

# Taupō District Council

## Notes of Council Workshop

<b>Group</b>	Council
<b>Date</b>	Tuesday 1 October 2024, 1.00pm – 2.19pm
<b>Venue</b>	Council Chamber
<b>Topic</b>	Future Development Strategy and District Plan Changes
<b>Facilitated by</b>	Senior Policy Advisor (H Samuel), Senior Policy Advisor (T Wood), Senior Policy Advisor (P Caruana), Policy Advisor (C Pilkington)
<b>Elected Members present</b>	Mayor David Trewavas, Deputy Mayor Cr Kevin Taylor, Cr Duncan Campbell (from 1.08pm via MS Teams), Cr Karam Fletcher (from 1.10pm via MS Teams, from 1.24pm in person) Cr Sandra Greenslade, Cr Kylie Leonard, Cr Danny Loughlin (from 1.03pm), Cr Anna Park, Cr Rachel Shepherd, Cr Yvonne Westerman, Cr John Williamson
<b>Officers present</b>	Chief Executive (J Gardyne), Acting General Manager People and Community Partnerships (L Nienhuser), Communications Manager (L McMichael), Property and Development Manager (C Haskell), Environmental Services Manager (J Sparks), Policy Manager (N Carroll), Resource Consents Manager (H Williams via MS Teams), Development Advisor Intermediate (K Murray via MS Teams), Property Management Lead (P Handcock), Geospatial Analyst (A Faminialagao), Senior Policy Advisor (H Samuel), Senior Policy Advisor (T Wood), Senior Policy Advisor (P Caruana), Policy Advisor (H Wood), Policy Advisor (C Pilkington), Legal and Governance Coordinator (D Periam)
<b>Public / media present</b>	No public or media present
<b>Documents either pre-circulated or tabled</b>	Circulated via Diligent after workshop: <ul style="list-style-type: none"><li>- PowerPoint Presentation (A3643768)</li><li>- Draft Residential Zone Provisions (A3642286)</li></ul>
<b>Public or closed<sup>1</sup></b>	Public

<sup>1</sup> Workshops are public (and are always advertised whether public or closed), unless there is a good reason(s) for information to be withheld and there is no overriding public interest in holding the workshop in public. Withholding grounds set out in the Local Government Official Information and Meetings Act 1987 (LGOIMA) are a guide. If closed, cite relevant LGOIMA section.

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## Notes<sup>2</sup>

The purpose of the workshop was to provide elected members an update on the draft Future Development Strategy and upcoming changes to the District Plan with a focus on residential plan changes.

### Future Development Strategy

It was explained that a Future Development Strategy (FDS) was an update of the TD2050 Growth Strategy. It focused on how much growth was expected in the district over the next 35 years and if the district had enough residential and business areas to cover the expected growth. This was reviewed every three years. In answer to a question, it was explained that reviewing the FDS was a new requirement under the National Policy Statement.

The FDS would inform changes to the District Plan. The draft strategy plan was done in Storey Maps which allowed a more interactive experience for the user. The draft FDS seven outcomes were shown.

Under the median growth scenario, it was estimated by 2060 there would be an additional 25,000 people in the district.

In answer to questions the following was clarified:

- There were roughly 42,000 permanent residents currently in the district.
- The model looks at the long-term picture, net migration etc.
- The annual holiday peaks had been looked at in the context of water, wastewater etc to see if the infrastructure could cope.

Under the median growth scenario, it was estimated by 2060 there would need to be an additional 13,000 homes district wide. It was explained that some areas in the district were growing slower than projections and some faster. The data was based off the 2018 census data and 2023 population estimates. Some of the 2023 census data was expected to be released end of October 2024, once this was released the data would be reviewed. The medium growth scenario was anticipated for the district but there was a wide range of growth scenarios between the low and high estimates. While our planning is focused on the medium scenario we are looking at how we might need to adapt if growth is higher or lower.

The expected growth in Mangakino was slower than other areas in the district, 1% growth per year compared with Taupō of 1.5% growth per year. Tūrangi was experiencing modest growth. Land in Tūrangi and Mangakino had been looked at to see what land could be used for residential areas. Both areas were experiencing growth after previously declining. A lot of holiday homes were in Mangakino which was influencing the growth, while it was unclear what was causing the growth in Tūrangi, it was suggested it could be due to cheaper housing there, compared with Taupō.

A map was shown which indicated where and when future residential development would be required in the future. It was explained that some of the land was not exact on the map and lower density residential areas had been identified for development as a shortage of these areas had been identified. It was estimated that with all areas identified, roughly 15,000 houses could be built with some areas being at a higher density and some lower.

In answer to questions, the following was clarified:

- The land identified in Tūrangi was the Pony Club land which has previously been zoned for residential development.
- The land shaded on the lake edge was development already there which had not been started yet.

<sup>2</sup> Workshops are not decision-making forums, therefore this document contains notes of key points discussed only, not decisions.

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- Developing land identified would depend heavily on the market at the time.

Land required for retail, commercial and industrial was also looked at. There was enough land to accommodate retail and commercial growth for the next 35 years. There was enough industrial land to accommodate growth for roughly the next decade or two. High rental costs in the CBD were discussed and it was suggested that a contributing factor was the high cost to build which then gets put onto the tenant of the building.

The implementation plan was explained which includes advocating for more health services. In answer to a question, it was clarified that there had been decisions with Ministry of Education advising them of the projections and what schooling was likely to be needed. Elected members felt it was important that they continued to be advocates for the district by informing central government what the district needed.

The next steps included a report coming to the October Council meeting, public consultation was scheduled for November and December, hearings scheduled in February 2025 and adoption in March-April 2025.

## **Residential Plan Change (PC44)**

Residential Plan Change 44 was a part of a bundle of plan changes that officers were working on. The other plan changes were open spaces, neighbourhood centres, Māori purpose zones and designations. A designation was like a long-term consent, for example a school might have a designation which means they can put a classroom up without having to apply for resource consent each time.

Provisions in the zone included increased building coverage and greater heights which would cover most of the current residential zone. There was a need for low density residential zone. It was explained that currently high-density residential zone was being renamed to medium density residential zone, in accordance with the National Planning Standards, as this better reflects the houses in the Taupō District.

The residential zone was expected to

In answer to questions, the following was clarified:

- Rotorua district was a tier one or two council which meant they needed to allow for a maximum of six storey buildings allowed in their district plan, Taupō district was a tier three which meant this was not required.
- Rules regarding signage on the buildings in the CBD could be investigated however it would not be done through these plan changes. Currently signage rules in Taupō allowed signs to be on the site of the business.
- General Rural Environment was ten hectares and Rural Lifestyle Environment was either two or four hectares.

Officers thanked elected members for their time and explained that the PowerPoint presentation which had the StoryMaps link, and the Draft Residential Zone Provisions would be provided to them via Diligent to view after the workshop.

**The workshop closed at 2.19pm.**