

Taupō District Council

Notes of Council Workshop

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| Group | Council |
| Date | Tuesday 18 June 2024, 11.30am-12.41pm |
| Venue | Council Chamber |
| Topic | Future Development Strategy and Residential Plan Change |
| Facilitated by | Senior Policy Advisor (T Wood), Senior Policy Advisor (H Samuel), Senior Policy Advisor (P Caruana), Policy Advisor (C Pilkington) |
| Elected Members present | Cr John Williamson (in the Chair), Cr Duncan Campbell, Cr Karam Fletcher (until 12.02pm) (via MS Teams), Cr Sandra Greenslade, Cr Anna Park, Cr Christine Rankin (via MS Teams), Cr Rachel Shepherd, Cr Yvonne Westerman (until 12.30pm) |
| Officers present | Chief Executive (J Gardyne), General Manager Strategy and Environment (W Zander), Legal and Governance Manager (N McAdie), Executive Manager to the Mayor (J Later), Resource Consents Manager (H Williams), Acting Manager Property and Housing Investment (C Haskell), Policy Manager (N Carroll), Team Leader Resource Management and Reserve Planning (E O'Callaghan), Senior Policy Advisor (T Wood), Senior Policy Advisor (H Samuel), Senior Policy Advisor (P Caruana), Policy Advisor (C Pilkington), Senior Policy Advisor (K Goode), Policy Advisor (H Wood), Policy Advisor (L Ahn), Executive Assistant Operations, Strategy and Environment (M Niva), Governance Quality Manager (S James) |
| Public / media present | Ms Julie McLeod, Towncentre Taupō Mr Rick Keehan, Amplify |
| Documents either pre-circulated or tabled | PowerPoint presentation (A3572808) |
| Public or closed¹ | Public |

¹ Workshops are public (and are always advertised whether public or closed), unless there is a good reason(s) for information to be withheld and there is no overriding public interest in holding the workshop in public. Withholding grounds set out in the Local Government Official Information and Meetings Act 1987 (LGOIMA) are a guide. If closed, cite relevant LGOIMA section.

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Notes²

The purpose of the workshop was to provide elected members information about future development strategy and residential plan changes.

Future Development Strategy

Growth was managed for many reasons including:

- It was a requirement under the National Policy Statement.
- If growth was constrained, there would be negative impacts.
- Better planning and more efficient and affordable infrastructure provision.

It was explained that a future development strategy:

- Was an update of the TD2050 Growth Strategy.
- Sets out what can occur and what Taupō District Council needs to do over the next 35 years.
- Was a requirement under the Waikato Regional Policy Statement.
- Is used to guide future planning.

The future development strategy was drafted by using the TD2050 as a starting point, pre-engagement had been completed with discussions occurring with iwi, consultants, and government organisations. A growth model was then developed, then a housing and business assessment. Feedback from each of these developed the future development outcomes and potential growth option.

A statement of iwi and hapū aspirations was required to be included. Council was currently engaging with iwi and hapū to develop this statement with different statements being produced for different groups.

It was projected that in 2060 there would be an extra 41,000 people living in the district and 23,800 homes. It was explained that the district could not keep expanding forever and there needed to be a balance of using existing land efficiently and expanding into new urban areas. It was unlikely that new zone residential areas were needed but more intensification would be required, estimated to be at least 15%.

In answer to questions, the following was clarified:

- Ministry of Education provides the schools in the district, staff have held discussions with Ministry of Education representatives explaining the expected growth for the next 30 years.
- The East Urban Lands development project was an opportunity to help with the district growth.
- Council needed to develop a property disposal and/or land policy.
- The district did have an aging population.
- Death rates were monitored, and this was included in the population/household projections models.
- The models looked at the district overall but also specific areas including Tūrangi and Kinloch and projections for specific areas were possible.
- It is possible to have mixed use environments/zones as the district plan was an effects-based plan, so it was focused on the effects of what someone was doing and the impact this has on others.

² Workshops are not decision-making forums, therefore this document contains notes of key points discussed only, not decisions.

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Residential Plan Changes

The following points were explained:

- There were two processes occurring, the first being a rolling review of the district plan and secondly a reformatting of the Plan in accordance with the National Planning Standards, this has a mandatory direction which Council must follow and make the changes without submissions or hearings.
- Plan changes 44-48 (residential, open spaces and neighbourhood centres) were being bundled together.
- Māori Purpose plan changes would be led by iwi/hapū with ongoing consultation happening and this would ideally tie together with residential plan change.
- Designations plan changes had a narrower scope and were independent. Designations were like a long-term consent for major infrastructure and providers. These were renewed every ten years and now due for review.
- There were five residential zones to choose from and three of these fit the Taupō district context which were medium, low, and general.
- Currently high-density residential zone in Taupō context but not a national context and this would become medium density.
- Location standards would look different within the zones.
- Comprehensive housing development of three or more dwellings designed/consented as a package.
- Performance standards might be implemented with greater density if urban design considerations were included.
- Kinloch and Nukuhau residential areas were core development areas while retaining much of what was there currently.
- Kinloch would fit in with new standards but have an overlay pointing back to the structure plan.
- Non-residential activities such as home businesses, health centres and community centres would continue to be provided for where they do not compromise on the quality of the residential environment.
- Papakainga enabled as permitted in residential zone.
- Sustainability initiatives would be encouraged such as rainwater harvesting, renewable energy, site coverage excluding water tanks, more permissive height controls for turbines and many more.

In answer to questions, the following was clarified:

- 'Granny flats' still need to meet coverage and set back requirements.
- The Kinloch structure plan would become a development plan, same as Nukuhau plan.
- Council could look at high density residential however it would be similar to Auckland type density and was unsure if that would be appropriate for Taupō. Introducing apartment buildings, multi-storeys may be difficult and create issues as such a big change too.
- 15% intensification would occur in medium density residential zone with 55% site coverage.

The workshop closed at 12.41pm.