



Lessons Learned from Managing Lakeside Development in the Taupō District

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Taupō District

- Late Settlement Pattern
- Large Areas of Maori Land
- Large Areas of Significant Natural Value and Landscape Value
- Iconic Setting
- Nationally Important
- Urban Areas have Lake Focus

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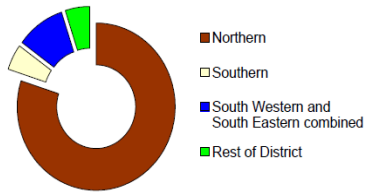
The Issue

- Effects Based Planning Documents
- Unprecedented Growth
- Rural Infrastructure Issues
- Reverse Sensitivity
- Rural and Lakeshore Amenity Issues
- Water Quality Issues

The Response

- Taupō District TD2050 Growth Management Strategy
- Growth Based Changes to the Taupō District Plan
- Structure Planning Prior to any New Zoning
- Natural Values and Landscape Values Plan Changes

Growth Split



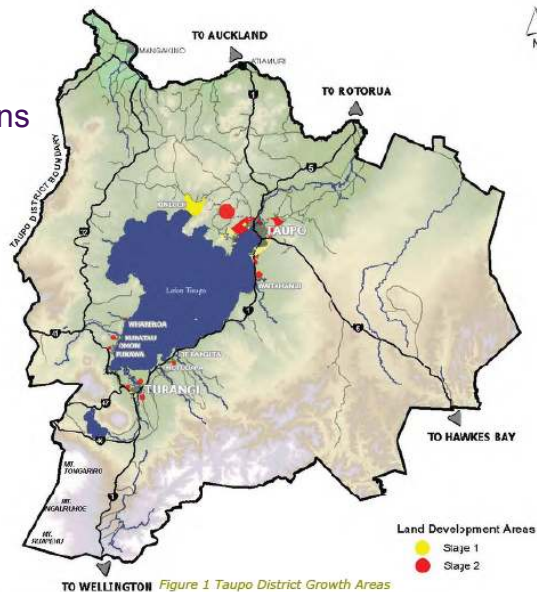
Based on these population splits and the midpoint of the growth projection range (6810 lots), the following number of lots will be required for each respective area:

Growth Area	Required Lots
Northern	5448
Southern	340
South Western and South Eastern combined	680
Rest of District	340

Evaluation criteria	Weighting factor			
	Northern Growth Area	Southern Growth Area	South Western Growth Area	South Eastern Growth Area
Ability to create linkage between settlement areas	4	4	2	2
Location of geothermal systems, flood and landslide hazard areas	4	4	4	4
Setback from Lake Taupo and tributaries	4	4	4	4
Proximity to key transportation corridors	3	3	2	2
Location of incompatible land uses	2	2	2	2
Access to employment centres	3	3	1	1
The location of outstanding and amenity landscape areas	4	4	4	4
The location of significant natural areas	4	4	4	4
The location of activity centres and community infrastructure	3	3	1	1
Topographical limitations	1	1	1	1
Efficiency and affordability of physical infrastructure	3	3	3	3



Identified Growth Locations In the Taupō District



TO WELLINGTON Figure 1 Taupo District Growth Areas



Growth Management Plan Changes

- Plan Change 19 – Rural Subdivision
 - Subdivision below 4 ha = non complying
 - Rural Clusters
- Plan Change 20 – Stage 1 Growth Areas
 - Immediate residential zoning
- Plan Change 21 – Stage 2 Growth Areas
 - Establishes structure plan and plan change process
- Plan Changes 24 and 25 –
 - Provide for the protection of natural and landscape values in the District



TAUPO DISTRICT COUNCIL
DISTRICT PLAN



Taupo
District Council

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Case Study – The Mapara Valley

- Provide for 2000 Lots
- Setback from the Lake
- Create a community
- Wastewater disposed out of catchment
- Reflect and enhance the environment



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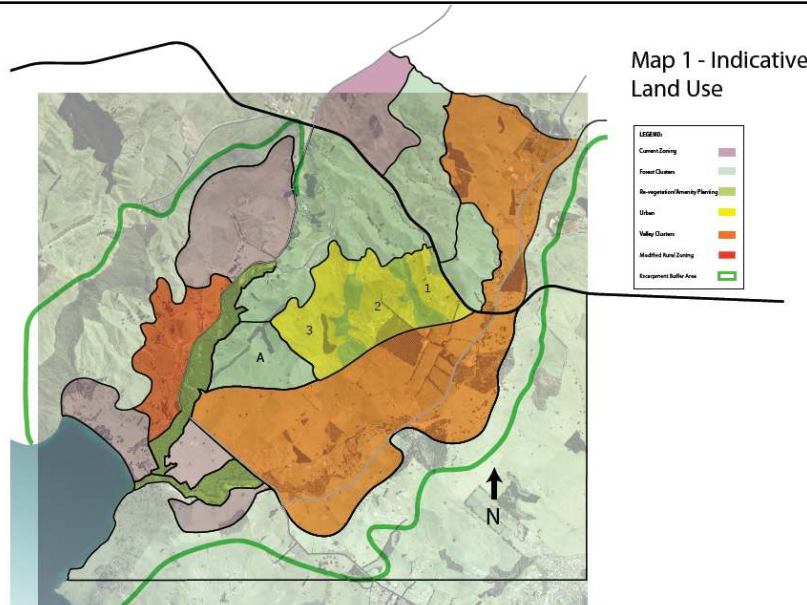
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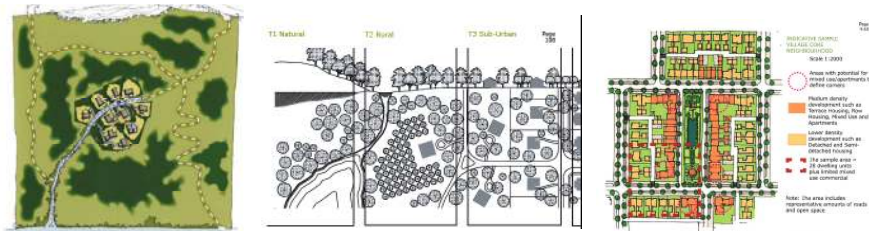
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Plan Change 23 – Mapara Valley

- ➔ Prescriptive and outcome focussed
- ➔ Directive regulatory framework
- ➔ Re vegetation and Public Access
- ➔ Non statutory guidance in the Plan
 - Appendices
 - Diagrams
 - Maps (land use and Infrastructure)



Lessons learned

- Plan ahead – lead for the Community AND the Environment
- Be proactive about urban growth – it has to go somewhere
- Act decisively
- Identify your treasures and plan around them
- Environmental enhancement at every opportunity
- Use Local Government Act tools in statutory planning