangata Whenua</p> <p>Significant alteration to the funding base for key infrastructure</p> <p>Public response impacting on strategy substance and timeframes</p>					
A 12.4	Active advocacy of the "Taupo Case" before Government to ensure that national legislation and policy initiatives are tailored to the local situation and to provide a framework for local action	Taupo District Council	Government departments	Existing activity		
A 12.5	<p>Monitor growth management drivers and trends in demographics, growth and development, including:</p> <p>Uptake rates, and land availability.</p> <p>International migration to determine its relationship to growth rates and growth impact in the District.</p> <p>Permanent vs. holiday residences (predictions of land needs are based on current ratios.</p> <p>Housing affordability (ratio of housing costs and income will provide a strong indicator of successful integration of growth management and economic development strategies).</p> <p>Community well-being at the district level including issues on aging.</p>	Taupo District Council		New activity	Monitoring Strategy	
A 12.6	On-going research on growth trends is	Taupo	Community	Existing activity	Monitoring Strategy	

No.	Action	Lead agency	Support agency	Cost implications	Implementation tools	Linked to Strategic Direction
	essential to enable continuous review and improvement of growth management strategies. There is potential for partnerships in this work with other organisations	District Council	social and economic agencies, Government departments, Environment Waikato			
A 12.7	Review the objectives and membership of the Strategic Partners Forum	Taupo District Council	Strategic Partner member organisations	Existing activity		

