

LOOKING AFTER THE PLACE

we iōe

Taupō District 2050

District Growth Management Strategy



Consultation Document



GREAT LAKE TAUPŌ
Taupō District Council

Review of Taupō's Growth Strategy TD2050

What is TD2050?

Taupō District 2050 (TD2050) sets the landuse pattern for the District and ensures that we have enough residential, commercial and industrial land to meet our current and future development needs.

Why review TD2050 now?

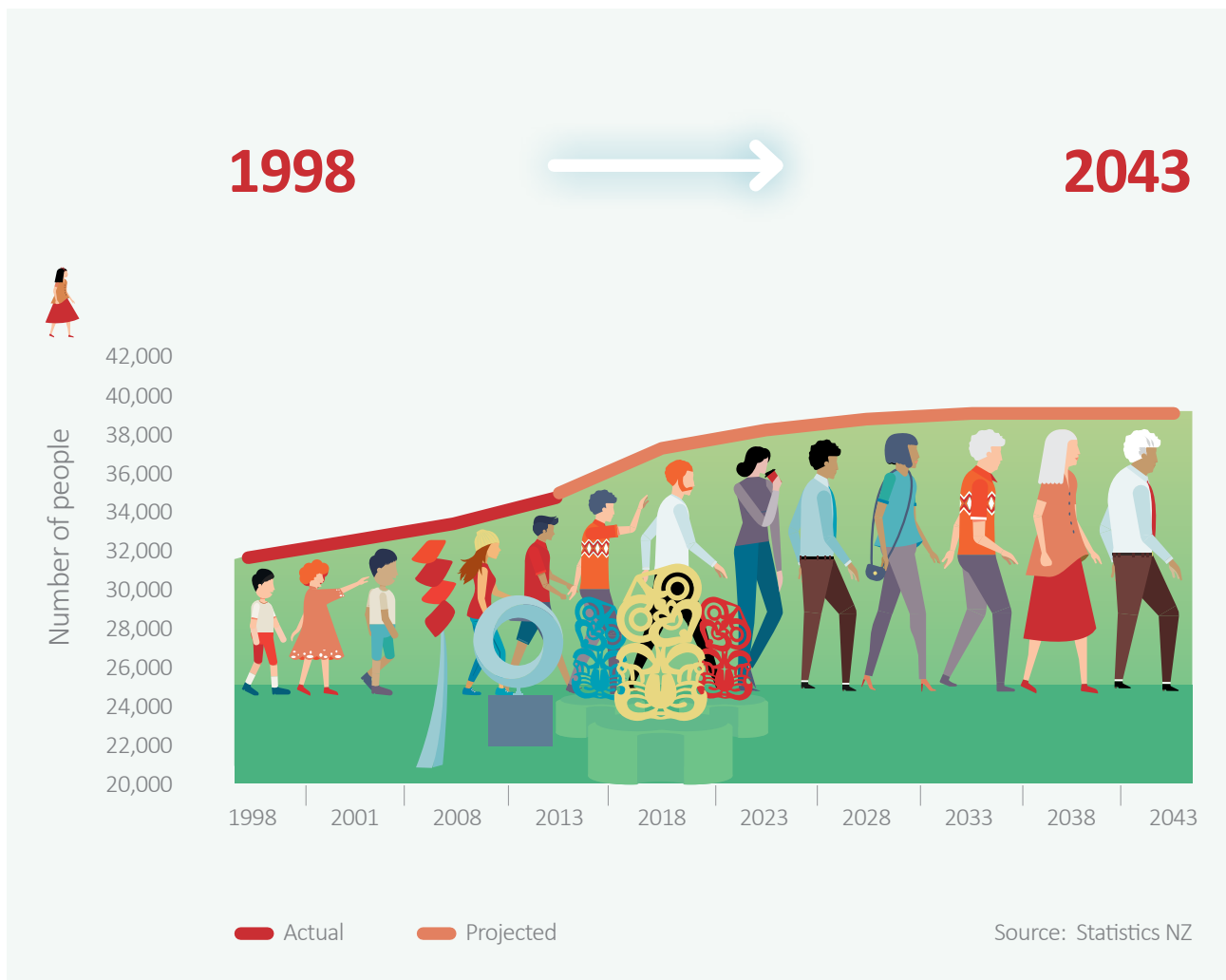
TD2050 was originally drafted in 2006, so it is now over ten years old, and there are several factors that have led to its review.

These include:

- Updated population projections
- New legislative requirements to plan for growth
- The Taupō District Plan is due for review

How much is the Taupō District going to grow?

Overall our District is projected to grow modestly until the late 2030's when the usually resident population then peaks. It is anticipated that the District's population will start declining beyond this point. Historically approximately 30% of the houses in the District have been holiday homes and we have assumed this trend will continue.



How much land do we need?

What we have in 2018



What we need for the next 30 years

We currently have approximately **5000 potential residential lots**

within areas which are already zoned for growth or previously identified for growth. So it looks like we have plenty for now, based on the best information available



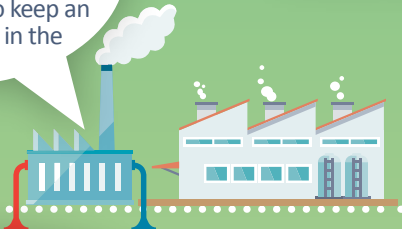
RESIDENTIAL

We need approximately **3000 lots** to meet residential land demand **over the next 30 years**



We currently have **175ha**

identified, which is ok for now, but we will need to keep an eye on this later in the 2020s



INDUSTRIAL

We need **98ha of land**

for industrial growth in the next 30 years



In 2013 we changed the rules within commercial areas to allow more intense development in the town centre.

This helps to keep our Taupō town centre walkable and vibrant



COMMERCIAL

There is no plan to expand the commercial areas at present as **we want to encourage intensification**



2018

2050

What has changed and why?

Based on more recent population projections, the Taupō District no longer requires all of the growth areas identified in 2006, as we have sufficient land to meet demand within areas already zoned and adjacent to existing settlements. Structure plans have already limited the extent of some growth areas, but because of continued refinement of the District's population projections it is proposed to remove some growth areas. Further information on the implications and potential risks of oversupplying land can be found in Section 4 of the strategy which can be found at www.taupo.govt.nz, which is the basis for TD2050.

In summary:

The Māpara Valley growth area is no longer required because:

- It was structure planned and zoned due to significant projected population growth which is no longer anticipated;
- It would be dependent on the West Kinloch Arterial (WeKA) to provide transport connections as well as water and wastewater services from Taupō town;
- Infrastructure provision would be very expensive; and
- It is more efficient to consolidate around Taupō town where we can make the most of existing infrastructure.

We intend to remove the residential zoning but we would like your thoughts on what the Māpara Valley might look like in the future.

Whareroa North

Whareroa North is included as a future growth area on the basis that it has previously been identified in planning documents and Council has recently received a private plan change seeking to have the zoning changed. It will need to be demonstrated that there is demand for this land and that costs to the community can be appropriately managed. Ultimately its future will be determined through the private plan change process.

Multiply-owned Maori Land

In TD2050 2006, there were areas of multiply-owned Maori land that were identified as future growth areas. It has become clear over time that a conventional approach to development has not worked for these areas so it is proposed that these growth areas be removed from TD2050. Further work with these landowners will be needed through the District Plan review to establish better mechanisms to develop multiply-owned Maori land.

What are your thoughts on opportunities for the development of multiply-owned Maori land?

Five Mile Bay

Five Mile Bay is one exception to the reduction of growth areas. This area was owned by the Department of Conservation and was not available for consideration as an urban area, but in 2017 the Crown and Tūwharetoa agreed that the area would be vested in Ngāti Tūwharetoa as freehold land with an anticipation of future development. Due to this change, along with its unique lakeside location between existing urban areas and the ability to service this area efficiently, it has been identified as a future growth area.

Do you have any comments about future development at Five Mile Bay?

Where will growth go?

To make development as efficient and affordable as possible this growth is planned to go next to or within our existing settlements wherever possible. The following maps show where we are planning for residential and industrial growth.

Do you have any further comments?

How to make a submission

It's easiest for you and us to make an online submission by going Taupo.govt.nz

Submissions can be emailed:

TD2050@Taupo.govt.nz

Written submissions to be posted to:

The Chief Executive Officer
Taupō District Council Private Bag 2005
Freepost No. 112497
Taupō 3352

Submissions open on Monday 13 August and close on Friday 14 September, 2018, 5pm. Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

The strategy can be found at www.taupo.govt.nz

Map 1 - Northern Growth Areas



Map 2 - Southern Growth Areas





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