

# 16 Appendices

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# Appendix 1: Growth Option Maps

Figure 15 Evaluation options - South Eastern Growth Area

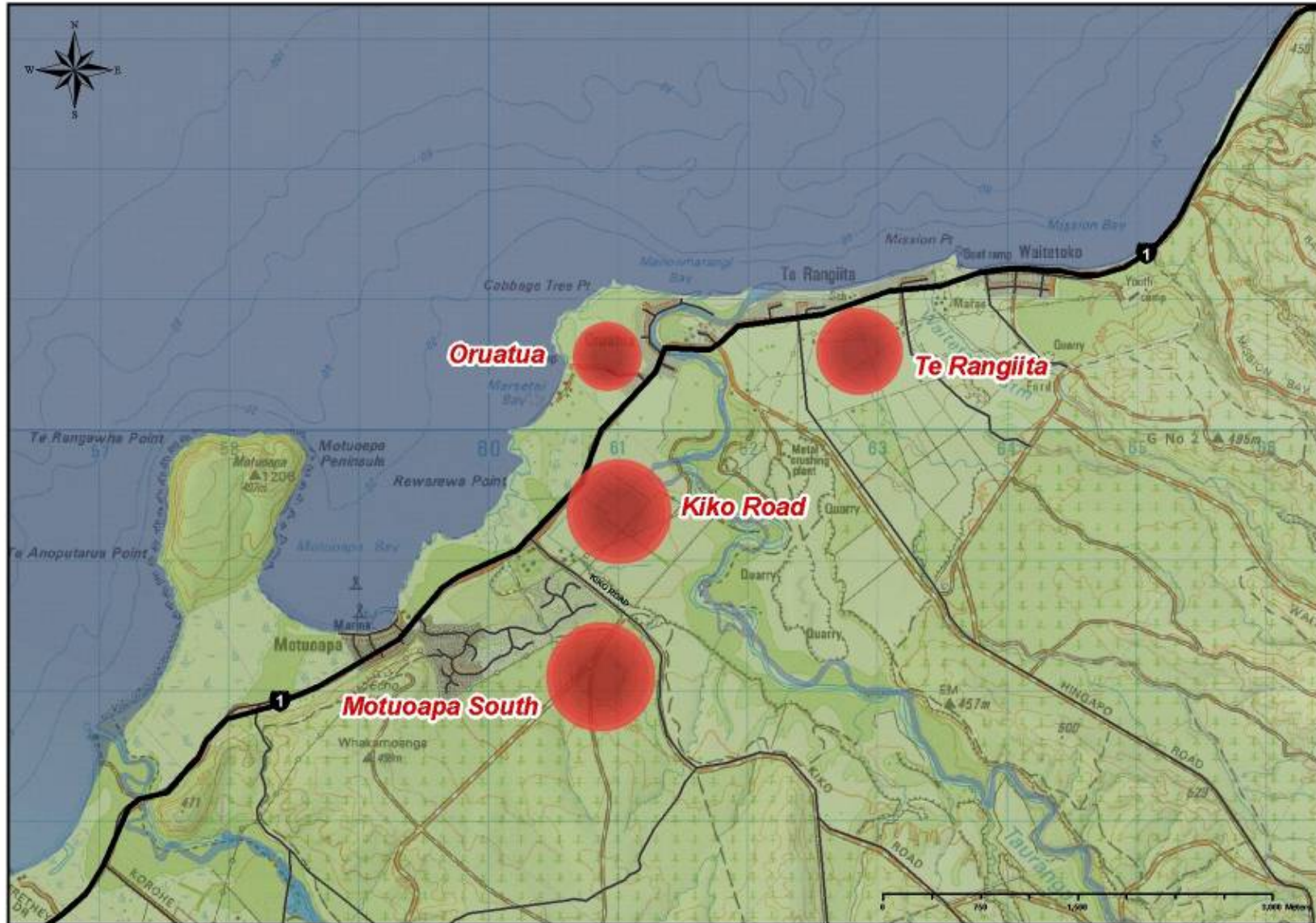


Figure 16 Evaluation options - South Western Growth Area

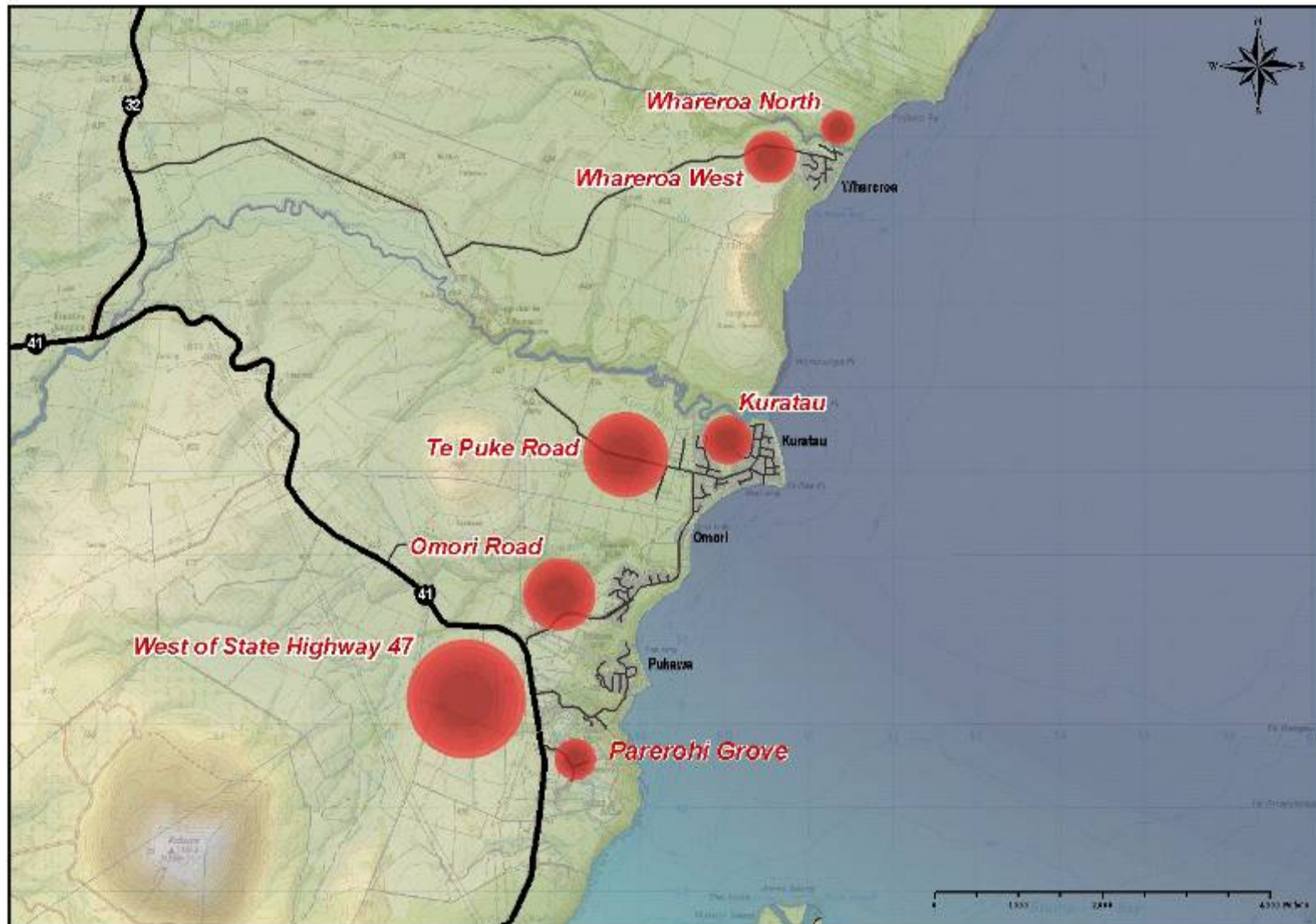


Figure 17 Evaluation options - Northern Growth Area

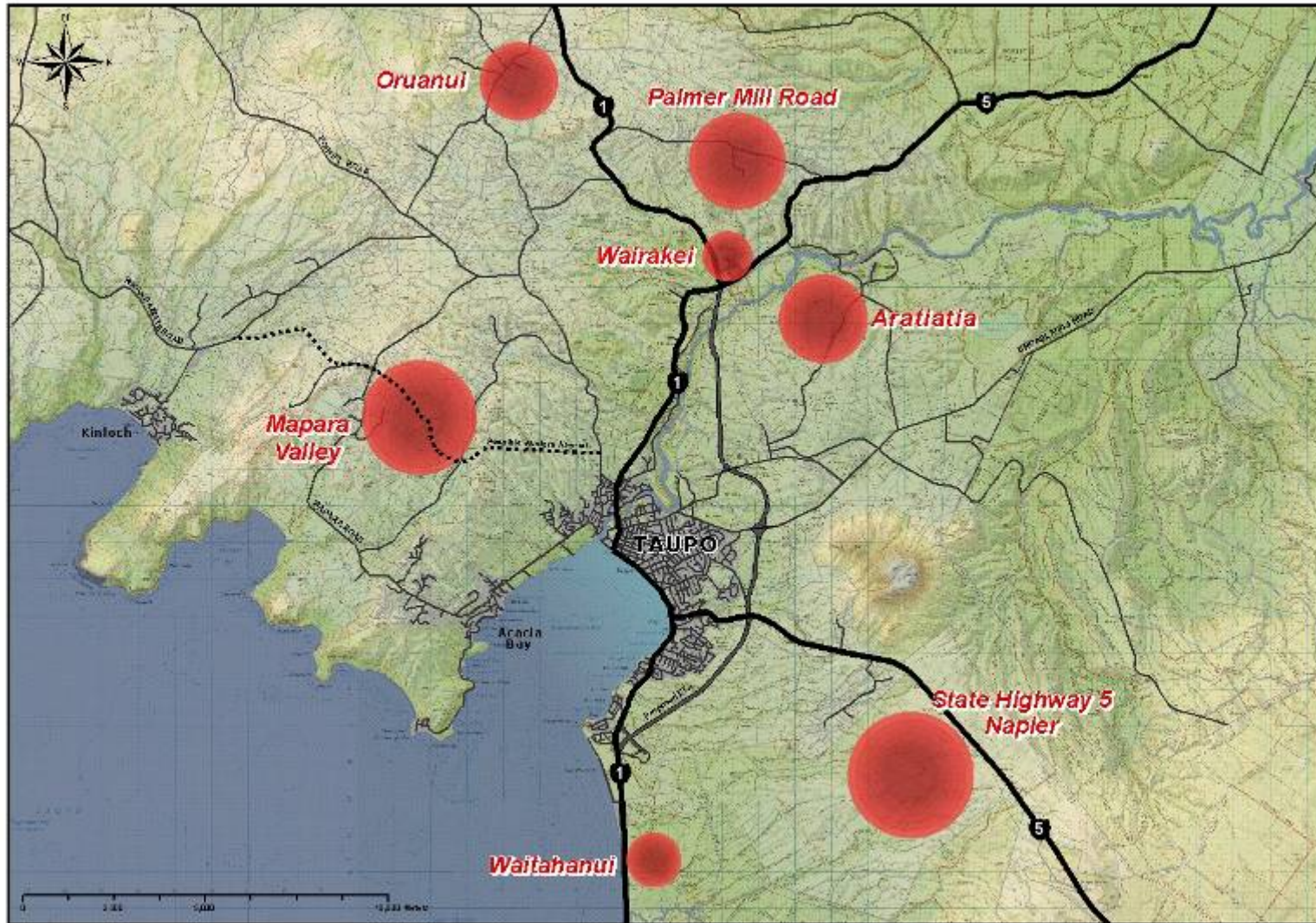
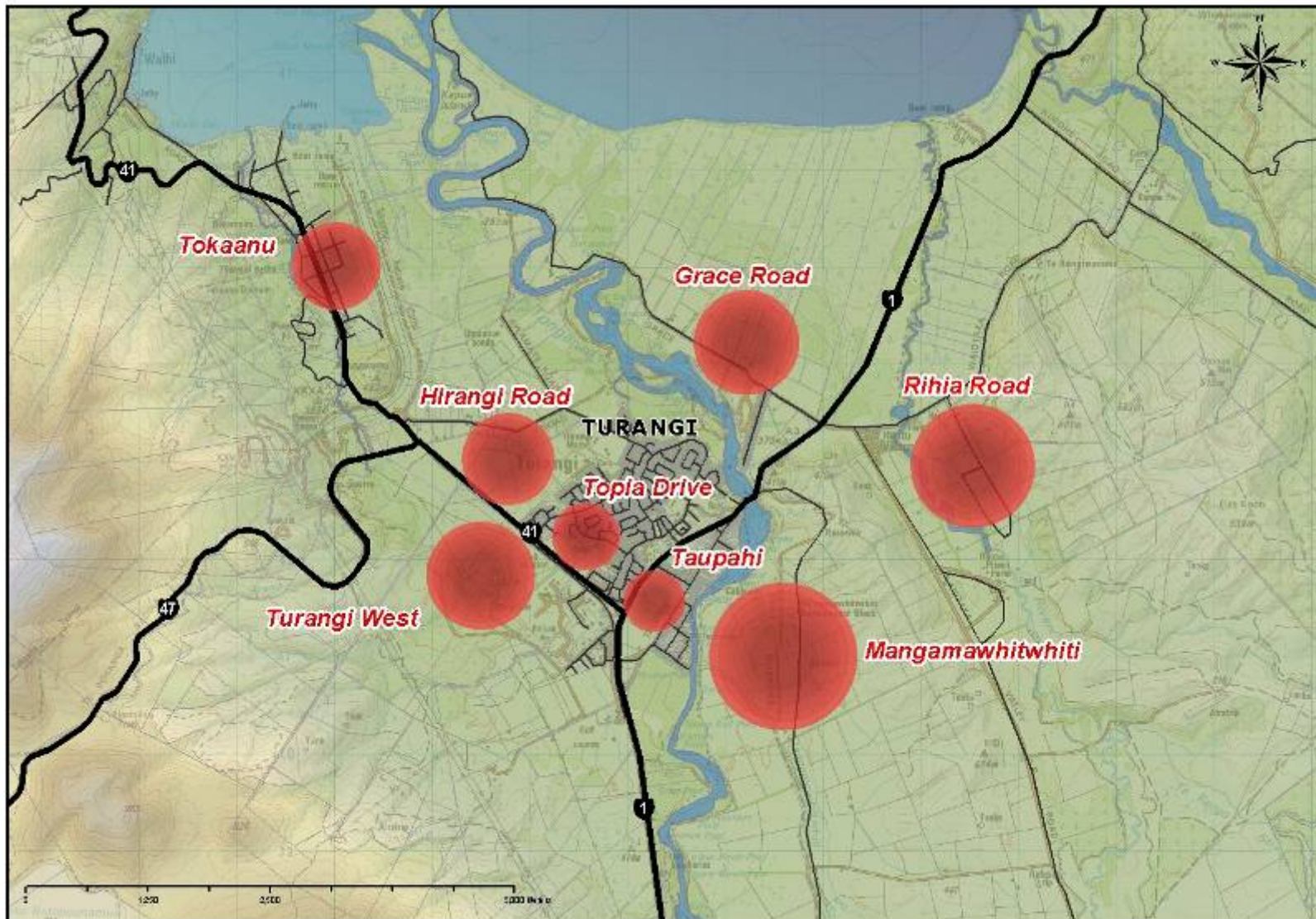


Figure 18 Evaluation options - Southern Growth Area



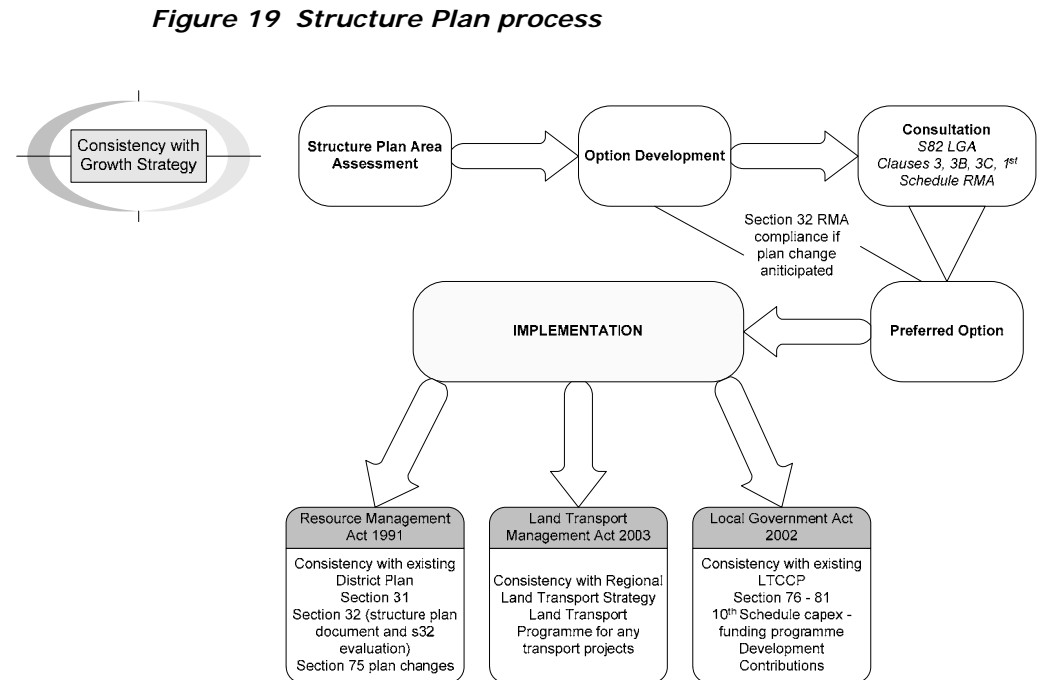
# Appendix 2: Structure Plan Preparation Guide

## Introduction

A structure plan is a framework to guide the development or redevelopment of a particular area by defining future development and land use patterns, areas of open space, the layout and nature of infrastructure (including transportation links), funding, and other key features for managing the effects of development.

## Process

Structure plans shall be prepared to align with the higher order of the Taupo Growth Management Strategy, and be undertaken within the wider contexts of the catchment(s), district, and region in the following manner:



## Project planning

### Overall outcomes desired

The overall outcomes desired of the structure plan should be in alignment with the Taupo Growth Management Strategy, and as applicable: national policy directions, regional policy statements and plans, regional land transport strategies, community outcome statements in LTCCPs, Proposed District Plan, council development guidelines, and iwi management plans.

**Development and implementation timelines**

Timelines for structure plan development should allow adequate time for assessment of the structure plan area, option development, consultation, and statutory processes under the LGA / RMA / LTMA.

**Method(s) of implementation**

The decision as to the principal means (statutory [LGA, RMA, LTMA], non-statutory or both) through which the structure plan will be implemented needs to be made as early as possible because it will influence the type of information that will need to be obtained, communication, and consultation requirements, timeframes, and the types of agreements that may need to be negotiated with stakeholders.

**Risk assessment**

An assessment needs to be made on what risks (including legal, political, and resource / cost funding) may impact on the successful development and implementation of the structure plan, and how these can be managed.

**Matters to be considered in structure plan area assessment**

The assessment of the structure plan assessment area shall contain consideration of the following:

**Landscape and visual amenity**

- identification and management of areas with high scenic value
- identification and management of significant natural areas

**Hazards and land suitability**

- slope, geotechnical limitations, susceptibility to flooding, erosion, location of earthquake faults, geothermal hazards

**Natural resources**

- catchment characteristics (upstream and downstream)

- vegetation coverage
- biodiversity

**Heritage sites**

- sites, places, and values of importance to Tangata Whenua
- sites, places, and values of importance to the general community

**Existing and desired land-use**

- the shape, form, and design of the area taking account of separate land ownerships
- the relationships in the area between the area’s functional characteristics, infrastructures, landscapes, and structures
- choice in urban form (e.g. choice of densities, development types, transport options and land use activities)
- low impact design and/or quality urban design (as applicable)

**Infrastructure**

- matching infrastructure to population / land-use and vice versa
- a network approach to sewerage, water supply, stormwater detention treatment, and disposal, energy supply, roading and transport, open space, community facilities
- the existing capacity and availability of infrastructure
- the investment/funding needed to service the area being structure planned to the level of development anticipated
- providing for a choice of transport routes and modes appropriate to the level and type of development

**Funding, timing/staging, and affordability**

- Timing/staging of development



- Funding of infrastructure (CAPEX programme works, development contributions)
- Impact on Councils future operating budgets once development assets are accepted
- In situations where budget implications are considerable, the role of targeted rating in reducing financial impacts on both Council and other ratepayers.

**Structure plan development and implementation – legislative compliance**

Structure plan development and implementation shall achieve statutory compliance with the following statutes:

**LGA 2002**

**Structure Plan development**

- section 82 - consultation

**Structure Plan implementation**

- consistency with existing LTCCP (community outcomes)
- sections 76-81 – decision-making

**RMA 1991**

**Structure Plan development**

- Clauses 3, 3B, 3C 1<sup>st</sup> Schedule - consultation

**Structure Plan implementation**

- consistency with existing District Plan
- section 31 – functions of territorial authorities
- section 32 – structure plan development documentation, and section 32 assessment of draft plan change document
- section 75 – contents of district plans

- existing cross-referencing to structure plans in assessment of resource consents – a ‘halfway-house’ until plan change notification.

**Policies and objectives:**

- 3a.3(vi) Residential Environment
- 3b.3(v)-(vi) Rural Environment
- 3c.3(iii) Town Centre Environment
- 3d.3(vi) Industrial Environment
- 3e.3(vii) Land Development
- 3.f.3(vii) Traffic and Transport
- 3h.3(v) Landscape Values
- 3n.3(iv) Network Utilities

**Rules and standards (assessment criteria):**

- 4a.2(2)(i) Residential Environment
- 4b.2(2)(i) Rural Environment
- 4c.2(2)(i) Town Centre Environment
- 4d.2(2)(i) Industrial Environment
- 4e.1.1(x) District Wide Rules

**LTMA 2003**

**Structure Plan development**

- consistency with the Regional Land Transport Strategy
- take into account the objectives of the NZ Transport Strategy and the LTMA

**Structure Plan implementation**

- any transport infrastructure to be included in Regional/District Land Transport Programme(s)



## Appendix 3: Interstatutory Compliance and Integration

The Taupo Growth Management Strategy has sought to provide a consistent information base and vision for the Taupo District Council and other agencies to plan for and sustainable manage growth in a co-ordinated and integrated manner.

Processes have been designed and implemented to be consistent with key statutes and will assist the Council in achieving compliance obligations during implementation. Table 1 summarises the key compliance areas that are being considered as part of strategy implementation.

### Resource Management Act 1991

The purpose of the RMA 1991 is to promote the sustainable management of natural and physical resources. This means:

*managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while*

a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

While this purpose is wide, in practice the application of the Act has often focussed on the natural environment mostly separated from the “people and communities” who inhabit it.

Consistent with the requirements of the RMA Council has prepared an “effects-based” District Plan. The Proposed District Plan uses performance standards to implement land use objectives and policies rather than the historic method of zoning land for specific purposes. In essence, the performance standards provide a level of environmental protection to ensure sustainable management principals.

However, in order to provide certainty for future urban growth, the Proposed District Plan is supported and guided by structure plans developed for specific growth nodes in the District, including:

- Taupo Urban Area.
- Taupo Town Centre.
- Kinloch.
- Taupo West (Rural) (on hold pending the completion of the growth management strategy).

In addition to these, Council has identified further structure plans scheduled for a selection of the other settlements in the District. These are also on hold until the growth management strategy is completed and implemented.

However, it has become evident that the structure plans by themselves do not take a wide enough view of the District’s growth, the cumulative effects of development, or the relationship between the different



settlements. This has also led to confusion about what the purpose of structure plans are and the level of detail that should be contain.

The Proposed District Plan will be reviewed commencing 2007. It is anticipated that a number additional changes will be required as a result of Taupo District 2050 and pending legislative changes. These changes will provide stronger linkages between the Proposed District Plan and Council's strategic direction as outlined in this strategy, other Council documents and subsequent structure plans.

### Land Transport Management Act 2003

The Land Transport Management Act 2003 (LTMA) sets out how road controlling authorities plan their roading programmes in an integrated, safe, responsive and sustainable way. Subject to some exclusions specified in Section 13 of the Act, Councils must prepare a Land Transport Programme each financial year. Subsection 12(3) and (5) state:

*“(3) An approved organisation must, in preparing a land transport programme, take into account how each activity or activity class—*

- A 3.10 assists economic development; and*
- A 3.11 assists safety and personal security; and*
- A 3.12 improves access and mobility; and*
- A 3.13 protects and promotes public health; and*
- A 3.14 ensures environmental sustainability”*

...

*(5) An approved organisation must, in preparing a land transport programme, take into account*

*any current national land transport strategy, National Energy Efficiency and Conservation Strategy, and relevant regional land transport strategies.”*

### Local Government Act 2002

The LGA 2002 marked a major reform to the New Zealand planning regime. It replaced the profoundly prescriptive LGA 1974, and carried on the legislative amendments in 1996. The LGA 2002 removes much of the detail about what councils can and cannot do by conferring a generalised power on all local authorities to have full capacity to do anything for the purpose of performing their role. That role is generalised as performing statutory responsibilities and giving effect, in their locality, to the purpose of local government. In turn, the purpose of local government is to:

*Enable democratic local decision-making and action by, and on behalf of, communities; and*

*Promote the social, economic, environmental, and cultural wellbeing of communities (“the 4 well beings”), in the present and for the future.*

Local authorities exist under the new Act to promote the sustainable development of their respective districts and regions. Local authorities are tasked with identifying the outcomes that their communities' value, and identifying through consultation (which is more than a compliance process) which outcomes the council will assist in promoting and delivering, how will it do so, at what cost it will do so, and how that cost will be funded. The emphasis is away from local authorities as

autonomous and discreet deliverers of services towards responsive, collaborative facilitators of community outcomes.

The community outcomes in this sense encapsulate what sustainability means “on the ground” in the context of Taupo District. The community outcomes act as the normative “glue” to tie and bind the different roles, responsibilities, and functions of Council together to serve a common purpose and achieve a common goal.

Taupo District Council has embarked on this journey with its community, formulating its first Long-Term Council Community Plan (“LTCCP”) under the LGA 2002 in the 2004 year. This will be iterated upon for the 2005 year and then again in the 2006 year, in order to meet the step-compliance requirements of the Act.



**Table 22 Interstatutory compliance**

Resource Management Act 1991	Local Government Act 2002	Land Transport Management Act 2003
<p><u>Outcomes and Planning</u></p> <p><b>Section 5:</b> "The purpose of this Act is to promote the sustainable management of natural and physical resources."</p> <p><b>Section 6:</b> Matters of national importance</p> <p><b>Section 7:</b> Other matters</p> <p><b>Section 8:</b> Treaty of Waitangi</p>	<p><u>Outcomes and Planning</u></p> <p><b>Section 4: Treaty of Waitangi</b></p> <p><b>Section 10:</b> Purpose of local government...enabling democratic decision making...promoting social, economic environmental and economic well-being of communities in the present and for the future.</p> <p><b>Section 91(2):</b> Process for identifying community outcomes "...allow communities to discuss the relative importance and priorities of identified outcomes to the present and future social, economic, environmental and cultural well-being of the community..."</p> <p><b>Section 91(3):</b> Identify other organisations and groups and if practicable, secure their agreement to the process.</p> <p><b>Section 15:</b> Triennial Agreement.</p> <p><b>Section 273:</b> Transitional provision.</p> <p><b>Section 93:</b> Long-term council community plan (LTCCP).</p>	<p><u>Outcomes and Planning</u></p> <p><b>Section 3(1): Purpose</b> " ...to contribute to the aim of achieving an integrated, safe, responsive and sustainable land transport system".</p> <p><b>Section 12: Land transport programmes</b> " a land transport programme (must) take into account how each activity ...</p> <ul style="list-style-type: none"> <li>(a) assists economic development; and</li> <li>(b) assists safety and personal security; and</li> <li>(c) improves access and mobility; and</li> <li>(d) protects and promotes public health; and</li> <li>(e) ensures environmental sustainability</li> </ul> <p><b>Schedule 6: Consequential amendments</b></p> <p><b>Section 175 (2): Land Transport Act 1998</b></p> <p>"... (1) identify land transport outcomes sought by the region and the strategic options for achieving these outcomes".</p> <p><b>Section 4</b> Treaty of Waitangi</p>
<p><u>Decision-Making and Community Views</u></p> <p><b>Section 32:</b> Duties to consider alternatives assess benefits and costs.</p>	<p><u>Decision-Making and Community Views</u></p> <p><b>Section 14(1)(h):</b> Principles relating to local authorities: sustainable development - take into account social, economic and cultural well-being; quality of the environment and the foreseeable needs of future generations.</p> <p><b>Section 77(1)(b)(i):</b> Benefits and costs of each option in relation to a decision.</p> <p><b>Section 81 (1), (a), (b), and (c):</b> Contributions to decision making by Maori</p>	<p><u>Decision-Making and Community Views</u></p> <p><b>Section 175 (2) of the Land Transport Act 1998:</b></p> <p>"... (i) take into account the need to encourage persons and organisations preparing regional land transport strategies to provide early and full opportunities for persons and organisations listed in Section 179 (1) to contribute to the development of those regional land transport strategies</p>

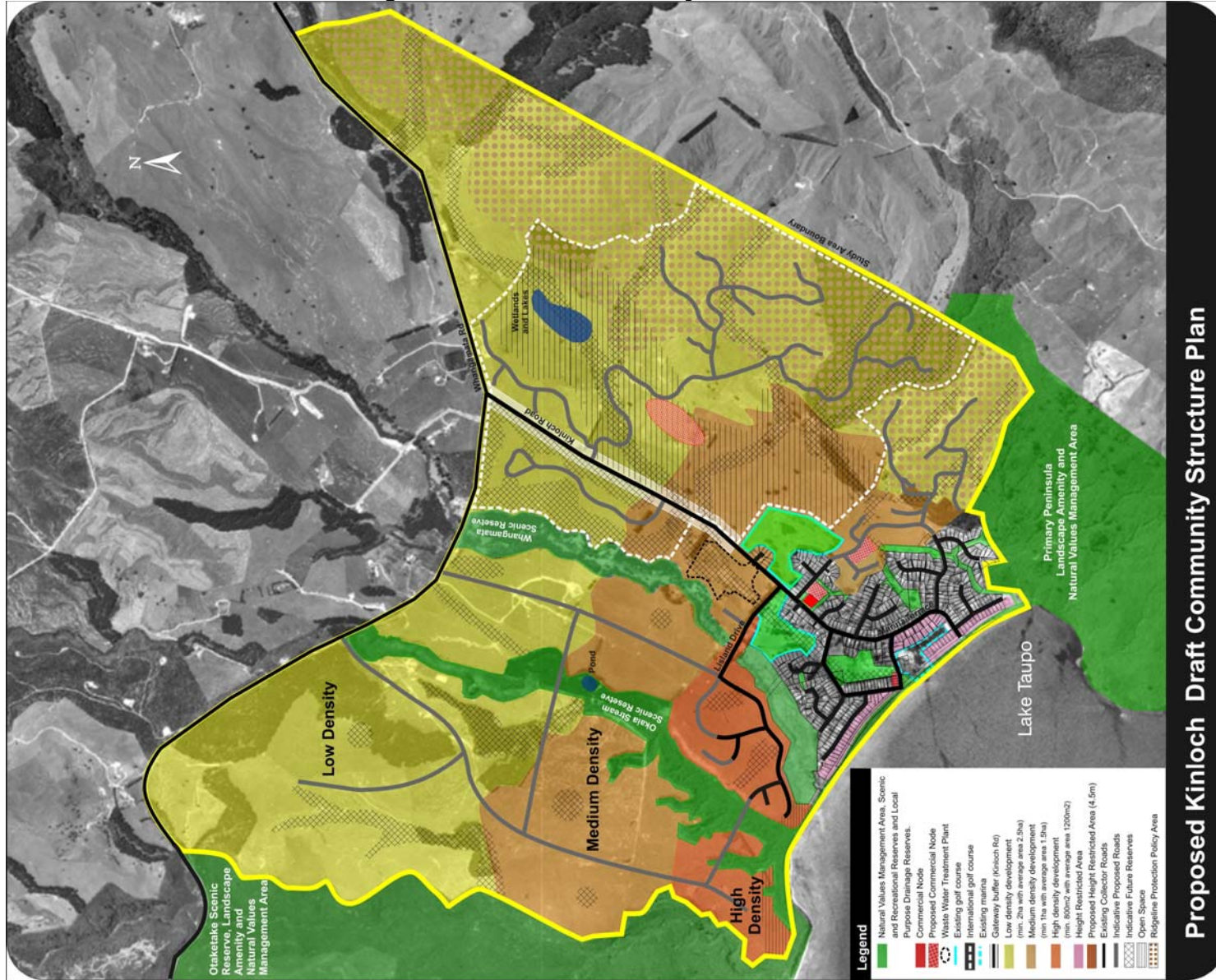


	<p><b>Section 82(1):</b> Principles of consultation.</p> <p><b>Section 83:</b> Special consultative procedure.</p>	
<p><u>Implementation</u></p> <p><b>Section 31:</b> Duty to gather information, and monitor and keep records.</p> <p><b>Section 79:</b> Review of policy statements and plans - not later than 10 years after the statement or plan becomes operative.</p>	<p><u>Implementation</u></p> <p><b>Section 91(1):</b> Identify community outcomes every six years.</p> <p><b>Section 92:</b> Obligation to report against community outcomes.</p> <p><b>Section [add #]:</b> Review of Long Term Council Community Plan</p>	<p><u>Implementation</u></p> <p><b>Section 175 (2) Land Transport Act 1998</b></p> <p>Content of a strategy</p>



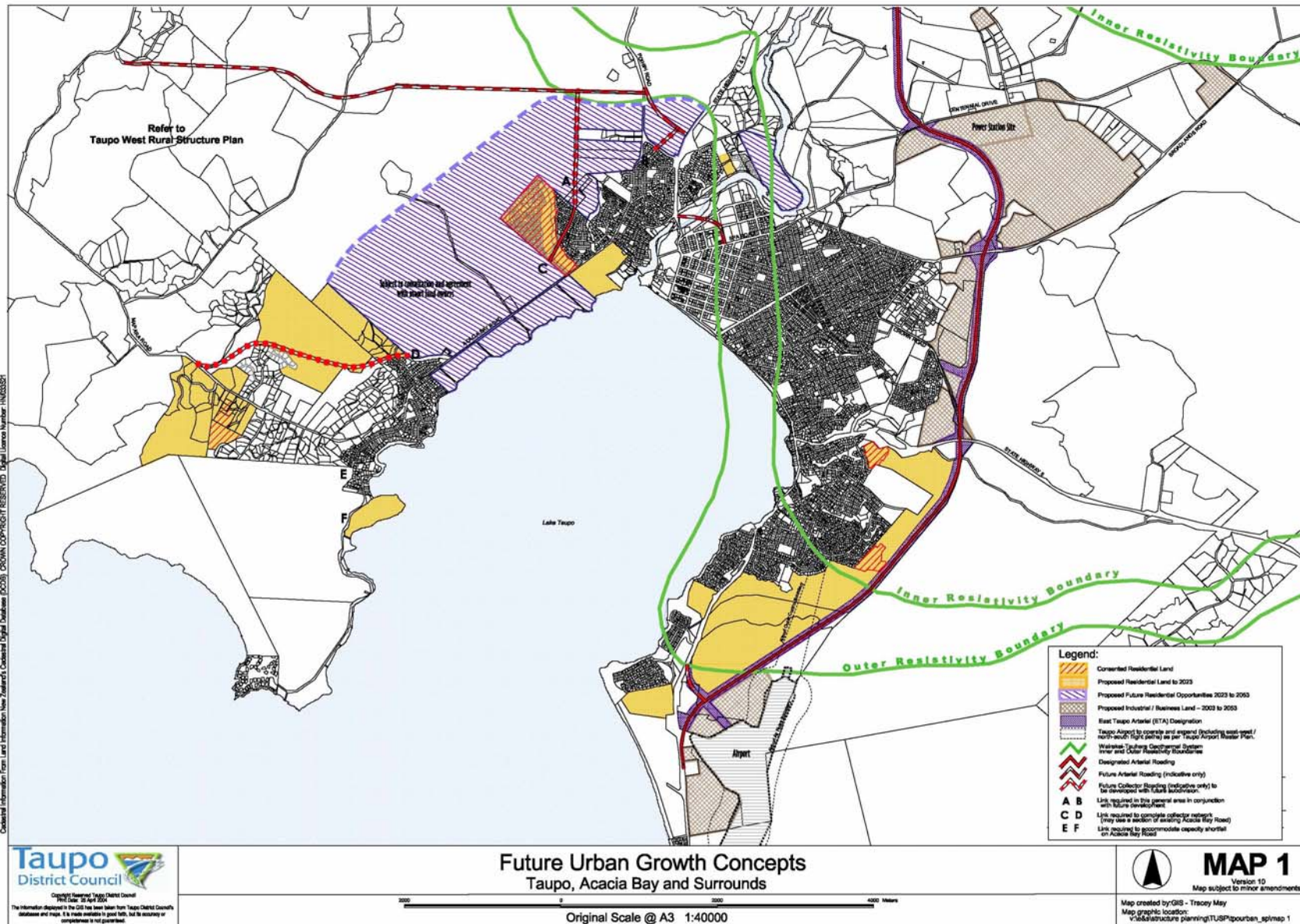
# Appendix 4: Kinloch Community Structure Plan Map

Figure 20 Kinloch Community Structure Plan



Proposed Kinloch Draft Community Structure Plan

# Appendix 5: Taupo Urban Structure Plan Map



## Appendix 6: Community Outcomes

### *“Our People, Our Future” Taupo District Community Outcomes*

Kia ata whakaterere i te waka.

Kei pariparia e te tai, kei monenehu te kura.

Whakamarotia atu ano, mea hoki mai ki te kapua whakapipi.

Be careful when launching your canoe

Lest it be overcome by the tide and its plumes be drenched.

It is all very well that we go our separate ways but our strength is in working together.

(this is a quote from a Tupuna of Ngati Tuwharetoa – Tamamutu)

#### Lakes, Rivers, Landscapes – Places we are proud of

Caring for our natural and built environment



- Recognising the special cultural relationship Ngati Tuwharetoa and its hapu have with land and water
- Looking after lakes, rivers and streams
- Balancing growth and keeping the special character of our district
- Enjoying the outdoors and appreciating our beautiful environment
- Respecting, understanding and managing natural resources and features

#### Healthy People, Healthy Communities

Physical, mental, spiritual and emotional health



- Acknowledging the diverse communities which make up our district and their needs
- Providing access to affordable, quality facilities and services
- Ensuring everyone has access to affordable and healthy housing
- Promoting healthy, active lifestyles
- Having a strong sense of community belonging
- Promoting well-being through tikanga maori

## Safe & Secure

People living in and visiting the Taupo District feel safe and are able to enjoy what we have



- Encouraging respect for people and property
- Welcoming visitors and being hospitable
- Designing spaces, buildings and roads with community safety in mind
- Knowing that help is available when you need it

## Thriving & Prosperous

Providing opportunities for business and employment that meet the needs of our community and the environment



- A diverse range of quality employment opportunities
- Encouraging new business start-up and business growth
- Providing education and training to help ensure a skilled workforce matched to the needs of the community
- Ensuring that infrastructure and services keep pace with growth
- Providing quality education and lifelong learning for all



## Vibrant & Diverse

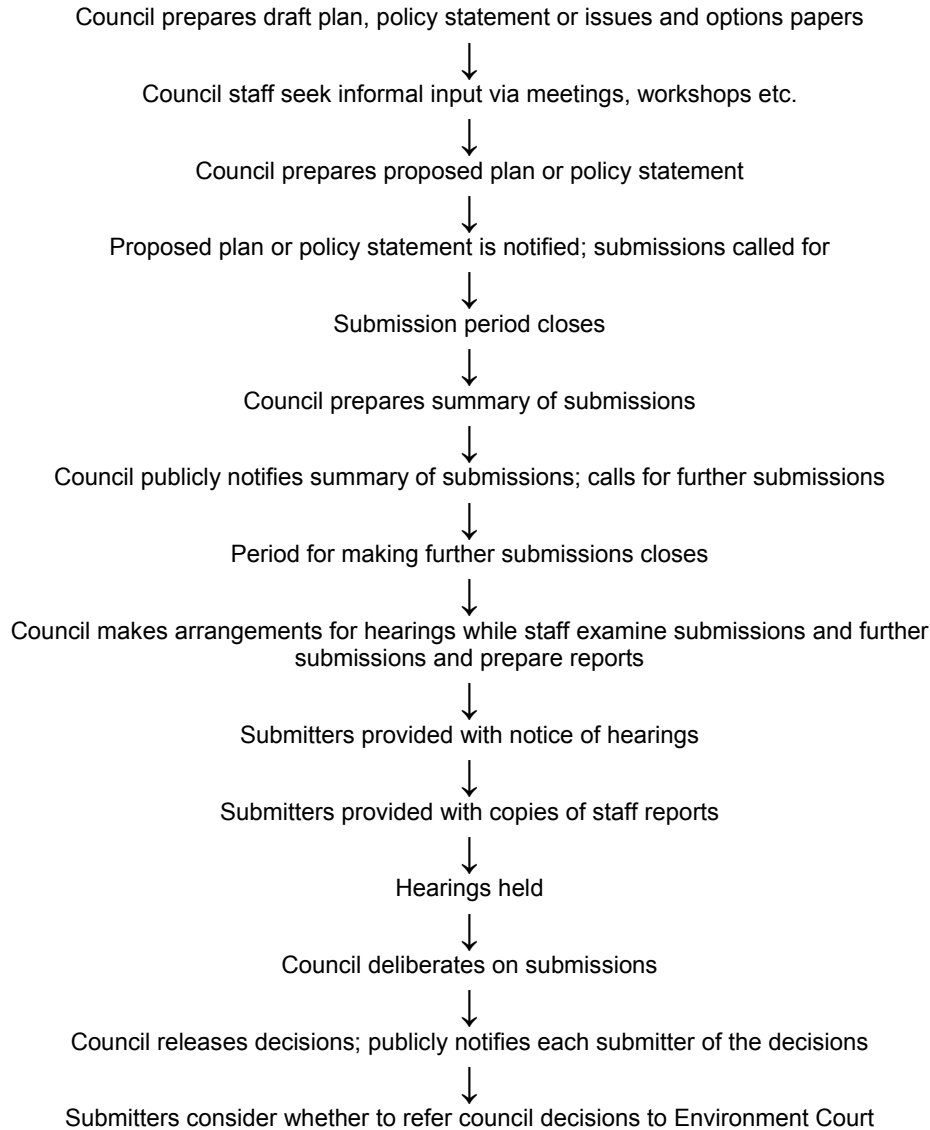
Respecting and supporting all people



- Recognising and celebrating Maori culture through history, education, language, festivals
- Raising awareness and celebrating our culture and heritage
- Increasing focus on art and culture: music, dance, art and other art forms
- Supporting our young people by providing role models and acknowledging their achievements



# Appendix 7: First Schedule Process under the Resource Management Act 1991



Public involvement in the First Schedule process is possible at the following stages:

- Council staff seek informal input via meetings, workshops etc.
- Proposed plan or policy statement is notified; submissions called for
- Council publicly notifies summary of submissions; calls for further submissions
- Hearings held
- Submitters consider whether to refer council decisions to Environment Court

In preparing Taupo District 2050 the Taupo District Council relied on documents like structure plans that have gone through public consultation processes. In addition, Taupo District 20560 itself has gone through a thorough public consultation process under the Local Government Act 2002.

On the basis of this previous consultation the Taupo District Council will look to limit the amount of pre-consultation that it undertakes when preparing a change to the Proposed District Plan. This is in accordance with Clause 3C of the First Schedule of the Resource Management Act 1991 which states:

*“A local authority is not required to comply with clause 3 to the extent that any matter in a proposed policy statement or plan has been the subject of consultation with the same person, group of persons, or their representatives or agent under another enactment within the 12 months preceding public notification of the proposed policy statement or plan that the matter relates to, so long as that person, group of persons, or their representative or agent were advised that the information obtained from the consultation was also to apply in relation to matters under this Act”*



## Appendix 8: Capital Infrastructure Projects identified in the 2006-16 Long Term Council Community Plan

Area	Project Name
<b>Stormwater</b>	
Industrial Area	Miro St Industrial Area Relief SW System
CBD Taupo	CBD Pipe Upgrade - Catchment 1
CBD Taupo	CBD Pipe Upgrade - Catchment 2
CBD Taupo	CBD Pipe Upgrade - Catchment 3
<b>Water Supply</b>	
Kinloch	Kinloch Water Intake and Rising Main
Kinloch	Kinloch Water Supply Reticulation and Reservoir
Taupo Bay	Acacia Bay and Mapara Water Area Expansion and Upgrade
Taupo Bay	Brentwood reservoir
Taupo Bay	Western Retic Rising Main - Poihipi/Brentwood
Taupo Bay	Water reticulation Ingle/Hawai
Taupo Bay	Treatment - Taupo Central, South and A/B
Pukawa/Omori/Kuratau	Treatment - Omori
Hatape	Treatment - Hatape
Kinloch	Treatment - Kinloch
Motuopa	Treatment - Motuoapa
Taupo Bay	Treatment - Whakamoanga Pt
Waitahanui/5 Mile Bay	Treatment - Waitahanui
Whareroa	Treatment - Whareroa
Atiamuri	Treatment - Atiamuri

Mangakino	Treatment - Mangakino
Tirohanga	Treatment - Tirohanga
Turangi	Treatment - Turangi
Waihaha	Treatment - Waihaha
Whakamaru	Treatment - Whakamaru
<b>Wastewater</b>	
Turangi	Turangi Wastewater Scheme
Kinloch	Kinloch Wastewater Treatment - Reticulation Mains, Treatment Plant and Disposal System
Taupo Town	Taupo PCP Upgrade
Taupo Town	Existing Disposal Field Upgrade
Taupo Town	New Disposal Field
Taupo Town	Retic and Pumping New Disposal Field
Mangakino	Mangakino Wastewater Treatment Plant Upgrade
Pukawas/Omori/Kuratau	Omori, Kuratau, Pukawa Wastewater Treatment and Disposal System
Atiamuri	Atiamuri Village Wastewater Scheme
Hatepe	Hatepe Village Wastewater Scheme
Waitatoko	Waitetoko Village Wastewater Scheme
<b>Transport</b>	
District Wide	Poihipi Realignment
District Wide	ETA
District Wide	Minor safety works
District Wide	Shared path beside ETA
District Wide	Wakeman Road Extension
District Wide	Seal extension - overall



District Wide	Second Bridge Crossing
District Wide	Rural Horse and Pedestrian Access
District Wide	Broadlands Road Widening
District Wide	Downers Point (Acacia Bay) Upgrade
District Wide	Poihipi Seal widening
District Wide	Norman Smith Street Upgrade
<b>Parks: Community</b>	
TT/TKMP	Car Parking (Parks and Reserves)
TT/TKMP	District Playgrounds
TT/TKMP	Landscaped and Gardens on Reserves
TT/TKMP	Park Furniture
TT/TKMP	Recreational Paths
TT/TKMP	Toilet Facilities
TT/TKMP	Trees
TT/TKMP	Riverside Promenade
TT/TKMP	Car Parking (Sportsgrounds)
TT/TKMP	Sportsground Development
TT/TKMP	Ampitheatre
TT/TKMP	District Wide Parks project

**Notes:**

**TT: Turangi Tongariro Rating Area**

**TKMP: Taupo Kaingaroa Mangakino Pouakani Rating Area**



# Appendix 9: Wairakei – Tauhara Geothermal Field

