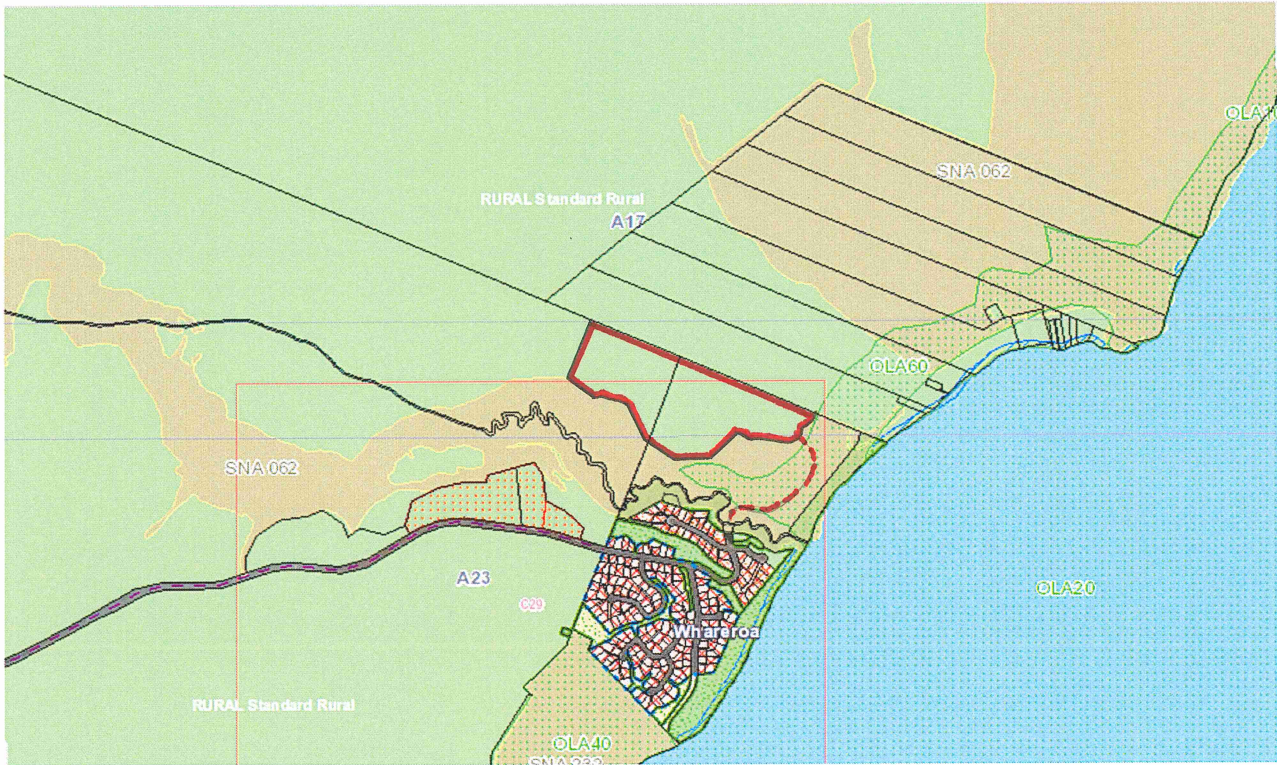


PROPOSED DISTRICT PLAN CHANGE – WHAREROA NORTH

Taupo District Plan provisions proposed to be amended:

- **Amended District Plan Environment Map C29**
- **Amended District Plan Text (Residential Environment Sections 3a and 4a)**
- **New Appendix 8 (Whareroa North Outline Development Plan)**

Proposed District Plan Change – Whareroa North Residential Area Amendments to Taupo District Plan Environment Map C29



 Land Proposed to be rezoned "Residential Environment"

 Access

Proposed District Plan Change – Whareroa North

Amendments to Taupo District Plan Text

Amendments to Section 3a: Objectives and Policies – Residential Environment

Beneath Objective 3a.2.1 and supporting policies:

- Insert new policy “v”:

“v Subdivision and Development at Whareroa North should be generally in accordance with the Whareroa North Outline Development Plan”

and consequential renumbering of the policies that follow

- Insert the following words (underlined below) in the “Explanation” section, page 4, end of third paragraph and fourth paragraphs:

“Specific Requirements Areas and lakeside settlements exist in various locations within the District and include such areas as Rangatira Point, Kinloch, and Motuoapa Hill. These areas have been established to a particular character, often through conditions of resource consent, to establish a desired level of amenity, unique in comparison with the general amenity provisions of the District. This form of planning for communities will continue, with the Plan encouraging the retention of existing areas and the development of new areas with appropriate requirements recognising special features and amenity of a particular locality. In the case of Whareroa North this is through an Outline Development Plan included as part of the District Plan provisions.”

In some cases, such as Kinloch and the southern settlements of Lake Taupo, structure plans have been undertaken, and contain useful and relevant information in respect to what is an appropriate density, scale or form of development for that particular area.”

Insert new “Anticipated Environmental Outcome” 3a.5 vi (page 8):

“vi Development of the Residential Environment at Whareroa North which is generally in accordance with the Whareroa North Outline Development Plan (Appendix 8)”.

Amendments to Section 4a: Rules and Standards – Residential Environment

After Subdivision Rule 4a.3.1, insert new Rule 4a.3.1A:

4a.3.1A Subdivision at Whareroa North which is generally in accordance with the Whareroa North Outline Development Plan at Appendix 8, is a **controlled activity**.

4a.3.1B Subdivision at Whareroa North which is not generally in accordance with the Whareroa North Outline Development Plan at Appendix 8 is a **restricted discretionary activity** with discretion restricted to the matters of non-compliance and the assessment matters in Rule 4a.3.2.

Note: Notwithstanding Rules 4a.3.1A and 4a.3.1B, the activity status of Stage 1 of the Whareroa North Residential Subdivision is also determined by the following District Plan Rules:

- Restricted Discretionary Activity Rule 4b.2.7 (structures in an Outstanding Landscape Area);
- Restricted Discretionary Activity Rule 4b.2.8 (earthworks within an Outstanding Landscape Area);

- Discretionary Activity Rule 4b.3.3 (subdivision of rural land within an Outstanding Landscape Area);
- Restricted Discretionary Activity Rule 4e.6.2 (indigenous vegetation clearance within a Significant Natural Area);
Restricted Discretionary Activity Rule 4e.9.15 (subdivision providing for infrastructure in a high risk flood hazard area).

After Subdivision Rule 4a.3.2, insert additional wording (underlined):

For the purposes of Rules 4a.3.1, 4a.3.1A and 4a.3.2 the matters over which the Council reserves control for the purpose of assessment are:

Amend Subdivision Rule 4a.3.3 (additional wording underlined):

- 4a.3.3 Any subdivision within unserviced areas of the Residential Environment or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services is a **restricted discretionary activity**.

Exception: This Rule does not apply to subdivision at Whareroa North which is generally in accordance with the Whareroa North Outline Development Plan at Appendix 8.

Appendix 8: Whareroa North Outline Development Plan

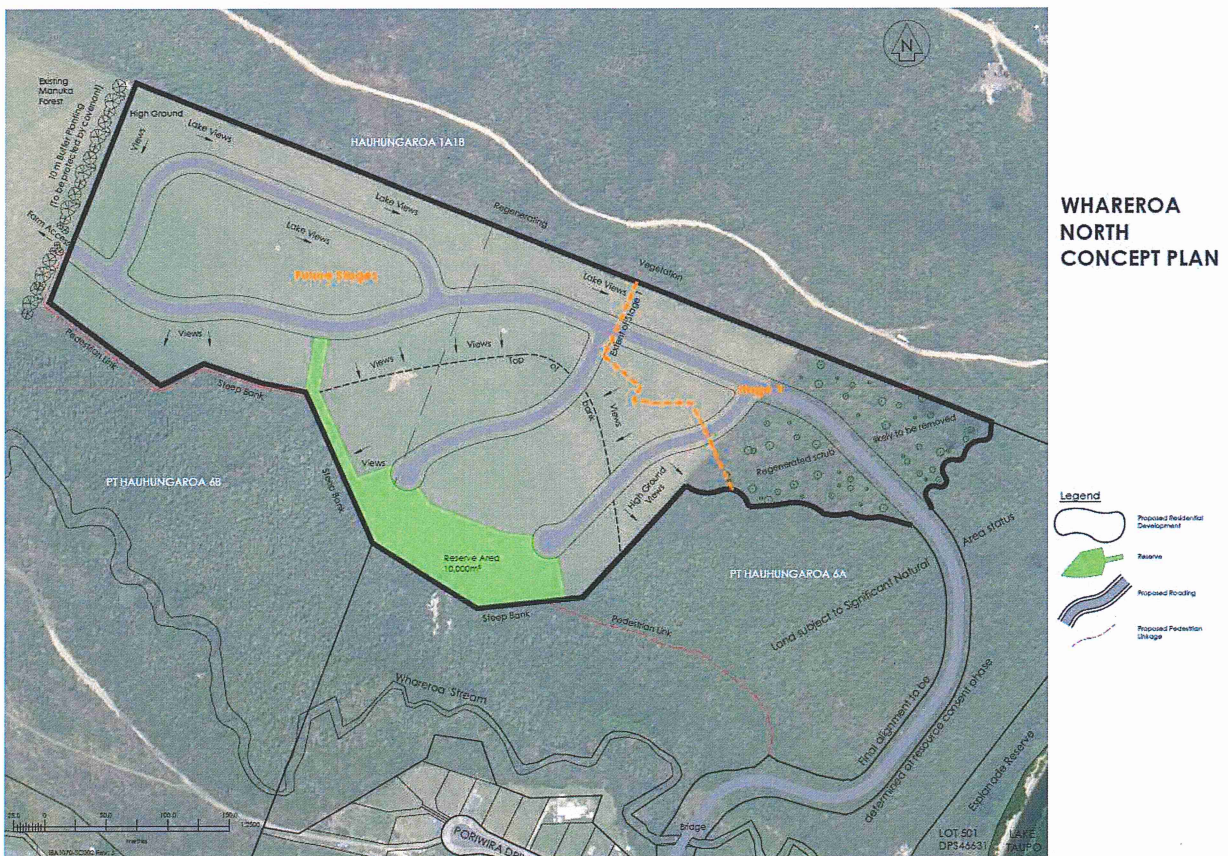
1 Context

This Outline Development Plan provides for the extension of Whareroa North as planned by the maori landowners since the 1970's and provided for in numerous local authority planning documents since that time, including the Southern Settlements Structure Plan and Section 3e of the operative Taupo District Plan.

The site is above the stream and vegetated escarpment immediately north of Whareroa Village and separated from Lake Taupo (to the east) by an Esplanade Reserve. Maori land blocks and Poukura Marae are to the immediate north, and a manuka plantation on Whareroa Station (part of which is included in the subdivision) is on maori land to the west.

2 Subdivision Design

The land zoned "Residential Environment" at Whareroa North is an elevated 14.6505ha parcel of land proposed to be developed in accordance with the "Whareroa North Concept Plan" below.



The key outcomes of the subdivision design are:

- Provide direct connection (pedestrian, roading, visual) with the existing village of Whareroa to the immediate south;
- Low impact stormwater management approach including preventing adverse impact (in terms of stormwater quality and quantity and erosion risk) on the adjoining vegetated escarpment and Whareroa Stream below;
- Positively address existing erosion at low point along escarpment edge;

- Planted buffer (and provision of access) to adjoining rural land;
- Avoid location of residential lots within identified areas of landscape and/or natural value;
- Minimise indigenous vegetation removal, earthworks, and the footprint of any structures (including bridge, retaining structures) and roading within identified areas of ecological and/or landscape value;
- Reflect the exercise of kaitiakitanga and on-going cultural connection by the landowners through approach to stormwater management, land tenure options, proximity to Poukura Marae, and the protection of indigenous values associated with the site and surrounding area;
- A subdivision with:
 - A maximum of 160 residential lots;
 - One (only) dwelling per residential lot, and no further subdivision (both outcomes secured by Consent Notice registered on titles of residential lots);
 - Residential lot sizes between 500 sq m and 1,100 sq m;
 - Controls on the height and/or exterior materials and colours of buildings on residential lots where considered appropriate for visual and landscape amenity purposes (secured by Consent Notice registered on titles of residential lots).

3 Staging

The subdivision will be developed in stages. Stage 1 (shown on the concept plan) consists of bridging the Whareroa Stream, construction of the access road up to the elevated residential land above and will yield approximately 30 residential lots. The Stage 1 western boundary reflects the stormwater management proposal referred to in Section 4 below.

Stage 1 of the subdivision will require a suite of resource consents (both TDC and WRC) and no development will be able to be undertaken until the necessary resource consents are granted. Further, Stage 1 includes land zoned “Residential Environment” (where residential lots are proposed) and “Rural Environment” (where provision of access, bridging of the Whareroa Stream, and associated removal of indigenous vegetation is proposed) - the resource consent process will address all of these elements in an integrated manner.

The balance of the subdivision will be developed in subsequent stages, the number and location of which is not constrained (as Stage 1 is) but will be determined by detailed design and demand.

4 Engineering and Servicing

Water, Wastewater, Power, Telecommunications

Each residential lot will be served with connections to community water and wastewater systems, as well as electricity and telecommunication providers.

With respect to water supply and wastewater services, the infrastructure within the existing settlement has been designed and installed over the decades to cater for this development on the northern side of the Whareroa Stream, connections have been sized appropriately and located at the stream crossing point so that the reticulation can be extended easily across the proposed bridge and up the new access road to the development.

Electricity and telecommunication service providers have indicated that their respective systems have capacity to cater for Whareroa North.

Access

Stage 1 of the development includes bridging the Whareroa Stream (a single span, structure with abutments clear of the waterway) and an access road to the elevated development area. As noted on the Concept Plan, the final alignment of the access road is subject to detailed design and the resource consenting process referred to above. It is intended to minimise the “footprint” of the access road where it traverses the steeper part of the site. This recognises not only the limitations imposed by the topography, but also the sensitive nature of the vegetation in this area. Separate pedestrian links and cycling links will be provided so as to minimise any “inter-modal” conflict over this section of the access road.

Internal roading for Stage 1 and future stages will also be designed to minimise the impact from earthworks and from stormwater runoff.

Stormwater

A preliminary conceptual design has been prepared to confirm that not only can stormwater generated from the development be managed in accordance with best industry practice, but also that erosion occurring currently at the low point of the existing pasture can be halted. Innovative solutions are proposed to minimise the quantity of stormwater generated from the development and to address the treatment and disposal of stormwater in a sustainable way. Stormwater management for the development will be implemented in accordance with the report titled “*The Proprietors of Hauhungaroa No. 6 Trust, Whareroa North Preliminary Stormwater Assessment*” (Cheal Consultants ref IBA 1070 Rev.4 dated 26 September 2019). The conceptual design included as Appendix 1 in that report (and showing stormwater management elements) is below.

