

Joanne Lewis

Ngati Parekaawa,
Adjoining northern
landowners

From: Kia Paranihi [mailto:kiaparanihi@gmail.com]

Sent: Thursday, 30 November 2017 12:52 p.m.

To: Joanne Lewis

Subject: Re: Whareroa North

Hi Joanne

Thanks for your email.

I note that you have followed through on the meeting's request for owners to meet with Whareroa trustees on matters of interest to us. Thanks for this Joanne.

Please note that in relation to both Hauhungaroa 1A1B and Poukura/Ngati Parekaawa, you have engaged more than satisfactorily and the Plan Change proposal is supported. There are no issues of significance to Hauhungaroa 1A1B owners or Poukura/Parekaawa. Open communication is on-going between the parties, being the Whareroa Trust and owners in Hauhungaroa blocks 1A1B, 1A2, 1A3, 1A4 and others. These owners represent the affected parties and are of course, members of Ngati Parekaawa. The meeting held on 5 November 2017 and any ongoing meetings are called as Ngati Parekaawa Hapu meetings.

Many thanks for your consultation with us as owners of the adjoining land and Ngati Parekaawa hapu members and all the communications that have supported it which have kept our relationship healthy and pleasant.

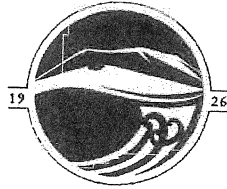
No reira, noho ora mai,

Kia Paranihi

Ngati Parekaawa Hapu Trustee, Te Kotahitanga o Tuwharetoa

022 626 4049

• Tūwharetoa Māori Trust Bd



TŪWHARETOA
MĀORI TRUST BOARD

Joanne Lewis
Lewis Consultancy Limited
Sent via email: joanne@lewisconsultancy.co.nz

8 December 2017

Tēnā koe Joanne,

Proposed land development at Whareroa

Firstly, I want to thank you for being so proactive and open with your engagement with the Tūwharetoa Māori Trust Board (Trust Board).

Following on from our recent discussions I thought it appropriate to confirm the position of the Trust Board in relation to the proposed development at Whareroa. In principle, the Trust Board is supportive of our Tūwharetoa Economic Authorities in their development aspirations.

For the development at Whareroa the Trust Board is interested in the following areas:

1. Appropriate engagement and approval by Ngāti Parekawa

We understand that Hauhungaroa No 6 have been in conversations with Ngāti Parekawa and that the hapū have indicated that they are happy with the development proposal and that there are no issues from their point of view.

2. Storm water and waste water disposal

As owner of Taupō Waters, the Trust Board is very interested to understand and be directly involved in the storm water and waste water system for the new development. Our priority is to ensure that the water we receive on our property is in the very best quality possible.

3. Bridge access across Whareroa Stream

At our last meeting we discussed that there is a proposal to put a single span bridge across the Whareroa Stream. The Trust Board holds title to the Whareroa Stream and as already discussed the Trust Board would need to approve this and issue a license to occupy. The Trust Board is looking forward to discussing the this further with Hauhangaroa No 6.

Ngā mihi,

Maria Nepia
Natural Resource Manager



• Doc

Joanne Lewis

From: Joanne Lewis [joanne@lewisconsultancy.co.nz]
Sent: Tuesday, 21 November 2017 9:57 a.m.
To: 'Dave Lumley'
Subject: RE: Fwd:

Dave,

Thanks for your feedback Dave, that is appreciated.

And yes, I see that I have credited Whareroa with having a trout hatchery !?! My mistake.

Regards,

Joanne

From: Dave Lumley [mailto:dlumley@doc.govt.nz]
Sent: Tuesday, 21 November 2017 7:34 a.m.
To: Joanne Lewis
Subject: FW: Fwd:

Hi Joanne

true! ✓ Here are comments from Dave Conley the Taupo Fishery Manager. I think the document should refer instead to the Whareroa trout spawning stream. I have no concerns with the proposal at this stage.

Cheers
Dave.

From: David Conley
Sent: Monday, 20 November 2017 3:57 p.m.
To: Dave Lumley <dlumley@doc.govt.nz>
Subject: RE: Fwd:

Not at this stage thanks, We will check in again at the RC stage with the bridge to make sure fish passage etc is not impacted, but no concerns at this stage. Stormwater and sediment run-off during construction and afterwards would also be a potential risk but again should be covered off during the RC process. Am still perplexed by what is meant by the Whareroa Trout hatchery though??

Dave Conley

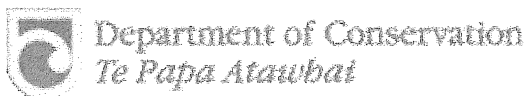
Operations Manager Taupo Fishery

Turangi Office | Central North Island Region

G Level 1, 69 Town Centre, Turangi 3330

E 027 4657803 or (07) 384 7116

Department of Conservation, *Te Papa Atawhai* www.doc.govt.nz



From: Dave Lumley
Sent: Monday, 20 November 2017 2:44 p.m.

To: David Conley <dconley@doc.govt.nz>
Subject: Fwd:

Hi Dave. Any comment from you? Thanks.

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: Joanne Lewis <joanne@lewisconsultancy.co.nz>
Date: 20/11/17 1:54 PM (GMT+12:00)
To: Dave Lumley <dlumley@doc.govt.nz>
Subject:

Hi there Dave,

I should have followed up on this with you a week or two ago, but we are on track to be lodging our application with Council late next week and I am mindful that you were having a chat to the fisheries guys before getting back to me about this.

If there is any further information you require just let me know,

Thanks.

Joanne

From: Joanne Lewis [<mailto:joanne@lewisconsultancy.co.nz>]
Sent: Thursday, 19 October 2017 2:22 p.m.
To: 'Dave Lumley'
Subject: RE:

Cheers Dave – this is the document I sent through.

Thanks,

Joanne

From: Dave Lumley [<mailto:dlumley@doc.govt.nz>]
Sent: Thursday, 19 October 2017 1:25 p.m.
To: Joanne Lewis
Subject: RE:

Hi Joanne

I will have a chat with the Taupo Fishery Manger around the DOC perspective on this. Would you please resend me your email with the map.

Thanks
Dave.

From: Joanne Lewis [<mailto:joanne@lewisconsultancy.co.nz>]
Sent: Tuesday, 17 October 2017 9:29 a.m.
To: Dave Lumley <dlumley@doc.govt.nz>
Subject:

Morena Dave,

Thanks for your voice message yesterday re the Whareroa North Plan Change and confirming that matters of interest to the Department include the presence of kiwi in the area and also ensuring that the Whareroa Trout hatchery is well protected. *spawning stream*

As I guess you could see from the document, the existing District Plan provisions applying to river crossing / bridge and access road up through the escarpment will remain unchanged by the proposed Plan Change. Various resource consents will be required to give effect to the proposal and these include consents for the bridge crossing (both Regional Council and District Council) and the vegetation removal and earthworks associated with the access road. I expect these will be the consent processes of interest to the Department and I can confirm that the Department will certainly be involved in the lead up to any consents being applied for (I can give you that assurance presuming I am the planner involved – but even if I am not, I certainly would expect both the Regional and District Councils will want to see evidence of engagement with the Department about these matters prior to determining them). Our ecological consultant on this project is Graham Don of Bioresarches Limited (now part of the Babbage Group), and he will be involved on an on-going basis with this project.

Dave, would you mind please providing me with confirmation of the Department's view on this Plan Change so that I can include it in the summary of consultation required to be included in the application documentation ??

If you'd like to meet or discuss further, of course, just let me know.

Regards,

Joanne Lewis

Lewis Consultancy Limited
Planning and Resource Management
P O Box 1563, Taupo 3351
Phone: 07 3782416 / 0274460386

LEWIS CONSULTANCY
PLANNING AND RESOURCE MANAGEMENT

_____ Information from ESET Smart Security, version of detection engine 16252 (20171016) _____

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_____ Information from ESET Smart Security, version of detection engine 16260 (20171018)

Joanne Lewis

From: Joanne Lewis [joanne@lewisconsultancy.co.nz]
Sent: Monday, 20 November 2017 4:10 p.m.
To: 'Leslie Vyfhuis'
Subject: RE: Whareroa North

Thank you, Leslie, for that feedback. Yes, transport matters and other infrastructure elements, will be traversed in much greater detail in the application and it's supporting documents.

Regards,

Joanne

From: Leslie Vyfhuis [mailto:Leslie.Vyfhuis@waikatoregion.govt.nz]
Sent: Monday, 20 November 2017 3:41 p.m.
To: Joanne Lewis
Subject: RE: Whareroa North

Kia ora Joanne

First of all, apologies for not having responded to you in a timely way, but it is a busy time of the year.

With respect to the material you have provided, and specifically the assessment under the Waikato Regional Policy Statement (ROPS) my comments are as follows:

You have correctly identified that Policies 6.1, 6.3 and 6.11 are relevant to the proposed plan change.

Policy 6.1 Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the **built environment**, including transport, occurs in a planned and co-ordinated manner which:

- a) has regard to the principles in section 6A;
- b) recognises and addresses potential cumulative effects of subdivision, use and development;
- c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and
- d) has regard to the existing built environment.

Policy 6.3 Co-ordinating growth and infrastructure

Management of the built environment ensures:

- a) the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:
 - i) optimise the efficient and affordable provision of both the development and the infrastructure;
 - ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
 - iii) protect investment in existing infrastructure; and
 - iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;

- b) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated;

- c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and

- d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and

- e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.

Policy 6.11 Implementing Taupo District 2050

Growth in the Taupo District will be managed in a way that:

- a) recognises that Taupo District 2050 provides for the management of future growth, including by:
 - i) recognising the appropriateness of the urban growth areas as an important resource for providing for new urban land development and as the focus for future urban growth;
 - ii) ensuring patterns of future urban development are consistent with the strategic directions of Taupo District 2050, the identified urban growth areas, and any subsequently adopted structure plans;
 - iii) avoiding urban development in the rural environment outside of the identified urban growth areas to prevent a dispersed pattern of settlement and the resulting inefficiencies in managing resources;
 - iv) avoiding the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of the urban growth areas in providing the supply of land for urban development;
 - v) ensuring that staging of development in the urban growth areas is efficient, consistent with and supported by adequate infrastructure; and
- b) ensures that urban development of an identified urban growth area occurs by way of a Taupo District 2050 structure plan process and associated plan change process.
- c) acknowledges that changes to the Taupo District Plan intended to implement Taupo District 2050 must be considered on their merits under the RMA.

While the information you have provided briefly mentions that there is capacity in the existing public water supply and wastewater systems to accommodate the proposed development, and that there are no constraints regarding stormwater, I note that there is no discussion about the provision of transport infrastructure. It will be important for the proposed plan change documents to include sufficient information to be able to:

- Consider the merits of the proposal on its merits under the RMA, notwithstanding consistency with the district plan and Taupo District 2050
- evaluate whether infrastructure, including transport infrastructure is planned and co-ordinated, as set out in the policies, and allows for a good understanding of potential and cumulative effects.
- demonstrate that the proposal optimises the efficient and affordable provision of both the development and the infrastructure
- maintains or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
- protects investment in existing infrastructure; and
- demonstrate that the development will not occur until appropriate infrastructure necessary to service the development is in place.

Please don't hesitate to contact me again if you have any questions.

Kind regards,

Leslie.

Leslie Vyfhuis | Senior Policy Advisor, Policy Implementation | Science and Strategy
Waikato Regional Council
P: +64 07 8590587
Private Bag 3038, Waikato Mail Centre, Hamilton 3240

From: Joanne Lewis [<mailto:joanne@lewisconsultancy.co.nz>]
Sent: Monday, 20 November 2017 1:56 p.m.
To: Leslie Vyfhuis <Leslie.Vyfhuis@waikatoregion.govt.nz>
Subject: FW: Whareroa North

Nga mihi Leslie,

We are on track for lodging this application next week, so if there was any feedback you have for me I would be grateful to receive it.

Many thanks,

Joanne Lewis

From: Joanne Lewis [<mailto:joanne@lewisconsultancy.co.nz>]
Sent: Monday, 6 November 2017 5:45 p.m.
To: 'Leslie Vyfhuis'
Subject: RE: Whareroa North

Many thanks Leslie,

Joanne

From: Leslie Vyfhuis [<mailto:Leslie.Vyfhuis@waikatoregion.govt.nz>]
Sent: Monday, 6 November 2017 5:29 p.m.
To: 'Joanne Lewis'
Subject: RE: Whareroa North

Hi Joanne

Thank you for your email.

I will review the information you've provided to date, and provide you with any comments by early next week.

I also need to advise that Greg Morton is no longer with WRC, but I will continue to be the most appropriate person to contact for advice and information relating to your proposal.

Kind regards,

Leslie.

Leslie Vyfhuis | Senior Policy Advisor, Policy Implementation | Science and Strategy
Waikato Regional Council
P: +64 07 8590587
Private Bag 3038, Waikato Mail Centre, Hamilton 3240

From: Joanne Lewis [<mailto:joanne@lewisconsultancy.co.nz>]
Sent: Monday, 6 November 2017 5:21 p.m.
To: Leslie Vyfhuis <Leslie.Vyfhuis@waikatoregion.govt.nz>; Greg Morton <Greg.Morton@waikatoregion.govt.nz>
Cc: 'Mike Keys' <mike@keysolutions.co.nz>
Subject: RE: Whareroa North

Hi there Leslie,

Further to our recent communications we are on track for lodgement of the Plan Change application before the end of this month.

I have been working on the documentation of course, and attached is a draft of the parts which deal with the planning and statutory framework. In particular you will see that Section 7.3 and 7.4 cover the Regional Council RMA plans that are relevant. I would be grateful for any feedback you may offer on this, as well as the draft Plan provisions which I sent through in October.

Regards,

Joanne Lewis

• Whareroa Village Community

FILE NOTE RE WHAREROA NORTH PROJECT

WHAREROA COMMUNITY MEETING

SATURDAY 21ST OCTOBER 2017, RECYCLING CENTRE, WHAREROA VILLAGE

Meeting of Whareroa residents (40-45 people present) held at the Recycling Centre, Whareroa Road, Whareroa Village, on Saturday 21st October 2017, commencing at 10.00am.

Consultants for Whareroa North project (planner Joanne Lewis engineer Mike Keys) were provided with an opportunity to speak to the group regarding the Whareroa North project for which a rezoning application was to be made to Taupo District Council prior to Christmas. An information document had been pre-circulated to residents prior to the meeting.

Joanne and Mike provided an overview of the project and referred to the pre-circulated paper and plans. Comments/queries from the group included the following matters:

- Discussion about viability, the need to secure interest to support up-front costs etc;
- Discussion about possibility of leasehold as well as freehold sections;
- Discussion about the rezoning only being the first step – Joanne advised that detailed design work would follow and then various resource consents would be required from Taupo District as well as Waikato Regional Councils;
- Discussion about the ecological sensitivity about the stream and surrounding area;
- Discussion about alternatives looked at for the bridge location, and whether access (or a second access) from the west had been considered. Mike explained the rationale behind the location;
- Discussion about the provision of walking routes on the northern side;
- Discussion about boating facilities. Steve S reported that one boat-ramp per 400 houses was the standard considered appropriate by the Harbourmaster. With Whareroa North development added to the present 202 properties there would be around 360 at most;
- Discussion about the Plan Change process – Joanne indicate it would be up to Taupo District Council, but that if they invited submissions that would likely include the residents group as well as individual property-owners;
- Query about provision for commercial services (diary, coffee??). Joanne advised that survey done several years ago indicated community wasn't in favour of commercial land uses, but if that were to change that could be pursued regardless of whether Whareroa North proceeded or not. General consensus was that a commercial site would likely not be viable;
- Query about pedestrian access down to lakefront on northern side. Joanne advised that in response to concerns from Poukura Marae the Whareroa North concept plan doesn't provide for pedestrian access there (quite apart from the steepness which would in any event make it physically very difficult).
- The current scour caused by stormwater draining from the Whareroa North basin area was discussed and the proposal to create a stormwater management local purpose reserve within the subdivision to better manage stormwater generated from the area.
- The question of timing was discussed. Mike and Joanne explained that this is currently a plan change process, and that the timing of subdivision construction will be driven by market demand.

Joanne and Mike thanked the group for their interest and time, and left the meeting at 10.50am.

Whareroa Station

1

PROPRIETORS OF WHAREROA STATION INC.

C/o Whenua Kete Limited P O Box 6 Otorohanga
ph: (07) 873 8059 email: merilyn@whenuakete.co.nz

30 November 2017

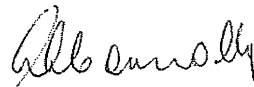
Joanne Lewis,
Lewis Consultancy Ltd
P.O.Box 1563,
TAUPO 3351

RE: Proprietors of Hauhungaroa No. 6 Private Plan Change

This is to confirm:

1. That the owners of Whareroa Station through their Committee of Management, are supportive of the Plan Change application in its entirety.
2. That once the Plan Change is approved, the Proprietors of Whareroa Station Inc. will work with the Proprietors of Hauhungaroa No. 6 Inc. to give effect to the proposal.
3. That the area of approximately 6.4 hectares which will become part of the Whareroa North development does not include any places of historical significance so far as the owners are aware.

Yours faithfully,



MERILYN CONNOLLY
SECRETARY