

Hilary Samuel
Senior Policy Advisor
Taupō District Council
30 Tongariro Street,
Taupō 3330

RE: PC 39 – Residential Building Coverage.

Dear Hilary

Alana Delich has reviewed the Section 42a Report (Rowan Sapsford, 3 July 2023) on behalf of the Taupo Climate Action Group.

The Taupo Climate Action Group is primarily concerned with the potential effects of flooding due to the increasingly heavy rainfall events that have been brought about due to global heating, and how increased residential building coverage may exacerbate stormwater runoff in these events.

The Section 42a report reassures that PC39 does not seek to change the current Maximum Total Coverage standards (performance standard 4a.1.3), and the stormwater performance standard will remain unchanged (4a.1.23. i - All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10 year return period of 1 hour duration (45mm)).

Given that these key standards remain, we are comfortable that the proposed increase in the residential coverage from 30% to 35% will not lead to increased adverse flooding events.

Although it is not part of Plan Change 39, we do note that the Maximum Total Coverage, and stormwater performance standard 10 year 1 hour rainfall return figure will need to be reviewed in light of the increasingly heavy rainfall events that have been brought on by global heating.

We therefore support the increase residential building coverage, as it will help reduce housing costs by requiring fewer resource consent applications and may enable more efficient use of existing infrastructure in currently developed areas, with reduced commuting distances rather than greenfield developments.

Nga mihi

Alana Delich

On Behalf of Taupō Climate Action Group.