



Taupō District Plan

REVIEW

Te Arotakenga i te Mahere ā-Rohe o Taupō

Background and Engagement Summary

Plan Changes 38-43 to the Taupō District Plan

September 2022

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1. INTRODUCTION

The following report gives a summary of the background and engagement history for a series of Plan Changes to the Taupō District Plan. The Plan changes that this report covers includes:

- PC38 – Strategic Directions (full new chapter)
- PC39 – Residential Coverage (increase of residential coverage from 30% to 35%)
- PC40 – Taupō Town Centre (increase of building height in Taupō Town Centre, increase in period for temp activities, removal of veranda requirements for service lanes)
- PC41 – removal of out of date mapped fault lines
- PC42- General Rural and Rural Lifestyle Environments (full new chapter)
- PC43 – Taupō Industrial rezoning (provision of additional industrial land).

1.1 Approach to reviewing the Taupō District Plan

The Taupō District Plan (TDP) became operative in 2007, and although some parts have been reviewed through plan changes over the years, the majority is now over ten years old.

In 2018 a comprehensive review of the Plan was initiated. This began with the resource heavy and time-consuming sections of the plan review including a desktop review of the Natural Values sections of the plan, updating fault lines, initiating consultation on the rural chapter and starting iwi engagement.

In May 2020 the Council resolved to commence a comprehensive review of the District Plan, with the support of the Joint Management Agreement Partners.

However, while this work was being undertaken, there was an awareness that the Resource Management Act 1991 (RMA) reform was gathering momentum. When the Exposure Draft for the Natural and Built Environment Act (NBEA) was released in April 2021 it was used as a review point for the approach for the District Plan Review.

In July 2021 the Council agreed to change the approach from a Comprehensive Review of the TDP to a more refined series of plan changes. This was based on the resources required to complete a full district plan review and in the face of moving to a regional planning model under the NBEA. This was formally resolved by Council on 29 March 2022 and the previous commencement resolution revoked.

The plan changes were selected as part of the first “bundle” based on the following reasons.

Table 1 – Plan Changes and Reason for Inclusion

Plan Change	Reason for inclusion
PC38 – Strategic Directions	New section aligns with the National Planning Standards and will provide plan users with clearer direction. This will also be important leading into the proposed RMA reform. This chapter was a priority from iwi partners to be undertaken and the current Significant Resource Matters chapter is out of date.
PC39 – Residential Coverage	Large number of resource consents being granted for residential coverage exceedances. Relatively low residential coverage compared to other comparable Districts. Reduces cost and process for applicants.
PC40 – Taupō Town Centre Environment	<p>Pressure on town centre heights through resource consent process. Lack of clarity within town centre framework about appropriate heights, as current rules permit three stories but the words set out that some taller buildings are anticipated. Responds to NPSUD requirements.</p> <p>Temporary activity rules being exceeded by events.</p> <p>Veranda requirements over service lanes cause issues due to need for access and unnecessary resource consent process.</p>
PC41 – Fault lines removal	These are old fault lines which were hand drawn and transferred to maps. Fault lines have now been mapped using LiDAR data, included on LIMs and managed through the building and subdivision processes.
PC42- General Rural and Rural Lifestyle Environments	The rural areas of the district are where significant primary production activities take place. The proposed changes are about recognising this activity and making it easier for them to operate. That enablement also needs to be balanced with a reasonable level of control. The plan change also specifically identifies rural lifestyle areas and provides a targeted set of provisions to ensure appropriate management.
PC43 – Taupō Industrial Rezoning	To assist Council in meeting its obligations under the National Policy Statement for Urban Development (2020) and requirements under

	the Resource Management Act 1991 in terms of Industrial land supply over the long term.
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Subsequent bundles of plan changes will follow on from the plan changes above. These are planned to include:

- Residential Chapter – full review
- Taupō Hospital – potential hospital zone
- Turangi – requires some spatial planning
- Rangatira E – working with landowners around potential development on this site as identified through the TD2050 refresh.
- Designations – calling for roll overs of existing designations and new designations.

1.2 National Planning Standards

The National Planning Standards were made operative in November 2019, for incremental Plan Changes, the Taupō District Council would need to ensure consistency in terms of requirements for structure and form by November 2024, with consistency with Definitions by November 2026.

Accordingly, for the purposes of these Plan Changes there is not a mandatory requirement to amend provisions to accord with the requirements of the National Planning Standards. To do so risks unintended consequences within the architecture of the District Plan outside a more fulsome or complete review.

It is intended that the entire District Plan will be moved into the National Planning Standard format as a comprehensive unit. This ensures that definitions, numbering and format remain consistent between chapters and sections.

1.3 Governance

Taupō District Councillors have been involved in the development of the Plan Changes through regular workshops since 2018. The following list outlines the workshops that have been undertaken. These workshops are publicly advertised and open for the public to attend.

Table 2 – Council Workshops (open to the public)

Date	Content
7 August 2018	Overview of review and issues
19 November 2018	Overview of obligations, overview of Natural Values and Natural hazards
26 February 2019	Strategic Directions and Rural Chapter
26 March 2019	Current zoning, hazards, open spaces

30 April 2019	National Planning Standards update, update on rural consultation
25 June 2019	Issues and options papers for Strategic Directions, Rural and Open Spaces
6 August 2019	Update on iwi partners form and process from here
12 May 2020	Progress update, iwi obligations, natural values
18 August 2020	Engagement with iwi partners, Rural chapters
25 August 2020	fault lines
29 September 2020	Update on rural progress
20 October 2020	Faultline notification, update on latest Statistic NZ data. Natural environment data.
24 November 2020	Natural Values update
9 March 2021	SNAs update and RMA reform
6 April 2021	Update on the NBEA and protected trees
6 July 2021	Refining the scope of the District Plan Review
7 September 2021	Scope of first bundle of plan changes
2 November 2021	Draft Strategic Directions Chapter
16 December 2021	Workshop on Economic report, population growth and land requirements.
24 February 2022	Notable Trees
26 April 2022	Run through of 5 plan changes prior to pre-consultation. Setting up working group.

At the workshop on 26 April 2022, it was decided to form a Councillor working group for the District Plan Changes. This was to reduce the workload on full Council and provide a strategic overview. The following Councillors were selected for the working group:

- Councillor Kevin Taylor
- Councillor Yvonne Westerman
- Councillor Kathy Guy
- Councillor John Williamson

From April 2022 meetings were held with the working group. These meetings involved updates on where the plan changes were at and next steps. No decisions were made within this group.

Other governance bodies that were also met with during the development of the plan changes were:

- TARIT Co-Governance Committee
- Raukawa Co-Governance Committee
- Turangi-Tongariro Community Board

2 CONSULTATION AND ENGAGEMENT

2.1 Iwi engagement

There are a number of iwi authorities in the Taupō District. They are:

- Te Kotahitanga Ngāti Tūwharetoa (TKNT)
- Tūwharetoa Māori Trust Board (TMTB)
- Turangitukua Environmental Committee
- Turangitukua Māori Committee
- Raukawa Charitable Trust
- Te Arawa River Iwi Trust (TARIT)
- Ngāti Tahu-Whaoa Runanga Trust
- CNI Iwi Holdings Ltd
- Ngāti Hineuru
- Ngāti Manawa
- Ngāti Whare
- Rangitikei River Forum (not an iwi authority but a useful avenue for engagement)

Taupō District Council have taken an active role in engaging with the majority of these iwi authorities. Ngāti Hineuru, Ngāti Manawa, CNI Holdings Ltd and Ngāti whare have had less involvement. Material has been circulated to these partners; however limited engagement has occurred. These partners have either a less significant area of interest, other priorities and/or have chosen not to be involved.

Table 3 – Key milestones of engagement with iwi

27 June 2019	Initial Hui with all iwi partners. TDC criticised for not formally commencing the District Plan under the JMAs prior to the meeting.
	Following this hui started approximately six months of discussions re commencement of the DP review under the JMAs and RMA.

26 May 2020	Formally commenced the District Plan Review under the RMA and JMAs.
13 August 2020	Assessed applicants for a consultant to assist in the iwi engagement process. The assessment team included applicants from TDC, TKNT, Ngāti Tahu/Whaoa and Raukawa (A rep from TARIT made apologies on the day due to family illness).
17 August 2020	James Whetu was selected as the iwi engagement consultant.
August 2020 – August 2021	James Whetu held a series of meetings with iwi partners discussing issues and seeking feedback on draft work.
April 2021	Summary of feedback received provided by James, in particular on Strategic Directions, Rural, Papakainga, Natural Values.
June 2021	NBEA exposure draft released
6 July 2021	Workshop with Council following NBEA Exposure Draft. Recommendation to change from a comprehensive review to a “pinchpoint” series of plan changes. The first bundle would include: <ul style="list-style-type: none"> • Strategic Directions (based on feedback from iwi partners that this was critical) • Rural Chapters • Residential coverage • Additional industrial land • Town Centre heights
May 2021	James Whetu decides not to continue contract due to other commitments. Iwi partners all updated and discussions held how to continue. Most iwi partners wished to carry on dealing directly with Council officers (which was also Council officers’ preference) as felt connection had been lost with iwi partners and were missing some of the context of the feedback.
May 2021	Iwi partners also updated on the change of approach from a comprehensive to a series of plan changes due to the RMA reform.

27 September 2021	Letter to TMTB, Raukawa and TARIT seeking support to revoke 2020 commencement resolution for a comprehensive review and move to a series of plan changes.
29 March 2022	Council revokes 2020 resolution and supports move to a series of plan changes, with the written support from Raukawa, TARIT and TMTB.
March – April 2022	A series of meetings/workshops with the iwi partners to discuss the direction and details of the draft plan changes. Focus was Strategic Directions, papakainga provisions and potential Māori Purpose zone.
25 April 2022	Iwi partners emailed to signal we would be consulting on the draft plan changes over May/June.
12 May 2022	<p>Iwi partners were emailed the information relating to the draft plan changes. Also signalled very happy to meet. Iwi partners included:</p> <ul style="list-style-type: none"> • TKNT – George Asher and Hinemoa Wanikau • TMTB – Peter Shepard • Turangitukua Environmental Committee – Tina Porou • Turangitukua Māori Committee – sent later (3 June) with extended timeframe • Raukawa Charitable Trust – Ilana Batchelor and Andrea Julian • TARIT – Evelyn Forrest, Nuki Nicholson and Jo Ireland • Ngāti Tahu-whaoa – Evelyn Forrest and Michelle Phillips • Ngāti Hineuru – Te Rangihau Gilbert • Ngāti Manawa - Maramena Vercoe • Ngāti whare – Bronco Carson • Rangitikei River Forum – via Shari Kameta (BOPRC)
26 May 2022	Followed up with the key iwi partners (TMTB, TKNT, Raukawa, Tahu-Whaoa, TARIT) to see if they would like a session on the draft plan changes. Had already had a session with TKNT (16 May). The following iwi partners responded:

	<ul style="list-style-type: none"> • TMTB – would like a session. Met with Cher Mohi and Peter Shepard on 31 May. • Tahu-whaoa – replied they were fairly comfortable. Also been speaking to the TARIT team and will liaise regarding their submissions. Meeting not required. • Raukawa – no reply received. • TKNT – Session held with George Asher on 16 May. Fairly comfortable once we had talked through SD and papakainga provisions. • TARIT – met with Nuki Nicholson and Jo Ireland on 19 May. Ran through all the of the plan changes.
7 July 2022	Meeting with Raukawa (Andrea Julian), who had been unable to meet earlier. Wanted some discussion with Mokai regarding rural lifestyle zoning. Attempting to seek clarification with consultant who submitted on this. Andrea happy with papakainga provisions but wanting to run past Mokai hapu.
26 July 2022	Emails to TARIT and Raukawa regarding the “content” of the DP changes, in accordance with the JMA clauses. Email of support received from TARIT and Raukawa Charitable Trust.
11 August 2022	Final draft versions of the plan changes 38-42 emailed to all iwi authorities.
8 September 2022	Final draft version of Plan Change 43 emailed to Tūwharetoa Māori Trust Board, Te Kotahitanga Ngāti Tūwharetoa, TARIT and Ngāti Tahu/Whaoa.

A number of the meetings held with iwi partners are summarised in Appendix 1.

2.2 Joint management agreements

Taupō District Council has Joint Management Agreements with Raukawa Charitable Trust and TARIT under the Waikato River Act 2010. In relation to plan changes the intent of the JMA is that there will be ongoing involvement and engagement of the JMA partners throughout the development of the change. There are two specific clauses relating to Plan changes which are:

7.6 (a) whether to commence a review of, and whether to make an amendment to, an RMA Planning Document; and

(b) The content of any RMA Planning Document to be notified.

Clause (a) has been addressed through a formal resolution through Council to commence the District Plan Review. This was then revoked and amended when the scope of the review shifted to a series of plan changes. Clause (b) is slightly more

complicated and unclear in its interpretation. JMA partners have agreed the intent of the JMA is that there is ongoing involvement and engagement of JMA partners throughout the development of the plan change. Agreement on the content becomes complex with multiple JMA partners, multiple plan changes and varying impacts on the Waikato River to which the JMA relates.

Taupō District Council have taken a broader approach, with engagement across all iwi partners, and all aspects of the plan changes that are of interest to the iwi partners. This means that we have not sought a formal Governance committee resolution for the content of the plan changes, however, have sought comfort from the JMA partners that the intent of the JMA has been met through broader discussions on all the plan changes, whether they relate to the Waikato River or not. Formal steps undertaken under the JMA are recorded in Table 1 above.

2.3 Register

In September 2019 we opened a “register your interest” process in the District Plan review. This was advertised through social media and ongoing conversations with key stakeholders. Members of the public can enter their contact details to be kept in the loop on the plan review/changes. The register also allowed general comment on particular issues and identification of key topics of interest.

Between 2018 and 2022 we used this register to email key updates, and also when we notified the draft plan changes for pre-consultation. This allowed members of the community with a particular interest in the District Plan to be kept up to date. As of August 2022, 111 people or organisations were registered on this list.

2.4 Meetings

As well as scheduling a number of meetings with key stakeholders, an open-door policy was undertaken with numerous meetings held with different groups throughout the development of the plan changes. These meetings are summarised in Appendix 1.

2.5 Drop-in sessions for Rural

A series of drop-in sessions were held with the rural community to identify the key issues with the rural chapter. These were held out and about in the rural community at the Tirohanga Community Hall, Omori Community Hall, River Road Hall and the Taupō District Council Chambers throughout March 2019. The results from these engagement sessions are summarised in Appendix 5. Specific meetings held with rural stakeholders are summarised in Appendix 6. A number of general meetings were also held which covered the rural chapter as well as other district plan changes. These meetings are summarised in Appendix 1.

2.6 Energy Sector

Energy is obviously a highly significant industry within the Taupō District. At the start of the process when a full District Plan Review was anticipated an energy working group was established. This group involved all the key energy providers in the Taupō district including:

- Genesis Energy
- Contact Energy
- Mercury

- Manawa Energy
- Transpower

Several meetings were held with all or some of these organisations, and a district wide tour of the generation sites was held over 2 days in September 2020. A substantial component of work was done by the energy sector on the skeleton for an Energy and Infrastructure Chapter. When we moved to a more refined scope of plan changes, the Energy and Infrastructure Chapter was not included in the first bundle of plan changes. However ongoing meetings with the energy sector, in particular on the Rural and Strategic directions Chapters continued to occur. These meetings are included in the summary in Appendix 1.

The ongoing view of the energy sector is that the District Plan would benefit from an Energy chapter. This has not been taken off the table and will be discussed with Council when scoping subsequent plan change bundles.

2.7 Pre-consultation phase

Between 13 May 2022 and 13 June 2022, a pre-consultation process was run. Five “packages” were consulted on including:

- Strategic Directions – draft chapter
- Rural and Rural Lifestyle – draft chapter and draft rural lifestyle maps
- Town Centre – concept of increasing height in the town centre and adjusting temporary activity rules
- Residential coverage – concept of increasing residential coverage from 30% to 35%
- Industrial – concept of zoning additional industrial land.

157 submissions were received, which resulted in over 1200 submission points. In general, the feedback was relatively supportive with a number of amendments being made based on feedback. Appendix 3 summarises general support and opposition for the plan changes. Appendix 4 responds to individual submission points based on plan change.

The following groups were contacted specifically in regard to the pre-consultation process:

- Council executive and Councillors
- Council customer service team
- Key Council staff members
- Iwi partners
- Department of Conservation
- District Plan Register (111 key stakeholders)
- Amplify Taupō
- Town Centre Taupō
- Taupō Chamber of Commerce
- Energy providers
- Landowners affected by height changes in the town centre
- Landowners affected by potential industrial land assessment
- Taupō East Rural Representative Group

- Mangakino Pouakani Representative Group
- Turangi Tongariro Community Board
- Planning, building, development consultants
- Residents Associations and groups
- Lakes and Waterways Action Group
- Miraka Limited
- Permapine
- Federated Farmers
- Waikato Regional Council
- Hawkes Bay Regional Council
- BOP Regional Council
- Ministry for the Environment
- Rangitāiki River Forum
- Horizons MW
- Fonterra
- Taupō Motor Sport Park
- Seays Earthworks
- Rangatira E landowners
- Waka Kotahi

As well as this specific consultation general communications was put out via:

- Council website
- Council Facebook page
- Media release
- Council “Connect” page

During the consultation period each of the proposed plan changes were profiled on Facebook. The feedback received via Facebook comments is documented in Appendix 7. There was little or no feedback received on Strategic Directions, Rural or Industrial. The feedback received covers town centre building heights and residential coverage.

A number of meetings was held during this phase. These are summarised in the meeting summary Appendix 1. A number of queries were responded to during this phase. These are summarised in Appendix 2.

2.8 Fault lines

Note that the removal of fault lines was not consulted on widely. This is due to this being a mechanical plan change, and not considered necessary given the extent of other material being consulted on.

Direct notification of new fault lines was carried out to all landowners in October 2020. Meetings and discussions with affected landowners were carried out following the notification. New fault lines have been recorded on LIMS and are being managed through the Building Consent and subdivision processes.

2.9 Verandas

The removal of veranda requirements from service lanes was not consulted on widely. This is another mechanical plan change, and not considered necessary

given the extent of other material being consulted on and the low degree of significance of this change.

APPENDIX 1 - DISTRICT PLAN REVIEW/PLAN CHANGES MEETINGS



Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
21 Aug 2018	Hilary, Kendall and Nick	Mangakino Representative Group	Meeting	Give an introduction to the DP review. Kendall ran through the issues document.	Info received by MRG
11 Sept 2018	Hilary and Kendall	Turangi, Tongariro Community Board	Meeting	Give an introduction to the DP review. Kendall ran through the issues document.	Info received by TTCB
20 Sept 2018	Hilary and Kendall	Kinloch Representative Group	Meeting	Give an introduction to the DP review. Kendall ran through the issues document.	Info received by KRG. Cr Jollands to organise a workshop on the Issues doc.
15 Oct 2018	Hilary	General public	Website survey	Open submission process for comments and registration of interest in DP review.	Ongoing survey.
19 Oct 2018	Hilary and Nick	Tūwharetoa Māori Trust Board	Meeting	Give an introduction to the DP review. Talked about there needing to be discussion on how TDC to engage with TMTB through the review at Governance and Officer level.	Work schedule provided to TTCB. Workshop to be set up with Councillors on how governance will work for DP review.
15 Jan 2019	Hilary and Nick	Tūwharetoa Māori Trust Board	Meeting	Continued discussions about the DP review and TMTBs involvement.	Discussions to continue.
17 Jan 19	Sue, Nick, Hilary, Kendall	Ngāti Tahu, Ngāti Whaoa Runanga Trust	Meeting	Give an introduction to the DP review. Talked about there needing to be discussion on how TDC to engage with Ngāti Tahu, Ngāti Whaoa	Ongoing discussions

				through the review at Governance and Officer level.	
21 Feb 19	Hilary, Kendall, Tanya	TDC Infrastructure Team	Meeting	Gave an introduction to the DP review. Talked about potential infrastructure issues. Rural lifestyle.	Further meeting to be booked to discuss rural further.
25 Feb 19	Hilary, Kendall, Tanya	TDC Infrastructure Team	Meeting	Discussion on infrastructure constraints in the rural environment.	
13 Feb 19	Hilary, Nick, Sue, Kendall, Dominic	Dave Marshall, Raukawa	Meeting	Continued discussion about DP review, key issues for iwi, Section 35 Issues report.	Ongoing discussions
13 Feb 19	Hilary	Business after 4	Presentation	Presentation to Business After 4 (Builders, developers etc) on introduction to the DP review.	
15 March 19	Policy team	Resource Consents team	Meeting	Discussion re recent hearing decisions and lessons learnt for the DP review	
25 March 19	Hilary	Joanne Lewis	Meeting	Discussion re Mapara Valley Structure Plan and DP review.	
26 March 19	Hilary	Dave Lumley - DoC	Meeting	Intro to DP review. Discussion on Open Space and National Planning Standards zoning. Discussion on DoC Industrial land.	Ongoing
15 April 19	Hilary, Nick, Matt Bonus	Contact Energy	Meeting	Catch up with Craig and Jeremy on DP review Generally, how the Infrastructure section might work and also the Industrial land that Contact owns.	Contact to form part of the infrastructure working group.
6 May 19	Policy team	Resource Consents team	Meeting	Run through on the National Planning Standards and how they will work.	

9 May 19	Policy team and Resource Consents team	James Winchester, Simpson Grierson	Workshop	Discussion on key learnings, case law and DP review lessons from a lawyer's perspective.	
16 May 19	Hilary	John Ridd and Jessica Simpson (TDC)	Meeting	Discussion re the Airport. Options under the National Planning Standards – zoning, designation etc.	Hilary to provide Jessica details of who might be able to put together a Designation.
30 May 19	Hilary and Tanya	Real Estate Agents	Meeting	Discussion around issues in the rural environment.	
7 June 19	Hilary, Kendall, Hadley	Roger Stokes (Development Engineer TDC)	Meeting	Discussion about ongoing issues re development and DP.	Book in regular catch ups throughout the review.
27 June 19	Policy team	Iwi partners	Workshop	Iwi partners upset that District Plan review had not been formally commenced under the JMAs. At this point the DP review went on hold until this commencement was received.	
Key milestone – DP review on hold to commence DP review and discuss process for working with iwi partners.					
29 July 19	Hilary	TARIT Co-Governance meeting	Meeting	Discussion re commencement of the District Plan.	
1 August 19	Hilary	TMTB	Meeting	Discussion re commencement of the District Plan.	
8 Aug	Hilary	Turangi Riverside Protection group	Meeting	Discussion about the DP review and implications. Concern around future applications like BP coming to Turangi.	
26 Sept 19	Hilary and Sue	Ngāti Tahu whaoa Presentation	Meeting	Ran though potential issues that we thought might be of interest to Ngāti tahu whaoa. Seek approach on working together.	

30 Oct 19	Hilary and Sue	Meeting with George Asher, TKNT	Meeting	Discuss where things are at with the DP review and seek George's key issues. Seek approach on working together.	
14 Nov 19	Hilary and Nick	TARIT JMA joint working party	Meeting	Update on District Plan Review and discuss approach on working together.	
29 Nov 19	Hilary	Raukawa	Meeting	Update on DP review. Discuss approach on working together.	
5 March 20	Hilary	TARIT joint working party	Meeting	Commencement of the DP review	
7 April 20	Hilary and Sue	TMTB – Maria	Meeting	Engagement with TMTB during DP review	
May 2020 – Commencement for full DP review formally undertaken with support from JMA partners					
26 May 2020	Council meeting	Council	Meeting	Commencement formally undertaken, with support from the JMA partners.	
5 June 20	Hilary	Rangitikei River Forum	Meeting	Update on where the DP review is at.	
3 June 20	Hilary	Taupō East Rural Rep Group	Meeting	Update on the DP review and rural issues.	
20 July 20	Hilary	Turangi Rep group	Meeting	Update on the DP review, talk about the potential options for Turangi rezoning.	
29 July 20	Hilary and Sue	Catch up with Raukawa	Meeting	Update on the DP and talk about key issues for Raukawa.	
7 Aug 20	Hilary	Regular catch up with TMTB	Meeting	Update on the DP and discuss key issues.	
James Whetu engaged as iwi liaison for DP review					

11 Aug 20	Hilary	Mangakino-Pouakani Rep Group	Meeting	Update on the DP review. Seeking key issues.	
11 Sep 20	Hilary	Internal Staff – Development engineer and property.	Meeting	Discussion about industrial land availability.	
23 and 24 Sept 20	Policy team	Site visits to electricity generation sites.	Site visit		
13 Oct 20	Hilary	Rangitāiki River Forum	Meeting	Update on the District Plan. Discussed interest particularly in the Strategic Direction Chapter.	
5 November 20	Hilary, Nick and Kendall	Eastern BOP and Taupō Planners Forum	Meeting	Gave a run down on the approach we are taking with the DP review.	
28 Jan 21	Hilary, Sue, James Whetu	Te Kotahitanga – George Asher	Meeting	Discussion about the approach on the DP review.	
15 Feb 21	Policy team	TMTB	Meeting	Discussion about key issues and involvement in different parts of the plan.	
1 March 21	Policy team	Turangitukua	Teams meeting	Discussion about key issues and involvement in different parts of the plan.	
18 March	Hilary and Sue	Raukawa – meet Andrea Julian	Teams meeting	Meet and greet as Andrea new to role. Discuss approach to the DP review.	Preferred approach is to meet and talk through sections rather than circulating a lot of documents.
1 April 21	Hilary	DoC	Meeting	Catch up on key issues and approaches. Some concern about possibility of notable trees being removed from plan.	

Summary of feedback received provided by James Whetu from iwi partners, in particular on Strategic Directions, Rural, Papakainga, Natural Values.					
19 April 21	Policy team	WRC – catch up	Meeting	Discussed a range of projects but gave an update on where the DP review at.	
2 June 21	Hilary	Turangi Community Board	Meeting	Update on DP and discussion about key issues in Turangi. Land supply for residential and also ensuring affordable residential development.	
April 2021 – NBEA Exposure draft released					
July 2021 – Change of approach from a Comprehensive DP review to a series of plan changes					
<p>6 July 2021 – Workshop with Council following NBEA Exposure Draft Release to move from Comprehensive DP review to a series of pinch point plan changes. The first bundle would include:</p> <ul style="list-style-type: none"> • Strategic Directions (based on feedback from iwi partners that this was critical) • Rural Chapters • Residential coverage • Additional industrial land • Town Centre heights 					
28 May 21	Hilary	All iwi partners	Email	Update regarding change in scope of the DP review and that James Whetu no longer continuing in the iwi liaison position.	
2 Aug 21	Hilary	Rangitāiki River Forum	Zoom workshop.	Presented update on DP review. Discussed Strategic Directions and incorporation of objectives from <i>Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki</i> .	

17 August 21	Hilary	Ngāti Tahu/Whaoa	Zoom catch up	Catch up on where things were at with DP review and feedback from James Whetu.	
27 August 21	Hilary	Catch up with TKNT – George Asher	Meeting	Catch up on where things were at with DP review and feedback from James Whetu.	
31 August	Hilary	TARIT joint working party hui	Meeting	Working group discussion and prep for Joint governance meeting.	
16 Sept 21	Hilary	TARIT Co-governance meeting	Meeting	Update on District Plan progress and discussion on approach given NBEA Exposure draft.	
27 Sept 21	Hilary	JMA partners	Letter	Letter requesting support for changing the commencement resolution to a more refined scope.	
1 Oct 21	Policy team	Rowan Sapsford	Workshop	Workshop on draft SD obs and pols.	
14 Oct 21	Hilary	Taupō East Rural Group	Meeting	Discussion on Strategic Directions and Rural direction.	
18 Oct 21	Hilary	Tahu Whaoa Runanga	Meeting	Discussion on upcoming Tauhara North projects, in particular papakainga.	
19 Nov 21	Hilary, Sue	Raukawa relationship meeting	Meeting	Discussion on how TDC and Raukawa work together. Ideas for prioritising and responding to DP changes.	Meetings work better. Bring areas of priority to Raukawa.
25 Nov 21	Hilary, Briar, Kendall	TMTB – Peter Shepard	Meeting	Meet and greet Peter – taken over from Maria Nepia. An overview of where we are at with DP changes.	
2 Dec 21	Hilary, Rowan	TMTB – Peter and Cher	Meeting	Run through Strategic Directions draft chapter.	

6 Dec 21	Hilary	TARIT joint working party Hui	Meeting	Update on progress, outlined key aspects of plan changes.	
13 Dec 21	Hilary	TDC Events team	Meeting	Discuss events key issues with the DP. Main outcome change to temporary activities rule.	
20 Dec 21	Hilary and Rowan	Raukawa	Meeting	Run through draft SD chapter	
3 Feb 22	Hilary and exec members	MoE	Meeting	Discussion regarding Taupō growth and schooling requirements. Update on Designation process.	
8 Feb 22	Hilary, Kendall, David	Diana Bell (AECOM) on behalf of DHB	Meeting	Meeting regarding a potential Hospital zone.	
15 Feb 22	Hilary and Rowan	Raukawa	Meeting	Further session to run through draft SD chapter	
21 Feb 22	Hilary and Rowan	Tina Porou, Turangitukua	Meeting	Run through draft SD chapter	Tina to provide tracked changes in a couple of weeks. Later responded that didn't have capacity to.
3 March 22	Hilary	Taupō East Rural Rep Group	Livestreamed meeting	Ran through key aspects of the SD and Rural chapter.	
17 March 22	Hilary and Rowan	Te Kotahitanga – George Asher	Meeting	Ran through key aspects of the SD and Rural chapter.	
4 April 22	Hilary	Steve Giles – TDC Events	Meeting	Ran through requirements for change to temporary activity.	
12-Apr	Hilary and Matt	Town Centre Taupō Board	Zoom meeting	Gave a run down on all 5 changes however particularly town centre change	Feedback to push the 12 m height back to Te Heuheu St.

3-May	Hilary	WRC - Hamilton staff	Zoom meeting	Gave a run down on all 5 draft plan changes	
5 May 22	Hilary and Kendall	Contact Energy	Meeting	Meeting re plan changes, in particular Rural lifestyle areas.	Concerns over rural lifestyle - subdivision and 2nd dwellings on Contacts activities.
12 May 22	Hilary	DoC	Meeting	Run through of 5 plan changes leading up to pre-consultation	Would like more collaboration going forward.
16 May 22	Hilary	WRC – Taupō staff	Meeting	Run through of 5 plan changes leading up to pre-consultation	
16 May 22	Hilary and Rowan	TKNT – George Asher	Meeting	Run through of 5 plan changes leading up to pre-consultation	
19 May 22	Hilary and Nick	TARIT	Meeting	Meet and greet Jo Ireland – new TARIT CEO. Run through of 5 plan changes leading up to pre-consultation.	
24-May	Hilary	Bayleys Taupō	Meeting	Gave a run down on all 5 draft plan changes	Lots of questions around rural lifestyle, town centre (maybe expansion)
26-May	Hilary	Amplify – Taupō's Economic Development Agency	Meeting	Gave a run down on all 5 draft plan changes	
31-May	Hilary	TMTB	Meeting	Gave a run down on all 5 draft plan changes	Concern over papakainga on general land and if that is easy enough. Can iwi management plans be recognised within the SDs.
7-Jun	Hilary	Kaingaroa	Meeting	Gave a run down on all 5 draft plan changes	Support further intensification and higher

					buildings. Concern over the amenity policy in SD.
9-Jun	Hilary	Zest Mortgage Brokers	Meeting	Gave a run down on all 5 draft plan changes	
5 July	Hilary	Contact	Zoom meeting	Discussed a few more issues arising from Contacts submission.	
7 July	Hilary	Raukawa – Andrea Julian	Zoom meeting	Discussion around papakainga. Also discussed Mokai and the potential zoning there.	To follow up thoughts around rural lifestyle at Mokai. Hilary to talk to consultant who submitted. Andrea to speak to Mokai hapu.
12 July	Hilary	Kinloch Community association sub committee	Zoom meeting	Update on the outcomes of consultation and where to from here.	
25 July	Hilary and Kendall	Mercury	Zoom meeting	Run down on changes since consultation. Discussion around the key issues from Mercury.	Hilary to circulate the next draft of the rural chapter once ready.
26 July 22	Hilary	Genesis	Zoom meeting	Run down on changes since consultation. Discussion around the key issues from Mercury.	Hilary to circulate the next draft of the rural chapter once ready.
28 July 22	Hilary	Kinloch Representative Group	Presentation	Update on where the plan changes are at and process from here.	
5 August 22	Hilary and Kendall	Permapine and Cheal	Meeting	Discussion on Permapines key issues. Clarification of several provisions that they had concerns with.	
10 August 22	Hilary	TKNT and TDC Monthly Hui	Zoom	Updated TKNT on where the plan changes had got to and process from here. George spoke about concern with RPS and DP	Hilary to circulate the final drafts pre-notification.

				linkages. Strong Waikato focus within RPS. Also discussed Natural Values and responses to Exposure Draft. Updated that there is no change to the DP in terms of Natural Values.	
18 Aug 2022	TDC staff and governance	TARIT Co-governance committee	In person	Gave updates on plan changes and process from here.	

APPENDIX 2 – QUERIES RECEIVED DURING PRE-CONSULTATION

Date	Name	Plan change	Discussion	Who took Call/email	Notes
12-May	Malvin Din	Rural	Asked if we were relaxing subdivision rules in Kinloch area. Has large section and wants to divide into 4 sections.	Hilary.	Asked for address then responded that the property remained in the Kinloch rural residential zone which was not proposed to change at this stage. Recommended submitting.
12-May	Catherine Scoular	Town Centre	Link to town centre not working.	Hilary.	Sent new link. Also resent link out to all town centre addresses.
12-May	Shay Clark	Rural	Property off 317 SH5 not included in the new rural lifestyle zoning. Submits that should be.	NA	Marked as submission.
13-May	Amylee Smits	Town Centre	Comments that there are greater issues they wish to address with the DP. Asked how to make submission.	Hilary.	Emailed link to online submission form.
13-May	Sam Coxhead	Town Centre	Link to town centre not working.	Hilary.	Sent new link. Also resent link out to all town centre addresses.
13-May	Brian Elwarth	Rural	Wants to build another dwelling. Located on Whangamata Rd.	Hilary.	Replied that property is identified as potential rural lifestyle zone. But site-specific aspects would need to be assessed. Does share a boundary with rural so that would potentially make discretionary. 2nd dwelling a possibility. Sounded like he wanted to do something sooner so gave Karen's details.
16-May	Sarah Carter	Rural	Property not currently proposed as rural lifestyle as over 30Ha.	Hilary.	Talked through the draft provisions and what they might mean. Recommended making a submission.
16-May	Brent Carlton	Rural	Multiple properties in both Mapara Valley area and one	Hilary.	Clarified which properties were effected by Mapara Valley removal, and proposed to revert to general rural as above 30Ha. One property on Whangamata Rd identified as potential Rural lifestyle.

			property identified as potential Rural Lifestyle.		
16-May	Sherie Mchardy	General	Asked for timeframe for plan changes.	Hilary.	Sent link to "about plan changes" which includes timeframe diagram.
16-May	Catriona Eagles	Rural	Sought clarification on the geothermal rules and how they impacted Centennial Drive and Link Rd. Queried activity status on Rural lifestyle subdivision.	Hilary.	Catriona sent through 2 emails. Rung on 20 May to discussed multiple issues. Talked through interpretations and some quirks in the provisions. Valid points raised. Sent word versions of Rural and SD chapters so that Catriona can track changes.
16-May	Lyn Sayers	Rural	Subdivision of 213 Oruanui Rd. Maybe wants to go a bit smaller than 2ha.	Hilary.	Talked through provisions and how activity statuses work. Talked through site specific issues that may need to be addressed at subdivision. Recommended submitting.
16-May	Katie Jolly	Rural	Query over 656 Tukairangi Rd. For some reason search function not working on map.	Hilary.	Replied that an issue with search function. Clarified that 656 has been identified as draft rural lifestyle. Sent a screen shot map. Andrew going to follow up with Naomi issue with search function.
17-May	Nicola Spence	Rural	455 Tukairangi Rd not identified as Rural lifestyle. Wondering why. Also queried if the quarry was going to be zoned industrial.	Hilary.	Responded that block is on its own rather than in a cluster of rural lifestyle. Responded no plans to rezone quarry at this stage. Recommended submitting. Shaun came back and asked the criteria for selecting the rural lifestyle area. Sent link and outlined the potential benefits for rural lifestyle compared to general rural.
17-May	Nigel and Salley Parker	Rural	Property on 437 Poihipi just under 4Ha. Wondering if they might be able to subdivide. Stated that a unique property as so close to town.	Hilary.	Explained activity status and the rationale behind not wanting to go below 2Ha. Explained there needs to be a line drawn somewhere and otherwise people will want to go lower still.
17-May	Anna Pol	Rural	Queried the D1 Geothermal rule and what this means. Requested a feedback form.	Hilary.	Emailed D1 rule and copy of the D1 map. Also sent word version feedback form.

17-May	Mat Staples	Rural	Requests 50 King Rd be zoned rural lifestyle. Submits merits.	NA	Marked as a submission.
17-May	Alec Barrot		Alex called into the CSC to pick up information and spoke to Kendall after CSC phoned. Alex indicated he was not a property owner but interested in the Rural Lifestyle plan changes from an investment perspective. He also was interested in water quality within the Mapara Valley and ensuring that what was proposed was not going to have negative impacts on the environment.	Kendall	Have organised with Customer Services to post requested information
	Jeri		Jeri called the CSC to ask about where was their letter regarding rural lifestyle zoning. 25 Piro Place is not being zoned as such due to that area in Mapara being considered for low density residential.	Andrew	Told CSC we would look to see if there was a letter here for them. As I was unaware the property was not included in the zoning at the time of the call.
18-May	Tony and Leonie Clough	Rural	Objects to proposed changes regarding subdivision size.	NA	Marked as submission.
18-May	Amanda Wilson	Rural	Property at 217 Forest Rd, combined area of 4.03 Ha. Has already been split into two lots. Want to split the 2.46 Ha lot again.	Hilary.	Recommended making a submission. Outlined the process for the changes. Explained how the new rules would not make going below 2Ha permitted. Customer keen to do something now, so recommended getting in touch with Karen or a consultant. Provided list of consultants.

19-May	John Eyes	Rural	20 Palmer Mill Road. Identified as potential rural lifestyle. Doesn't like it. Dust and drinking water issues.	Hilary.	Tried to answer queries. Recommended making a submission. Posted all rural material as hard copy, and a submission form.
19-May	Ian Britten	Rural	Two properties on Hepina Heights. Not identified as potential rural lifestyle as too big. However significant area covered by EW covenant. Also asked about drinking water.	Hilary.	Explained blocks have been excluded from potential rural lifestyle due to total block size. Recommended making a submission. Drinking water - explained that this needs to be addressed at subdivision, and that proof of adequate supply would be necessary. Explained there are also alternatives and efficiencies that may be able to be achieved with some of the schemes.
19-May	Sara Massey-Borman	Rural	Sarah initially requested timeframes. Later round to get more detail on the potential rural lifestyle rules.	Hilary.	Provided timeframes. Spoke on the phone and talked through the draft rural lifestyle provisions.
19-May	Helen Brosnan	Rural	Just clarifying process relating to 63 Broadlands Road and it being assessed for Industrial rezoning	Kendall	Spoke with Helen to clarify we have identified a number of properties to be assessed and determine if suitable for industrial uses. Discussed this site has historically been identified as a potential change and that at this stage it would be useful to understand if the landowner was supportive or not of this
19-May	Helen Brosnan	Rural	Rural Lifestyle Setbacks - what is adjacent? For example, if there is a rural lifestyle property located on the opposite side of the road to a rural property what setback will be required, can this be clarified for implementation purposes. Second question was relating to Permapine, and setbacks associated with the activity	Kendall	Said would look to discuss implementation aspects such as this but a submission outlining would be great to make sure we don't forget. With Permapine again asked for concerns to be outlined in a submission, what was also highlighted was future subdivision in the area and that the water scheme in this area is at capacity so if unable to connect would need to ensure that roof water was possible given there have been historical comments that because of the mill roof water is not potable due to contamination, advised we have not seen evidence of this though

			and also maybe consideration that it is noted in the plan about this being an existing activity.		
19-May	Catriona Eagles	Rural	<p>Catriona was querying if the changes to rural and rural lifestyle were based on an actual or perceived issue, particularly those around businesses that need to be in rural and assist with the functioning, for example a pet lodge. What would happen is they were to sell pet food or a rural cafe.</p> <p>The other query was around rural industry and that it has been indicated we don't have enough industrial land but then looking to restrict rural industry i.e. why limit things like the firewood guy, it is really necessary</p>		Asked if all feedback could be popped into a submission so we are able to consider all of it
	Jo Sutton	Rural	Was querying possibility of future subdivision but noted that their property is subject to Area X and Y Geothermal Subdivision Rule and would that still apply. property Owner- 9 Link Road	Kendall	Emailed Jo back to say that yes Area X and Y still apply, however is only part of her property so those areas are exempt from that. Suggested Jo make a submission seeking clarification on these aspects.

20-May	Doug Wallace	Rural	Doesn't want further subdivision to occur on Oakdale Drive	Hilary.	Rung Doug. Talked through option to submit that his property would remain rural - that means it would be harder to subdivide next door. However also raised that this would mean that he wouldn't be able to subdivide either. Recommended putting in a submission.
20-May	Ian Britten	Rural	Queried reason for the 30 Ha limitation.	Hilary.	Emailed reasons for 30 Ha. Protection of productive farmland, flexibility of larger lots into the future, reverse sensitivity. Also scale of rural lifestyle.
20-May	Duncan Brown	Rural	Queried why block at 170 Tukairangi Rd not included in Rural Lifestyle.	Hilary.	Emailed explanation of D1 rule and map which is why property not included. Duncan later rung to discuss. Still keen to pursue a rural lifestyle zoning. Recommended putting in a submission. Sent Duncan link to submission form.
21-May	George Ward	Rural	Queried if property at 46 Oak Drive eligible for subdivision under new draft rural lifestyle rules.	Hilary.	Explained that property is in rural lifestyle however also shares a boundary with General Rural so therefore would be discretionary under current draft rules. George came back asking who he could talk to about getting the ball rolling. I cautioned that there is a full RMA process for the rules to go through. Sent the local consultants contact details.
23-May	Adair Jeffries	Rural	Emailed to say that they would like to subdivide the property.	Hilary.	Explained rules are draft only, and that they should submit on the process. Recommended that in the future they could talk to a consultant. Sent the local consultant contact list.
23-May	Andrew Liddy	Rural	Property at 150 Hill View Drive. Asked why they hadn't received the second letter (Rural lifestyle letter).	Hilary.	Explained that they would have received the Mapara Valley Structure Plan letter, but that we are going to look at the Hill View Rd area as potential low density/large lot residential.
23-May	Mary Twentyman	Rural	Asked for first letter re Mapara Valley Structure Plan removal to be resent.	Kendall	Kendall resent letter.
24-May	Catherine Scoular	Town Centre	Catherine has just found out about the hotel consent and it will block her lake view. Wants	Hilary.	Sent Catherine the height

			info on the location and height.		
24-May	Philp Poppe	Rural	Asking why property at 308 Mapara not included in rural lifestyle as under 30 Ha.	Hilary.	Emailed then also rung and spoke to Philip. Explained that it is a tricky property in between several different residential and rural environments. Want to take a look at it during the residential plan changes. However Philip says no desire to subdivide. Wants to do a cluster. We talked about different options - supplied the current cluster rules.
25-May	David and Katrina Gage	Rural	Want to subdivide at 5 Michaels Way. Want to know requirements.	Hilary.	Emailed that on the face of it they may be able to subdivide, however site-specific issues may need to be addressed. Cautioned that rules are just draft so a significant process to go through. Recommended submitting.
25-May	Dee Whale	Rural	Queried whether the change would affect rates.	Hilary.	Emailed that rural, rural lifestyle and residential all have the same rating differential. May affect rates if value of land goes up due to subdivision potential.
25-May	Peter Jarvis	Rural	Requested clarification if property at 61 Ross Rise can subdivide.	Hilary.	Emailed that on the face of it they may be able to subdivide, however site-specific issues may need to be addressed. Cautioned that rules are just draft so a significant process to go through. Recommended submitting.
25-May	Sue Slegers	Rural	Queried if we have a definition for "tourism activities"	Hilary.	Replied no at this stage but a good note for development.
25-May	Anna Pol	Industrial	Queried if there was a map of the proposed industrial areas.	Hilary.	Sent map. Clarified that these are draft areas for assessment only.
25-May	Sue Harris	Rural	Wanted to know if could subdivide 978 Poihipi. Thought she had 4 Ha.	Hilary.	Clarified that they only had 2Ha. She realised she was working in acres. I suggested still important to submit.
26-May	Derek Potts	General	Said link wasn't working	Hilary.	Tested link. Sent 2 new links and said come back to me if still having issues.
30-May	Marie Fennemore	Town Centre	Questioned the basis for the heights in town and why the	Hilary.	Reminded that just draft concept. Explained due to precedence (consents), shading and balance of development vs keeping lowish rise. But recommended making a submission.

			blue areas were lower height restriction.		
30-May	Shay Clark	Rural	Queried if he can appeal the decision. Disappointed his block was not included in RL.	Hilary.	Have had previous correspondence. Property was initially included in the draft RL area but is on SH5, and prior to consultation we removed all blocks with access off SHs. Explained this. Has already made a submission.
30-May	George Muir	Rural	Queried why we have included some land in Holyoakes as RL but specifically excluded CT493970.	Hilary.	Sent the criteria for selection for RL. Land is bigger than 30Ha. Recommended making a submission.
31-May	Penelope Aston	General	Asked to be registered on the DP database.	Hilary.	Confirmed that we would register her.
31-May	Helen Brosnan	Industrial	Submitted a submission on Industrial land supply on behalf of Mega Food Services limited.	Hilary.	Marked as submission.
31-May	George Muir	Rural	Submitted two more emails with various information and questions.	Hilary.	Responded to the questions. Stated that the rest of the information would be entered as a submission to be considered by Council.
2-Jun	Sean - Harcourts	Rural	Querying the rural lifestyle rules on Mapara Rd.	Hilary.	Rung Sean back. Ran him through rules.
2-Jun	Josh McKone	General	Queried re some rezoning aspirations around Turangi.	Hilary.	Rung Josh. Ran through what we are doing for Turangi. Waiting until Mana whakahono bedded in. May undertake some sort of structure plan exercise. Suits their timeframe as need to do some further work.
2-Jun	Andrew Hill	General	Asked for a meeting to run through plan changes.	Hilary.	Set up a meeting.
2-Jun	Jen Shieff	Strategic Directions	Asked if Tongariro River was an OLA. Asked some questions of clarity around the SDs.	Hilary.	Replied that Tongariro River is an OLA and SNA on the margins. Clarified that we wouldn't be doing a plan change on natural values at this stage.

2-Jun	Rebecca Attenbough	General	Would like a meeting to run through plan changes	Hilary.	Replied certainly happy to have a meeting. Trying to find a time, as was unavailable at proposed time.
3-Jun	Anna Pol	General	Asked if can write an email submission.	Hilary.	Replied absolutely can send in submission via email.
7-Jun	David Gray	Rural	Rung asking how much water would need to be supplied for a new subdivided block.	Hilary.	Replied via email. Reminded that just draft so may change. Sent code of practice provisions which set out 1300 litres per residential property and 130 litres per ha for stock.
7-Jun	George Muir	Rural	Sent in some additional questions/points.	Hilary.	Responded to questions. Clarified that around rural effects radius rules. SNA bonus lot rules, and setbacks for afforestation. Other points recommended be included as a submission.
7-Jun	Rosemary Peek	Rural	Asked for an environmental impact assessment for subdivision on wastewater and water.	Hilary.	Replied that this is just draft, that a section 32 is required on notification. And that it is up to applicant to prove they can provide water and drinking water infrastructure during subdivision.
8-Jun	Jen Shieff	General	Asked some general questions about the Enabling Housing supply amendment and if this applied to TDC and about intensification in the residential environment.	Hilary.	Replied that although we are Tier 3 so not required to implement the Enabling House Supply changes, we will be looking at the provisions of the Residential Chapter in the next bundle of plan changes. Not sure what this will look like though.
9-Jun	Lynette Warfe	Rural	Query re when the review will consider aircraft noise and use in the rural area.	Hilary.	Referred Lynette to the noise provisions in the draft chapter.
9-Jun	Amylee Smits	General	Asking about the provisions for expanding the town centre.	Hilary.	Replied that the high-density residential provisions will be looked at in the next bundle with Residential.
9-Jun	Hazel Craggs	Rural	Asking if she will be able to subdivide.	Hilary.	Replied with possibly, although shares boundary with general rural. Recommended making a submission.
10-Jun	Daniela Shepherd	Rural	Submission, but also lots of queries seeking specific feedback.	Hilary.	Replied to questions where possible but some points are submission points

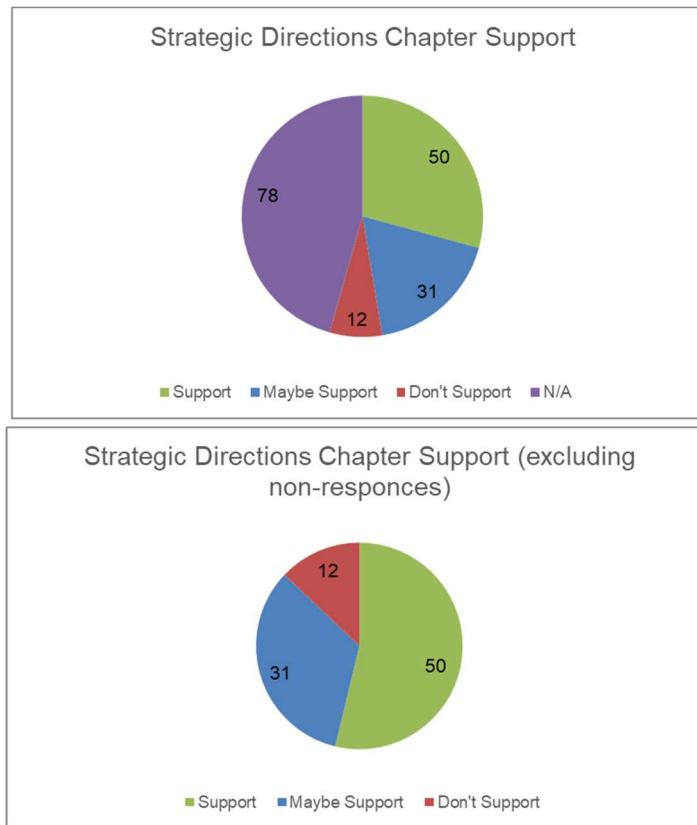
10-Jun	Rosemary Peek	Rural	Very upset about the process and how we are at final draft proposal and haven't done an AEE yet.	Hilary.	Replied that AEE not required for a plan change, and section 32 will be done for formal process. Explained formal RMA process. Also explained have a responsibility to consult early before too locked in.
10-Jun	Jim Rauch	Rural	Asked about a specific property and subdivision potential.	Hilary.	Explained provisions still draft. Recommended submitting. Outlined site specific matters that would need to be addressed at subdivision stage.

APPENDIX 3 – GENERAL OVERVIEW OF SUPPORT/OPPOSITION DURING PRE-CONSULTATION

Plan Change 38 – Strategic Directions

There were a total of 162 submissions points (out of a total of 1124) received on Strategic Directions. Of these submission points 50 were in support, 12 were in opposition, 31 said maybe and 78 did not state a position. A large number of amendments were sought on the SDs and these submission points did not necessarily imply support or opposition. We have therefore graphed the level of support both with and without the non-responses below.

Pre-consultation feedback on changes to Strategic Directions



Of the submissions that opposed the draft chapter the following reasons were given:

- A number of submitters gave no reason for their opposition.
- Obs and Pols on water quality/climate change do not go far enough.
- Opposition to SNAs, papakainga, climate change in general.
- Recognition of specific interest groups such as education, waste facilities, pig farming, energy, aging population and quarrying.
- Increased recognition of heritage in the Strategic Directions.
- Multiple submissions from energy companies strengthening the position
- Strengthening of energy's role within the District.

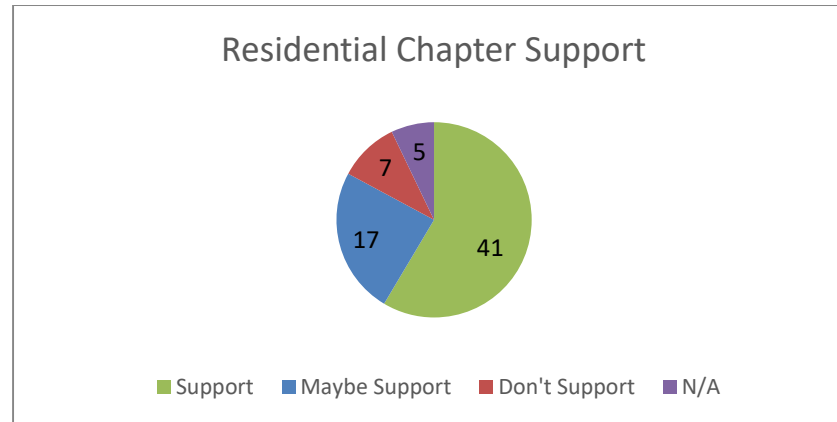
Feedback in **support** of the Strategic Direction Chapter included:

- Will support growth and development
- Support Freshwater, Urban Form and Development, Papakainga and Infrastructure Development objectives.
- Inclusion of climate change objectives essential.
- Support for tangata whenua section.

Plan Change 39 - Residential Building Coverage

There were a total of 70 submissions points (out of a total of 1124) received on building heights. Of these submission points 41 (59%) were in support, 7 (10%) were in opposition, 17 (24%) said maybe and 5 (7%) did not state a position.

Pre-consultation feedback on changes to Residential Coverage



Of the submissions that opposed the draft concept the following reasons were given:

- 1 submitter was concerned not looking at plot ratio and earthworks at the same time.
- 1 submitter was concerned with the effects of infill housing on infrastructure.
- 2 submitters were concerned with the lack of green space in the residential environment.
- 3 submitters gave no reason for their opposition.

Of the submissions that supported the plan change there were comments about increased flexibility, reduced cost and time for resource consents.

There were 9 submitters who supported or would maybe support the increase in residential building coverage but would like to see the maximum coverage increased to 40% or more.

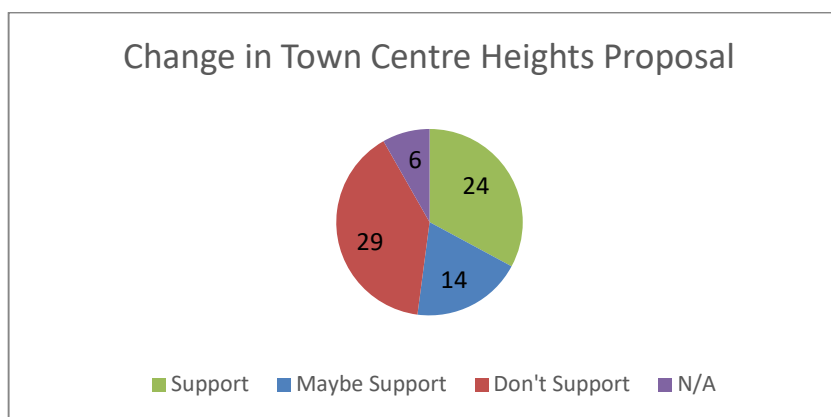
There were several submitters who questioned many of the other performance standards in the residential building environment. These are all being looked at in the wider review that is currently ongoing.

There was particular attention drawn to the potential lack of permeable surfaces especially that can capture rainwater. Currently there is no restriction on impermeable surfaces this is being looked at as part of the broader residential performance standards review.

Plan Change 40 – Town Centre Changes

There was a total of 73 feedback points received on building heights. Of these feedback points 24 (33%) were in support, 29 (40%) were in opposition, 14 (19%) said maybe and 6 did not state a position.

Consultation feedback on changes to Building Heights



Of the feedback that **opposed** the draft concept the following reasons were given:

- 11 submitters were concerned about shading.
- 8 submitters raised concerns regarding building scale.
- 5 submitters were concerned that views would be obstructed.
- 6 submitters gave no reason for their opposition.

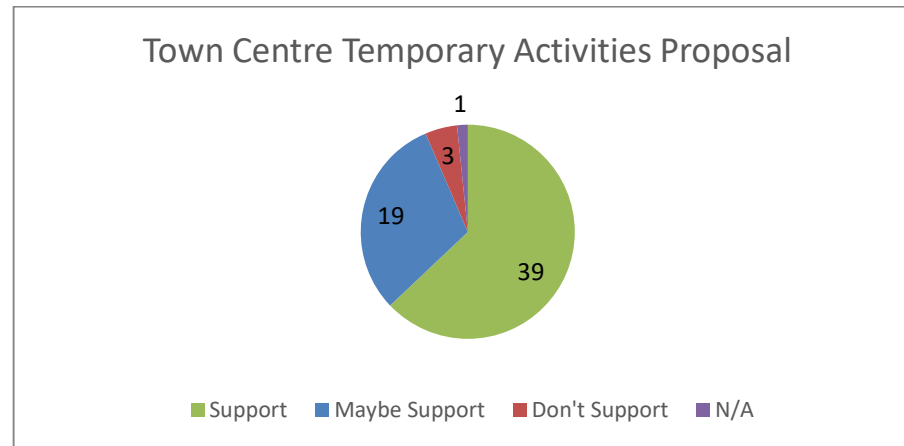
Feedback in **support** of the changes in Building Heights included:

- That the proposal would assist in modernising and improve the town.
- Having tiered developments adjacent to the Lake Front would allow for increased views from these developments over the Lake.
- Would improve the number of people and vitality of the Town Centre, especially after dark.
- It will allow for better resources, particularly towards hospitality and tourism and will bring more spend to the district.
- Changes relating to the urban environment should be aligned with the National Policy Statement on Urban Development 2020 and Chapter 6 of the WRPS.

Temporary Activities

There were 62 feedback points received on the temporary activity proposal. Of these 39 (63%) were in support of the changes. 19 (30%) said they might support subject to activity. 3 submitters opposed the proposal.

Pre-consultation feedback on changes to Temporary Activities



Of the submissions that opposed the draft proposal, they either gave no reason or stated that it was three times longer than the current timeframe and therefore seemed excessive.

Feedback in **support** of the changes increasing the number of Temporary Activities able to be conducted in the Tongariro Domain included:

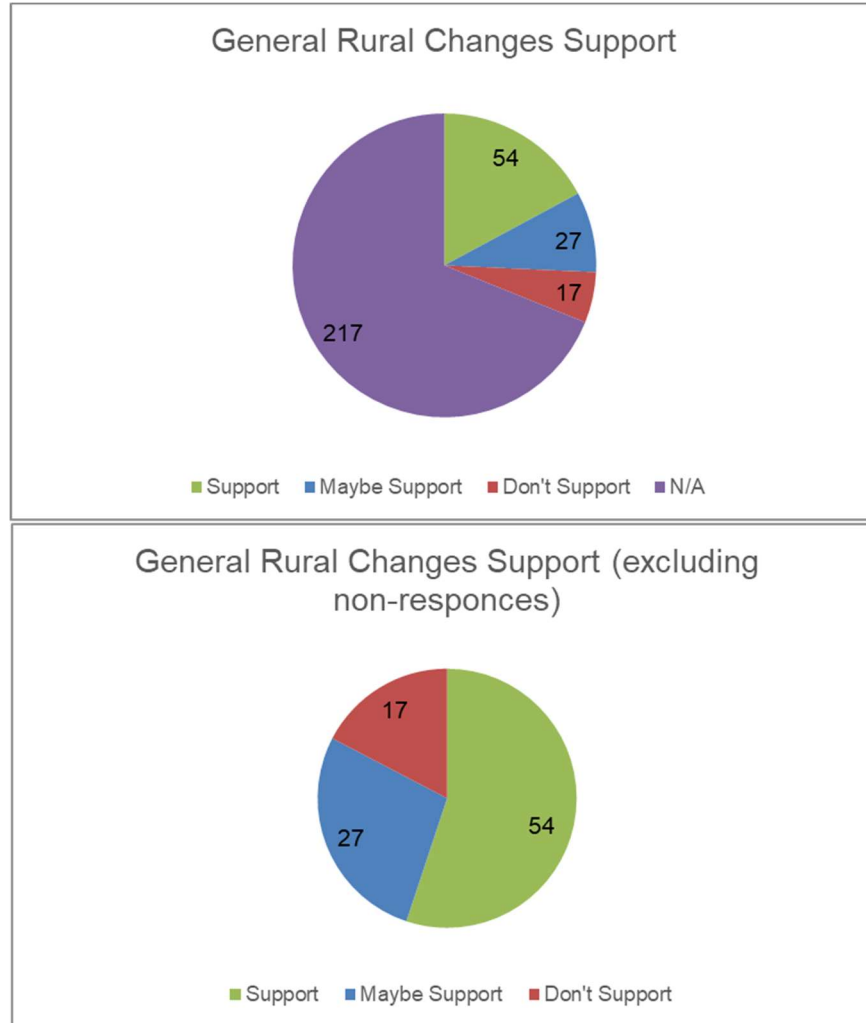
- That the changes would help improve the Town.
- We want to continue to be a vibrant town that makes it attractive to events and other activities.
- The events are part of what defines the Town, and we need to accommodate the temporary structures that come with these events.
- Should be dependent on the activity.

Plan Change 42 – Rural and Rural Lifestyle Chapter

General Rural

There were a total of 305 submission points (out of a total of 1124) received on the provisions within the General Rural Environment. Of these submission points 54 were in support, 17 were in opposition, 27 said maybe and 217 did not state a position. A large number of amendments were sought on the Rural Chapter and these submission points did not necessarily imply support or opposition. We have therefore graphed the level of support both with and without the non-responses below.

Pre-consultation feedback on changes to Rural



Of the submissions that opposed the draft chapter the following reasons were given:

- A number of submitters gave no reason for their opposition.
- A large proportion of the submissions were from Energy Companies seeking increased recognition of reverse sensitivity impacts on their operations.
- A number of existing rural industries seeking increased recognition of reverse sensitivity impacts on their operations.
- Some property owners seeking rezoning of their land either to Rural Lifestyle or to General Rural.
- Vehicle movements too restrictive.
- Setbacks for sheds too restrictive.
- Some gully and hazards strengthening from WRC.

Recommended Responses

- Increased recognition of reverse sensitivity on energy companies through:
 - Areas within the X and Y areas not being able to intensify (subdivide or minor dwelling)
 - Inclusion of reverse sensitivity within the matters of discretion and control
 - Additional words within the introduction about reverse sensitivity and the productive nature of the rural industry.
- Amendment of the vehicle movements (100 to 200EVMs)
- Amendment of the setbacks (300m to 200m)
- Some adjustments to zonings depending on submissions.

Rural Lifestyle

There were a total of 192 submission points (out of a total of 1124) received on the provisions within the Rural Lifestyle Environment. Of these submission points 58 were in support, 10 were in opposition, 23 said maybe and 78 did not state a position. A large number of amendments were sought on the Rural Chapter and these submission points did not necessarily imply support or opposition. We have therefore graphed the level of support both with and without the non-responses below.

Pre-consultation feedback on changes to Rural Lifestyle



Of the submissions in opposition the following concerns were raised:

- 20 m too close to main dwelling for minor dwelling
- Concerns re infrastructure – in particular drinking water and roads
- Some comments that 2Ha too big, some that it's too small. Overall majority of support
- Some rezoning requests
- A few subs opposing White Road area being Rural Lifestyle
- Energy amendments

Recommended Responses

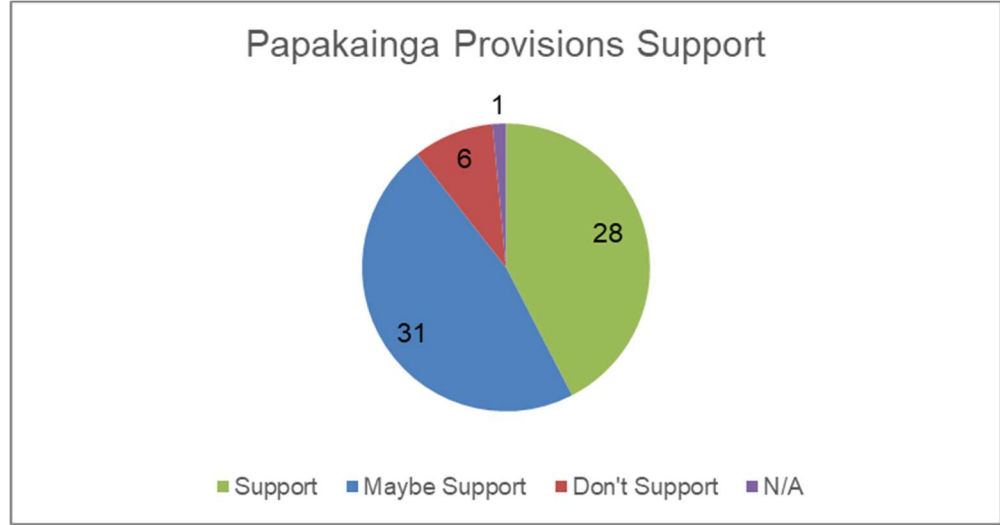
- Some additional advice being sought on traffic impacts
- Some changes to zoning based on submissions
- Increased recognition of reverse sensitivity

There was a high level of support received regarding the ability to be able to subdivide and provide a second dwelling on rural properties.

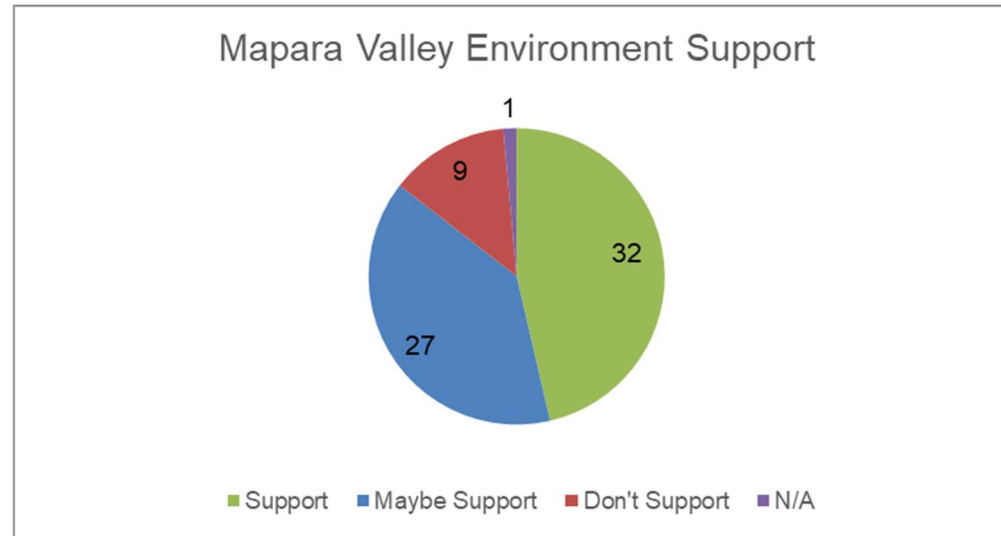
Mapara Valley and Papakainga Provisions

Generally, there was a high level of support for the removal of the Mapara Valley structure plan rules and also the introduction of new papakainga provisions.

Pre-consultation feedback on changes to Papakainga



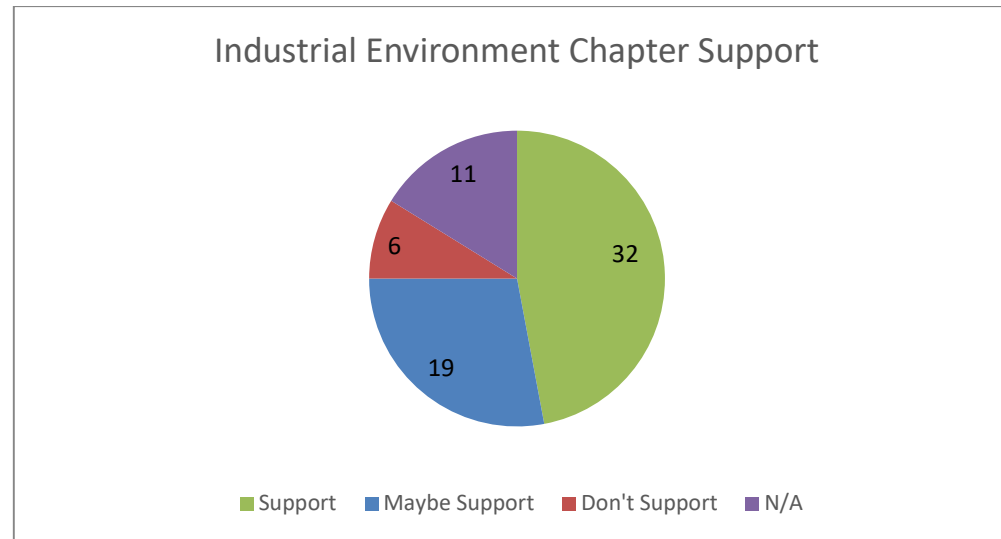
Pre-consultation feedback on changes to Mapara Valley



Plan Change 43 - Proposed Industrial Land

There was a total of 69 submissions points (out of a total of 1124) received on the Industrial Plan Change that identified a number of properties to be assessed for industrial purposes. There were 32 submission points (47%) in support, 6 (9%) were in opposition, 19 (28%) said maybe and 11 (16%) did not state a position.

Pre-consultation feedback on changes to Industrial Environment



Of the submissions that opposed the draft concept the following reasons were given:

- Already enough and a lot of the existing industrial is unused
- Opposed all sites with no reasons given.
- Industrial land identified on Poihipi road will result in effects such as increased heavy traffic movements, noise, odour and is not considered appropriate when proposed medium and high-density residential areas will be located near this location.
- If a new bridge was built allowing ease of access to Taupo Town for workers and general public, might consider Poihipi Road location.
- Aratiatia Road site is elevated and in close proximity to existing rural lifestyle properties (Centennial Drive)
- Potential for reverse sensitivity to occur in regard to Broadlands Road properties which are in close proximity to the existing landfill.

Of the submissions in support there was a general sentiment that Taupo is growing and therefore needs additional

APPENDIX 4 – SUMMARY OF FEEDBACK DURING PRE-CONSULTATION

Summary of feedback and responses can be viewed here:

<https://www.taupodc.govt.nz/council/consultation/district-plan-changes-2022>

APPENDIX 5 – SUMMARY OF RURAL ENGAGEMENT SESSIONS

District Plan – Rural Environment Public Engagement Session – River Road Hall – 4 April 2019

There were 11 members of the public who attended.

Council representatives in attendance: Cr Boddy, Cr Park, Carrie Robinson, Kendall Goode, Tanya Wood, John Ridd (SLT Area Representative), Hadley Tattle, Philip King (LTP Amendment – Council building)

Points raised in the discussion:

- It would be great to have rural recycling collected.
- I live at Ridge Top Way, Oruanui. I have heard that if further subdivision occurs off this road, then it would need to be kerbed and channeled.
- I live at 1679 Broadlands Road. I am currently using roof water, but it is unsafe to drink. I have been told that I am not able to connect to the Council water supply. I am going to have to sell my property.
- Is council looking to extend (potable) water in this area?
- How long will it take before we see a change? Advised the DP turnaround time is 7 – 10 years.
- Subdivision of bigger blocks; does council consider lake protection area? Subdivision to smaller blocks (4ha) does not allow for much livestock. Also, how will road run-off / storm water be handled? Advised town is under consent and rural area falls under regional council.
- Multiple dwellings – how does council reconcile rural rental property costs? There is an increase in rural production staff that require accommodation. There is currently insufficient supply to meet this demand. How do we meet the demand now?
- AirBnB is draining the rental market. Advised TDC has undertaken research in this area.
- Capital Gains Tax – council will need a policy as public won't want to pay CGT on land.

2.10 District Plan – Rural Environment Public Engagement Session – Omori/Kuratau Community Hall – 28 March 2019

There were 7 members of the public who attended.

Council representatives in attendance: Cr Stewart, Carrie Robinson, Kendall Goode, Tanya Wood, Lisa Nairne (SLT Area Representative), Hadley Tattle, Philip King (LTP Amendment – Council building)

Points raised in the discussion:

- It would be nice to have public transport to Turangi, even if it were only once a week.
- The former school at Tauranga-Taupō should be converted into a retirement home.
- There were several people who mentioned that they have a smaller lifestyle block (less than 4ha in size) and they would like the ability to have a second dwelling to accommodate family members.
- More lifestyle blocks are needed
- There were questions over the D2 blocks and what development is planned for this site?
- There are issues with an increased level of mountain bikers/e-bikes using the walking paths in our areas. These paths are designed for walking on and were never designed for cycling. Questioned whether TDC is working on a plan for walkways/biking.
- Discussion on minimum lot size, difference between Urban and Rural environments.
- Multiple dwellings: are we concerned with number of people or buildings on lots? Explained we are concerned by coverage, further fragmentation and additional servicing.
- Transient / holiday population puts strain on resources. Noticeable population fluctuation.

Hadley

Query: land ownership on lakeshore, Whanganui Bay and Waihaha & how this relates to foreshore protection area.

2.11 District Plan – Rural Environment Public Engagement Session – Tirohanga Hall – 21 March 2019

There were 11 members of the public who attended.

Council representatives in attendance: Cr Boddy, Hilary Samuel, Carrie Robinson, Tanya Wood, Kendall Goode Philip King (LTP Amendment – Council building)

Points raised in the discussion:

- Spencer Road – when is it getting sealed?
- Recycling – our rubbish gets collected from the corner of Pokuru Road. It would be great if our recycling could also get picked up.
- Miro Street would be a good location for the Council building.

- Events such as the IronMan are inconvenient because the shops and town are really busy. Motelliers and restaurants should contribute towards the cost of these events because they are the ones who directly benefit.
- There are concerns over the Tirohanga Scheme and that in the past, Council has pushed through works without consulting with those connected to the scheme. Reassurance was also sought that the scheme is being maintained adequately, and that depreciation collected for the scheme is being earmarked for renewals of that scheme.
- Forest Managers hoodwinked us when they consulted us for the resource consent to cut down the forest on Spencer Road. They told us that trucks would not start until 6:30am. There are days when the trucks start at 3.30am.
- It would be great if you could come along and speak at a Tirohanga Settlers Meeting. The next meeting is Monday 1 April.
- It would be great to have more flexibility with rural subdivision. Having 10ha as a controlled activity is quite high.
- In 1971, if you made a conservation area, you were allowed development rights which would allow you to create an additional 2 lots.
- Mount Pohaturoa is a significant landmark and heritage site in our area, but you can no longer walk up there. It would be great if you could walk up there.
- What are the rules with operating Air B n Bs?
- What are the rules with second dwellings on smaller/lifestyle blocks?
- We have 5.5ha on Whakaroa Road. We wanted to erect a second dwelling but were told that we weren't allowed, but we could operate an accommodation unit, as long as it doesn't have a kitchen sink.
- The stocking rate with Variation 5 is an issue for those in the Lake Taupō catchment. Even with the dry period we have way too much grass.
- There are opportunities to look at different land uses. For example, our neighbor at Whakaroa Road is considering growing hazelnuts.
- In the Coromandel there are places popping up throughout rural areas where people let you park their self-contained caravan on their property.
- It might be better if the minimum lot size in the rural environment was smaller.
- There was discussion on the clustering provisions in the Mapara Valley.
- We would like to upgrade the Tirohanga Hall. We would like to build a new deck and upgrade the playground. We have money in the bank account, but it would be great if Council could contribute.

2.12 District Plan – Rural Environment Public Engagement Session – Taupō District Council Customer Services Office – 29 April 2019

There were 7 members of the public who attended.

Council representatives in attendance: Cr Williamson, Carrie Robinson, Tanya Wood, Rowan Sapsford (consultant planner on behalf of TDC)

Points raised in the discussion:

- Whakaeke 'Heemi' Ritete (Ngāti Te Urunga and Ngāti Tutetawha) - Māori have development aspirations however it is not clear what these will look like. Potentially innovative so flexibility in land use provisions would be good. Expect more partitions and owners who do partition should be able to develop land. A lot of hapū are developing strategies so it would be good if those are able to be recognised somehow. Would be good to have some

recognition of matauranga Māori in the plan. Need to engage with Te Kotahitanga. He is someone to follow up with as he was interested in the process as were others in his hapū - had some good ideas.

- Tukairangi resident (did not get name) - There is lifestyle demand in the Valle, current cluster model is not working that well. A lot of growth from those coming to the area seeking better lifestyles, cheaper houses and remote working opportunities. He had a 8000sqm area for the house with the balance farmed. People want to mow their lawn and that's it, any bigger is too much work. Roding is a concern, the roads must be able to cope with the increased traffic.
- James Cooper (Lakeman) - need to consider other uses such as tourism, he is planning the development of a venue to go with his brewery and sees more of that kind of development out there. Need to consider flexible land use options in the rural area. Current cluster provisions in Mapara are not working, too restrictive. Need to provide for lifestyle development, but could use an averaging approach that provides for a range of lot sizes and a range of design outcomes, i.e. 4ha grids are not good, property boundaries that follow the landform are best. Should promote good outcomes including planting and conservation opportunities. Reverse sensitivity may be an issue but people should know what they are getting themselves in for.
- James Cooper (Lakeman) we wanted to establish a wedding venue on our property but we wouldn't have been allowed to subdivide so the venue was on its own title.
- Ian Chamberlin - Roding infrastructure needs to be considered, roads are getting busier and not coping. WEKA should be retained, if not what is the backup plan as Poihipi is at capacity. Questioned growth projections, are the relevant?
- The clustering provisions in the Mapara Valley Structure Plan are working well. Ross Rise is a good example.
- The current noise limits in the Rural Environment are quite high and should be reduced to 30dBA between 2200 and 0000 and 20dBA between 0000 and 0800.
- Noise should be measured from the boundary.
- Extra information should be included on LIMs to prevent reverse sensitivity issues.
- Information should be included on LIMs about the stocking rate limits under Variation 5.
- People want lots 2ha in size.
- People want to be able to erect a second dwelling on their lifestyle blocks so that they can generate an income.
- The significant landscape areas in the Mapara Valley Structure Plan area should be retained, including the escarpment buffer areas. It is important that the landscape that people see when they are on the lake, is protected.
- While Taupō doesn't have productive soils, the landscape is productive.
- Urban sprawl is a threat.
- The 10ha minimum lot size should be retained.

APPENDIX 6 – CONSULTATION RECORD FOR RURAL CHAPTER


Consultation Record - District Plan Review

Section of the Plan: Rural

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
12/12/18	Tanya Wood	Martin Meirer, Federated Farmers	Phone call	I informed Martin that we are working on the rural workstream and that we would like to seek direction from Federated as to how they would like to engage with us. I also advised that we are planning some consultation sessions with rural landowners in March 2019. Martin advised that he can circulate any information about these sessions out to FF members	Contact Martin 1 month prior to the scheduled sessions, and ask Martin to circulate the information to members. Also, invite FF to the sessions.
30/01/19	Tanya Wood, Hadley Tattle, Kendall Goode, Hilary Samuel	Patrick Edwards, Miraka	Site visit	<ul style="list-style-type: none"> • Implications of National Planning Standards which will be gazetted April 2019 • District Plan Review provides an opportunity to review planning 	Miraka is happy to continue to be zoned Rural

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
				<p>framework over next 10 – 15 years.</p> <ul style="list-style-type: none"> • Discussion over whether to remain Rural or rezone industrial. 	
6/03/19	Tanya Wood	Nathan Sanderson, owner of 392 Ohakuri Road, Atiamuri	Email/phone call	<ul style="list-style-type: none"> • Discussed implications of National Planning Standards 	Nathan is happy with however we deal with the site e.g. precinct, overlay etc, as long as the intent of the current framework is retained. Tanya will contact Nathan if we need to deviate from this for some reason.
21/03/19	Rural Team	Community Meeting, Tirohanga Hall	Public meeting	See A24305504	Tanya to attend Tirohanga Settlers Meeting
26/03/19	Tanya Wood	Sue Slegers, McKenzie and Co	Email	See A2435727	None
28/03/19	Rural Team	Community Meeting, Omori Hall	Public meeting	See A2435504	None
4/04/19	Rural Team	Community Meeting, River Road Hall	Public meeting	See A2442814	None
23/04/19	Tanya Wood	Debroah Nickel, 121 White Road, Broadland	Phone call + email	See email A2452057. Raised issues around wanting to further subdivide lifestyle blocks and allow second dwellings on lifestyle blocks.	None

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
29/04/19	Rural Team	Community Meeting, Taupō District Council, 46 Horomatangi Street	Public meeting		None
29/04/19	Tanya Wood	Terry Palmer	Email	Thoughts on Rural Environment. See A	None
15/05/2019	Tanya Wood	NZ Forest Managers – Jackie Egan & John Hura	Meeting + follow up email	Reverse sensitivity, SNAs See A2469229	Incorporate into review.
22/05/19	Tanya Wood	Seays Earthmovers	Phone call	To touch base around appropriate person to discuss whether Seays would like to have input into the review.	Graham from Seays to call me back tomorrow.
22/05/19	Tanya Wood	Poultry Industry New Zealand	Phone call	To touch base around appropriate person to discuss whether NZ Poultry Industry would like to have input into the review.	I spoke to Carol who said that she will ask someone from NZPIA to call me back tomorrow.
30/05/19	Rural Team	Taupō Rural Real Estate Agents	Meeting	Talk through rural 'issues'. See objective doc for further information.	Arrange follow up meeting with real estate agents in late Oct/early Nov to discuss draft provisions.
30/05/19	Tanya Wood	Greg Kellick, Property Brokers	Email	Rural subdivision should be allowed down to 4ha as a controlled activity. See A2478679.	Tanya has provided an email response.

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
5/06/19	Tanya Wood	Jil & Gary Richardson, PGG Wrightson Real Estate	Meeting	There is demand for lifestyle lots 4ha in size. Please see A2480715.	Touch base with real estate agents Oct/Nov 19
5/06/19	Tanya Wood, Kendall Goode	Dudley Clements (J Swap), Richard Harkness (AECOM)	Meeting	J Swap would like to see a 'Mineral Extraction Zone' for their quarrying areas. See A2484724	Rural team to review. Touch base with Dudley and Richard early July.
6/06/19	Tanya Wood	Vance Hodgson, Hannah Ritchie, NZ Pork	Phone call	See A2482525	Consider as part of the review.
6/06/19	Tanya Wood, Aidan Smith	Patrick Nepia, Geoff Thorp, Lake Taupō Forest Management	Meeting	See A2482469	Consider as part of the review.
6/06/19	Tanya Wood	Jane Penton	Phone call	See A2482547.	Consider as part of the review.
10/06/19	Tanya Wood	Tirohanga Settlers Association	Meeting	See A2484663	
11/06/19	Kara Scott	Trust Power	Meeting – Nicola Foran, Shelby Managh	 Notes with See Trustpower 2019061	
17/06/2019	Tanya Wood	Sally Strang, Hancock Forestry Management	Email	A2500516	See email thread trying to organise catch up with Sally re the district Plan Review, but limited response.
1/07/19	Tanya Wood	Aggregate and Quarry Association and Straterra (the	Email	See A2320397	Reverse sensitivity

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
		collective voice for the New Zealand minerals sector)			
15/10/19	Hilary Samuel	Helen Brosnan, Cheal Consultants	Email	See A2574130	Helen questioned whether the Permapine site on White Road could be rezoned Industrial and whether there are plans to relax subdivision rules in this location. Hilary requested that Helen send through more information on what the benefits would be of rezoning the site.
19/12/2019	Tanya Wood	Richard Harkness (AECOM) on behalf of J Swap Ltd	Email	Sent through draft issues, objectives, methods for a 'Quarry Extraction Zone'. Also advised that Dudley Clements (J Swap) and Katie Treadaway (AECOM) are the contacts for J Swap.	Will review and progress in early 2020.
16/07/2020	Tanya Wood	Patrick Hart, rural landowner at Wairakei, community representative at Taupō East Rural Representative Group	Email – A2725020	Discussion of issues re rural lifestyle lot sizes	Will consider as develop provisions.
1/09/2020	Tanya Wood	Federated Farmers	Email – A2764383	Emailed draft rural provisions and invited FF	None

Date	Officer	Group/Person	Forum (meeting/phone call/email)	Key messages	Key outcomes/actions
				to arrange a time to discuss, should they wish.	
1/09/2020	Tanya Wood	George Muir, owner of 764 Whangamata Road	Meeting at TDC Customer Services Office	George would like to see some or all of his site zoned Rural lifestyle. See A2764378	Investigate and get back to George by 30 September 2020.
11/11/2020	Tanya Wood	Hilary, Jesse, Mark and Colin from Federated Farmers	Meeting at TDC Office – 12 Taniwha Street	Captured in minutes.	Tanya to review suggested changes to provisions and get back to Federated Farmers.

APPENDIX 7 – FACEBOOK FEEDBACK DURING PRE-CONSULTATION PHASE

Taupō District Council Facebook



Taupō District Council

shared a photo
May 24 2022, 1:10 PM

A (slightly) sizeable issue - and the case for change! Meet Bob and Sarah, who have bought a section and cleared it of a house that had definitely seen better days. The section's got great views but it's a little on the smaller side. The pair have worked with an architect to design just the right size dream home to build. A catch though - its footprint takes up just over 30 percent of the section. That means that under current rules, they've have to spend time and money to get consent for this, neither of which they are currently rich in.

Council staff who do consenting have seen more and more people falling into Bob and Sarah's position over recent years and usually approve the dwelling size in these cases. They've looked at what other councils do and found the permitted coverage in the Taupō District Plan is quite low compared to other similar-sized districts.

A possible solution: Taupō District Council is proposing to amend the district plan rules to push the permitted residential coverage up to 35 percent. This will save time and money for people building and also means its resource consents team can spend their time on more important issues. This change is proposed for most residential areas, however does exclude some areas such as low density, high density and Kinloch Residential Environments.

Consultation on this and other proposed changes to the District Plan closes at 4.30pm on Monday 13 June 2022.

Find out more and let us know what you think of the proposed changes at www.taupodc.govt.nz/districtplanchanges



Nicki Duncan and 33 others



Kris Blank Darren Blank Suzi Blank
May 24 2022, 1:42 PM



Barbara Mills But what happens for Jack and Jill. They have also bought a section but it is the smallest size allowed in Taupo district at the moment which is 300 ?? Sq metres? Should they really be allowed to have a house footprint of 35%? Please advise us how the size of sections in Taupo district compare to similar sized districts. Thanks

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May 24 2022, 2:37 PM

Replies ↓



Derek Smith Barbara Mills and if they recently went through the system to go over 30% will they be refunded their costs because of this upcoming change. After all they endeavour to comply to get permission yet have no control of the TDC moving the goal posts on them....
May 24 2022, 2:49 PM



Taupō District Council Hi Barbara Mills, thanks for your feedback and questions. The Taupō District has generous sized sections compared to many similar districts. We have taken a look at other districts with a similar population, including Queenstown, Matamata-Piako, Horowhenua and Whakatane. They all allow coverage between 35-40% and have minimum lot sizes of 300-350m2. Hope this helps. Cheers, Darren.
May 25 2022, 10:03 AM



Barbara Mills Taupō District Council Sounds like there is no point wasting rate payers time and energy providing the Taupō District Council with any feedback/submissions as the decision has already made.
May 25 2022, 10:14 AM



Tania Cuthbert Emma Sparkes N Spiks interesting.....
May 24 2022, 2:42 PM

Replies ↓



Emma Sparkes N Spiks Yes defo make life easier, there are a few possible good changes happening
May 24 2022, 3:03 PM

D

Doug Dawson Arrived home today. Good sleep tonight.
May 24 2022, 2:55 PM



Doug Dawson Arrived home today. Good sleep tonight.
May 24 2022, 2:55 PM



Sally Dunne So will owners who paid the consents to get a house over the 30% and under the 35% get a refund?
Should TDC be looking at section sizes especially in new subdivisions before granting developers their ok to subdivide land or be looking at increasing their resource consents team?
May 24 2022, 3:12 PM

(Deleted at May 24 2022, 3:19 PM)



Steve King Why don't they get a refund from the architect who blatantly failed in his responsibility to design within local rules?
May 24 2022, 3:51 PM

Activity ID: 379211257577437_709082826813958

Post Type: Comment

Created Date: May 24 2022, 2:49 PM

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Created Date: May 24 2022, 3:51 PM

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1



Steve King Why ~~don't~~ they get a refund from the architect who blatantly failed in his responsibility to design within local rules?
May 24 2022, 3:51 PM



Steve King Why dong they get a refund from the architect who blatantly failed in his responsibility to design within local rules?
May 24 2022, 3:51 PM



Mike Bailey Good on you TDC. The will save a lot of people stress and money.
May 24 2022, 4:11 PM



Jim Waite The larger footprint on land, the less land for water to soak into. This is one cause of flooding, and in Taupo's case, could cause more runoff into the lake. Taupō District Council be very careful about this because many cities around the world have regretted it. Don't just look at NZ, see what has occurred around the world, places that have a big lake beside them. I don't mean any disrespect but there have been many huge stuff ups by councils throughout NZ, just look at how many leaking home problems there have been, even though plans and inspections have been signed off by council building inspectors.
May 25 2022, 1:53 AM



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May 25 2022, 1:53 AM

Replies ↓



Chloe Barratt Jim Waite we've seen other regions specifying retention/detention tanks to help combat this, adds significant cost to the person building. We have a plumbing/drainage company in the Hamilton area.
May 25 2022, 5:16 PM



Tori Mahi Bob and Sarah should just be allowed to build the home of their dreams on their land that they've worked so hard to purchase and not be limited in every aspect, at every corner, by Taupō District Council who are blood sucking thieves. By limiting people to only building shoe boxes allows TDC to continue to capitalise on consent planning fees without actually using the money to sufficiently upgrade all of the towns infrastructures.
May 25 2022, 2:49 AM

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Created Date: May 24 2022, 3:51 PM

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B

Barbara Mills Sounds like there is no point wasting rate payers time and energy providing the Taupō District Council with any feedback/submissions as the decision has already made.
May 25 2022, 10:14 AM *(Deleted at May 25 2022, 10:14 AM)*

Activity ID: 379211257577437_525402292422801

Post Type: Comment

Created Date: May 25 2022, 10:14 AM

Deleted Date: May 25 2022, 10:14 AM

SHA256: bfab3a711532412b11deab3ea11001ab601cf7d987e937df61f42f099149bdec

Taupō District Council Facebook



Taupō District Council

shared a photo

May 31 2022, 1:39 PM

One of the changes to the Taupō District Plan we're considering is the building height permitted in the Taupō Town Centre.

Currently in the Taupō Town Centre, it is permitted to build up to three stories. However the words in the District Plan also say some taller buildings may be okay. The tricky bit is it doesn't say how high or whereabouts. So we are proposing to clarify this by allowing taller buildings in the two blocks between Roberts Street and te Heuheu Street. The map shows where we are proposing the changes, with the blue area proposed to increase to 12 metres (about four stories) permitted building height, while the green area would have a permitted building height of 18 metres.

This proposal is still at draft stage so we encourage you to get involved. You can find out more about the proposed plan changes and have your say at www.taupodc.govt.nz/districtplanchanges.

Consultation closes at 4.30pm on Monday 13 June 2022.

Activity ID: 383897383775491

Post Type: Story

Created Date: May 31 2022, 1:39 PM

Modified Date: May 31 2022, 1:39 PM

SHA256: 5a8b826427583c8642dbd5055284e12efb022ca93807ada4d152b09b7d01d726



Henry Carson and 33 others



Fraser Weir I mean shot, you can't see any lake views while sipping on your latte at fine fettle Cafe...

All about moving forward and progressing... hope that proposed hotel comes back and we can enjoy more rooftop bars and cafes and enjoy the view from Heuheu street
 May 31 2022, 1:49 PM



Barbara Mills Words fail me TDC. Surely the point of having a 4 storey building is so the top

Activity ID: 383897383775491_699426414676360

Post Type: Comment

Created Date: May 31 2022, 1:49 PM

SHA256: 2e2e86f783c0bd9e77fa83572618cd7c3139c47015ee00f3831fcb8881e241a4

Activity ID: 383897383775491_531827025392714

Post Type: Comment

storey at least gets a view of the lake. Why obstruct it with an even higher building? I wonder what the earthquake risk will be?

May 31 2022, 2:15 PM

Replies ↓



Fraser Weir Barbara Mills that's kinda a good point, if they were going to do this, it should be in a staggered approach, the buildings near the lake are say two storied and as you go Noth, the higher you go so all buildings are able to get a view...
Regards earthquake risk... just a quick Google and watch some amazing YouTube videos on iconic tall buildings in places like Taiwan or Japan, who straddle a far more active fault line and get far more powerful earthquakes than taupo, and the amazing engineering going into those buildings will quickly put your mind at rest

Jun 01 2022, 5:57 AM



Judi McGreevy Not on TDC

May 31 2022, 2:17 PM



Shaun Swann Surely the 18m restriction should be on Te Heu Heu Street.

May 31 2022, 2:32 PM

Replies ↓



Michelle Ruchti-jackson Shaun Swann would make more sence, but that's not where the hotel will go ,right !

May 31 2022, 3:34 PM



Shaun Swann Michelle Ruchti-jackson of course not. Let's build it on the lake front and block the town centre views

Jun 01 2022, 7:47 AM



Nadine Reilly

May 31 2022, 2:35 PM



Derek Smith



May 31 2022, 2:36 PM

(Deleted at May 31 2022, 2:41 PM)

Created Date: May 31 2022, 2:15 PM

SHA256: b758cbcb32c40c94cecd8c19789c5f59456852c243964317c6e6d388a143a4

Activity ID: 383897383775491_579163820191097

Post Type: Comment

Created Date: Jun 01 2022, 5:57 AM

SHA256: c1e405d03ce945fac80994b7accb0b049fc46d7e3a6866b759d934c28e9dbb

Activity ID: 383897383775491_546174560432117

Post Type: Comment

Created Date: May 31 2022, 2:17 PM

SHA256: f536f85778800fd732e30a792c7cd8478b80566ae7ea0fd7056bcb6423d0fef8

Activity ID: 383897383775491_4690066547761553

Post Type: Comment

Created Date: May 31 2022, 2:32 PM

SHA256: 2e4bc9e8c4430f64a1ae42070808acd17316b8b245d1f40e6be666f2f4c82a5

Activity ID: 383897383775491_795422481442156

Post Type: Comment

Created Date: May 31 2022, 3:34 PM

SHA256: 5a3254efea6a58c663225db579e2474df3fbdff0169ba5f1de2de08ee260ff4

Activity ID: 383897383775491_1038977353490220

Post Type: Comment

Created Date: Jun 01 2022, 7:47 AM

SHA256: 954a1b1ee2655ccdcc7534123dd1a28b4507a89c4746e523987a89234a8ec93

Activity ID: 383897383775491_548564416804929

Post Type: Comment

Created Date: May 31 2022, 2:35 PM

SHA256: 7afb23fbaa86371258b169a594b3ef53597fedf43e4453adb937a1efe93f3ee

Activity ID: 383897383775491_861739598116190

Post Type: Comment

Created Date: May 31 2022, 2:36 PM

Deleted Date: May 31 2022, 2:41 PM

SHA256: 46cd2845abb3e3b0a48095d95ccb91e0fa8d8bab32f0ccb6299c7614fc2d8e4f9



Kath Keeley This will be so that proposed hotel on Tuwaretoa st can rise to 6 story's as planned , 18m.

May 31 2022, 2:43 PM



Kath Keeley This will be so ~~the~~ that proposed hotel on Tuwaretoa st can rise to 6 story's as planned , 18m.

May 31 2022, 2:43 PM



Kath Keeley This will be so the proposed hotel on Tuwaretoa st can rise to 6 story's , 18m.

May 31 2022, 2:43 PM



Donald Hodgson Won't these building heights effect the sun on the newly created pedestrian areas. As these higher buildings will be on the north side ... lcy pavements in winter cold shops facing the lake etc

May 31 2022, 2:46 PM

Replies ↓



Mike Little Donald Hodgson yeah I think this is an important consideration. See <https://app.shadowmap.org/?lat=-38.68861&lng=176.06998&zoom=15&basemap=map&time=1653955203472&vq=2> for a handy wee visualisation of the current shadows. That 18m height would have a pretty big impact on Roberts St.

May 31 2022, 4:30 PM



Connie Takarangi Donald Hodgson jolly good point

May 31 2022, 5:56 PM



Richard Simpson Good point - also may be a risk of increasing wind tunnel effect into town, especially those harsh southerlies off the mountain/lake.

Jun 01 2022, 9:26 AM



Sharon Cousins Well explanation

May 31 2022, 2:48 PM



Dianne AndPeter queenstown have it sussed don't blemish our town

May 31 2022, 2:56 PM



Deborah Goddard Here they go again....

May 31 2022, 3:27 PM



Deen Mackay Mt Maunganui mini-me here we come

May 31 2022, 3:34 PM

1



Activity ID: 383897383775491_1036158950375667

Post Type: Comment

Created Date: May 31 2022, 2:43 PM

SHA256: 3280acfe09a3ed6323dab003b3dee0ded4eb9ec224e419eff8f507428b064477

Activity ID: 383897383775491_1036158950375667

Post Type: Comment

Created Date: May 31 2022, 2:43 PM

Activity ID: 383897383775491_1036158950375667

Post Type: Comment

Created Date: May 31 2022, 2:43 PM

Activity ID: 383897383775491_3141610456095720

Post Type: Comment

Created Date: May 31 2022, 2:46 PM

SHA256: 891db4c540151209364d4db28367ac11ec657d5226cd9d22e8449d0a8e6e97ba

Activity ID: 383897383775491_323215069972375

Post Type: Comment

Created Date: May 31 2022, 4:30 PM

SHA256: 1d4665918566a8e470bcd229a32f3a36a849c6dec683bdf400c5503bd5c5d641

Activity ID: 383897383775491_384002157098347

Post Type: Comment

Created Date: May 31 2022, 5:56 PM

SHA256: 1d24064db0c28d16fd2bab926bd09deb5df4bcded45961d86fd7e36e9c3bf62af

Activity ID: 383897383775491_766043584804450

Post Type: Comment

Created Date: Jun 01 2022, 9:26 AM

SHA256: ae5d31fdaf0c1c22603c456deaf2c88c0bc12a139dc8165cc4b7e28fd77e5df3

Activity ID: 383897383775491_1078287239779836

Post Type: Comment

Created Date: May 31 2022, 2:48 PM

SHA256: 192f9ad17cf89ba032a17303e3c596ec2ac95b7b87e80e8e51ebc7892bc4f43a

Activity ID: 383897383775491_383933843771845

Post Type: Comment

Created Date: May 31 2022, 2:56 PM

SHA256: 305d2b09d8089b3a68c890498c7d1d57d6c53be8c54f6a7b357f4a007d45eb9c

Activity ID: 383897383775491_383471103731927

Post Type: Comment

Created Date: May 31 2022, 3:27 PM

SHA256: f2df86786e106817813646f67541e3c30befdd9d7623af0ded078cd7e438c5a

Activity ID: 383897383775491_553807652824336

Post Type: Comment

Created Date: May 31 2022, 3:34 PM



Deborah Goddard Gee which ex mayor owns 2 of those buildings....always seems to be making money thru the 😊😊😊😊and imagine the loss of business to existing businesses that dont have the funds to go up but will have to put up with construction crews road closures etc if it goes ahead and why should existing owners lose their views of the lake and as for the tdc being unsure yeah right buy a crate of tui...

May 31 2022, 3:35 PM

(Deleted at Jun 01 2022, 5:29 AM)

Replies ↴



Bob Sacamano Deborah Goddard <https://www.taupodc.govt.nz/council/elections/elections-2022/information-for-candidates>

May 31 2022, 4:46 PM



Kirsty Brown Well, I WOULD make a submission online, but that particular topic doesn't seem to be there...

May 31 2022, 3:42 PM

Replies ↴



Graham Aitken Kirsty Brown it is, but it's not easy to find.

Jun 01 2022, 4:30 AM



Connie Takarangi Graham Aitken is there a link that we could follow?

Jun 01 2022, 6:00 AM



Taupō District Council Hi Connie Takarangi and Kirsty Brown, here's a direct link to our online feedback form - <https://submissions.taupo.govt.nz/>. Cheers, Darren.

Jun 01 2022, 6:30 AM



Kirsty Brown Taupō District Council Thank you!!

Jun 01 2022, 6:31 AM



Kelly Callaghan

May 31 2022, 3:53 PM



David Tahau No matter what the public says is going to make a change, these pricks who running the council right now don't give a flying fuck what you say but that just my opinion

May 31 2022, 4:10 PM

(Hidden)



Sophie Palmer Smart city here we come. IYNYN.

May 31 2022, 4:27 PM

Jimmy James Choice I can build a 4 story whare on our whenud 🤔 right next to the lake

SHA256: 736808d434cac3c6253a140bb0f0547143f810b272d9496260bc21f8c58b9905

Activity ID: 383897383775491_2306844469469637

Post Type: Comment

Created Date: May 31 2022, 3:35 PM

Deleted Date: Jun 01 2022, 5:29 AM

SHA256: 899fef120cfe674f8e67f98b940a7ed349bc83b718e0f50a4d15403c41c0109f

Activity ID: 383897383775491_678069543299764

Post Type: Comment

Created Date: May 31 2022, 4:46 PM

SHA256: be68b81a25a6345e67dcd8e0641acc4c00d8db4e23222b276f7ee772dc8408f6

Activity ID: 383897383775491_5239226959529072

Post Type: Comment

Created Date: May 31 2022, 3:42 PM

SHA256: 2adb562efeed2e932fcb9c52ffcf96fedd962854d5d79e128454e3311c4e18b

Activity ID: 383897383775491_2242914975858467

Post Type: Comment

Created Date: Jun 01 2022, 4:30 AM

SHA256: 962129beef21b38245c6b403d881b8b2116280acddee279d492f53ee2680ac01

Activity ID: 383897383775491_384358277062735

Post Type: Comment

Created Date: Jun 01 2022, 6:00 AM

SHA256: 24c81d641d992e27aec1b1b7ccfa8f4477e949870d48efb2e05918ac3a90c6b9

Activity ID: 383897383775491_3095933643955039

Post Type: Comment

Created Date: Jun 01 2022, 6:30 AM

SHA256: f3c7cdb3683e221a1cfa08fe2fd8bfb67b2a6fd6a12e8c950f5645be247978

Activity ID: 383897383775491_431056141782863

Post Type: Comment

Created Date: Jun 01 2022, 6:31 AM

SHA256: 51b782d2313567db7d6fe31cbdd2fa0c9d95c218d10b84c6a300c4c991e25f8a

Activity ID: 383897383775491_701720504430508

Post Type: Comment

Created Date: May 31 2022, 3:53 PM

SHA256: 7ee1c64acb0c9c4ad7241ce29be8e9f35f3112645ec6bd0124d3a496ef564e2

Activity ID: 383897383775491_4387560814680436

Post Type: Comment

Created Date: May 31 2022, 4:10 PM

SHA256: 821d470eec21149c487213e8203d228294907b567ca8cd216d583d924922dbaf

Activity ID: 383897383775491_383968983768331

Post Type: Comment

Created Date: May 31 2022, 4:27 PM

SHA256: a0bb658e35f54e5d361763d5e91d6db4930da35e36f7967b91972b372f51c3

Activity ID: 383897383775491_1092427981344981



May 31 2022, 4:55 PM



Victoria Tulloch Why can't it stay at 3 stories

May 31 2022, 4:56 PM



Jennifer Parker Anything higher than 18 is definitely too high.

May 31 2022, 4:58 PM

(Deleted at May 31 2022, 4:58 PM)



Nina Russell But why? What is the need for an increase in building heights really?

May 31 2022, 5:02 PM

Replies ↴



Deborah Goddard Nina Russell rick cooper wants to raise the farmers building i believe to four storys but if it goes thru he cud do 6 storeyand right next door the new hotel owners want 6 storys high

May 31 2022, 5:33 PM

(Deleted at Jun 01 2022, 5:30 AM)



Gaylene Williams Nina Russell money

May 31 2022, 7:49 PM



Amy Barhorst Nina Russell they want to put a high rise there

Jun 01 2022, 11:02 AM

1



Amy Barhorst Nina Russell they want to put a high hotel rise there

Jun 01 2022, 11:02 AM



Amy Barhorst Nina Russell they want to put a high hotel rise there

Jun 01 2022, 11:02 AM

↑



Kim Blakeney-Williams What an absolute disaster the parking precincts are on Tongariro Street they're dangerous for people to back in and out of - if they wanted parking there they should have had a separate entry point which would Indicate parking only instead as having it as a thorough fare no signs diverting the traffic up Spa Rd - who signed off this ridiculous parking plan

May 31 2022, 5:17 PM

Replies ↴



Shane Scott Kim Blakeney-Williams Totally agree

Jun 01 2022, 3:10 PM

Post Type: Comment

Created Date: May 31 2022, 4:55 PM

SHA256: 8147786287f6410fbfd0d923af42861a53df1a110b3d2fdd0282472c583cb60

Activity ID: 383897383775491_1182169032573321

Post Type: Comment

Created Date: May 31 2022, 4:56 PM

SHA256: 9b72b37b7af4b169baa922d56805d56adb380766452dda3c86200099e86f0d

Activity ID: 383897383775491_716137176258132

Post Type: Comment

Created Date: May 31 2022, 4:58 PM

Deleted Date: May 31 2022, 4:58 PM

SHA256: 5140e94f08b322164b3d6cfa48fe2d1e2334bf0d1143666b4f2bc024aa5a341d

Activity ID: 383897383775491_2785913315038206

Post Type: Comment

Created Date: May 31 2022, 5:02 PM

SHA256: ae27a238f9e4d4567cd415737fba27f8b6fbcee4ccfe112421e27cad28ec882

Activity ID: 383897383775491_1123063278608948

Post Type: Comment

Created Date: May 31 2022, 6:33 PM

Deleted Date: Jun 01 2022, 5:30 AM

SHA256: 22b3133ca847cbfbfd26bf2975b1a5c0c2ba83c99258845da11749733849ea3

Activity ID: 383897383775491_384051290426767

Post Type: Comment

Created Date: May 31 2022, 7:49 PM

SHA256: b36450f33bb9f4d0da0704a89eff043c35cb8a94317cec359089872dfbb2645c

Activity ID: 383897383775491_975730089787777

Post Type: Comment

Created Date: Jun 01 2022, 11:02 AM

SHA256: 9fe433333e2db284ba9eeb7db42deaebae2bfe225880f0e7778c970981c4df6

Activity ID: 383897383775491_975730089787777

Post Type: Comment

Created Date: Jun 01 2022, 11:02 AM

Activity ID: 383897383775491_975730089787777

Post Type: Comment

Created Date: Jun 01 2022, 11:02 AM

Activity ID: 383897383775491_577793580337466

Post Type: Comment

Created Date: May 31 2022, 5:17 PM

SHA256: 5ffa53983c1d61224cfddfd0297ab4408daa63b0261d78609f6cb44e146ad61

Activity ID: 383897383775491_432806688239174

Post Type: Comment

Created Date: Jun 01 2022, 3:10 PM

SHA256: de2d7c170b49b4c72f8895bca31356d5e44bfa2b1fd06728951ac668465fdfo



Laura Phillips Arnold Not n favour of it at all. Particularly 18 meters.

May 31 2022, 5:22 PM

Activity ID: 383897383775491_587455539229881

Post Type: Comment

Created Date: May 31 2022, 5:22 PM

SHA256: f91dd9d3ce09629375c89b744f222eafc6362d170176f688a1bb7ace5e3e29d5



Tawhi TuffSta Karaitiana What a idea!

May 31 2022, 5:51 PM

Activity ID: 383897383775491_390329442857002

Post Type: Comment

Created Date: May 31 2022, 5:51 PM

SHA256: da9f2a5cfae76dd04e880ec32ab53508da0ec47ce18d5cd0585e30c3653f9ffe



Shelly Thomson Why go taller closer to the lake, in the green area? Who needs taller buildings here anyway, they create more shade and block the sun.

May 31 2022, 6:16 PM

Activity ID: 383897383775491_470015764925566

Post Type: Comment

Created Date: May 31 2022, 6:16 PM

SHA256: 4a106b669842d05102d15ba5706c1e548240d02afbdea9559a5b2044c09e64b2



Alison Rayner Why not have it at 12 only for now? See what effect that has before allowing even higher ones? TDC determined to be bought by that hotelier. 😊 Agree with others that the heights will impact the new pedestrianised area which will be very chilly in autumn, winter and spring... not going to be where people will want to sit and eat out if it's in a building's shadow?

May 31 2022, 6:27 PM

Activity ID: 383897383775491_726166931957976

Post Type: Comment

Created Date: May 31 2022, 6:27 PM

SHA256: cb01e023398a2a52e5e46cd5ed9c4a2235feac071cd8e76165968ed1e0ae170



Robyn Tyson Access to the marina? What's happening there??

May 31 2022, 6:39 PM

Activity ID: 383897383775491_484797300087709

Post Type: Comment

Created Date: May 31 2022, 6:39 PM

SHA256: f10320ae7460aa35fa1bfbab109576bd41abd5e2275239ef85464463ca18af61



James C Koko STUPID STUPID IDEA... WHAT DO THE RATEPAYERS GET NURRAH

May 31 2022, 7:14 PM

Activity ID: 383897383775491_698076214827108

Post Type: Comment

Created Date: May 31 2022, 7:14 PM

SHA256: b8dc6661efbe1275b748121018860babbdd5e5092f773c6227e209e60f2f26fec

G

Gaylene Williams They will do what they want. They will pay a consultant for advice then do what they want 😊

May 31 2022, 7:46 PM

Activity ID: 383897383775491_384050277093535

Post Type: Comment

Created Date: May 31 2022, 7:46 PM

SHA256: 5050df31aca2541afd244bc9fd98b5c49d1d1b54f9bba3014c2882505e86e4d



Gaylene Williams They will do what they want. They will pay a consultant for advice then do what they want 😊

May 31 2022, 7:46 PM

Activity ID: 383897383775491_384050277093535

Post Type: Comment

Created Date: May 31 2022, 7:46 PM

SHA256: df31d0c3c6222dc54e0f46108698ef9fca59ff8adf2b87f4e3b134fc9c3f7090



Mau Bee Who are the new premises going to accommodate ie the TCC or Apartments and for who? Sounds too dodgy as per usual!

May 31 2022, 8:31 PM

Activity ID: 383897383775491_1051591475744256

Post Type: Comment

Created Date: May 31 2022, 8:31 PM

SHA256: bc1b1a7c8d5ca98262aef2339bea045760beb5668d0c89d361b6f0bff



Ira Boyd-Morris Taupo town has gone to the dogs! Kissing each other's ass to get in and out of carparks down town! The lights at Nukuhau, on a hill too! Taupo is run by people who don't know what they are doing! Got no damned idea!

May 31 2022, 10:09 PM

(Hidden)

Activity ID: 383897383775491_342480524695265

Post Type: Comment

Created Date: May 31 2022, 10:09 PM

SHA256: 8fdcc2c254a855cca4dcb9562c4f7317722bdabb96516f1a0353277d8ea9b507



Lynette Colpman Taupo District Council doesn't listen to the people only those with the money to benefit themselves. What a fiasco the parking precinct is, so dangerous to back

Activity ID: 383897383775491_750513325957626

Post Type: Comment

out and narrow with all the unnecessary garden areas. Keep the building height to three stories otherwise Taupo will loose its small town quaintness.

Jun 01 2022, 4:14 AM

(Deleted at Jun 05 2022, 12:32 PM)



Graham Aitken I would like to see the mayor David Trewavas' views in this forum.

Jun 01 2022, 4:30 AM

Replies ↓



Lorraine Chave Graham Aitken does he have any?

Jun 01 2022, 4:34 AM



James Mends David Trewavas

Jun 01 2022, 1:19 PM



Lorraine Chave Interesting to see we are all, those who have commented that is, on pretty much the same page.

I'm going to make a submission - if that link ever works.

And - just a thought - local elections coming up?... apart from 1 or 2 who will remain, at least 4 will NOT be standing, (we will be losing one good man dammit) so vote these congenital idiots out ... and get rid of that CEO while we are doing it.

Jun 01 2022, 4:31 AM

(Hidden)

L

Lorraine Chave Bob Sacamano ... thanks Bob.

Jun 01 2022, 4:33 AM



Ivy Raroa Oh dear 😞😞. Commercialism taking over commonsense. \$\$\$ instead of people first. 😞😞😞

Jun 01 2022, 6:43 AM



Farqus Larkem Having a 18 mtr building between 12 mtr buildings doesn't make sense being so close to the lake, neither does having a large accommodation complex smack in the middle of the towns waterfront nightlife, next will be all the noise complaints from the guests then restrictions put on the entertainment hub.

Jun 01 2022, 9:35 AM



Amy Barhorst Just so everyone knows, they probably aren't reading these comments on purpose, they will only take into consideration those comments that are actually bought to them ...and even then they may ignore them

Jun 01 2022, 11:04 AM



Wayne H Wilson Great , we need some decent high rise buildings, , hotels or apartments. We also need multi level park by the eateries. Go for it.

Jun 01 2022, 2:44 PM

Created Date: Jun 01 2022, 4:14 AM

Deleted Date: Jun 05 2022, 12:32 PM

SHA256: b18781e1b4eb3d88cae389c5cbb3e950a4e58435c01b5601210779fd8bb8c203

Activity ID: 383897383775491_513291207245973

Post Type: Comment

Created Date: Jun 01 2022, 4:30 AM

SHA256: bbe8fbc3bcd5cc65a20dcfc70431720e70fdfa186d455203c59811083954f9

Activity ID: 383897383775491_601160277668110

Post Type: Comment

Created Date: Jun 01 2022, 4:34 AM

SHA256: 4987017ec9453c1bcf98f9b381f4426a384365a0148cceb21c17d564b9dca9b9

Activity ID: 383897383775491_413797783942569

Post Type: Comment

Created Date: Jun 01 2022, 1:19 PM

SHA256: 83fbb14b4d001d3297d03d77b196010fc43ab89bdfbbe590b6be3e79d987876c

Activity ID: 383897383775491_710381500184796

Post Type: Comment

Created Date: Jun 01 2022, 4:31 AM

SHA256: 43b4306a3ae9c5a59226b62cc86e87390cb093862cf88fed911a5953d891c69e

Activity ID: 383897383775491_523449066234901

Post Type: Comment

Created Date: Jun 01 2022, 4:33 AM

SHA256: f7ba02cccd22958c023edb8c5c3b46dbbee93a1f4a79c386bef8e85481d7a030

Activity ID: 383897383775491_384375640394332

Post Type: Comment

Created Date: Jun 01 2022, 6:43 AM

SHA256: b9323fc74e8b67ebfb4f2dc8286be42967092fc22b8ad2debdf34d4be69f3d1d

Activity ID: 383897383775491_498026302112173

Post Type: Comment

Created Date: Jun 01 2022, 9:35 AM

SHA256: e625ef18c996e05db633fca849be034865c619fad0daa2accd9423439e2a633

Activity ID: 383897383775491_348432534046407

Post Type: Comment

Created Date: Jun 01 2022, 11:04 AM

SHA256: f70c34993d464c69a1445a171a66783bd0a5af96727f24bb0388b9fca8557af2

Activity ID: 383897383775491_3137975706468964

Post Type: Comment

Created Date: Jun 01 2022, 2:44 PM

SHA256: 76a635726dc3104d7354473a10d6057431faeb7dadba147ef02d57508138523c



Garth London Why? Looks like sometime pandering to interest groups. No! Existing height restrictions should not change. Consultation should be more considered than a two week period given the significance of this to the future of Taupō. Ridiculous.

Jun 01 2022, 7:03 PM



Garth London Why? Looks like sometime pandering to interest groups. ~~No existing~~ No! Existing height restrictions should not ~~change and consultation~~ change. Consultation should be more considered than a two week period given the significance of this ~~period~~ to the future of Taupō. Ridiculous.

Jun 01 2022, 7:03 PM



Garth London Why? Looks like sometime pandering to interest groups. No existing height restrictions should not change and consultation should be more considered than this period. Ridiculous.

Jun 01 2022, 7:03 PM

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Activity ID: 383897383775491_898192311575750

Post Type: Comment

Created Date: Jun 01 2022, 7:03 PM

SHA256: 749ac03868b586ff866627dbcbccce259b1981cdb112f36375ba262495cfadb23

Activity ID: 383897383775491_898192311575750

Post Type: Comment

Created Date: Jun 01 2022, 7:03 PM

Activity ID: 383897383775491_898192311575750

Post Type: Comment

Created Date: Jun 01 2022, 7:03 PM