



GREAT LAKE TAUPŌ
Taupō District Council



CONSULTATION DOCUMENT

TAPUAEHARURU BAY LAKESHORE RESERVES MANAGEMENT PLAN

HOLE IN ONE SITE

Have your say

INTRODUCTION

TAUPŌ DISTRICT COUNCIL HAS RECEIVED AN APPLICATION FROM TAUPŌ MOANA GROUP HOLDINGS LIMITED (TMGHL) TO DEVELOP THE HOLE IN ONE SITE THEY OCCUPY ON THE TAUPŌ LAKEFRONT AND WE WANT TO HEAR YOUR THOUGHTS ON THEIR PROPOSAL.

TMGHL is the commercial subsidiary of the Tūwharetoa Māori Trust Board. They currently hold a licence over part of the Taupō Lakefront Reserve that lets them operate the Hole in One Golf activity. The site is located on Taupō Lakefront Reserve and we manage the area through guidelines in the Tapuaeharuru Bay Lakeshore Reserves Management Plan.

The application we have received involves further development than what is allowed under their current

operating licence. For the development to go ahead, it would mean we first need to make a few changes to the Tapuaeharuru Bay Lakeshore Reserves Management Plan. Development of the site will also be subject to TMGHL being granted the required resource and building consents. The consents will be subject to a separate public consultation process where the community will be able to have their say.

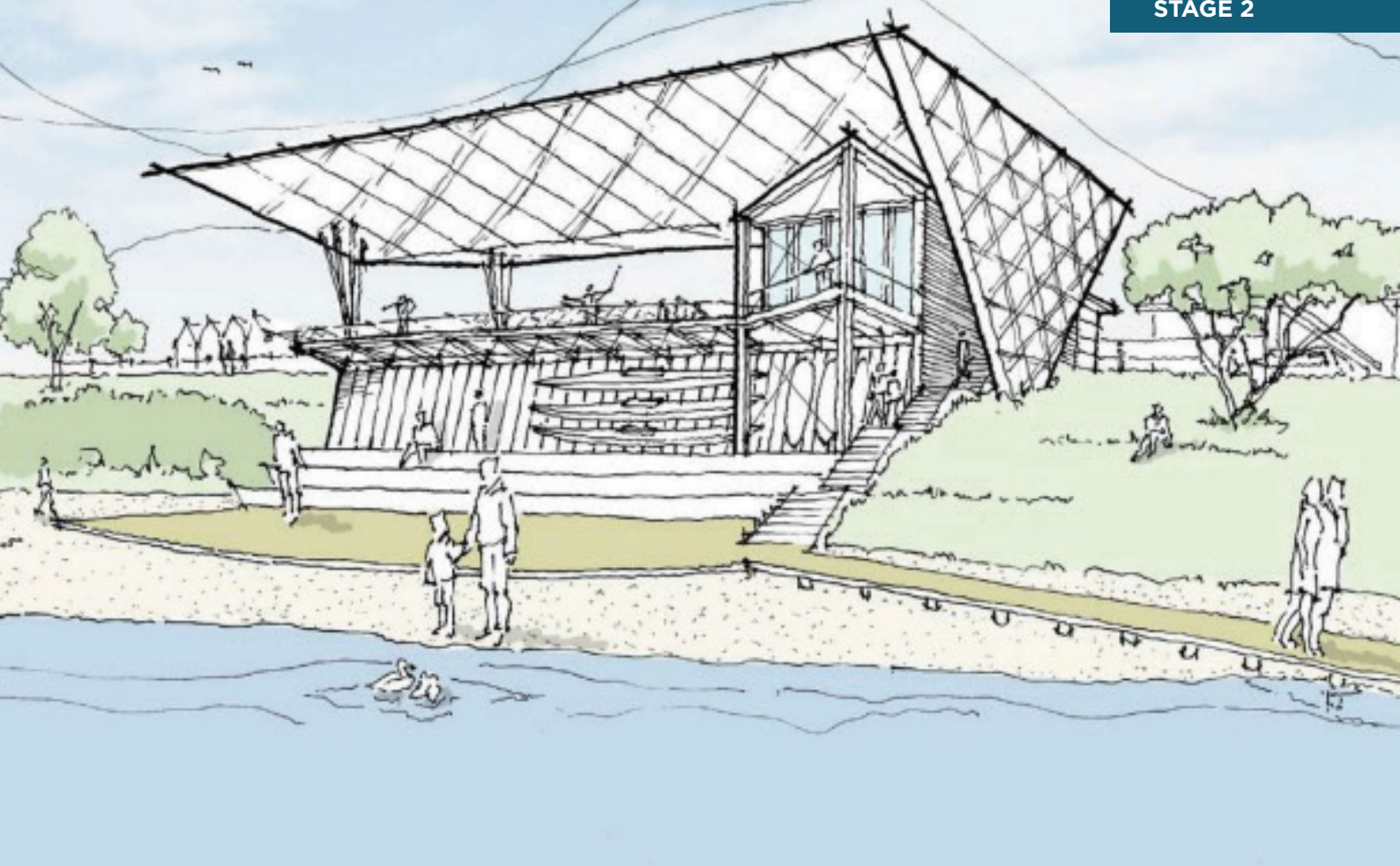
WHAT DEVELOPMENT IS BEING PROPOSED?

TMGHL'S APPLICATION PROPOSES TO DEVELOP THE LAKEFRONT AREA IN TWO STAGES.

STAGE 1 INCLUDES:

- Ticket office, café and public toilets
- A public viewing deck with light-weight roof for shelter
- Significant retaining of the bank that drops from the tee area to the foreshore
- Access to the waterfront
- Potential reconfiguration of footpaths and public parking areas
- A food and beverage licence



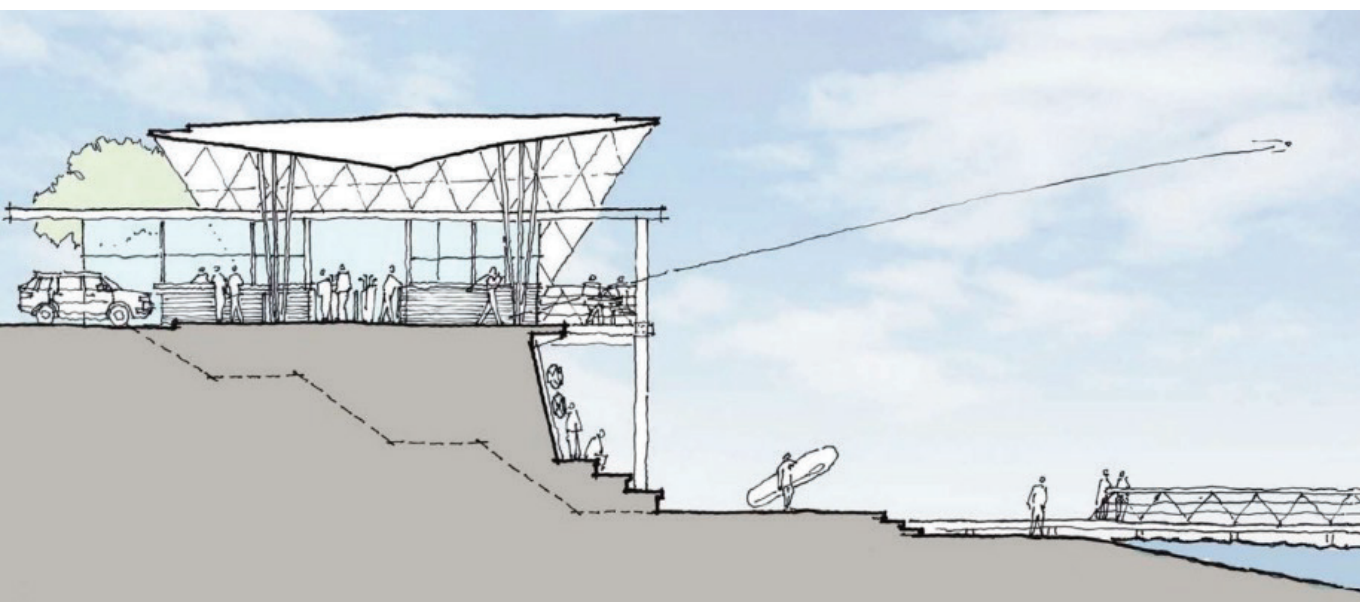


STAGE 2

THE SCOPE AND TIMING OF DEVELOPMENT IN STAGE 2 WOULD BE INFLUENCED BY THE SUCCESS OF STAGE 1.

TMGHL are proposing they would look to develop a multi-functional facility that includes all of the developments in Stage 1, and potentially:

- A function/events space and educational centre that could be used by the wider community
- A Visitor Centre for information about other attractions
- Accessible waterfront access
- A floating dock and operational hub/storage for on water activities
- Include high aesthetic and cultural heritage qualities to become a focal point for the town centre and a project of cultural significance to Tūwharetoa.



Have your say

WHAT NEEDS TO CHANGE IN THE RESERVE MANAGEMENT PLAN

Our current Tapuaeharuru Bay Lakeshore Reserves Management Plan allows the Hole in One business to operate at its current level of development. TMGHL have a license that runs until 2031 that allows them to operate the tee-off area on the reserve, have the advertising signage, fencing for public safety and the Hole In One bus to be parked close by.

The licence TMGHL hold under our Tapuaeharuru Bay Lakeshore Reserves Management Plan does not provide for a significant change in activities, the proposed scale of development, exclusive use of the site or the length of term required for the level of investment. To allow the proposed development and lease to proceed we would need to undertake a partial review and variation to the current Tapuaeharuru Bay Lakeshore Reserves Management Plan. Following this, resource consent for the proposed development would also require approval.

To get an idea of the changes we may need to make to the Tapuaeharuru Bay Lakeshore Reserves Management Plan we've included a link to the current plan, a copy showing proposed amendments and TMGHL's presentation to us at www.taupo.govt.nz/holeinone.

What is the difference between a lease and a licence?

- A licence is usually a short-term right to occupy a property for a particular purpose, and it does not give any right to exclusive occupation or allow for buildings to be erected.
- A lease is a longer-term right and can allow for the exclusive use of the property, it also grants a legal interest in the land. Lease agreements may include rights of renewal, and allow for more permanent structures to be built (with a resource consent).

WHY WE WANT YOU TO HAVE YOUR SAY

As the current Tapuaeharuru Bay Lakeshore Reserves Management Plan does not allow for the level of development TMGHL is proposing, we want to hear your thoughts on the proposed changes we would need to make to the reserve management plan to allow their application to progress to the next stage.

The consultation process for the partial review of the Tapuaeharuru Bay Lakeshore Reserves Management Plan looks like this:

Preparation of draft amendments to the wording of the existing management plan and approval in principle by Council, subject to the outcomes of public consultation. This step has already been completed.

Public notice that the draft is available for inspection and calling for submissions.

This is the stage we are at now.

Public hearings to allow people an opportunity to speak in support of their submission.

These are scheduled for Tuesday 5 April 2022.

A decision of Council as to the extent to which the management plan will (or will not) be amended to provide for the proposed development and lease.

YOU CAN HAVE YOUR SAY IN THE FOLLOWING WAYS:

ONLINE

taupo.govt.nz/consultation

EMAIL

holeinone@taupo.govt.nz

VISIT

You can pick up a written submission form from one of our service centres in Taupō, Tūrangi or Mangakino, and drop the completed form back to any of these locations.

You can also request to be sent a submission form by emailing: holeinone@taupo.govt.nz with your postal address.

MAILING TO

Hole in One Consultation
The Chief Executive Officer
Taupō District Council
Private Bag 2005
Freeport No. 112497

*Submissions must
be received by 4:30pm on
Monday 14 March 2022.*

*Hearings have been arranged for
Tuesday 5 April 2022 at
Taupō District Council Chambers
(107 Te Heuheu Street, Taupō).*

*When making a submission, it's just as
important to let us know the things you support
as well as the things you don't, as what you tell
us will help guide our future decision making.*

WHAT HAPPENS WITH MY FEEDBACK?

When you make a submission you will be given the option on whether you want to present your view to the Council in person. If you do, we will book a speaking time for you at the public meeting on **Tuesday 5 April 2022**.

You will be given up to 5 minutes to present your submission and answer any questions. The hearing will take place in accordance with the current Covid traffic light/guidelines. If we are not able to hold an in-person hearing, we will proceed with a virtual hearing.

Council will consider all submissions, regardless of whether you want to speak in person or not. Following deliberations there will be a final decision made on the changes that will be made to the Tapuaeharuru Bay Lakeshore Reserves Management Plan (if any), and we will communicate the outcome to you.

Please note: all submissions will be made available to the public on the Council website in accordance with our Privacy Statement. For more information, you can visit www.taupodc.govt.nz/privacy-policy.



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