

PC 48 - Designations (2026)



Submitter Details

Submission Date: 14/03/2026
First name: David and Kate **Last name:** Nixon
Preferred method of contact Email
Postal address: 72 Blue Ridge Drive, RD 5, Taupo, New Zealand, 3385
Email: nixonmacs@gmail.com
Daytime Phone: 0274999869

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

1. Provision: TDC - Taupō District Council > TDC17

I seek an amendment to the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

1. A height limit of no more than 6m for the new tank.

Planz CONSULTANTS. TDC Blue Ridge Drive. Designation Notice. Feb 2025. Attachment A.

The height, shape, and bulk of the public work, project, or work: The site incorporates one water reservoir of 45m³ respectively. The existing tank(s) height is circa 4m, and the new reservoir will likely be between 6m to 8m in height.

2. That the exterior colour of the new tank is sensitive to and in keeping with the environment.

3. Screen planting on boundary of WTP to mitigate the visual impact of the new tank from our property.

Planz CONSULTANTS. TDC Blue Ridge Drive. Designation Notice. Feb 2025. Attachment A.

The landscaping proposed: No additional landscaping is required as the Notice site is extensively screened by mature landscaping. The site contour, topography and existing landscaping and separation obscure the proposed Notice from public view. There are limited private views from dwelling at 72 Blue Ridge Drive.

The "limited private views" are in fact direct views of the WTP from 3 bedrooms and an internal courtyard at a distance of 15m. The existing view is of a rustic wooden water tank considered appropriate for the semi rural

outlook. We feel that a very large concrete or stainless-steel water tank as proposed will impact greatly on our amenity value and therefore urge you to consider our 3 requests for amendment

The reason for my submission is::

As the owners of the property, 72 Blue Ridge Drive, being named as the nearest residential dwelling located 15m to the west of the WTP, we are the only property in the Low-Density Residential Environment being impacted by the change in Designation.

We propose three amendments as we believe, that as it stands, the new Designation reflects a change in Amenity value for our property according to below from: *Planz CONSULTANTS. Notice of Requirement. Taupo District Council, Blue Ridge WTP Designation Notice. February 2025.*

The site is subject to the Amenity Landscape Area Overlay ALA No.22 'Māpara-Punatekahi Hill' (ALA No. 22) These provisions seek to ensure that new subdivision, use and development is located and designed in a way that maintains the Landscape Attributes of the Amenity Landscape Area2 Specific characteristics associated with the ALA No. 22 are: Highly valued as a backdrop to Taupō township, and highly prominent when viewed from Tukairangi Road. Includes a mixture of low-density residential characteristics and rural open space qualities on the eastern side above Acacia Bay. Predominantly rural on the western side. Vegetation cover predominantly grazed pasture and plantation forestry on the Tūkairangi Rd side, and grazed pasture, shelterbelt planting and regenerating bush on the Taupō side. The site is located to the west of the Acacia Bay settlement. The nearest residential dwelling within the Low-Density Residential Environment is located some 15m to the west.









PC 48 - Designations (2026)

Submitter Details

Submission Date: 17/03/2026

First name: Daniel

Last name: Hamilton

Organisation: Transpower New Zealand Limited

Preferred method of contact Email

Postal address: PO Box 21154, Edgware, Christchurch 8143, New Zealand

Email:

Environment.policy@transpower.co.nz

Daytime Phone: +6435906926

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

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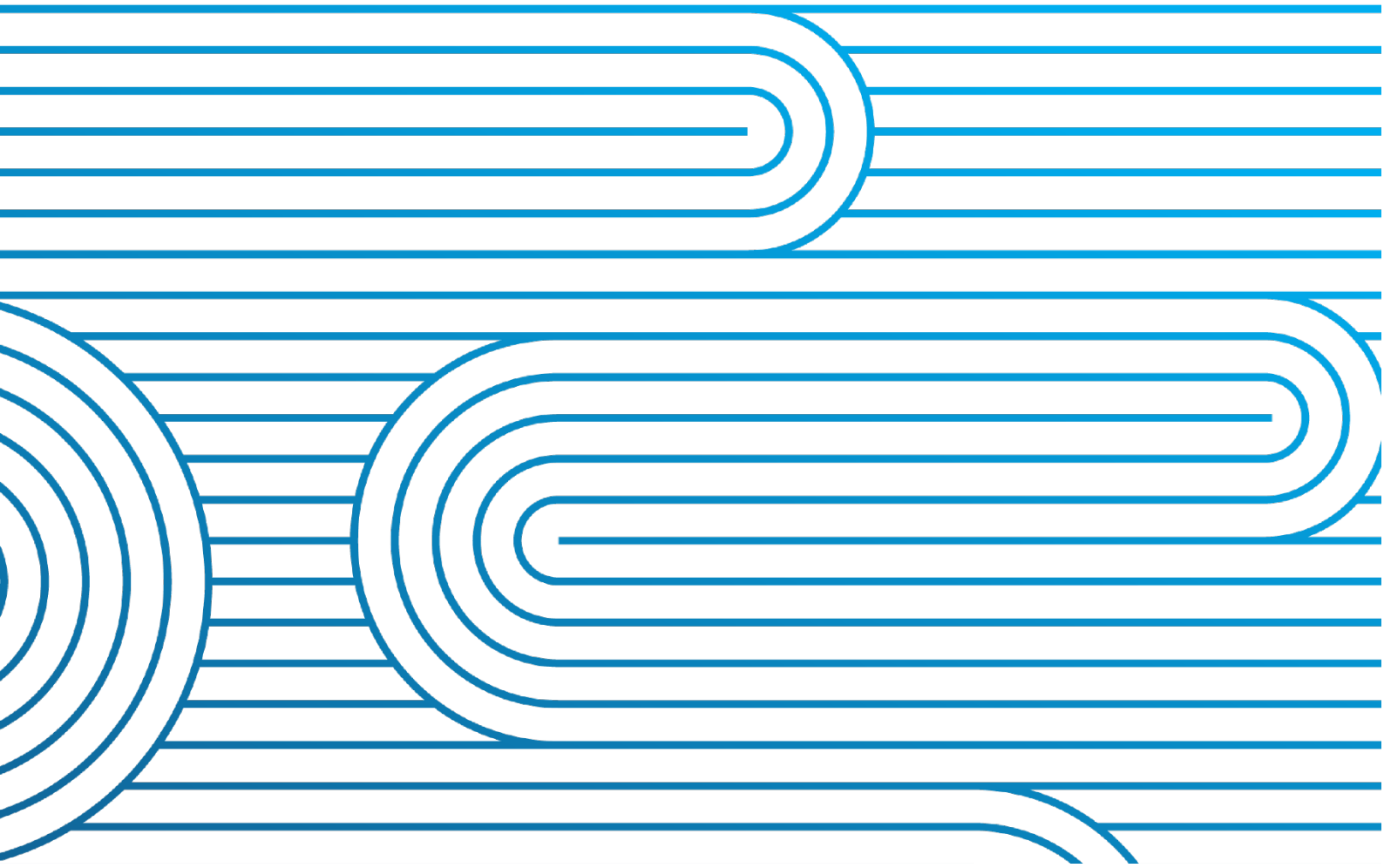
Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Submission by Transpower New Zealand Limited on Proposed Plan Change 48 Designations to the Taupō District Plan

17 March 2026



Form 5

Submission by Transpower New Zealand Limited on Proposed Plan Change 48 Designations to the Taupō District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Plan Change 48 Designations to the Taupō District Plan

By email: info@taupo.govt.nz

Taupō District Council

Name of submitter: Transpower New Zealand Limited (“Transpower”)

This is a submission on Proposed Plan Change 48 Designations to the Taupō District Plan

Transpower could not gain an advantage in trade competition through this submission.

The specific provisions of the Proposed Plan Change that my submission relates to are:

Refer attached.

Transpower’s submission is:

Refer attached. Transpower’s specific submission points are included in **Appendix A**.

Transpower seeks the following decision from the local authority:

Retain or amend the provisions of Proposed Plan Change 48 to give effect to the relief sought in this submission as set out in Appendix A including such further alternative or consequential relief as may be necessary to fully achieve the relief sought in this submission.

Transpower wishes to be heard in support of its submission.

Due to the specific interests of Transpower, and particularly the national significance of the National Grid and nature of the National Grid assets, Transpower will not consider presenting a joint case.



**Signature of person authorised to sign
on behalf of Transpower New Zealand Limited**

Date: 17 March 2026

Electronic address for service: environment.policy@transpower.co.nz

Telephone: +64 3 590 6926

Postal address: PO Box 21154, Edgware, Christchurch 8143

Contact person: Daniel Hamilton

Submission by Transpower New Zealand Limited on Proposed Plan Change 48 Designations to the Taupō District Plan

The following provides specific submission points from Transpower New Zealand Limited (“**Transpower**”) on Proposed Plan Change 48.

Transpower is a State-Owned Enterprise that plans, builds, maintains and operates New Zealand’s National Grid, the high voltage transmission network for the country. The National Grid links generators directly to distribution companies and major industrial users, feeding electricity to the local networks that distribute electricity to homes and businesses.

The National Grid comprises towers, poles, lines, cables, substations, a telecommunications network and other ancillary equipment stretching and connecting the length and breadth of the country from Kaikohe in the North Island down to Tiwai in the South Island, with two national control centres (in Hamilton and Wellington) and two national operations centres (in Auckland and Christchurch).

Transpower is a Requiring Authority and has designations for its substation assets (and a small portion of transmission lines) throughout New Zealand.

On 29 January 2025 Transpower responded to Taupō District Council’s request (for rollover notices) and provided its rollover notice for its existing designations within the Taupō District. Confined modifications were sought to the designations to update the purpose, site identifiers and conditions. Consequential mapping changes are required to give effect to the details within the rollover notice.

Subsequent to the rollover notice, in correspondence to Council dated 18 February 2026 (formalising information provided by email in October 2025) Transpower provided an update to the site identifier and mapping of the Aratiatia Electricity Outdoor Switch Yard, to reflect the correct designation (substation) boundary.

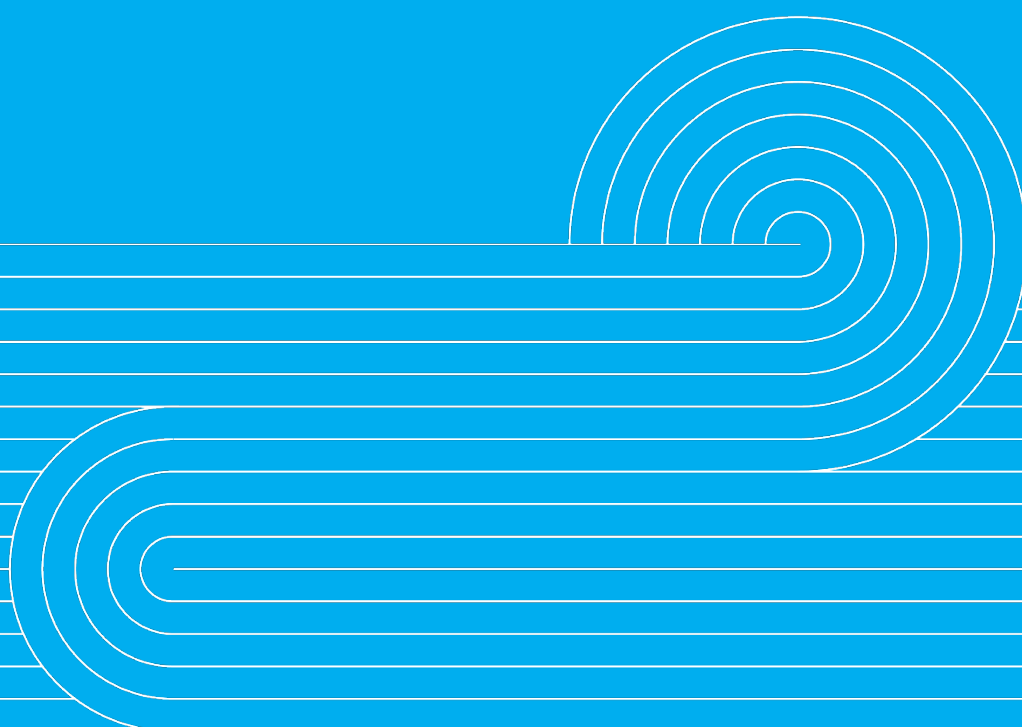
Transpower largely supports the rollovers as notified in Proposed Plan Change 48 but for the avoidance of doubt seeks confined amendments to reflect those in the rollover notice.

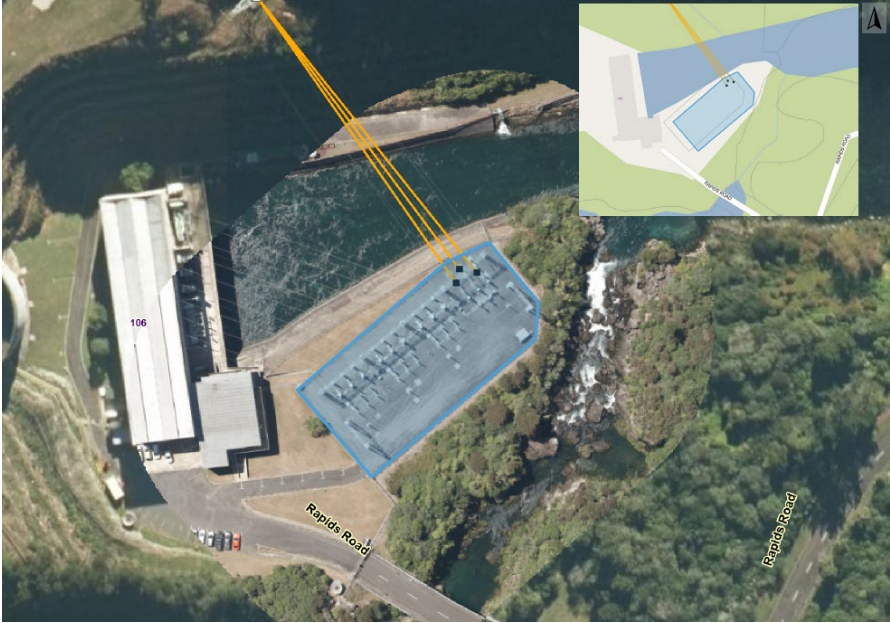
Specific Submission Points

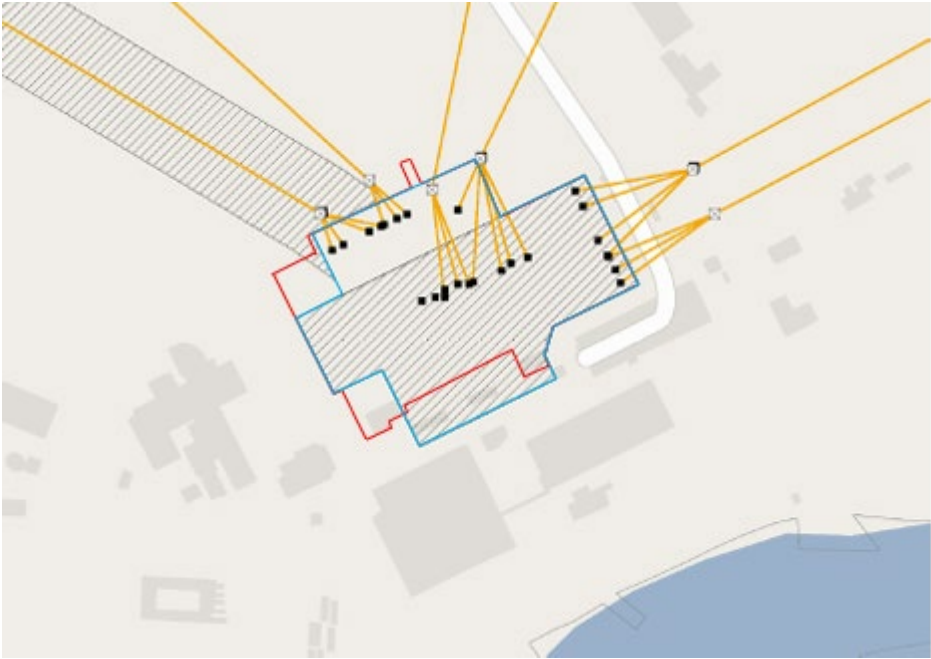
Specific submission points are included in the below table as Appendix A, and for the avoidance of doubt, include any consequential relief to the specific relief sought, and to give effect to the commentary above.

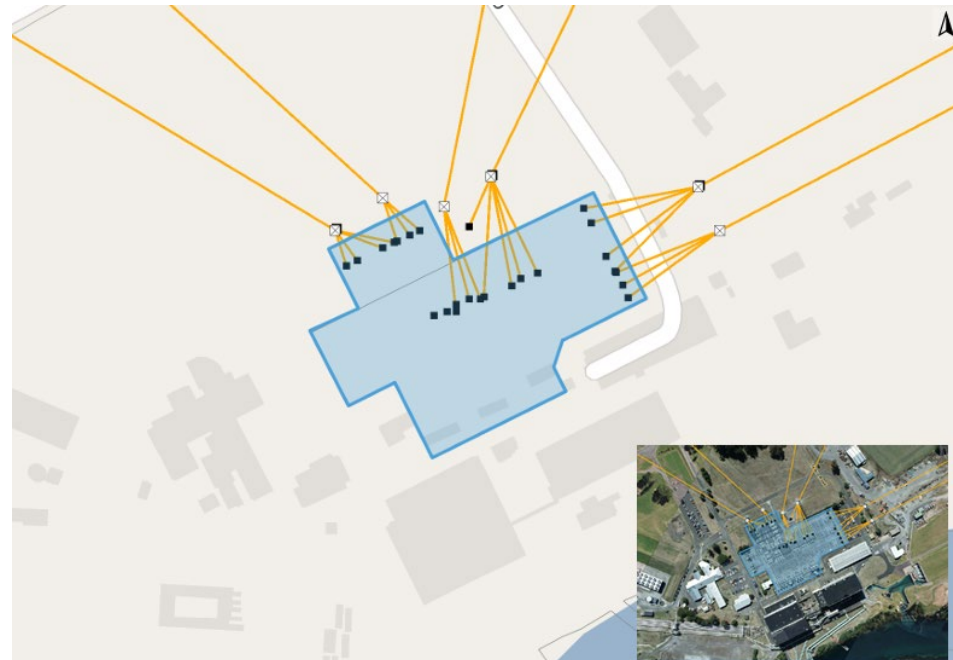
Appendix A:

Specific Submission Points



Designation Reference – Transpower	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
TRP01 Aratiatia Electricity Outdoor Switch Yard	Support with amendment	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, site identifier and mapping of TRP01. Subsequent to the rollover notice, in correspondence to Council dated 18 February 2026 Transpower provided an update to the mapping of the Aratiatia Electricity Outdoor Switch Yard, to reflect the correct designation (substation) boundary. A consequential change is also required to the legal description to reflect the site boundary. Transpower seeks these changes be made.	Rollover with modification to the legal description, mapping and condition of TPR01, as outlined in Transpower’s rollover notice dated 29 January 2025 and updated in its letter of 18 February 2026. Amendments requested to that notified in the Council Plan Change 48 notified document include: - Amended legal description is as follows: <u>Part of: Section 1 Survey Office Plan 59582 Block XI, and Lot 2 Deposited Plan South Auckland 83982</u> - Amended district plan mapping as follows: 
TRP02 Atiamuri Electricity Outdoor Switch Yard	Support with amendment	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, legal description, mapping and conditions of TRP02. While the requested changes to the designation details (designation name, purpose, site identifier, and prior designation reference) are correctly shown in the Council Plan Change 48 notified document, Transpower seeks the following amendments to reflect that outlined in the rollover notice: - Updating of the district plan mapping to reflect that in the notice and amended site identifier details, and - Deletion of the condition ‘notes’ as these advice notes relate to the designation process and incorporation of the designation into the district plan, and have been given effect to. The changes to the conditions do not modify the application of the designation in any way.	Rollover with modification to the legal description, mapping and condition of TPR02, as outlined in Transpower’s rollover notice dated 29 January 2025. This includes amendment to the district plan mapping (as shown below) and deletion of the Advice notes. 

Designation Reference – Transpower	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
			The black hatched lines show the correct designation, and the red outline shows the operative Taupo District Plan designation.
TRP03 Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the site identifier and purpose of TRP03.	Rollover with modification to the site identifier and purpose of TRP03, as outlined in Transpower’s rollover notice dated 29 January 2025 and provided in the Council Plan Change 48 notified document.
TRP04 Ohakuri Electricity Outdoor Switchyard	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with (minor) modification to the purpose of TRP04.	Rollover with modification to the purpose of TRP04, as outlined in Transpower’s rollover notice dated 29 January 2025 and provided in the Council Plan Change 48 notified document.
TRP05 Rangipo Electricity Outdoor Switchyard	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the site identifier and purpose of TRP05.	Rollover with modification to the site identifier and purpose of TRP05, as outlined in Transpower’s rollover notice dated 29 January 2025 and provided in the Council Plan Change 48 notified document.
TRP06 Tokaanu Electricity Outdoor Switchyard	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with (minor) modification to the purpose of the Tokaanu Electricity Outdoor Switchyard (identified as TRP06 in the Council Plan Change 48 notified document).	Rollover with (minor) modification to the purpose of the Tokaanu Electricity Outdoor Switchyard (identified as TRP06 in the Council Plan Change 48 notified document), as outlined in Transpower’s rollover notice dated 29 January 2025 and provided in the Council Plan Change 48 notified document.
TRP07 Wairakei Electricity Outdoor Switchyard	Support with amendment	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, site identifier, and mapping of the Wairakei Electricity Outdoor Switchyard (identified as TRP07 in the Council Plan Change 48 notified document). While the requested changes to the designation details (designation name, purpose, site identifier, and prior designation reference) are correctly shown in the Council Plan Change 48 notified document, Transpower seeks the following amendment to reflect that outlined in the rollover notice: - Updating of the district plan mapping to reflect that in the notice and amended site identifier details.	Rollover with modification to the purpose, site identifier, and mapping of the Wairakei Electricity Outdoor Switchyard (identified as TRP07 in the Council Plan Change 48 notified document) as outlined in Transpower’s rollover notice dated 29 January 2025. The mapping of the designation in the operative District Plan requires updating to include one small area of land and remove two larger areas of land to reflect the correct designation (refer blue outline in the image below). Legal description ‘Lot 1 DP 73757’ requires removal as it does not relate to the designation. The original Wairakei Substation designation is shown in black hatching in the image below. In 2012 the designation was updated (refer red outline) to extend northwest to provide for the installation of equipment for a new termination bay and re terminate two existing circuits. The updated outline is shown in blue. 

Designation Reference – Transpower	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
			The updated designation is shown in blue on the image below (as outlined in Transpower’s rollover notice dated 29 January 2025). 
TRP08 Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, site identifier (and mapping) and conditions of the Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections (identified as TRP08 in the Council Plan Change 48 notified document). Designation TPR08 Whakamaru North and Whakamaru South Substation, Switchyard, and Line Connections and Designation TPR09 Whakamaru to Brownhill Overhead Transmission Line have a shared set of conditions. The condition changes to TPR09 therefore apply equally to TPR08.	Rollover with modification to the purpose, site identifier (and mapping) and conditions of the WRK-WKM C Line (identified as TRP10 in the Council Plan Change 48 notified document). It is noted that sought changes to the conditions are provided in TPR09.
TRP09 Whakamaru to Brownhill Electricity Transmission Line	Support with amendment	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, site identifier and conditions of the Whakamaru to Brownhill Electricity Transmission Line (identified as TRP09 in the Council Plan Change 48 notified document). While the requested changes to the designation details are largely correctly shown in the Council Plan Change 48 notified document, Transpower seeks the following amendments to reflect that outlined in the rollover notice: - The legal description ‘Lake Maraetai’ requires removal as it does not accurately detail the location of the designation. - Deletion of conditions 6, 7, 8 and 17 – 35. These conditions requiring deletion as they relate to the confirmation of the designation and construction of the original National Grid asset and are no longer relevant. Transpower also requests minor amendments to conditions 9, 40 – 42 and 44 to reflect updated condition numbers and a change to condition 9 to reflect updated versions of the guidelines.	Rollover with modification to the purpose, site identifier and conditions of the Whakamaru to Brownhill Electricity Transmission Line (identified as TRP09 in the Council Plan Change 48 notified document). This includes updating to the conditions, and deletion of reference to ‘Lake Maraetai’ within the site identifier, as outlined in Transpower’s rollover notice dated 29 January 2025.
TRP010 Wairakei to Whakamaru C Line (WRK-WKM C	Support with amendment	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the purpose, site identifier (and mapping) and conditions of the WRK-WKM C Line (identified as TRP10 in the Council Plan Change 48 notified document).	Rollover with modification to the purpose, site identifier (and mapping) and conditions of the WRK-WKM C Line (identified as TRP10 in the Council Plan Change 48 notified document).

Designation Reference – Transpower	Support/ Oppose/ Amendment	Reasons for Submission	Relief Sought
Line) Electricity Transmission Line		While the requested changes to the designation details are largely correctly shown in the Council Plan Change 48 notified document, Transpower seeks the following amendments to reflect that outlined in the rollover notice: - Amendment to the site identifier to remove reference to ‘Pt Sec 19 Blk XV Whakamaru SD’, to reflect that in the notice and amended site identifier details, and - Deletion of conditions 10 – 17 (as they are original construction conditions), and amendment to conditions 5 (to include reference to updated EMF guidelines), condition 20 (cross referencing update with the condition renumbered as condition 12 to reflect the deleted conditions) and 35 (cross referencing update with the condition renumbered as condition 27 to reflect the deleted conditions). The changes to the conditions do not modify the application of the designation in any way.	This includes updating to the conditions, and deletion of reference to ‘Pt Sec 19 Blk XV Whakamaru SD’ within the site identifier, as outlined in Transpower’s rollover notice dated 29 January 2025.
TRP011 Tauhara Electricity Substation	Support	As outlined in Transpower’s rollover notice dated 29 January 2025, Transpower supports the rollover with modification to the site identifier and purpose of the Tauhara Electricity Substation (identified as TRP011 in the Council Plan Change 48 notified document). The rollover notice also includes the conditions of the designation.	Rollover with modification to the site identifier and purpose of Tauhara Electricity Substation (identified as TRP11 in the Council Plan Change 48 notified document), as outlined in Transpower’s rollover notice dated 29 January 2025. The site identifier within the council mapping of the designation in the operative District Plan requires updating to include one small area of land and remove two larger areas of land to reflect the correct designation (refer blue outline in the image below). The legal description reference to ‘Lot 1 DP 73757’ requires removal as it does not relate to the designation.



PC 48 - Designations (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Jennifer

Last name: Bishop (Faulknor Family)

Preferred method of contact Email

Postal address: 39 Hardinge Road, Ahuriri, Napier, New Zealand, 4110

Email: jeneil.bishop@gmail.com

Daytime Phone:

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

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Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Consultation Document Submissions

1. Provision: TDC - Taupō District Council > TDC05

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

See attached.

The reason for my submission is::

See attached.

OUR REF 260190L1



19 March 2026

Taupō District Council
Private Bag 2005
Taupō Mail Centre
TAUPŌ 3330

ATTENTION: TAUPŌ DISTRICT PLAN REVIEW TEAMEmail: DistrictPlan@taupo.govt.nz**TAUPŌ DISTRICT PLAN REVIEW – PLAN CHANGE 48 – DESIGNATIONS**

This submission has been prepared on behalf of the Faulknor Family. This submission opposes the proposed rollover of Designation Ref D93 in the Operative Taupō District Plan, (referenced Designation Unique Identifier TDC05) notified in Taupō District Proposed Plan Change 48. The purpose of this designation is for Recreation Reserve, and the Requiring Authority is Taupō District Council. This designation covers a number of privately owned properties along Lake Terrace fronting the lake, and we understand this was imposed in the late 70s to enable the progressive purchase of properties along the lake front. There have been negotiations with some landowners, with the adjoining Recreation Reserve to the south was gazetted as such in the 1990s. This designation as a whole has been given effect to.

The Faulknor Family own the two properties located at 5/203 and 6/203 Lake Terrace, Taupō (being SA1210/143 - Lot 7 DP 25372 and SA805/217 - Lot 8 DP 25372), each just over 100m² more or less. These are two small rectangular shaped sections containing a dwelling, a fully serviced sleep out and attached storage shed. The existing dwelling is less than 1.5m from both side boundaries and approximately 1 to 2m from the lake front boundary (approximately 7m from the lakeshore). The site is located within the Medium Density Residential Zone (MRZ), with the front portion within the Foreshore Protection Area in the Taupō District Plan. The property is adjoined by Council Reserve (south), a similar sized dwelling (north), lakefront (west) and recreation reserve (east).

**Image 1: Site Location**

The Faulknor Family are concerned that the designation appears to have been rolled over without any supporting explanation or updated assessment of its continued necessity or appropriateness of its current extent. The Tapuaeharuru Bay Lakeshore Reserves Management Plan makes specific reference to the Hot Water Beach Reserve.

"Council intends to progressively purchase the remaining properties covered by the designation. This land will help to alleviate the pressure in an area which is particularly narrow and vulnerable to erosion, and where there is little public reserve (the Waipahihi C75 Maori Reserve legally only provides the public with a right to pass). The Hot Water Beach area is unique and additional space will be required to protect and expand public access and recreational opportunities to cater for population growth in the long term."

No discussions on full acquisition or otherwise have been undertaken with the family in the last 30 years. The Faulknor Family would like to emphasise that their family intend to retain the property as a family holiday bach, as they have done for many years. The family is concerned that there has been no engagement or discussion with them regarding the designation over the years, nor any consultation prior to the notification of proposed Plan Change 48 nor the intention to roll the designation over on private property, or as part of the Reserve Management reviews. Particularly given that the designation directly affects their property, and their ability to use and develop it.

A review of the Long-Term Plan also indicates that no specific capital expenditure has been allocated for the acquisition of this land in central Taupō, or for further development of this reserve should additional land be acquired. In the absence of financial provision and further justification from Council, it does not appear appropriate to retain the designation in its current form.

Case law relating to s185 of the Resource Management Act 1991 confirms that designations place restrictions on landowners and reserve rights for the requiring authority, but these are intended to apply where the requiring authority is both prepared and able to deliver the project. Case law has also established that the requiring authority should be able to demonstrate that it has considered and is capable of meeting the financial obligations associated with both the acquisition of the land **and** the construction of the proposed works. The information provided in the notification of Plan Change 48 does not provide any evidence of the works intended to be undertaken on this property nor does the Reserve Management Plan. There is also no evidence provided in the Plan Change 48 documentation nor in the 2024 Long Term Plan that Council Reserves is capable of meeting the financial obligations associated with both the acquisition of the land **and** the construction of any proposed works. Therefore, the Faulknor Family requests this Designation is considered for removal by Taupō District Council as the Requiring Authority.

It is emphasised that this specific designation by Taupō District Council is unusual in that it is a designation over private land. Most other Taupō District Council designations are over Council land for the delivery of infrastructure and Council projects. The full implication of this designation is a significant constraining factor to private property rights which must be clearly understood and justified. Retaining the designation over the site in its current form, means no works can occur on the property without the approval of Council's Reserve Team as the requiring authority, pursuant to section 176 of the Resource Management Act 1991.

Solution Sought:

This submission opposes the rollover of Designation TDC05 on 5/203 and 6/203 Lake Terrace.

This submission seeks the following:

The rollover of this Designation to exclude this property at 5/203 and 6/203 Lake Terrace and consideration of this required extent by Council as the requiring authority.

The Faulknor Family wishes to be heard in support of this submission.

Yours sincerely



CHRISTINA BUNNY
SENIOR PLANNER

Email: christinab@cheal.co.nz

PC 48 - Designations (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Mary

Last name: Wilson (Whelch Family Trust)

Preferred method of contact Email

Postal address: Unit 10, 203 Lake Terrace, Waipahihi, Taupō, New Zealand, 3330

Email: christinab@cheal.co.nz

Daytime Phone: 0224329204

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Yes

Additional requirements for hearing:

Consultation Document Submissions

1. Provision: TDC - Taupō District Council > TDC05

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Please see attached.

The reason for my submission is::

Please see attached

OUR REF 19519L5



19 March 2026

Taupō District Council
Private Bag 2005
Taupo Mail Centre
TAUPO 3352

ATTENTION: TAUPO DISTRICT PLAN REVIEW TEAMEmail: DistrictPlan@taupo.govt.nz**TAUPO DISTRICT PLAN REVIEW – PLAN CHANGE 48 – DESIGNATIONS**

This submission has been prepared on behalf of the Whelch Family Trust. This submission opposes the proposed rollover of Designation Ref D93 in the Operative Taupō District Plan, (referenced Designation Unique Identifier TDC05) notified in Taupō District Proposed Plan Change 48. The purpose of this designation is for Recreation Reserve, and the Requiring Authority is Taupō District Council. This designation covers a number of properties along Lake Terrace fronting the lake, and we understand this was imposed in the late 70s to enable the progressive purchase of properties along the lake front. This designation as a whole has been given effect to.

The Whelch Family Trust owns the property located at 10/203 Lake Terrace with the legal description being Lot 12 DP 25372 and comprises an area of 129m² more or less. This is a small rectangular shaped section containing a dwelling with a site coverage of approximately 44% and encompasses an area of approximately 56.8m² (measured by aerial imagery). The existing dwelling is less than 1.5m from both side boundaries and approximately 2 to 3m from the lake front boundary (approximately 7m from the lakeshore). The site is located within the Medium Density Residential Zone (MRZ), with the front portion within the Foreshore Protection Area in the Taupō District Plan. The property is adjoined by Council Reserve (north), a larger private dwelling (south), lakefront (west) and road reserve (east). Due to the Medium Density Residential Zone, permitted development under the District Plan allows for a maximum 55% building coverage, 100% plot ratio, 75% total coverage, and 8m height (among other standards). Therefore, it is appropriate to consider development potential is available on the site, either as a permitted activity or with resource consent approval, for the beneficiaries to enjoy.

The Trust are concerned that the designation appears to have been rolled over without any supporting explanation or updated assessment of its continued necessity or appropriateness of its current extent. The Tapuaeharuru Bay Lakeshore Reserves Management Plan makes specific reference to the Hot Water Beach Reserve. *"Council intends to progressively purchase the remaining properties covered by the designation. This land will help to alleviate the pressure in an area which is particularly narrow and vulnerable to erosion, and where there is little public reserve (the Waipahihi C75 Maori Reserve legally only provides the public with a right to pass). The Hot Water Beach area is unique and additional space will be required to protect and expand public access and recreational opportunities to cater for population growth in the long term."*

Adjoining land that is Recreation Reserve was gazetted as such in 1990s. No discussions on full acquisition have been undertaken with the Trustees in the last 30 years. The lakeshore path has been upgraded in recent years, without the need to action the designation on 10/203 Lake Terrace. It is not clear whether any wider reserve management plans exist, or whether there are any specific plans that demonstrate the intended use of the reserve land should it be acquired, and how this includes this property. The property is the southernmost site affected by the designation, and it is not clear how this supports the overall functioning or integrity of the wider designation. Over a number of years, requests have been made to Council for information about its plans for the reserve, but no such plans have been provided.

A review of the Long-Term Plan also indicates that no specific capital expenditure has been allocated for the acquisition of this land in central Taupō or further development of this reserve area should additional land be acquired. In the absence of financial provision and further justification from Council, it does not appear appropriate to retain the designation in its current form extending over the Trustees property.

Case law relating to s185 of the Resource Management Act 1991 confirms that designation places restrictions on landowners and reserve rights for the requiring authority, but these are intended to apply where the requiring authority is both prepared and able to deliver the project. Case law has also established that the requiring authority should be able to demonstrate that it has considered and is capable of meeting the financial obligations associated with both the acquisition of the land and the construction of the proposed works. Therefore, the Trustees request this Designation is considered further in this regard by the Requiring Authority.

The information provided in the notification of Plan Change 48 does not provide any evidence of the works intended to be undertaken on this property nor does the Reserve Management Plan. There is also no evidence provided in the Plan Change 48 documentation nor in the 2024 Long Term Plan that Council Reserves is capable of meeting the financial obligations associated with both the acquisition of the land **and** the construction of any proposed works.

This specific designation by Taupō District Council is unusual in that it is a designation over private land. Most other Taupō District Council designations are over Council land for the delivery of infrastructure and Council projects. The full implication of this designation is a significant constraining factor to private property rights which must be clearly understood and justified in order to request the retention of the designation. Retaining the designation over the site means no works can occur on the property without the approval of Council's Reserve Team as the requiring authority, pursuant to section 176 of the Resource Management Act 1991.

This restriction has resulted in the property remaining largely in its current form, as the Trustees have been unable to undertake desired external renovations, extensions, or redevelopment that would otherwise improve the enjoyment and functionality of the property. There have been repeated attempts to engage with Council officers to obtain approval from Council as the requiring authority for any potential minor works. However, these discussions have not resulted in any clear pathway forward, resulting in no minor repair or improvement works occurring to the building in the last 5 years. Correspondence relating to these attempts can be provided upon request.

Therefore, the Trustees submit that the designation is preventing any current use and enjoyment of private property rights even whilst Council waits for an opportunity to purchase the site, should this opportunity become available. The Trustees would like to emphasise that they intend to retain the property as a family holiday bach, as they have done for many years.

Solution Sought:

This submission opposes the rollover of Designation TDC05 on 10/203 Lake Terrace.

This submission seeks the rollover of this Designation to exclude the property at 10/203 Lake Terrace.

The Trust wishes to be heard in support of this submission.

Yours sincerely



CHRISTINA BUNNY
SENIOR PLANNER

Email: christinab@cheal.co.nz

PC 48 - Designations (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Damion

Last name: Nathan

Preferred method of contact Email

Postal address: 201 Lake Terrace, Waipahihi, Taupō, New Zealand, 3330

Email: damionn@gmail.com

Daytime Phone: 0212861837

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Consultation Document Submissions

1. Provision: TDC - Taupō District Council > TDC05

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Please uplift the proposed designation on my property.

The reason for my submission is::

I oppose the designation being on my property.

2. Provision: TDC - Taupō District Council > TDC05

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

Removing the designation off property.

The reason for my submission is::

I oppose the designation on my property.

PC 48 - Designations (2026)



Submitter Details

Submission Date: 19/03/2026

First name: Emma

Last name: Jenkins

Preferred method of contact Email

Postal address: 74 Blue Ridge Drive, RD 5, Taupo, New Zealand, 3385

Email: emmajenkinsmw@icloud.com

Daytime Phone:

Trade competition and adverse effects: *

I could not **Gain an advantage in trade competition through this submission**

directly affected by an effect of the subject matter of the submission that:

a. adversely affects the environment, and

I am not **b. does not relate to the trade competition or the effects of trade competitions.**

Note to person making submission:

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

1. Provision: TDC - Taupō District Council > TDC17

I oppose the provision

The decision I seek is (please state the exact amendment you seek or state that you wish the proposed provision to be retained)::

We oppose the designation having no restrictions on coverage, setback and/or height.

The proposed water tank upgrade will go from 4m height to 6-8m. We would like a 6m limit, and screening planting/landscaping for residential boundaries.

We request setback/coverage remains in line with current district plan.

The reason for my submission is::

Concern about proposed changes to the Blue ridge Water Treatment site designation, with no restrictions on coverage, setback and height.



ARA POUTAMA AOTEAROA, THE DEPARTMENT OF CORRECTIONS: SUBMISSION ON PLAN CHANGE 48 TO THE TAUPŌ DISTRICT PLAN

To: Taupō District Council
Private Bag 2005
Taupō 3352

Email: info@taupo.govt.nz

Submitter: Ara Poutama Aotearoa, the Department of Corrections
Private Box 1206
Wellington 6140

Attention: Sam Gifford – Manager Resource and Land Management (Acting)
Email: sam.gifford@corrections.govt.nz

Ara Poutama Aotearoa, the Department of Corrections (**Ara Poutama**) makes submissions on Plan Change 48 – Designations (**PC48**) to the Taupō District Plan in the **attached** document.

Ara Poutama confirms it could not gain an advantage in trade competition through this submission.

Ara Poutama would like to be heard in support of its submission. If other submitters make a similar submission, Ara Poutama will consider presenting a joint case with them at a hearing.

A handwritten signature in blue ink, appearing to be 'SG', is written over a light blue circular stamp.

Sam Gifford – Manager Resource Management and Land Management (Acting)

For and behalf of Ara Poutama Aotearoa, the Department of Corrections

Dated this 18th day of March 2026

NZ Transport Agency Waka Kotahi Reference: 2022-1730

18 March 2026

Taupō District Council
C/- Hilary Samuel & Christle Pilkington
Private Bag 2005
Taupō Mail Centre 3352

Via email: districtplan@taupo.govt.nz

Dear Hilary and Christle,

NZ Transport Agency Waka Kotahi Submission on Taupō District Plan Changes 47, 48 and 49

Attached is the NZ Transport Agency Waka Kotahi (NZTA) submission on Taupō District Plan Changes 47,48 and 49.

We welcome the opportunity to discuss the contents of our submission with council officers in advance of a hearing.

If you have any questions, please contact me.

Yours sincerely



Luke Braithwaite
Senior Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Environmentalplanning@nzta.govt.nz
Luke.braithwaite@nzta.govt.nz



Contact Energy Limited
Submissions on Plan Change 48
to the Taupō District Plan
Designations

Date: 19 March 2026

To: Taupō District Council

Submitter: Contact Energy Limited

Address for service: C/- Mitchel Daysh Limited
PO Box 1307
HAMILTON 3240
Attention: Mark Chrisp

Contact details: **E** mark.chrisp@mitchelldaysh.co.nz
M +64 27 475 8383

- Contact Energy Ltd (Contact) wishes to be heard in support of this submission.
- Contact could not gain an advantage in trade competition through this submission.
- If others make a similar submission, Contact would consider presenting a joint case with them at any hearing.

1. INTRODUCTION

- 1.1. Contact Energy Limited (**Contact**) welcomes the opportunity to submit on Proposed Plan Change 48 (**PC48**) to the Taupō District Plan.

2. CONTACT ENERGY LIMITED

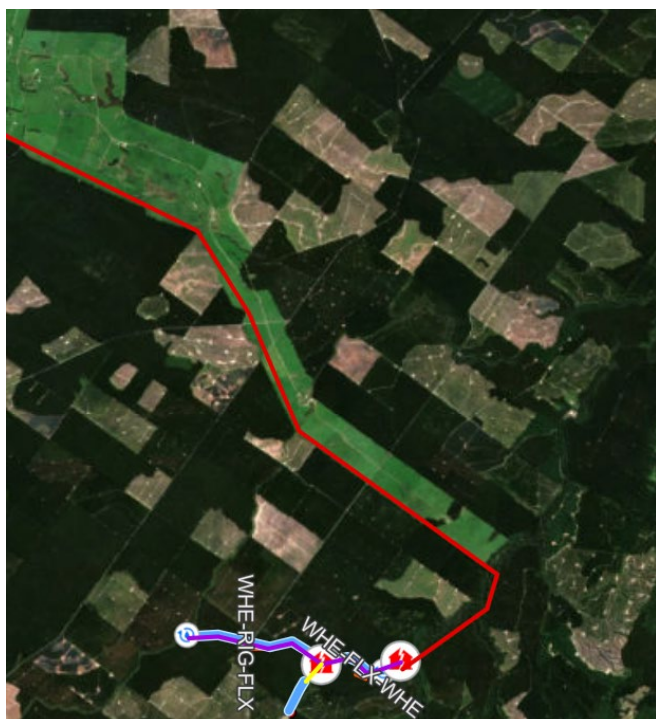
- 2.1. Following the recent acquisition of Manawa Energy (formerly TrustPower), Contact owns and operates 38 power stations across the country and currently produces 97% of its electricity from renewable hydro and geothermal resources.
- 2.2. Contact is New Zealand's largest producer of renewable electricity from geothermal resources with the operation of its Wairākei A & B Power Station, Wairākei Binary Plant, Poihipi Road, Te Mihi, Ohaaki, Te Huka and Tauhara Power Stations (all located in the Taupō District).

3. SUBMISSION

- 3.1. PC48 proposes to delete designation TRU01 which relates to a transmission line associated with two former Manawa Energy's Power Stations near Goudies Road, Kaingaroa (the Wheao and Flaxy Power Stations) now owned by Contact. While the details associated with the designation in PC48 say that the designation has been given effect to (and in fact the transmission line exists), the transmission line is located in a different location. Rather than delete the designation, Contact seeks that the designation be retained but corrected to show the location of the actual transmission line. It is noted that Contact is a requiring authority in respect of "line function services".

4. RELIEF SOUGHT

- 4.1. Contact seeks the following relief:
 - i. Retain designation TRU01 but correct the details to show the location of the designation as per the red line following plan.



ii. Include the correct legal descriptions of the land to which the designation relates as follows:

- Section 8 SO 433101
- Lot 1 DPS 55243
- Lot 1 DPS 65625
- Section 2 SO 58834
- Section 1 SO 58834

iii. Finally, amend the designation so that it is in the name of Contact Energy Limited.

Dated: 19 March 2026

Contact Energy Limited by its duly authorised agent:

Mitchell Daysh Limited



Mark Chrisp



Whakamoenga Point Management Company Limited
Taupo

23 March 2026

Matt Bois
Planz Consultants Ltd,
Level 3 , 79 Lichfield St
Christchurch 8140

By email: matt@planzconsultants.co.nz

cc: CatrionaE@cheal.co.nz, cpilkington@taupo.govt.nz

Dear Matt

Project number J17536

Thankyou for alerting us to the planning you are undertaking to replace the water tanks for Whakamoenga Point.

We have discussed these plans at our recent Whakamoenga Management Board meeting on 20 /03/26. Our concerns are:

1. The 8m high tank is likely to be seen form the lake. Does this therefore affect the local SNP?
2. The effects of construction on our private roading network. In your document you say that environmental and construction effects will be managed but it is unclear whether that includes any damage to roads on the Whakamoenga Point property. Please will you clarif your plans to mitigate any damage to the environment, roads or roadsides.
3. These roads are reasonably narrow. What traffic management will be put in place?
4. In addition to the above concerns could you please give us a time frame for this work so that we can keep neighbouring sections informed.

Kind regards

The Board

WHAKAMOENGA POINT MANAGEMENT CO LTD

Registered Offices
Stretton & Co Limited, Chartered Accountants
Towngate Building, 44 Heuheu Street
Taupo ~ Ph: (07) 376 1700

Parcel Information

- Marks
- Vectors
- Parcels
- Survey Plans
- Company Data

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Appellation:	Lot 48 <u>DPS 56566</u>
Address:	48 Whakamoenga Point, Acacia Bay, Taupō
Land District:	South Auckland
Surveyed Area:	286m ²
Calculated Area:	285m ²
Parcel Intent:	DCDB
Parcel Id:	4559730
Statute:	[Create] Local Purpose Reserve (Reservoir Site) Vested on DPS 56566
Parcel Status:	Current



Christle Pilkington

From: Carole Stratford <thepointsecretary@gmail.com>
Sent: Monday, 23 March 2026 3:34 pm
To: matt@planzconsultants.co.nz
Cc: CatrionaE@cheal.co.nz; Christle Pilkington
Subject: Re: FW: Whakamoenga Point Water Reservoirs

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

You don't often get email from thepointsecretary@gmail.com. [Learn why this is important](#)

Hi again Matt, Catriona and Christle

Further to our correspondence outlining the WPMCL Board concerns, please find below a copy of an email received this morning from a concerned resident who lives adjacent to the water tank site at Lot 39. He has outlined possible problems when the tank water is run off which also affects our management of the Conservation Park and our responsibilities to Taupo District Council. Please will you therefore address these concerns for us.

Thank you in advance.

Yours sincerely
 The Board

Copy of Email from Lot 39:

Hi Carole,

Would you mind distributing this to the current board members, please.

We have considered the paper prepared by Planz Consultants for the replacement of the water tanks.

We are generally supportive of this initiative.

We have two concerns which we would like the consultants to address, please :

1) We note that the replacement tanks may be up to 8 metres in height which is double the height of the existing reservoirs. We cannot see the existing tanks from any part of our property or from inside the house. This is largely due to the vegetation which exists between us and the site. It is not clear to us, however, as to whether we will be able to see any part of the new tanks (including from the upper levels of our house) due to the proposed substantial increase in height of the new tanks (or removal of any vegetation). Clearly, we don't want to be able to see any part of the new tanks. If this were to be the case, we would suggest that they match the height of the existing tanks, with an increased circumference to achieve the desired increased capacity. This would be in keeping with our LMP.

2) We are concerned about the method by which the existing tanks will be emptied. If the water is released into the gully which runs behind our property and down the side of our house, this could cause significant erosion to our property and potentially compromise the integrity of the foundations to our house and/or our landscaping. If this gully is to be utilised, it is important that the water is piped in at a level well below the level of our property and house.

Thank you for your consideration of our concerns. We look forward to receiving a response from the consultants.

Kind Regards,

Ross and Caroline Valentine
Lot 39

On Mon, Mar 23, 2026 at 10:28 AM Carole Stratford <thepointsecretary@gmail.com> wrote:
 Hi Matt, Catriona & Christle

Please see attached letter from The Board with regards to Whakamoenga Point Water Reservoirs.

Kind regards
 Carole

----- Forwarded message -----

From: **Lucjan Sajkowski** <lucsajkowski@gmail.com>
 Date: Thu, Mar 5, 2026 at 1:31 PM
 Subject: Fwd: FW: Whakamoenga Point Water Reservoirs
 To: Carole Stratford <thepointsecretary@gmail.com>, Jill Burcher <jillburcher@gmail.com>, Clive & Jill Macdonald <jill.macdonald@xtra.co.nz>, Nicky Nunn <nicky@nunnbetta.co.nz>, Sylvie Doclot <sylviekirton@me.com>

What do you think? Can you Clive reply to Catriona? Please

----- Forwarded message -----

From: **Catriona Eagles** <CatrionaE@cheal.co.nz>
 Date: Thu, 5 Mar 2026 at 13:06
 Subject: FW: Whakamoenga Point Water Reservoirs
 To: lucsajkowski@gmail.com <lucsajkowski@gmail.com>

Ahiahhi marie Lucin

Cheal Consultants has undertaken a range of work for Whakamoenga Point Mgmt Company and residents in the years since we undertook the original subdivision in the late 1980s.

Taupō Council has public notified a Plan Change for Designations in the District Plan (PC48).

In reviewing the document, I identified that the Whakamoenga Water Treatment Plant site is proposed to have a designation imposed on it.

With the designation imposed Council can then build whatever water infrastructure they want without regard to the District Plan provisions - Only water infrastructure but with no setbacks, height limits or coverage limits.

I contact Tony Walker regarding this as we worked with him in the past on Whakamoenga Point matters. Of note is that the documentation (attached) outlined that no consultation has been undertaken, and detailed the future proposed upgrade of the existing water tanks (a positive).

He provided me with your email address.

I appreciate you are undoubtedly busy and this may be of little concern to WPMC, however due to Cheal's long involvement at the point, we wanted to ensure you were aware of the matter.

If I can assist in any way, please do call.

Ngā mihi

Catriona Eagles
Cheal Consultants Ltd

DDI +64 7 376 1476 | M +64 274 226 785

E: catrionae@cheal.co.nz

Level 1, 4 Horomatangi Street, Taupō 3330

Post to: PO Box 165 Taupō 3351

From: Catriona Eagles
Sent: Thursday, 26 February 2026 9:46 AM
To: tonyw@dynabiz.co.nz
Subject: Whakamoenga Point Water Reservoirs

Tony

As mentioned, please see attached and <https://www.taupodc.govt.nz/council/consultation/taupo-district-plan-changes-44-49/plan-change-48-designations>

Council is seeking a designation on the current site which is Council Local Purpose Reserve. see below

Submissions close 19 March 2026

So the designation is for the area shown in the map in the appendix, which is 286m². With the designation imposed they can then build whatever water infrastructure they want. Only water infrastructure but with no setbacks, height limits or coverage limits. The document outlines Council proposes to increase the size of the tanks from 125m³ to 300m³. They will provide a detailed design plan (Outline Plan) to Council Planners for approval prior to work

The activity itself is fairly benign however the matter of earthworks, and vegetation clearance on the boundary with Lot 48 might be of interest to you. There is a proposed condition regarding an ecology assessment prior to construction.

Overall it is positive that investment is being made in water infrastructure by Council, you may wish to understand the scale of the new tanks proposed. Also in light of the improvement that this will provide to water supply and quality, a neutral submission could outline support for the overall project, as well as any concerns. Of course a submission can also not be made.

Happy to discuss further if you have any questions.



Parcel Information

Marks
Vectors
Parcels
Survey Plans
Comp

[Back](#)

Appellation:	Lot 48 DPS 56566
Address:	48 Whakamoenga Point, Acacia
Land District:	South Auckland
Surveyed	
Area:	286m ²
Calculated	
Area:	285m ²
Parcel Intent:	DCDB
Parcel Id:	4559730
Statute:	[Create] Local Purpose Reserve Vested on DPS 56566
Parcel Status:	Current

Ngā mihi

Catriona Eagles
Technical Lead - Planning

Cheal Consultants Ltd

DDI +64 7 376 1476 | M +64 274 226 785

E: catrionae@cheal.co.nz

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Post to: PO Box 165 Taupō 3351

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