GREAT LAKE TAUPŌ
Taupō District Council

ATTACHMENTS

UNDER SEPARATE COVER 1

Ordinary Council Meeting

26 August 2025

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GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report Background and Engagement

Plan Change 44 – Residential Zones
Plan Change 45 – Neighbourhood Centre Zone
Plan Change 46 – Open Space Zones
Plan Change 47 - Māori Purpose Zone
Plan Change 49 – Minor Corrections

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1. Introduction

This report is prepared to fulfil part of the requirements of Section 32 of the Resource Management Act 1991 (RMA) and should be read alongside the Plan Change Document and individual section 32 reports for each plan change.

The Taupō District Plan (TDP) became operative in 2007. While some sections have been updated through plan changes, several parts are now over ten years old. In 2018, a comprehensive review of the TDP commenced, focusing on resource-intensive aspects, including:

- A desktop review of the Natural Values sections;
- Updating fault line mapping;
- Initiating rural chapter consultation; and
- Engaging with iwi.

In May 2020, the Council, supported by Joint Management Agreement Partners, resolved to undertake a full review of the District Plan. However, with the RMA Reform progressing, the release of the Exposure Draft for the Natural and Built Environment Act (NBEA) in April 2021 prompted a reassessment of this approach.

By July 2021, the Council refined its strategy, shifting from a full District Plan review to a series of targeted plan changes. This decision was influenced by:

- The significant resources required for a complete review, and
- The anticipated transition to a regional planning model under the NBEA.

On March 29, 2022, the Council formally adopted this new approach, revoking the initial review resolution. Between 2022 and 2024, six plan changes were developed and processed under the First Schedule:

- **Plan Change 38** – Strategic Directions
- **Plan Change 39** – Residential Building Coverage
- **Plan Change 40** – Taupō Town Centre
- **Plan Change 41** – Deletion of Fault Lines
- **Plan Change 42** – General Rural & Rural Lifestyle Environments
- **Plan Change 43** – Taupō Industrial Environments

Due to ongoing legislative uncertainties, including the revocation of the NBEA and SPA, the sectional review approach continues. The latest plan changes include:

- **Plan Change 44** – Residential Zones
- **Plan Change 45** – Neighbourhood Centre Zone
- **Plan Change 46** – Open Space Zones
- **Plan Change 47** – Māori Purpose Zone
- **Plan Change 48** – Designations *(not covered by this report)*
- **Plan Change 49** – Minor Corrections

This Background and Engagement Report meets Section 32 requirements, consolidating common background, context, and engagement aspects for Plan Changes 44–46 and Plan Change 49 to avoid repetitive content across multiple plan change documents.

Scope

The majority of the plan changes are confined to the specific chapter or chapters that they cover. Due to the National Planning Standards relocating many activity provisions (signs, noise, light, subdivision, earthworks etc) to the district wide chapters, these will be comprehensively reviewed in their respective chapters in later review bundles. The exception to this is where there would be a vacuum in provisions. An example of this is the Open Spaces Chapters; because these are proposed new zones, there would be no provisions for Open Spaces for the district wide matters if they were not developed through Plan Change 46.

A summary of the key changes of each of the plan changes follows:

Plan Change Number	Scope of Plan Change	Key changes

PC44 - Residential	Full review of Residential Chapters, except for Development Area Plan provisions that are less than 10 years old	• Three zones:
		  ○ Low Density Residential (LRZ)
		  ○ General Residential (GRZ)
		  ○ Medium Density Residential (MRZ) (was High Density Residential)
		• Potential new Low Density Residential
		• Comprehensive Housing Developments
		• Papakāinga provisions
		• Exemptions for sustainability initiatives
		• Road noise overlay for residential

PC45- Neighbourhood Centre Zone	Full review of chapter	• Some update to the provisions to reflect it being removed from the residential chapter through implementation of the National Planning Standards. • New areas (existing shops but not zoned as such).

Plan Change 46 – Open Space Zones	New Chapter – open spaces not currently zoned	• Three new zones:
		  ○ Natural Open Space Zone (NOSZ) – well-vegetated areas
		  ○ Open Space Zone (OSZ) – open spaces that do not have NOSZ or SARZ characteristics
		  ○ Sport and Active Recreation Zone (SARZ) – sports fields and facilities
		• Purpose built provisions developed around what is reasonably anticipated to occur on open space sites
		• At this stage, rezoning covers TDC and DoC land only. Iwi have been invited to put forward their open space land to be rezoned through PC46

Plan Change 47 – Maori Purpose Zone	New Chapter – currently no Maori purpose zone	• Māori Purpose Zone (MPZ) enables development of Māori land for a range of activities that meet Māori cultural needs • Different approach for rural and urban Māori land • Five sites put forward
Plan Change 48 - Designations	Full roll over and new designation process	• Call for rollover of existing designations, with or without modification • Invitation for new designations
Plan Change 49 – Minor Corrections	Minor and discreet changes.	• A series of minor corrections to rectify errors from the National Planning Standards reformat or from the first bundle of plan changes.

2. Statutory and Planning Context

2.1 Resource Management Act

The preparation of Plan Changes 44-47 and 49 have been undertaken in accordance with the First Schedule of the Resource Management Act 1991 (RMA).

The First Schedule of the RMA sets out the statutory requirements for the development and amendment of District Plans, including provisions for:

- Public consultation and participation in the plan change process;
- Evaluation under Section 32, ensuring proposed changes achieve the Act's purpose;
- Consideration of environmental, social, economic, and cultural effects; and
- Legal tests for plan validity and alignment with national and regional policy statements.

A summary of the relevant statutory requirements for District Plan drafting, referencing Colonial Vineyards vs Marlborough District Council ([204] NZEnvC 55 [17]), is set out below:

(a) *Provisions in the District Plan are to assist the Taupō District Council in undertaking its functions under the Act*[1]. Including the function of seeking to achieve the integrated management of the use, development and protection of land and associated natural and physical resources of the (Taupō) District[2].

An important physical resource in the district is the Taupō Town Centre. That resource is represented by the agglomeration of private and public investment including buildings, open spaces and services that support services and activities which subsequently promote social and economic wellbeing for the District.

These physical resources require consideration in terms of the integrated management of the use, development, and protection of the natural and physical resources of Taupō District.

That function is to be fulfilled by *objectives, policies and methods within the District Plan, controlling any actual or potential effects of the use, development and protection of land*[3].

(b) The *preparation of the District Plan is to be undertaken in accordance with the provisions of Part 2, and any applicable regulations*.

(c) National Policy Statements are the RMA legislative tool whereby central government can prescribe objectives and policies to address matters of national significance. *The Council must prepare and change its plan in accordance with a NPS (s74(1)) and must give effect to any relevant NPS (s75(3)(a)).* The key NPS with relevance to this bundle of Plan Changes is the National Policy Statement on Urban Development (**NPS-UD**).

(d) *Effect is to be given* to the provisions of the Waikato Regional Policy Statement[4].

(e) *Regard shall be had* to any relevant management plan and strategy prepared under other Acts[5].

(d) The approach needs to align with the Council's functions under the Act and other relevant instruments.

i. That *processes (and provisions that drive processes) are timely, efficient and cost effective and proportionate to the functions being performed, and that plan drafting is clear and concise* (Section 18A); and

[1] Section 74(1)(a) and s31
[2] Section 31(1)(a)
[3] Section 31(c)
[4] Section 75(3)(c)
[5] Section 74(2)(b)(i)

ii. When reaching a conclusion as to which provision is the '*most appropriate*' the requirements of s32, having regard to the *efficiency* and *effectiveness* of the provision is to be considered.

In this context, an evaluation of an objective to be amended or inserted is to be examined in light of whether such is the most appropriate way to achieve the purpose of the Act[6].

For an evaluation of provisions (policies and rules) the examination is to consider whether such are the most appropriate to achieve the objectives[7], considering reasonably practicable alternatives[8], and the efficiency and effectiveness of the provisions in achieving the objectives[9].

Sections 74 of the RMA sets out the requirements for changes to district plans, while section 75(3) and section 75(4) sets out the following matters:

(3) A district plan must give effect to—

(a) any national policy statement; and

(b) any New Zealand coastal policy statement; and

(ba) a national planning standard; and

(c) any regional policy statement.

(4) A district plan must not be inconsistent with—

(a) a water conservation order; or

(b) a regional plan for any matter specified in section 30(1).

These requirements are addressed in the following sections of this report. Section 74(1) directs that the Council must undertake changes to its District Plan in accordance with Section 31, the provisions under Part 2, and Section 32 of the *Resource Management Act 1991 (RMA)*.

Plan Changes 44–47, and 49 align with the Council's functions under Section 31, as relevant to the matters being amended, and with the requirements of Sections 31(a) and 32(b).

Clauses 1 to 20A of the *First Schedule* of the RMA outline the procedures for a plan change, including consultation and notification requirements.

Clauses 3 and 3B detail the consultation procedures:

- Clause 3(1) states that during the preparation of a proposed policy statement or plan, the local authority must consult:
  - The Minister for the Environment;
  - Other Ministers of the Crown affected by the plan change;
  - Local authorities impacted by the change; and
  - Tangata Whenua through iwi authorities.

[6] Section 32(1)(a)
[7] Section 32(1)(b)
[8] Section 32(1)(b)(i)
[9] Section 32(1)(b)(ii)

- Clause 3(2) allows local authorities discretion to consult others, but requires any additional consultation to comply with Section 82 of the Local Government Act 2002 (LGA).
- Clause 3B specifically pertains to consultation with iwi authorities.

Clauses 5 to 11 of the *First Schedule* of the RMA outline the requirements for:

- Notification
- Receipt of submissions
- Hearings, and
- The formal notification of decisions

Compliance with these provisions will be necessary throughout the processing of each proposed plan change.

Key Terms in Applying Section 32

- Appropriateness – The suitability of a plan provision in achieving its proposed purpose.
    - For Section 32(3)(a) (*Evaluation of Objectives*), appropriateness may include:
        - Relevancy
        - Usefulness
        - Achievability
        - Reasonableness
    - For Section 32(3)(b) (*Policies, Rules, or Other Methods*), it includes:
        - Effectiveness
        - Efficiency
- Effectiveness – Measures how successful a particular option is in achieving its objective. Success can be determined by:
    - Whether an objective is fully met,
    - The degree of progress made, or
    - The speed at which progress occurs.
- Efficiency – Refers to whether the benefits outweigh the costs, immediately or over time.
    - The most efficient policy achieves the stated objective at the greatest benefit and lowest cost.
    - Efficiency should not be confused with *net benefit* or *net present value*, which attempt to quantify all benefits and costs into a single measure.

Section 32 Requirements for Evaluation Reports

The evaluation report prepared under *Section 32* must:

a. Examine whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA.
b. Evaluate whether the provisions in the proposal effectively achieve the objectives by:
    a. Identifying other practical alternatives,
    b. Assessing the efficiency and effectiveness of the provisions, and
    c. Summarizing the reasons for deciding on the provisions.
c. Contain an appropriate level of detail corresponding with the anticipated environmental, economic, social, and cultural effects.

Additionally, evaluations must:

- Assess expected benefits and costs for environmental, economic, social, and cultural effects, including anticipated impacts on:
    - Economic growth,
    - Employment opportunities.
- Quantify benefits and costs where practicable.
- Evaluate the risks of acting or not acting in cases of uncertain or insufficient information.

2.2 Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010

The overarching purpose of this legislation is to restore and protect the health and wellbeing of the Waikato River for present and future generations.

Key aspects of this Act include:

- Co-management arrangements for the Waikato River,
- Implementation through Joint Management Agreements with iwi,
- Recognition of the statutory significance of Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River.

2.3 Vision and Strategy for the Waikato River

The Vision and Strategy was immediately incorporated into the Waikato Regional Policy Statement and has the status of a National Policy Statement. It is intended by Parliament to serve as the primary direction-setting document for the Waikato River and activities within its catchment that affect the river. The Waikato River Authority (WRA) adopted the Vision and Strategy as part of the settlement process in accordance with legislation.

The ultimate vision is: "The Waikato River will be safe for people to swim in and take food from over its entire length."

To realise the Vision, thirteen key objectives have been identified:
a. The restoration and protection of the health and wellbeing of the Waikato River.
b. The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual connections.
c. The restoration and protection of the relationship of Waikato River iwi, according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural, and spiritual connections.

d. The restoration and protection of the relationship of Waikato region's communities with the Waikato River, including their economic, social, cultural, and spiritual connections.
e. An integrated, holistic, and coordinated approach to managing the natural, physical, cultural, and historic resources of the Waikato River.
f. Adopting a precautionary approach to decisions that may cause significant adverse effects, particularly those that could result in serious or irreversible damage to the river.
g. Recognizing and avoiding cumulative effects of activities within the river and its catchment on the health and wellbeing of the Waikato River.
h. Acknowledging the degraded state of the Waikato River and ensuring it does not absorb further degradation due to human activities.
i. Protecting and enhancing significant sites, fisheries, flora, and fauna.
j. Recognizing the strategic importance of the Waikato River to New Zealand's social, cultural, environmental, and economic wellbeing, necessitating its restoration and protection.
k. Restoring water quality so the Waikato River is safe for swimming and food gathering across its entire length. l. Improving access to the Waikato River to facilitate sporting, recreational, and cultural opportunities. m. Applying both mātauranga Māori and the latest scientific methods to achieve the above objectives.
l. The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.
m. The application to the above of both maatauranga Maaori and latest available scientific methods.

To implement the Vision and Strategy, twelve strategies have been established:

1. Prioritizing the restoration and protection of the Waikato River.
2. Assessing the current health status of the Waikato River using mātauranga Māori and scientific methods.
3. Setting measurable targets for improving the health and wellbeing of the Waikato River.
4. Developing and implementing an action plan to achieve the targets.
5. Sharing expertise (local, national, international, and indigenous) on rivers and catchment management to support the restoration and protection of the Waikato River.
6. Protecting waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi to strengthen their cultural, spiritual, and historic relationship with the river.
7. Recognizing and protecting appropriate sites associated with the Waikato River that are significant to the Waikato regional community.
8. Promoting public knowledge and understanding of the Waikato River's health and wellbeing across all sectors of the Waikato community.
9. Encouraging a 'whole of river' approach to restoration and protection, including adopting best practice methods.
10. Enhancing relationships between Waikato-Tainui, Waikato River iwi, and other stakeholders committed to restoring the Waikato River.
11. Managing cumulative adverse effects of activities through statutory planning documents.
12. Ensuring appropriate public access to the Waikato River while protecting and enhancing its health and wellbeing.

The Operative District Plan (ODP) is required to 'give effect to' the Vision and Strategy, given its status as a National Policy Statement.

2.4 Ngāti Manawa Claims Settlement Act 2012 & Ngāti Whare Claims Settlement Act 2012

The Ngāti Manawa Claims Settlement Act 2012 established the Rangitāiki River Forum, with representatives from:

- Whakatāne District Council
- Bay of Plenty Regional Council
- Taupō District Council
- Ngāti Whare
- Ngāti Manawa
- Ngāti Awa
- Ngāti Tūwharetoa (Bay of Plenty)

The Rangitāiki River Forum developed the Rangitāiki River Document (*Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki*), which is incorporated into the Bay of Plenty Regional Policy Statement to guide resource management decisions.

The vision for the Rangitāiki River is: "A healthy river, valued by the community, protected for future generations. The Mauri ora."

"E ora ana te mauri o te awa o Rangitāiki, e manaakitia ana e te iwi, e tiakina ana mō ngā whakatipuranga o muri mai. Tihe Mauri Ora."

The Rangitāiki River and its tributaries play a crucial role in the lives of hapū and iwi in the Bay of Plenty. As kaitiaki, hapū and iwi traditionally ensure the health and wellbeing of the river and its resources for current and future generations.

Under the RMA, all persons exercising functions and powers that affect the Rangitāiki River must have particular regard to the habitat of tuna (*Anguilla dieffenbachia* and *Anguilla australis*). This legislation is particularly relevant to the northern portion of the Taupō District, where considerations for tuna habitat protection have been incorporated into evaluations.

There is Department of Conservation (DOC) land within the Rangitāiki catchment. Since this land is already protected under DOC and governed by Conservation Management Plans, it benefits from existing significant protections. However, rezoning it to Natural Open Space Zone (NOSZ) under the Taupō District Plan adds an additional layer of protection.

2.5 National Planning Standards

The National Planning Standards came into effect on 5 April 2019. Their purpose is to improve the efficiency and effectiveness of the planning system by providing:

- A nationally consistent structure and format,
- Standardized definitions,
- Unified noise and vibration metrics, and
- Improved electronic functionality and accessibility.

The National Planning Standards specify the sections that must be included in a District Plan and establish a template that all District Plans must follow. Additionally, mandatory directions set out how the District Plan must be ordered. As part of the Taupō District Plan Review, the PDP changes must align with these Planning Standards.

2.6 National Policy Statements (NPS)

National Policy Statements (NPS) enable the Government to prescribe objectives and policies for matters of national significance, ensuring consistency with the sustainable management purpose of the *Resource Management Act 1991 (RMA)*.

An NPS may also guide local authorities on how they should 'give effect to' its policies and objectives. Section 75(3)(ba) of the *RMA* mandates that District Plans must 'give effect to' any National Policy Statements.

Current National Policy Statements in effect include:

- National Policy Statement on Urban Development (2020)
- National Policy Statement for Freshwater Management (2020)
- National Policy Statement for Renewable Energy Generation (2011)
- National Policy Statement on Electricity Transmission (2011)
- New Zealand Coastal Policy Statement (2010)
- National Policy Statement for Highly Productive Land (2022)
- National Policy Statement for Indigenous Biodiversity (2023)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (2023)

The National Policy Statement for Urban Development (NPS-UD) is directly relevant to this bundle of plan changes, particularly those relating to residential zones and neighbourhood centre zones. The NPS-UD requires councils to enable greater housing intensification and mixed-use development in well-connected urban environments. These plan changes give effect to that directive by adjusting zoning provisions to increase development capacity, support walkable neighbourhoods, and improve access to jobs and services. In doing so, they align the district plan with national direction aimed at addressing housing affordability and urban growth challenges.

While there is limited direct applicability of National Policy Statements to the Open Space Zones, the National Policy Statement for Indigenous Biodiversity (NPS-IB) is relevant, particularly in relation to Natural Open Space Zones (NOSZ) and indigenous vegetation removal.

2.7 National Environmental Standards (NES)

Six National Environmental Standards (NES) are currently in place, setting enforceable standards that councils must adhere to:

- NES for Telecommunication Facilities
  - Allows network operators to install low-impact infrastructure in road reserves without resource consent, provided conditions are met.
  - The Proposed Plan ensures compatibility with this NES.
- NES for Electricity Transmission
  - Minimizes costs for councils implementing the NPS for Electricity Transmission and provides consistency in maintenance and upgrading of transmission lines.
  - Only applies to existing high-voltage transmission lines, not new lines or substations.
- NES for Assessing & Managing Contaminants in Soil to Protect Human Health (NESCS)

    - Ensures contaminated land is appropriately identified and assessed before development.
    - Requires remediation or containment to make land safe for human use.
- NES for Plantation Forestry
    - Establishes nationally consistent rules for forestry-related activities.
- NES for Air Quality
    - Sets minimum health protection standards for all New Zealanders.
    - Managed by regional councils through regional plans.
- NES for Sources of Drinking Water
    - Protects source water before treatment, covering lakes, rivers, and groundwater.
    - Requires regional councils to regulate contamination risks via discharge permits.

2.8 Regional Policy Statements

The Taupō District falls under the jurisdiction of four regional councils:

- Waikato Regional Council (WRC) – covers most of the district, and all of the residential zones.
- Bay of Plenty Regional Council (BOPRC) – covers small portions.
- Hawke's Bay Regional Council (HBRC) – covers minor portions.
- Horizons Regional Council (HRC) – covers small areas in the southwest.

Since the majority of Taupō District falls under Waikato Regional Council, the Primary Assessment aligns with the Waikato Regional Policy Statement, with limited assessment against other regional policies proportionate to their geographic coverage and relevance to individual Plan Changes.

District Plans are required to 'give effect to' regional policy statements. Each individual section 32 report accompanying the plan changes contains a comprehensive assessment of the proposed provisions against the relevant Regional Policy Statement (RPS). As District Plans are required to 'give effect to' these higher-order documents, the individual reports evaluate consistency with the relevant RPS.

Additionally, District Plans 'must not be inconsistent' with any Regional Plan, as required under Section 75(4) of the RMA.

2.9 Regional Plans

When formulating a District Plan, councils must consider regional plans applicable within their jurisdiction, and ensure the District Plan is not inconsistent with them.

Of particular relevance is the Waikato Regional Plan, which sets land-use requirements for the Lake Taupō and Waikato River catchments.

At the time of writing this report:

- Plan Change 1: Healthy Rivers – Waikato and Waipā River Catchments have had an interim decision released by the Environment Court.
- Appellants had until the end of June to advise if their points had not been addressed. The next step is for WRC to file any submissions in relation to the decision by 25 July.

Plan Change 1 is Waikato Regional Council's primary response to Te Ture Whaimana o Te Awa o Waikato (*The Vision and Strategy for the Waikato River*). It introduces rules to manage discharges, including:

- Point source discharges (e.g., sewage, industrial waste).
- Non-point source discharges (e.g., agricultural runoff).

Currently, this applies to the Waikato and Waipā River catchments, but similar regulations may extend to all river catchments over time, in alignment with national freshwater management policies.

2.10 Additional Regional Plans Considered

Alongside the Waikato Regional Plan, the following documents have been considered regarding the bundle of plan changes proposed:

- Bay of Plenty Regional Natural Resources Plan
- Horizons One Plan
- Hawke's Bay Regional Resource Management Plan

Each s32 report provides a comprehensive assessment of provisions against the Regional Plan. For the avoidance of doubt, there are no identified inconsistencies between the proposed Plan Changes and:

- Waikato Regional Plan,
- Bay of Plenty Regional Plan,
- Hawke's Bay Regional Resource Management Plan, or
- Horizons One Plan.

2.11 Settlement and Iwi Legislation

In addition to its obligations under Te Tiriti o Waitangi, the Taupō District Council has statutory responsibilities to Mana Whenua under the following legislation:

- Ngāti Tūrangitukua Claims Settlement Act 1999
- Central North Island Forests Land Collective Settlement Act 2008
- Affiliate Te Arawa Iwi and Hapu Claims Settlement Act 2008
- Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
- Ngāti Manawa Claims Settlement Act 2012
- Raukawa Claims Settlement Act 2014
- Hineuru Claims Settlement Act 2016

- Ngāti Tūwharetoa Claims Settlement Act 2018

These legislative frameworks and their corresponding planning documents outline the values, interests, and aspirations of Mana Whenua. They guide outcomes sought, either individually or collectively, in partnership with:

- Government agencies,
- Resource users, and
- Other iwi authorities.

Through engagement and collaboration with Mana Whenua, the Taupō District Council has identified a key strategic priority: To recognize Te Tiriti o Waitangi and enable any outcomes sought through Treaty settlement redress and legislation.

Several core issues are intrinsically linked to Treaty obligations, including:

- Enhancing partnership with Mana Whenua in resource management decision-making.
- Enabling participation of Mana Whenua in statutory planning processes.
- Providing for the appropriate development and use of ancestral lands and taonga to support the economic and social wellbeing of Mana Whenua.

Under Schedule 1 of the *Resource Management Act 1991 (RMA)*, the Council must identify resource management issues that are significant to iwi authorities (Mana Whenua) and outline how these issues will be addressed within the District Plan.

The mauri (the cultural, spiritual, and environmental wellbeing) of Taupō's natural environment is a fundamental concern for Mana Whenua. This includes:

- Integrated management of natural resources,
- Protection of historical narratives,
- Safeguarding mountains, whenua, freshwater, and geothermal resources.
- Mātauranga Māori in Decision-Making

Recognizing the importance of Mātauranga Māori (Māori knowledge) and the practice of tikanga Māori ensures that:

- Mana Whenua perspectives are embedded in planning.
- Council decision-making processes align with cultural and historical values.
- The Taupō District Council meets its statutory obligations under Section 6(e) of the RMA.

Although the Taupō District Plan contains a Tangata Whenua / Mana Whenua chapter (as directed by the National Planning Standards), this section is limited to context and process-related provisions. All other iwi-related provisions are embedded throughout the relevant

chapters of the District Plan to ensure integrated and consistent recognition of tangata whenua values and interests.

2.14 Higher-Order Documents

As a Territorial Authority, the Taupō District Council must 'give effect to' or be consistent with various higher-order statutory documents, including:

- Ngāti Tūwharetoa Claims Settlement Act 2018
  - Te Kopua Kānapanapa and Kaupapa Kaitiaki
- Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
  - Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River
- Resource Management Act 1991 (RMA)
  - National Policy Statements (NPS)
- Local Government Act 2002 (LGA)
- Ngāti Manawa Claims Settlement Act 2012
  - Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki
- Waikato Regional Policy Statement
- Bay of Plenty Regional Policy Statement
- Hawke's Bay Regional Policy Statement
- Iwi Management Plans (IEMPs)

These documents set out key principles, including:

- Te Ao Māori perspectives in resource management.
- Mana Whenua's direction on integrating tikanga Māori into decision-making.
- Restoring the health and wellbeing of the Waikato River and Rangitāiki River.
- Protecting outstanding natural landscapes, indigenous vegetation, and historic heritage.
- Providing for Māori culture, traditions, ancestral lands, and protected customary rights.
- Managing risks associated with significant natural hazards.

2.16 Joint Management Agreements (JMAs)

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 review of the Plan.

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 receiving recommendations from TARIT and Raukawa to commence the plan changes at the beginning of the process. These are attached as Attachment One.

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, undertaking engagement with all iwi partners, on 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. These recommendations are attached as Attachment Two.

2.15 Iwi Management Plans (IEMPs)

Within the Taupō District, four iwi hold mana whenua status across different territories:

- Ngāti Tūwharetoa
- Turangitukua
- Ngāti Tahu / Ngāti Whaoa
- Raukawa

Each iwi is connected to the whenua through occupation and whakapapa, and plays a critical role as kaitiaki (guardians) of:

- Natural resources,
- Cultural sites, and
- Waahi tapu.

These iwi also collaborate with neighbouring iwi on shared issues. Below are the key Iwi Environmental Management Plans (IEMPs) considered in developing the Strategic Directions (which in turn influence development of the area specific chapters) for the Taupō District Plan:

- Central North Island Forests Iwi Collective (CNI) – *He Mahere Pūtahitanga (2018)*
- Te Arawa River Iwi Trust (TARIT) – *Environmental Management Plan (2015)*
- Ngāti Tūwharetoa – *Environmental Iwi Management Plan (EIMP) (2003)*
- Ngāti Tahu - Ngāti Whaoa – *Iwi Environmental Management Plan (IEMP): Rising Above the Mist – Te Aranga Ake i te Taimahatanga (2019)*
- Raukawa – *Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)*

2.16.1 Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018)

He Mahere Pūtahitanga is a pan-tribal planning document that expresses the collective aspirations of CNI member iwi as they exercise kaitiakitanga over Treaty Settlement Lands.

The plan covers 176,000 hectares of land deeded to iwi under the Central North Island Forests Land Collective Settlement Act 2008.

He Mahere Pūtahitanga is modular, living, and adaptable, meaning:

- It will continue evolving over time.
- It does not override individual iwi planning documents.
- It reflects a holistic approach to land use, ensuring intergenerational equity.

Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)
This Environmental Management Plan is a high-level guidance document detailing priority issues and actions to support Te Arawa River iwi in their aspirations. The TARIT area of interest extends from the Upper Waikato River Catchment area at Huka Falls to Pōhaturoa, and policies and actions in the plan pertain to the health and wellbeing of the Waikato River.

In particular, TARIT considers itself an affected party for any activity that affects, or potentially affects, the Waikato River as regards the following:

1. Water Permits: To dam, divert, take and use from or in the Waikato River as well as surface water activities
2. Discharge Permits: To discharge contaminants into water or onto land where it may enter water
3. Land Use Consents: For riverbed disturbance – structures, drilling, plant introduction or removal, plant or animal habitat disturbance.

INDIVIDUAL MANAGEMENT PLANS

Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003)

Ngāti Tūwharetoa's EIMP is a high-level document that articulates issues of significance to the iwi, and objectives, policies and actions to support them in their desire to participate as a partner in resource management decision making processes over their rohe. The aims of the plan are to:

1. Exercise kaitiakitanga in accordance with the kawa and tikanga of ngā hapū o Ngāti Tūwharetoa.
2. Promote and protect the mātauranga held by kaitiaki for the benefit of current ngā hāpu o Ngāti Tūwharetoa.
3. Have external parties recognise the ownership that Ngāti Tūwharetoa have e.g. ownership of Lake Taupo-nui-ā-Tia and tributaries.

The EIMP details Ngāti Tūwharetoa's goals, issues and policies on a range of environmental issues that cover water, land, fisheries, sacred spaces, indigenous biodiversity and geothermal / mineral extraction.

Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)

The IEMP is a comprehensive three-part document and an update to an earlier version of the same. Part one sets out the background, vision and overarching ethos for environmental management. Part two compares the historical and current state of the natural environment, as well as setting out principles for environmental management and iwi goals for each

environmental resource. Part three is a collation of various action plans and associated implementation strategies.

The iwi has had customary lands returned and mana whenua established through various Treaty Settlements, making Ngāti Tahu - Ngāti Whaoa iwi one of the largest land holders in the Waikato River catchment. All of these have great cultural significance to the iwi and the IEMP details out at length the current state of the environment, iwi issues and proposed strategies for remedying the same over these areas. In particular, the IEMP sets out how Ngāti Tahu-Ngāti Whaoa will exercise kaitiakitanga over the following aspects of their rohe:

1. The waters of the Waikato River from Huka Falls to Pohaturoa at Atiamuri
2. Extensive forest areas in Tutukau and the Paeroa ranges
3. The geothermal fields of Rotokawa (Tauhara North), Broadlands (Kaingaroa No.2), Ohaki (Tahorakuri), Nga Tamariki (Tahorakuri), Reporoa (Paeroa East), Waiotapu (Paeroa East), Waikite (Rotomahana Parekarangi), Te Kopia (Rotomahana Parekarangi), Orakei Korako (Tutukau) and Atiamuri (Tatua West). In some of these fields, Iwi Trusts continue to be landowners and joint venture partners. The geothermal habitats also harbour some of the rarest plants in the country.
4. Various wahi tapu and historic sites of significance that dot the landscape, especially alongside rivers and waterways, on high hilltops and in areas of native forest and pine forestry.

Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)

Te Rautaki Taiao a Raukawa is a statement of the iwi's issues, aspirations, and priorities in relation to the environment. It provides not just a statement of Raukawa values and aspirations for environmental management, but also serves as a toolkit to guide and shape both policymaking and resource management decisions.

The plan is a wide-ranging document that touches on a diverse range of activities and environmental phenomena that impact on the iwi and the exercising of manaakitanga, whānaungatanga, mana whenua and ahi kā roa status over their rohe. Of particular relevance are the following sections of the plan:

1. Section 21: Water (Wai) - the health and wellbeing of the Waikato, Te Waihou, and the Upper Waipā River and their catchments are restored and protected for present and future generations.
2. Section 2.2: Land (Whenua): while acknowledging that the local economy is heavily dependent on the productive capabilities of the land, progressive intensification of these activities also negatively impacts on waterbodies and the indigenous biodiversity. As kaitiaki, Raukawa iwi's focus is to ensure these land activities are balanced within the environmental capacity of the whenua, to provide for the needs and wellbeing of current and future communities.
3. Section 2.4: Wetlands (Ngā Repo): ongoing loss of wetlands as a result of intensification of land uses and the conversion of large areas from plantation forestry to dairy production, with insufficient consideration given to the ecological importance and function of wetlands within broader natural systems.
4. Section 2.6 - Indigenous Plants and Animals (Ngā Tamariki a Tāne Whakapiripiri): a number of factors including the removal of indigenous vegetation; the changing nature and intensification of land use; and the ongoing modification of waterbodies and water systems have had profound impacts on indigenous biodiversity.
5. Section 2.7: Marae and Papakāinga: actualizing aspirations to provide quality housing and infrastructure and overcoming regulatory frameworks that can be a barrier to enabling the development of papakāinga.
6. Section 2.11: Infrastructure: which has resulted in ongoing adverse effects on the cultural and natural landscape through significant earthworking and damming of rivers.

7. Section 2.13: Geothermal (Ngā Wāhi Ngāwhā): geothermal resources within the rohe extend in a broad linear field from Wairākei in the south to Mangakino in the west to Okoroire in the north and Horohoro to the east. Electricity generation currently occurs at Wairākei and Mōkai, with the spa and thermal bathing facilities present at Ōkoroire. However, Raukawa iwi do not have strong relationships and understandings with major operators and landowners working within this sector, with the exception of Tuaropaki Trust at Mōkai.

District Plan Monitoring and Issues Identification Report

A District Plan monitoring and issues identification report was developed by TDC in 2020. The report discusses the performance of the Operative District Plan, takes the results from the various sources of data collected and identifies strategic issues for the District Plan review process.

The report included the following issues and associated observations:

ISSUE 1 – AMENITY AND CHARACTER
The current Operative District Plan appears to have been effective in maintaining some elements which contribute to character. For example, the community has expressed a desire through a number of planning processes for a town centre with a reasonably low-rise character. The plan has been effective in maintaining this through its 3-floor height limit.
Loss of character was not raised as an issue through the consultation for the issues report (which involved several meetings with regular users of the Plan). The low number of consents for large-scale developments is also evidence that development is essentially occurring as anticipated by the Plan.

The role of character and amenity in shaping the urban environment will require a comprehensive reassessment as part of the District Plan review, to ensure these values are appropriately considered alongside the need to give effect to higher-order directions on urban intensification, housing choice, and efficient land use.

ISSUE 2 – TĀNGATA WHENUA RELATIONSHIPS
In many ways, the current Operative District Plan does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. An example of this is the requirement for multiple-owned Māori land to be developed through a structure plan process. This process has been one of a number of barriers which have prevented Māori land development.

Recent review of the Plan has removed such barriers, i.e. through development of the papakāinga provisions. This review has been effective in allowing several papakāinga developments to occur. However, in some meetings with iwi partners, there appears to have been a complete lack of knowledge that the papakāinga provisions exist.

The Operative Plan only addresses tāngata whenua issues through the Tāngata Whenua Cultural Values section, which is fairly limited in its application. It is anticipated that the District Plan Review will look towards a collaborative development approach with the incorporation of the Māori world view in a more holistic manner throughout the Plan.

Council has, meantime, taken steps to forge greater relationships with iwi in terms of resource management. One such example was the development of a Joint Management Agreement with Ngāti Tūwharetoa which provides for joint decision making on notified resource consents in relation to multiple-owned Māori land. The introduction of new legislation through the Waikato River Settlement 2010 has also seen the development of two additional Joint Management Agreements where the purpose is to give effect to the Vision and Strategy by ensuring activities do not have an impact on the quality of water.

ISSUE 3 – HERITAGE

Plan change 24 and Variation 25 introduced protection mechanisms for outstanding and amenity landscapes and significant natural areas (SNAs). These Plan changes became operative in 2012. Concerns have been raised by some iwi partners that these provisions have resulted in an unfair bias on multiple-owned Māori land. This is because a large amount of Māori land has not been developed and therefore has a higher proportion of Significant Natural Areas. We know through monitoring that some SNAs have been cleared illegally for development.

The Operative District Plan lists four Heritage Sites. Although these sites still exist and appear to have been protected by the District Plan, there have been significant changes in national criteria around recognising and providing for Heritage values.

ISSUE 4 – THE NATURAL ENVIRONMENT

Plan change 24 and Variation 25 introduced protection mechanisms for outstanding and amenity landscapes and Significant Natural Areas (SNAs). These Plan changes became operative in 2012. We know through monitoring that some SNAs have been cleared for development.

The District Plan has not directly addressed key issues regarding the protection and enhancement of water quality. The main nutrient inputs have been dealt with through other mechanisms such as:

- Stormwater management
- Through the Waikato Regional Plan Variation 5 provisions
- Waikato Regional Plan Change 1
- Through the Lake Taupo Protection Trust
- Wastewater management.

ISSUE 5 – THE AVOIDANCE OF HAZARDS

The Taupō District has many natural hazards which the District Plan seeks to manage and ensure subdivision and development is undertaken in a manner that does not adversely impact on the community. These hazards are identified on the Planning Maps. This has ensured the community is aware of the hazard location and assisted with avoiding inappropriate development. Council's growth management strategy TD2050 identifies a number of urban growth areas, all of which avoid natural hazards.

Plan Change 34 reviewed the existing flood hazard modelling and introduced a risk-based framework to protect people and property from flood hazards. This was made operative in 2019. The plan change considered flooding from six rivers and streams and Lake Taupō. The risk based approached is required by the Waikato Regional Policy Statement.

ISSUE 6 – GROWTH MANAGEMENT

A philosophical change in the direction of the District Plan was made through plan changes 19-21 in 2010. These changes were made to provide more direction on where urban development was appropriate. Growth areas that were ready to go were rezoned, while a plan change was put in place and the requirement for structure planning for future growth areas requiring more detailed work was introduced.

In reality, the district has not seen the level of growth that was anticipated in 2006. This is partly due to the Global Financial Crisis that started in 2008 which slowed the economy and caused a step change in the flow of credit to facilitate development. This is particularly relevant in a district where approximately one third of the housing is holiday homes.

Council's understanding of future demographic projections has also improved. In 2006 Council had anticipated residential growth would continue for the foreseeable future. This meant land could be identified for future urban growth and it would then be a matter of time before it was utilised. We now have the information from the Census in 2006 and 2013 and Statistics New Zealand has significantly changed its projections. The district's usually resident population is expected to peak in the late 2030's before going into decline. This has forced a rethink on how much land might be required for urban growth.

There has also been a number of other changes which have necessitated a refresh of TD2050 2006:

- A number of growth areas identified in 2006 covered areas of multiple-owned Māori land. At the time it had been assumed that they would be developed in a conventional manner, however multiple-owned Māori land tenure and the market have meant traditional development mechanisms have not worked and forced a reconsideration.
- New responsibilities under the National Policy Statement on Urban Development Capacity which reinforce a need for integrated planning;
- Identification of the Council's top challenges within the Challenges Report, which was adopted by the Council in 2018 and helps to drive decision making and priorities;
- The 2014 amendments to the Local Government Act 2002 placing an emphasis on asset management planning as part of the Council's prudent stewardship of resources, and a requirement to prepare an infrastructure strategy for at least a 30-year period and incorporate this within its Long Term Plan (LTP);
- The adoption of the new Council Vision to be the most liveable and prosperous district by 2022;
- The District Plan is due for review and will need to have the future development pattern embedded within it.

ISSUE 7 – BUSINESS ACTIVITY
This approach to managing the town centre was introduced in the Taupō Urban Commercial and Industrial Structure Plan (2011) and is supported through TD2050. It has been included in previous reviews of the District Plan and it is expected that it will continue to be supported and reinforced through the upcoming review process.
To achieve this, Council has a proactive programme of investment in the public spaces to improve the look and feel of the town centre. There is a programme of progressive street upgrades, renewal of street furniture, and regular maintenance and investment in new facilities. Council has also made changes to the District Plan to encourage redevelopment by removing car parking requirements, introducing flexibility in building heights and other elements like making it easier for development to occur in laneways.

To support these proactive measures and achieve a consolidated and vibrant town centre, the District Plan was also amended to make it clear that retail and office activity belonged in the town centre. Restrictions were placed on those activities locating in residential or industrial areas. This helps to create certainty for landowners which in turn helps to create the confidence to drive future public and private investment in the town centre.

Phase 1 Evaluation Report

In 2016 a 'Phase 1 Evaluation Report' was prepared by PLANZ Consultants on behalf of Council. The purpose of the report was to gain a better understanding of how the ODP aligned with higher order documents including national policy statements, national environmental standards and regional policy statements. It is important to understand what gaps may exist within the ODP given it is a requirement under the RMA that the District Plan 'gives effect' to national policy statements and regional policy statements. While the report identifies that there

are some gaps in the ODP, they were not significant in the Phase 1 Evaluation Report. The main findings of the evaluation report are outlined below.

- With respect to national environmental standards, a more coherent and consistent approach could be provided, chiefly through referencing the respective standard and identifying the approach where discretion remains.
- For national policy statements, the key improvement that should be made to the District Plan is centred on amendments to the network utility provisions, to better distinguish and provide for renewable electricity generation, electricity transmission; and distinguish between the aspects of strategic infrastructure and remaining network utilities.
- The NPS on Urban Development Capacity required consideration of strategic direction level provisions in the District Plan aimed at housing and business zoned land supply, the diversity of such supply and the integration with supporting infrastructure.
- The Taupō District Plan is largely aligned with requirements in the four respective regional policy statements, but some improvements in terms of energy, infrastructure and built form are needed.

3. Engagement

3.1 Iwi Authority Engagement

Council and Iwi Authority officers have formed long standing relationships in the resource management space over a number of years. This has evolved to a regular "touch base" process to update on progress. Iwi authorities can signal their level of interest and where deeper engagement is required this is undertaken at a targeted level.

For example, for Plan Change 42 – General Rural and Rural Lifestyle Zone, a working group was set up to develop provisions on papakāinga. This work informed the residential chapter papakāinga provisions as the same approach has been followed, albeit in a residential context rather than rural. For Plan Change 47 Māori Purpose Zone, this was led/driven by iwi or hapu.

A key direction from Iwi Partners was that the Strategic Directions Chapter was developed early in the review process. This is so that these objectives and policies inform the sectional review going forward.

Date	Iwi Authority	Form	What was discussed
9 March 2023	Te Kotahitanga	Microsoft Teams Meeting; Meeting Room - Mangetepopo Room (111 Heu Heu St)	Outline of progress on bundle 1 and a heads-up on bundle 2.
13 March 2023	TARIT & Taupō District Council	Microsoft Teams Meeting	Outline of progress on bundle 1 and a heads-up on bundle 2.
21 Nov 2023	TMTB, Raukawa, TARIT, Te Kotahitanga.	Email	Summary of the Issues and options Plan Change 44, and outline of the Māori Purpose Zone. Offer of meeting to discuss.

23 November 2023	Tūrangitukua	Email from Tina Porou	High level feedback on the issues and options paper in relation to Tūrangitukua.
30 January 2024	Tūrangitukua	Online meeting	Issues and options for the Residential Chapter and relationship to Tūrangi.
13 February 2024	TARIT	Email	Outline and request for Commencement of next bundle of plan changes. Commencement under the JMA confirmed.
13 February 2024	Raukawa	Email	Outline and request for Commencement of next bundle of plan changes. Commencement under the JMA confirmed.
23/02/2024	TARIT & Taupo District Council	Microsoft Teams Meeting	Introduction to Bundle two of plan changes.
24 June 2024	All Iwi Authorities	Email	General update on NPS and new mana whenua Chapter but also included an update on next bundle of plan changes.
21 Nov 2024	All Iwi Authorities	Email	Draft copies of Plan Change 44, 45 and 46 sent to all iwi partners. Offer to meet to discuss.
12 February 2025	Tina Porou (representing Tūrangitukua)	Teams Meeting	Targeted meeting to discuss PC47 - MPZ
March 2025	Tūwharetoa Maori Trust Board	Email	Resent emails from November 2024
April 2025	Ngāti Tahu-whaoa, Raukawa, Te Kotahitanga, knew a meeting was imminent with TMTB so they were not emailed.	Email	Touched based to see if they wanted to meet/discuss.
5 May 2025	TMTB	Meeting	Ran through the plan changes.
23 May 2025	Raukawa	Online meeting	Ran through all the plan changes
30 May 2025	All Iwi Authorities	Email	Email to all Iwi partners with an update, and attaching the link to the open space maps for feedback.
04 June 2025	Tūrangi Co-Governance Meeting	Meeting	Final verbal update on full bundle of changes, and opportunity for questions and feedback.
9 June 2025	Tūwharetoa Mauri Trust Board	Meeting	Updated on all plan changes, but in particular spoke about Designations and Open Spaces.
12 June 2025	All Iwi Authorities	Email	Final drafts sent to all iwi authorities. Offer to meet/discuss.

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with tangata whenua through and iwi authorities.

Council has touched base regularly with iwi authorities throughout the process. Given work commitments from many of the authorities, the current level of change at a National level, and less significance for iwi this bundle of plan changes has received less focus than other chapters such as Strategic Directions and the Rural Chapter. However, a lot of the work previously set down in Strategic Directions has informed the development of the next bundle. The development of the papakainga provisions within the Rural Chapters have also informed the development of those provisions within the Residential Chapter.

Under the First Schedule of the RMA (clause 4a) final drafts are required to be provided to all Iwi Authorities within the district. The section 32 is required to outline changes made based on this feedback. Drafts of the plan changes (excluding Plan Change 49) were sent to the Iwi Authorities in November 2024, and final drafts of all the plan changes in June 2025. No formal feedback was received from Iwi Authorities on the final drafts. However informal feedback had been received earlier on some of the plan changes (particularly Open Space Zones and the Maori Purpose Zone). Changes made based on this feedback has been outlined in individual section 32 reports.

3.2 General Engagement

Over the past five years, the Council has built up a comprehensive list of key stakeholders in relation to the District Plan. The lists include:

- Iwi authorities, as above
- District Plan Review Register – 150 members of the public and consultants who expressed an interest in the District Plan review.
- Consultants register – includes local and national consultants working in planning, surveying, building, design and development sectors with operations or activities in Taupō District.
- Representative Groups.

Through these channels the Council is able to target the primary audience who are interested in this work. The table below outlines key points of consultation and engagement with a range of stakeholders. It is not an exhaustive record, but rather highlights instances of targeted engagement that occurred at various stages of the policy development process.

Given the extended timeframe between Council's initial intention to undertake a full District Plan review – which involved scoping and consulting on issues and options - and the subsequent decision to progress through a sectional review approach, there has been an open and ongoing dialogue with stakeholders regarding the direction and timing of policy work programmes. General updates and broader engagement have occurred throughout, contributing to a continuous and evolving conversation.:

Date	Stakeholder	Location/Form of Communication	Discussion
3/03/2023	DGLT, Amplify, Council's Policy Team	61 Tongariro St - BNZ Kaimanawa Boardroom	Outline of progress on bundle 1 and a heads-up on bundle 2.

15/06/2023	Kaiapo Road Development Team	Montevidéo Cafe	Discussion on Residential Plan Change and low-density residential demand.
8/08/2023	Taupo District Council & Waikato Regional Council	Microsoft Teams Meeting; Taupo District Council offices	Outline of progress on bundle 1 and a heads-up on bundle 2.
16/11/2023	Iwi Engagement Team TDC	Microsoft Teams Meeting; Meeting Room - Mangetepopo Room (Heu Heu)	Run-through of Bundle 2 and discussion on I&O for Residential.
11/03/2024	Wairarapa Moana	Meeting	Consultation process with the community and inclusion in DP.
14/03/2024	Kohineheke owners	Online meeting	Plan Change 44 and PC47.
15/03/2024	Rangataiki River Forum	Online meeting	Discussion via Shari and BOPRC.
29/02/2024	Waikato Regional Council & Taupo District Council	Waikato Regional Council office - Waikatoiti room	Outline of progress on bundle 1 and a heads-up on bundle 2.
23/05/2024	Kinloch Rep Group Meeting	Meeting	Outline of progress on bundle 1 and brief summary of progress on bundle 2.
18/06/2024	Council & WMI	WMI office	Update on progress and process for working with the residential plan change.
1/10/2024	WMI & TDC	WMI Office	Update on progress and process for working with the residential plan change.
30/10/2024	Amplify	Online meeting	Online meeting with CEO who was then going to run through plan changes with his Board.
31/10/2024	Iwi Engagement Team TDC	Microsoft Teams Meeting; Meeting Room - Taupo Room (The Base)	Outline of Plan Changes prior to draft consultation.
6/11/2024 until 20/12/2024	Iwi partners, DP register, consultant register, key stakeholders, neighbourhood shop owners/occupiers and adjoining or adjacent neighbours.	Submissions on drafts	Draft plan changes available for comment.

6/11/2024	Tūrangi Co-Governance Meeting	Meeting	Discuss and update on full bundle of plan changes.
7/11/2024	Kinloch Representative Group	Meeting	Discuss and update on full bundle of plan changes.
21/11/2024	Waikato Regional & Taupō District Council Policy Staff	MTG Whio (7) Lv2	Outline of Plan Changes prior to draft consultation.
29/11/2024	220 Taharepa Road – NCZ Shop Owners	Meeting	Discuss preferred zoning for existing residential dwelling within proposed NCZ.
1/04/2025	Consultant Meeting	Meeting	National Planning Standards but also updated on next bundle of plan changes.
17/04/2025	Taupō East Rural Rep Group Meeting	Meeting	Discuss full bundle of plan changes and opportunity for verbal questions and feedback
22/04/2025	Mangakino-Pouakani Rep Group Meeting	Meeting	Discuss full bundle of plan changes and opportunity for verbal questions and feedback
28/04/2025	Council Events and Venues Team	Meeting	Discuss Open Spaces Draft Chapters
28/04/2025	Council Parks and Reserves Team	Meeting	Discuss Open Spaces Draft Chapters
6/05/2025	Council workshop with elected members	Meeting	Further development of residential provisions with elected members.
6/05/2025	Business after 4	Meeting	Outlined all the plan changes.
9/05/2025	Infrastructure Planning Team	Microsoft Teams Meeting; Meeting Room - Taharepa (Level 1)	Outlined all the plan changes.
04/06/2025	Tongariro Rep Group Meeting	Meeting	Final verbal update on full bundle of changes, and opportunity for questions and feedback.

3.3 Draft Consultation

Throughout November and December 2024, the drafts for Plan Changes 44-46 were consulted on. Copies were sent to all stakeholders identified above, and made available to

anyone online via the Council website. Social media posts pushed these out to a broader audience to capture anyone else not included in the groups above. The following is a summary of the feedback received:

Plan Change 44 – Residential Zones

28 Submissions received with the key feedback being:

- Include a Noise Boundary Corridor Overlay within the Residential Zones, adjacent to the State Highway network. Associated policy and rules provisions sought to be included.
- General support for intensification, and removal of some performance standards (plot ratio and total coverage).
- Support for permeable surface standards and retention of vegetation.
- Support for provision of Comprehensive Housing Developments.
- Opposition for MRZ height limits in GRZ, associated with a Comprehensive Housing Development.
- Identification of numbering and formatting errors, and opportunity to add clarity to provisions.
- Exclude commercial and education activities from the 24 equivalent vehicle movements provision applying in residential zones.
- Use gross site area rather than net site area to calculate site coverage.

Plan Change 45 – Neighbourhood Centres Zone

5 submissions received with the main feedback being:

- Support for NCZ rules and standards
- Request for building height to match MDR height

Plan Change 46 – Open Space Zones

6 Submissions received with the main feedback being:

- Include camping within the objectives and policies
- Support for the plan change
- Tighten up the dog regulations
- Request to see the open space zoning maps
- Request for vehicle movements to be further considered
- Request for set back from the lake
- Error in a reference to the GRUZ chapter
- Request for reference to utilities on open space
- Add in noise State Highway Overlay and associated policy and rules for open space.

Many of the issues raised above have been addressed through further drafting or amendments. Some issues were out of scope of the plan changes, so could not be addressed through this series of plan changes.

Engagement on Plan Change 47 is covered through the section 32 on that plan change. This is due to the targeted nature of consultation on drafting the proposed plan change.

Limited engagement was carried out in relation to Plan Change 49 due to the insignificance of the changes. Once the plan change was drafted it was circulated to iwi partners.

3.4 Governance

The following table outlines Council workshops and representative group meetings held where the plan changes were discussed.

Date	Representative Group	What was discussed
29 March 2022	Council - Commencement	Council instructs officers to undertake plan changes, as part of the ongoing rolling review process, to improve the efficiency and effectiveness of the District Plan.
9 May 2023	Council Workshop	Proposed strategic zone areas and urban design principles.
4 July 2024	East Rural Representative Group	Updated the group on the progress of Bundle 1 of the plan review, and introduced the next bundle of plan changes.
18 June 2024	Council Workshop	Outlined the next lot of plan changes, however the focus was on Residential.
17 October 2024	East Rural Representative Group	Outlined the FDS progress and outlined the next lot of plan changes.
6 November 2024	Turangi Co-Governance Committee Meeting	Outlined plan changes 44-47 - including feedback period - with emphasis on how PCs affect Tūrangi.
7 November 2024	Kinloch Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Kinloch.
22 April 2025	Mangakino Pouakani Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Mangakino.
17 April 2025	East Rural Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect the rural area.
1 May 2025	Kinloch Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Kinloch.

4. Conclusion

For detailed information on consultation, engagement, and the assessment of provisions, please refer to the individual section 32 reports associated with each plan change. This Background and Engagement Report is intended to avoid unnecessary repetition of shared context across multiple section 32 evaluations; however, it does not constitute a standalone section 32 assessment.

Attachment 1 – JMA Commencement Recommendations from Raukawa Charitable Trust and TARIT

From: Zoe Thomas [redacted]
Sent: Wednesday, 24 April 2024 10:11 am
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RCT Decision Paper for Circular Resolution - TDC District Plan Changes 44-47 Commencement

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary,

Please see below the RCT Decision Paper for Circular Resolution - TDC District Plan Changes 44-47 Commencement:

THAT the Raukawa Charitable Trust:

I. **Receives the contents of the report and attachments;**
II. **Agree to recommend the commencement of the full review of the Residential Chapter of the Taupō District Council District Plan, and the establishment of a Neighbourhood Centre Zone, an Open Space Zone, and a Māori Purpose Zone in the Taupō District Council District Plan.**

Moved: D Davies/N Griffiths
CARRIED

Ngā mihi,

Zoe Thomas
Policy Advisor - Te Uraura Regional Strategy

Raukawa

[redacted]

1-11 Raukawa Way | Tokoroa | 3420 - Private Bag 8 | Tokoroa | 3444

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From: Tarit ceo [redacted]
Sent: Friday, 29 July 2022 11:50 am
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: TDC Plan Changes

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Kia ora Hilary

Thanks for keeping TARIT involved in your plan change activity and appreciate the time you have taken to brief us. We believe your engagement and involvement with us regarding changes meet the intent of our JMA.

At this stage in the process TARIT is comfortable with the plan changes mentioned below:

- PC38 – Strategic Directions (full new chapter)
- PC39 – Residential Coverage (increase of residential coverage from 30% to 35%)
- PC41 – Town Centre (increase of building height in Taupo Town Centre, increase in period for temp activities, removal of veranda requirements for service lanes)
- PC40 – Faultlines – mechanical change to remove old and outdated faultlines
- PC42 - Rural (full new chapter)
- PC43 – Industrial (additional industrial land).

I would like to reiterate points we have discussed on the way through:

- TARIT recommends post-settlement governance entities are recognised in the district plan as these groups have a legislated role as treaty partners with Taupo District Council when giving effect to relevant legislation such as Te Ture Whaimana-The Vision and Strategy for the Waikato River and the NPS-FM.
- Te Mana o te Wai must be considered when increasing the supply of industrial land or amending rules to allow for higher density residential development to minimise any risk of contamination in waterways.
- TARIT recognises the partnership model mana whenua currently have with Taupo District Council and are in full support of mana whenua promoting and protecting their values, rights and interests within that model.
- TARIT supports the intent of the amendments and alterations to the papakainga provisions as these changes will encourage and empower more Maori to settle on their ancestral lands. TARIT also supports mana whenua in their ongoing consultation with TDC to further refine these changes prior to the plan becoming operational.

While we support the direction at this juncture, we also reserve the right to continue to submit and engage should that be necessary as the changes move more formally through the RMA process.

Nga mihi

Jo

TE ARAWA RIVER IWI TRUST

1

Attachment 2 – JMA Form and Content Recommendations from Raukawa Charitable Trust and TARIT

From: Tarit ceo [redacted]
Sent: Tuesday, 8 July 2025 12:25 pm
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Draft District Plan Changes

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary

Thanks for keeping TARIT involved in your plan change activity and appreciate the time you have taken to brief us. We believe your engagement and involvement with us regarding changes meet the intent of our JMA.

At this stage in the process TARIT is comfortable with the plan changes mentioned below, especially those that impact on Te Ture Whaimana:

- Plan change 44 – Relevant residential areas are Mangakino, Whakamaru, Ohakuri and River Road.
- Plan change 45 – one new neighbourhood shop zone for an existing group of shops at Whakamaru.
- Plan Change 46 – Various open spaces along the Waikato River and inlets, at Mangakino and Whakamaru.
- Plan Change 47 – All proposed Maori Purpose Zones are at the southern end of the lake.
- Plan Change 48 – Will be addressed through submissions.

I would like to reiterate points we have discussed previously:

- TARIT recommends post-settlement governance entities are recognised in the district plan as these groups have a legislated role as treaty partners with Taupo District Council when giving effect to relevant legislation such as Te Ture Whaimana-The Vision and Strategy for the Waikato River and the NPS-FM.
- Te Mana o te Wai must be considered when increasing the supply of industrial land or amending rules to allow for higher density residential development to minimise any risk of contamination in waterways.
- TARIT recognises the partnership model mana whenua currently have with Taupo District Council and are in full support of mana whenua promoting and protecting their values, rights and interests within that model.
- TARIT supports the intent of the Maori Purpose Zones but also reserve the right to continued engagement as this moves through the formal RMA process.
- TARIT recommends engagement continue with our affiliate iwi Ngāti Tahu-Ngāti Whaoa in terms of the detail of the proposed changes.

Nga mihi

Jo

TE RAWA RIVER IWI TRUST

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Raukawa Recommendation to be tabled and pasted in for notification.

Taupō District Plan
Plan Change 44
Residential Zones

New proposed text is shown in green.
Deleted text is shown in ~~red strike through.~~
Existing unchanged text (out of scope of the plan change) is shown in black.

PLAN CHANGE 44 – RESIDENTIAL ZONES

MRZ Medium Density Residential Zone

Overview

There is an increasing need to enable a variety of housing typologies and densities to accommodate residential development and growth in the district's urban areas. The district has a good supply of larger 3-5 bedroom homes but has a shortage of affordable 1 and 2 bedroom homes and alternative dwelling typologies. The MRZ plays a key role in achieving a compact urban environment that provides for connected and liveable communities, contributes to the supply and affordability of housing, and makes efficient use of land and infrastructure.

To provide for residential intensification, diversity in housing choice, and affordable housing options, the MRZ provides for the most infill development potential in the district. The zone enables a moderate concentration of buildings and a variety of housing typologies and densities, such as detached, semi-detached, and terraced housing, and low-rise apartments proximate to the Taupō Town and Neighbourhood Centres.

Maintaining an overall residential character and encouraging good amenity value within the zone whilst enabling intensification is an important focus for managing urban development. The District Plan includes standards for buildings and outdoor living spaces to ensure an appropriate level of density is achieved and complemented by reasonably private and sunny outdoor living areas, and landscaping. Domestic scale rainwater harvesting and renewable electricity generation systems are encouraged and provided for through exemptions to performance standards.

The purpose of the zone is to provide for residential intensification, though a range of non-residential activities are also enabled where these are compatible with the role, function, and amenity of the zone for residential activities.

Urban growth and development can put pressure on existing infrastructure services and Council provided amenities. Infrastructure services must be carefully considered to ensure that an adequate service level is provided to the development, as well as ensuring there is no detrimental impact on existing levels of service.

MRZ - Objectives

MRZ-O1 Land within the MRZ is used efficiently for residential activities and development that:

1. increases housing supply and choice;
2. is of a greater scale and density than the GRZ and LRZ; and
3. is responsive to demand for smaller 1- to 2-bedroom dwellings, and the planned urban character of neighbourhoods.

MRZ-O2 Development does not detract from the planned urban form and function of the MRZ, and elements that contribute positively to residential character and amenity are maintained and enhanced.

MRZ-O3 Non-residential activities contribute to the vitality of urban environments, and do not undermine the role, function, or amenities of the MRZ for predominantly residential activities.

MRZ-O4 Development in the MRZ is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.

MRZ-O6 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

MRZ-O7 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character and minimises offsite effects, while:

1. ensuring the risk of erosion of, and exacerbation of flood risk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated; and,
2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable.
3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

MRZ - Policies

MRZ-P1 Encourage growth and intensification within the MRZ where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

MRZ-P2 Take any relevant Development Area Plans, strategies or guidelines into account in the design of any development within the MRZ.

MRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

MRZ-P4 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the MRZ, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

MRZ-P5 To have regard to the physical resource and investment of existing business activities within the PREC2-KTHD area when considering their on-site development.

MRZ-P6 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.

MRZ-P7

1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.

2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

MRZ-P8 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:

1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;
2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;
3. minimising impermeable surfaces to increase opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity;
4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;
5. encouraging the use of CPTED principles; and
6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces and/or open space.

MRZ-P9 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

MRZ-P10 Development within the Nukuhau Structure Plan Area shall:

1. achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Structure Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
2. avoid, or appropriately remedy or mitigate, any adverse traffic effects from subdivision and development within the Nukuhau Precinct on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge.
3. avoid, or appropriately remedy or mitigate, any significant risk of erosion and flooding within the natural gully system identified in the Nukuhau Structure Plan.

MRZ - Rules

MRZ-R1- PER activities	Subject to
(1) Any residential or accommodation activity, building, or structure	(a) Compliance with MRZ-S(1) to (7), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the MRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Community, education, and health facilities.	(a) Maximum gross floor area of 550m^2 (b) Compliance with GRZ-S(1), and (4)-(9), and (c) Compliance with all relevant standards in District Wide chapters.

(3) Non-residential activities	(a) Compliance with MRZ-S(1) and (3)-(8), and (b) Compliance with all relevant standards in District Wide chapters (c) The facility is located on a front site
(4) Any office activity located within the PREC2-KTHD area	(a) The office activity is located on a front site; and (b) Total on-site office space is less than 50m^2 gross floor area per site; OR (c) The office activity is on a property identified in SCHED13.2-KTHD, where the floor space does not exceed the gross floor area listed in Column 3 of the Schedule.
(5) Any activity within the PREC2-KTHD area listed in Column 4 of SCHED13.2-KTHD is a PER activity on the property specified in Columns 1 and 2 of that Schedule	(a) Compliance with MRZ-S(1) and (3)-(8), and (b) Compliance with all relevant standards in District Wide chapters (c) The floor space for that activity does not exceed the gross floor area listed in Column 3 of SCHED13.2-KTHD
MRZ-R2- CON activities	**Subject to**
(1) Any Comprehensive Housing Development	(a) Compliance with MRZ-S(1)-(7) and (9), and (b) Compliance with all relevant standards in District Wide chapters. Any application under MRZ-R2(1) is precluded from public or limited notification under s95A and s95B of the RMA, unless the Council decides that special circumstances exist pursuant to s95A(9) or 95B(10) of the RMA.
	Reservation of Control (a) The design, scale and appearance of buildings and structures. (b) Site layout and access arrangements.
(2) Any office activity located within the PREC2-KTHD area where: a) The office activity is located on a front site b) Total on-site office space exceeds 50m^2 but does not exceed 100m^2 gross floor area per site c) Opening hours of the office are restricted to 0800-1800 Monday to Friday	**Reservation of Control** (a) The manner in which the activity meets the standards for controlled activities and in particular the gross floor area limit. (b) The extent to which the activity contributes to retaining a residential amenity and character consistent with the surrounding area. (c) The extent to which the design and location of car parking areas minimise the commercial appearance of the office activity. (d) The extent to which landscape treatment minimises the commercial appearance of the office activity. (e) The extent to which the design and location of any signs minimises the

	commercial appearance of the office activity.
MRZ-R3- RDIS activities	**Subject to**
(1) Any residential or accommodation activity, building, or structure that does not comply with any one part of the standards in MRZ-S(1) to (8), including (where a standard contains more than one control) one part thereof.	**Matters of Restricted Discretion** (a) The matters of non-compliance specified in the standard not met. (b) The matters in MRZ-P1 - MRZ-P11
(2) Any non-residential activity that does not comply with any one part of the standards in GRZ-S(1) to (9), including (where a standard contains more than one control) one part thereof.	(a) The daily vehicle movements expected to and from the allotment. (b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects. (c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. (d) The hours of operation for the activity. (e) The location of any carparking.
(3) Any Comprehensive Housing Development that does not comply with any one part of the standards in MRZ-S(1)-(8) and (10), including (where a standard contains more than one control) one part thereof.	Any application under MRZ-R3(2) is precluded from public or limited notification under s95A and s95B of the RMA, unless the Council decides that special circumstances exist pursuant to s95A(9) or 95B(10) of the RMA. **Matters of Restricted Discretion**

	(a) The extent to which the development building design, siting and external appearance: i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street, and ii. achieves high quality on-site living environments, taking into account the surrounding context, site limitations and planned outcomes for the zone. (b) The effect that the number of residential units has on residential amenity values, including privacy between units, and the streetscape. (c) The extent to which the development responds to demand for smaller, affordable homes. (d) The extent to which the development responds to topography and site orientation and minimises significant changes to landform and large-scale retaining walls. (e) The extent to which development retains mature trees and provides landscaping to assist with the integration of the proposed built form with the surrounding context and provide on-site amenity. (f) The extent to which residential units: i. maximise sunlight and daylight access based on orientation, function, window design and location; ii. provide secure and conveniently accessible storage for the number of occupants the residential unit is designed to accommodate; and iii. provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces. iv. relate to the environment in which they are located.

	(g) The extent to which the activity may adversely impact on network efficiency, road safety, on-site and street parking, and access. (h) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed. (i) The extent to which building design, siting and landscaping of the structures minimises the extent of impervious surfaces. (j) The effects of non-compliance with any relevant Medium Density Residential Zone Standards. (k) The recommendations made in any urban design report or statement prepared by a suitably qualified professional and submitted with the application for resource consent. (l) The matters in MRZ-P1 – MRZ-P11.
MRZ-R4- DIS activities	**Subject to**
(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.	As a discretionary activity all actual and potential effects of the activity to be considered.
(2) Any non-residential activity which does not comply with MRZ-S8(a).	
(3) Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof.	
(4) Any retail activity within the PREC2-KTHD area that exceeds 50m^2 of gross floor area per site.	
(5) Any development within DEV3-Nukuhau that does not comply with the maximum density in SUB-R30.	

(6) Any building on or above ground level within a Foreshore Protection Area.	
MRZ-R5- NC activities	**Subject to**
(1) Any activity which does not comply with four or more standards for PER activities, including (where a standard contains more than one control) four or more parts thereof.	As a non-complying activity all actual and potential effects of the activity to be considered.
(2) Any industrial activity.	
(3) Any activity that does not comply with additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access in DEV3-Nukuhau 9., or SUB-R30.2, or SUB-R30.3.	

MRZ – Standards

S1 – Maximum Combined Coverage	
a) Maximum combined coverage.	60% of the gross site area. This standard does not apply to: i. Rainwater collection tanks. ii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired. iii. No more than two buildings less than 10m^2 in area.
S2 – Outdoor Living Space	
Each residential unit at ground floor level shall provide an outdoor living space that:	(a) Is no less than 20m^2; (b) Has no dimension less than 3m; (c) Is oriented north, east, or west of the residential unit; (d) Is directly accessible from a main living area; and (e) Is free of any parking or manoeuvring areas.
S3 – Permeable Surfaces	

Minimum permeable surfaces.	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
S4 – Minimum Building Setbacks – Front Boundary	
(a) All activities, buildings, and structures (b) Garages or carports that face, and have direct access from, a public road. (c) Buildings and structures on a property with frontage to Lake Terrace between Rifle Range and Taharepa Road.	3m 5m This standard does not apply to DEV3 - Nukuhau 10m This standard does not apply to: i. Fences or walls not exceeding 2m in height.
S5 – Minimum Building Setbacks – Other Boundaries	
Residential units, structures and accessory buildings.	1.5m This standard does not apply to: ii. Buildings that share a wall along a common boundary. iii. Accessory buildings less than 10m^2 in area. iv. Rainwater collection tanks with individual storage capacity not exceeding 10,000l. v. Fences or walls not exceeding 2m in height.
S6 – Height	
Maximum height.	No building or structure shall exceed a height of 11m + 1m for pitched roofs. This standard does not apply to: i. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S7 – Height in Relation to Boundary	
Height in relation to boundary.	No building or structure shall project beyond a 60-degree recession plane measured from a point 4m vertically above ground level, as measured along boundaries of the site. This standard does not apply to: i. Road boundaries.

	ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S8 – Non-Residential Activities	
(a) Maximum gross floor area of buildings.	100m^2 This standard does not apply to accommodation activities, community, education, and health facilities.
(b) Hours of operation.	07:00-22:00 Monday to Friday 08:00-22:00 Saturday, Sunday, and Public Holidays Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.
(c) Landscaping	(a) Minimum 1 specimen tree per 7m of road boundary, excluding any vehicle access point(s). (b) Where more than one tree is required they shall be planted no closer than 5m and no further than 7m apart. (c) Specimen trees shall be planted along the road frontage. (d) Specimen trees shall be a minimum of 1.8m tall at the time of planting.
(d) Location	The facility shall be located on a front site, and: (a) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and

	(b) The residential block is not left with more than two non-residential activities in that block.
S9 – Comprehensive Housing Development	
In addition to the standards outlined in MRZ-S1-S7, Comprehensive Housing Developments shall comply with:	(a) No fence or wall shall exceed a height of 1.2m along any area used for vehicle manoeuvring or a front boundary of a site. (b) Residential units with frontage to a street shall be provided a distinct pedestrian access to a door that is visible from the street.

GRZ General Residential Zone

Overview

The residential areas within the district include the major communities of Taupō, Tūrangi, Kinloch, and Mangakino, as well as smaller lakeshore and rural settlements. There are a number of small areas of the District known as “specific requirement areas”, with particular established character and/or amenity and bespoke performance standards held outside of the Plan. While each community has a distinct character and density, determined primarily by its size and setting, the basic elements of each are the same.

The General Residential Zone is predominantly for residential activities and dwellings of typical suburban density, in urban areas within the district. Lots will generally contain one or two detached or semi-detached dwellings one or two-storeys in height, and ancillary domestic gardens with ample room for landscaping to occur. Outdoor living areas are of a good size, reasonably private and with access to sunlight.

Whilst the General Residential Zone is anticipated to have an overall lower development density than the Medium Density Residential Zone, some well-designed Comprehensive Housing Developments and non-residential buildings are anticipated. This will increase housing affordability and choice across the district’s urban areas. The level of intensification anticipated in each zone is controlled by performance standards and supported by relevant objectives and policies.

Whilst the zone is primarily for residential activities, a range of other compatible activities are anticipated and provided for. Consequently, the General Residential Zone contains the greatest diversity of activities and dwelling densities of all the Residential Zones, and provides for a mix of building types, and compatible residential and non-residential activities.

A comparatively high proportion of the District is Māori freehold or multiple-owned land, and some of this land is located within existing urban settlement areas and close to marae. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting mana whenua in achieving these aspirations. The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

Urban growth and development can put pressure on existing infrastructure services and Council provided amenities. Infrastructure services must be carefully considered to ensure that an adequate service level is provided to the development.

GRZ - Objectives

GRZ-O1 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.

GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

GRZ-O4 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the General Residential Zone.

GRZ-O5 Development in the General Residential Zone is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

GRZ-O6 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones.

GRZ-O7 Land within the General Residential Zone is used efficiently for residential development that:

1. Provides a variety of housing types to respond to community needs in different locations;
2. Is responsive to the planned urban character of neighbourhoods; and
3. Is consistent with any relevant Development Area Plan.

GRZ-O8 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.

GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.

GRZ-O12 A range of housing types and densities is available in the Nukuhau Development Plan Area to meet the needs of all communities and the growth of Taupō.

GRZ- O13 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character, and minimises offsite effects while:

1. ensuring the risk of erosion of, and exacerbation of floodrisk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated.
2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable.
3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

GRZ - Policies

GRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the GRZ, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

GRZ-P2 Enable growth and intensification within the GRZ, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

GRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

GRZ-P4 Minimise reverse sensitivity effects by:

1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
2. ensuring activities do not compromise the safe operation of the land transport network.

GRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.

GRZ-P6

1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

GRZ-P7

1. Provide for Papakāinga on Māori land
2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land
3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.

GRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.

GRZ-P9 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:

1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;
2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;

3. minimising impermeable surfaces to increase opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity;
4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;
5. encouraging the use of CPTED principles; and
6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.

GRZ-P10 Development in PREC1-NEWRZ should:

1. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
2. not adversely affect the amenity of the wider Residential Environment.

GRZ-P11 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

GRZ-P12 Ensure a pattern of development in the Lake Ohakuri Development Plan Area that:

1. is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and
2. is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and
3. exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and
4. is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and
5. is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.

GRZ-P13 A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in Lake Ohakuri.

GRZ-P14 Development within the Nukuhau Structure Plan Area shall:

1. enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.
2. encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan.
3. achieve an appropriate level of residential amenity and character.
4. enable the development of a range of housing types, to provide a choice of living environments.
5. achieve a connected open space and walking-cycling network centred on the natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
6. significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated.
7. the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.

GRZ - Rules

GRZ-R1- PER activities	**Subject to**
(1) Any residential or accommodation activity, building, or structure.	(a) Compliance with GRZ-S(1) to (8), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the GRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Any activity within DEV4-Pukawa C	(a) Chapter 14.4 DEV4-Pukawa C
(3) Any development within DEV2-Lake Ohakuri	(a) DEV2.7-Lake Ohakuri (b) Compliance with standards from Other Plan Matters (c) Is not identified as a CON, RDIS or DIS activity, and (d) Is not identified as a CON, RDIS or DIS activity within Other Plan Matters.
(4) Community, education, and health facilities.	(a) Maximum gross floor area of 550m^2 (b) Compliance with GRZ-S(1), and (4)-(9), and (c) Compliance with all relevant standards in District Wide chapters.
(5) Non-residential activities.	(a) Compliance with GRZ-S(1), and (4)-(9), and (b) Compliance with all relevant standards in District Wide chapters.
(6) Papakāinga on Māori customary land and Māori freehold land.	(a) Compliance with GRZ-S(3)-(8) and (11).
GRZ-R2- RDIS activities	**Subject to**
(1) Any activity, building, or structure that does not comply with any one part of the standards in GRZ-S(1) to (9), including (where a standard contains more than one control) one part thereof.	**Matters of Restricted Discretion** Restricted to only the matters of non-compliance specified in the standard not met.

(2) Any non-residential activity that does not comply with any one part of the standards in GRZ-S(1) to (9), including (where a standard contains more than one control) one part thereof.	(a) The daily vehicle movements expected to and from the allotment. (b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects. (c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. (d) The hours of operation for the activity. (e) The location of any carparking.
(3) Any Comprehensive Housing Development	(a) Compliance with MRZ-S(1), and (3)-(6), and GRZ-S(7)-(8) and (10), and (b) Compliance with all relevant standards in District Wide chapters. Any application under GRZ-R2(2) is precluded from public or limited notification under s95A and s95B of the RMA, unless the Council decides that special circumstances exist pursuant to s95A(9) or 95B(10) of the RMA.
	Matters of Restricted Discretion
	(a) The extent to which the development building design, siting and external appearance: i. contributes to attractive and safe streets and public open spaces and provides safe pedestrian access to buildings from the street, and ii. achieves high quality on-site living environments, taking into account the surrounding context, site limitations and planned outcomes for the zone. (b) The effect that the number of residential units has on residential amenity values and the streetscape. (c) The extent to which the development responds to demand for smaller, affordable homes. (d) The extent to which the development responds to topography and site orientation and minimises significant changes to landform and large-scale retaining walls. (e) The extent to which development retains mature trees and provides landscaping to assist with the integration of the proposed built form with the surrounding context and provides on-site amenity.

	(f) The extent to which residential units: i. maximise sunlight and daylight access based on orientation, function, window design and location; ii. provide secure and conveniently accessible storage for the number of occupants the residential unit is designed to accommodate; and iii. provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces. (g) The extent to which the activity may adversely impact on network efficiency, road safety, on-site and street parking, and access. (h) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed. (i) The extent to which building design, siting and landscaping of the structures minimises the extent of impervious surfaces. (j) The effects of non-compliance with any relevant Standards. (k) The recommendations made in any urban design report or statement prepared by a suitably qualified professional and submitted with the application for resource consent.
(4) Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more standards in GRZ-S(4)-(7) and (11). (5) Papakāinga on General Land owned by Māori.	(a) Those performance standards which the proposal does not comply with. (b) Any effects on the functioning of the residential environment including effects on residential infrastructure. (c) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed. (d) The extent to which building design, siting and landscaping of the structures

	minimises the extent of impervious surfaces. (e) For GRZ-R2(e), in addition to (a) and (b): i. Historical associations of the land to mana whenua and reasons why the land was given general title. ii. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993. (f) Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title. Notification: Applications under GRZ-R2-RDIS(5) and/or (6) will not be notified.
GRZ-R3- DIS activities	**Subject to**
(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.	As a discretionary activity all actual and potential effects of the activity to be considered.
(2) Any non-residential activity which does not comply with GRZ-S8(a).	
(3) Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof.	
(4) Any development within DEV2-Lake Ohakuri which does not comply with: a. DEV2-Lake Ohakuri 7. b. Compliance with standards from Other Plan Matters	
(5) Any building on or above ground level within a Foreshore Protection Area. EXCEPTION: Electricity Generation Core Sites	
GRZ-R4- NC activities	**Subject to**

(1) Any activity which does not comply with four or more standards for PER activities, including (where a standard contains more than one control) four or more parts thereof.	As a non-complying activity all actual and potential effects of the activity to be considered.
(2) Any industrial activity.	

GRZ – Standards

S1 – Maximum Combined Coverage	
(a) Maximum combined coverage.	40% of the gross site area. This standard does not apply to: i. Rainwater collection tanks. ii. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines). iii. Ramps, landings, and other structures to provide access to buildings for the mobility impaired. iv. No more than two accessory buildings less than 10m^2 in area.
(b) DEV1-Kinloch	(a) 30% (b) 35% within a Height Restricted Area
S2 – Density	
DEV1-Kinloch – Residential units per site.	One
S3 – Outdoor Living Space	
(a) Each residential unit at ground floor level shall be provided an outdoor living space that:	(b) Is no less than 30m^2 at ground floor level or 15m^2 above ground level; (c) Has no dimension less than 3m; (d) Is oriented north, east, or west of the residential unit; (e) Is directly accessible from a main living area; and (f) Is free of any parking or manoeuvring areas.

(b) DEV1-Kinloch	n/a
S4 – Permeable Surfaces	
(a) Minimum permeable surfaces.	30% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
(b) DEV1-Kinloch	n/a
S5 – Minimum Building Setbacks – Front Boundary	
(a) All activities, buildings, and structures.	5m This standard does not apply to: i. Fences and walls less than 2m in height
(b) DEV1-Kinloch	(a) 5m (b) 7.5m if boundary adjacent to Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves.
S6 – Minimum Building Setbacks – Other Boundaries	
(a) All activities, buildings, and structures.	1.5m or 5m Foreshore Protection Boundary This standard does not apply to: i. Buildings that share a wall along the common boundary. ii. Accessory buildings less than $10m^2$ in area. iii. Freestanding or fence rainwater collection tanks with individual storage capacity not exceeding 10,000l. iv. Fences and walls less than 2m in height
(b) DEV1-Kinloch	(a) 1.5m (b) 7.5m if boundary adjacent to Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves.
S7 – Height	
(a) Maximum height.	No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).

(b) DEV1-Kinloch	No building or structure shall exceed a height of: (a) 7.5m (b) 4.5m within Kinloch Height Restricted Area and for residential units within 50m of the Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves.
S8 – Height in Relation to Boundary	
Height in relation to boundary.	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the site. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S9 – Non-Residential Activities	
(a) Maximum gross floor area of buildings. (b) Hours of operation.	50m^2 This standard does not apply to accommodation activities, community, education, and health facilities. 07:00-22:00 Monday to Friday 08:00-22:00 Saturday, Sunday, and Public Holidays Where the maximum total number of hours the facility is open to visitors, clients or deliveries for

	any activity other than a residential activity shall not exceed 50 hours per week.
(c) Landscaping	(a) Minimum 1 specimen tree per 7m of road boundary, excluding any vehicle access point(s). (b) Where more than one tree is required they shall be planted no closer than 5m and no further than 7m apart. (c) Specimen trees shall be planted along the road frontage. (d) Specimen trees shall be a minimum of 1.8m tall at the time of planting.
(d) Location	The facility shall be located on a front site, and: (a) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and (b) The residential block is not left with more than two non-residential activities in that block.
S10 – Comprehensive Housing Development	
In addition to the standards outlined in MRZ-S1-S5, and S9, and GRZ-S7-8, Comprehensive Housing Developments shall comply with:	(a) No fence or wall shall exceed a height of 1.2m along any area used for vehicle manoeuvring or along a front boundary of a site. (b) Residential units with frontage to a street shall be provided a distinct pedestrian access to a door that is visible from the street.
S11 – Papakāinga	
In addition to the standards of GRZ-S(4)-(7), Papakāinga developments shall comply with:	(a) Maximum combined coverage must not exceed 60% of the gross site area. (b) 20% of the site shall be planted in grass or vegetation or landscaped with permeable materials. (c) The maximum daily equivalent vehicle movements shall not exceed 100, or 24 per residential unit, per day, whichever is the greater.

LRZ - Low Density Residential Zone

Overview

The residential areas within the district include the major communities of Taupō, Tūrangi, Kinloch, and Mangakino, as well as smaller lakeshore and rural settlements. There are a number of small areas of the District known as “specific requirement areas”, with particular established character and/or amenity and bespoke performance standards held outside of the Plan. While each community has a distinct character and density, determined primarily by its size and setting, the basic elements of each are the same.

The LRZ provides for and maintains a low-density residential character, generally around the town’s urban fringe or in lakeshore settlement areas. The purpose of the LRZ is to provide for residential and other compatible non-residential activities. The concentration of buildings in this zone is significantly lower than in other Residential Zones and managed through performance standards which limit their scale and density. Lots typically contain a single one- or two-storey dwelling with expansive gardens and room for landscaping and planting to occur.

These areas provide a special form of residential lifestyle with dispersed built form and with a semi-rural outlook. Access is provided via road frontages or high-quality private lanes with wide berms and no footpaths. Wastewater services are generally provided via onsite systems

Stormwater gullies and overland flow paths are included within residential lots being either planted or left in grass. This Zone also contains some waterbodies and natural features which provide amenity value to residents. Discharges to land and water are regulated by the Waikato Regional Council and resource consent may be required at time of building consent.

A comparatively high proportion of the District is Māori freehold or multiple-owned land, and some of this land is located within existing urban settlement areas and close to marae. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting mana whenua in achieving these aspirations.

The Council is also required to, in partnership with mana whenua, recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga and to have particular regard to kaitiakitanga.

LRZ – Objectives

LRZ-O1 Elements of the Low Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.

LRZ-O2 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low Density

Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

LRZ-O3 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the Low Density Residential Zone.

LRZ-O4 Ensure that development in the Low Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.

LRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the Low Density Residential Zone and any adjacent zones.

LRZ-O6 Land within the Low Density Residential Zone is used efficiently for residential development that:

1. is sensitive to natural features and landscapes;
2. is responsive to the planned urban character of neighbourhoods; and
3. is consistent with any relevant Development Area Plan.

LRZ-O7 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

LRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

LRZ – Policies

LRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

LRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.

LRZ-P3 Minimise reverse sensitivity effects by:

1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
2. ensuring activities do not compromise the safe operation of the land transport network.

LRZ-P4

1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

LRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.

LRZ-P6

1. Provide for Papakāinga on Māori land
2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land
3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.

LRZ-P7 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.

LRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.

LRZ-P9 Development in PREC1-NEWRZ should:

a) be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
b) not adversely affect the amenity of the wider Residential Zone.

LRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.

LRZ – Rules

LRZ-R1- PER activities	**Subject to**
(1) Any residential activity, building, or structure	(a) Compliance with LRZ-S(1) to (6), and (b) Compliance with all relevant standards in District Wide chapters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the LRZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Accommodation activities, community, education, and health facilities.	(a) Maximum gross floor area of 550m^2 (b) Compliance with GRZ-S(1), and (4)-(9), and (c) Compliance with all relevant standards in District Wide chapters.
(3) Non-residential activities	(a) Compliance with LRZ-S(1) and (3)-(7), and (b) Compliance with all relevant standards in District Wide chapters

(4) Papakāinga on Māori customary land and Māori freehold land	(a) Compliance with LRZ-S(3)-(6) and (8).
LDZ-R2- RDIS activities	**Matters of Restricted Discretion**
(1) Any activity, building, or structure that does not comply with any one part of the standards in LRZ-S(1) to (6), including (where a standard contains more than one control) one part thereof.	Restricted to only the matters of non-compliance specified in the standard not met.
(2) Any non-residential activity that does not comply with any one part of the standards in LRZ-S(1) to (7), including (where a standard contains more than one control) one part thereof.	(a) The daily vehicle movements expected to and from the allotment. (b) The effect of the activity on the functioning and character of the residential area, having regard to noise, visual, signage, gross floor area, and lighting effects. (c) The effect of the activity on surrounding land uses and how these effects can be managed onsite and/or mitigated. (d) The hours of operation for the activity. (e) The location of any carparking.
(3) Papakāinga on Māori customary land and Māori freehold land which does not comply with one or more standards in LRZ-S(3)-(6) and (9). (4) Papakāinga on General Land owned by Māori.	(a) Those performance standards which the proposal does not comply with. (b) Any effects on the functioning of the residential environment including effects on residential infrastructure. (c) For LRZ-R2(4), in addition to (a) and (b): i. Historical associations of the land to mana whenua and reasons why the land was given general title. ii. Whether the land can be converted to Māori title under Te Ture Whenua Act 1993. iii. Any documents or mechanisms provided by the applicant to demonstrate that the land will be secured for permanent Māori administration and maintenance of the land title. (d) Whether there is sufficient capacity in the stormwater, public reticulated water supply, and wastewater networks to accommodate the number of residential units and where adequate network capacity is not available, whether adequate mitigation is proposed Notification: Applications under LRZ-R2-RDIS(3) and (4) will not be notified.
LRZ-R3- DIS activities	**Subject to**

(1) Any activity that is not a permitted, controlled, restricted discretionary or non-complying activity.	As a discretionary activity all actual and potential effects of the activity to be considered.
(2) Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof.	
(3) Any non-residential activity which does not comply with LRZ-S7(a).	
(4) Any building on or above ground within a Foreshore Protection Area.	
LRZ-R4- NC activities	**Subject to**
(1) Any activity which does not comply with four or more standards for PER activities, including (where a standard contains more than one control) four or more parts thereof.	As a non-complying activity all actual and potential effects of the activity to be considered.
(2) Any industrial activity.	

LRZ – Standards

S1 – Maximum Combined Coverage	
(a) Maximum combined coverage.	10% of the gross site area. This standard does not apply to: i. Rainwater collection tanks. ii. Ramps, landings, and other structures to provide access to buildings for the mobility impaired.
(b) DEV1-Kinloch	5% of the gross site area.
S2 – Density	
DEV1-Kinloch – Residential units per site.	One
S3 – Minimum Building Setbacks – Front Boundary	
All activities, buildings, and structures.	10m This standard does not apply to: i. Fences and walls less than 2m in height
S4 – Minimum Building Setbacks – Other Boundaries	

Residential units. Structures and accessory buildings.	10m 5m This standard does not apply to: i. Accessory buildings less than 10m^2 in area ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000l. iii. Fences and walls less than 2m in height
S5 – Height	
(a) Maximum height.	No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
(b) Maximum height within Height Restricted Area	5m This standard does not apply to: *i. Sites shown on Map D2.*
S6 – Height in Relation to Boundary	
Height in relation to boundary.	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level as measured along side or rear boundaries of the site. This standard does not apply to: i. Road boundaries. ii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iii. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. iv. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically.

	v. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S7 – Non-Residential Activities	
(a) Maximum gross floor area of buildings.	50m^2 This standard does not apply to accommodation activities, community, education, and health facilities.
(b) Hours of operation.	07:00-22:00 Monday to Friday 08:00-22:00 Saturday, Sunday, and Public Holidays Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.
(c) Landscaping	(e) Minimum 1 specimen tree per 7m of road boundary, excluding any vehicle access point(s). (f) Where more than one tree is required they shall be planted no closer than 5m and no further than 7m apart. (g) Specimen trees shall be planted along the road frontage. (h) Specimen trees shall be a minimum of 1.8m tall at the time of planting.
(d) Location	The facility shall be located on a front site, and: (c) Any residential activity on an adjoining front site, or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and (d) The residential block is not left with more than two non-residential activities in that block.
S8 – Papakāinga	
In addition to the standards of LRZ-S(3)-(6), Papakāinga developments shall comply with:	(a) Maximum combined coverage must not exceed 55% of the gross site area. (b) 20% of the site shall be planted in grass or vegetation or landscaped with permeable materials. (c) The maximum daily equivalent vehicle movements shall not exceed 100, or 24 per residential unit, per day, whichever is the greater.

Definitions:

Comprehensive Housing Development - "*four or more residential units, designed and planned in an integrated manner, where all required land use and subdivision consents are submitted together. The land on which the proposed residential units are to be sited must form one contiguous area.*"

7.3 Transport

TRAN-R5.4 24 EVM (max) per residential unit within MRZ and GRZ for comprehensive housing developments.

Consequential amendments to numbering in TRAN-R5.

12.6 Noise

NOISE-O1 New activities or additions to existing activities that are sensitive to noise (Table 1) are designed and located to minimise conflict with noise-generating activities and to avoid or mitigate reverse sensitivity effects.

NOISE-P1 Minimise reverse sensitivity effects by:

a) Ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and

b) Ensuring activities do not compromise the safe operation of the land transport network.

Insert Noise Corridor Boundary Overlay (Appendix XX) to Planning Maps.

NOISE-R2 – PER Activities

1. Noise Corridor Boundary Overlay

   a) Within the Noise Corridor Boundary Overlay, where:

   (i) A new building that contains a noise sensitive activity; or

   (ii) An alternation to an existing building resulting in an increase in floor area of a noise sensitive activity; or

   (iii) A new noise sensitive activity is located in an existing building.

Subject to:

Activities provided for in NOISE-R2.1 shall be:

a) Designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values in Table 1; and

b) If windows must be closed to achieve the design noise levels in a, above, the building is designed, constructed and maintained with a mechanical ventilation system that:

    i. For habitable rooms for a residential activity, achieves the following requirements:

        a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and

        b. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and

        c. provides relief for equivalent volumes of spill air; and

        d. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18C and 25C; and

        e. Does not generate more than 35 dB LAeq (30s) when measured 1 metre away from any grille or diffuser.

    ii. For other spaces, is as determined by a suitably qualified and experienced person; and

c) A report is submitted by a suitably qualified and experienced person to the Council demonstrating compliance with a) and b) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise.

d) Instead of a), b) and c) above, is within the Noise Corridor Boundary Overlay but is at least 50 metres from the carriageway of any State Highway and is designed so that a noise barrier entirely blocks line-of-sight from all parts of doors and windows to the road surface.

Table 1: Noise Sensitive Activities and their Maximum Permissible Road Noise Level

Occupancy/activity	**Maximum road noise level LAeq (24h) *Note 1**
Building type: Residential	
Sleeping spaces	40 dB
All other habitable rooms	40 dB
Building type: Education	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios, sleeping areas	40 dB
Libraries	45 dB
Building type: Health	
Overnight medical care, wards	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
Building type: Cultural	
Places of Worship, marae	35 dB
Note 1: The design road noise is to be based on measured or predicted external noise levels plus 3 dB.	

NOISE-R3 – RDIS Activities

Any new or altered noise sensitive activity proposed which does not comply with one or more standards in NOISE-R1.1.

Matters of Discretion:

Council restricts the exercise of its discretion to the following matters:

a) Whether the location of the building minimises effects.

b) Alternative mitigation which manages the effects of the non-compliance on the health and amenity of occupants.

c) The outcome of any consultation with NZ Transport Agency Waka Kotahi.

13.1 GRZ – General Residential Zone

~~Overview~~

~~The District contains a variety of residential areas. These include the major communities of Taupō, Tūrangi, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character, determined primarily by its size and setting, the basic elements of each are the same. The predominant activity is residential, with the character of the existing activities established through conformity with past planning controls, resulting in the establishment of a shared and recognisable amenity. Maintenance of this established character and amenity is important to those who reside within the General Residential Zone (GRZ), with the expectation that these 'residential' levels will be retained.~~

~~Elements of the character of the GRZ which the majority of residents value include: an attractive streetscape; a reasonable ratio of private to public open space; a degree of consistency in the size, scale, density, and style of buildings; a need for privacy; shared access to outlook, sunlight or views; low levels of environmental effects such as traffic movements to and from sites, noise, vibration, odour, and dust; and a safe and functionally effective environment for traffic and pedestrians.~~

~~However, the GRZ can accommodate a range of 'non-residential' activities without a loss of amenity, just as these areas can suffer from a 'residential' activity of an inappropriate scale or intensity. Therefore, all activities are required to meet the identified minimum standards, protecting the amenity and character of the GRZ, while also allowing a wide range of appropriate activities to occur.~~

~~Whilst the New Residential Zone identified as Precinct 1- New Residential Zone (PREC1-NEWRZ) has been identified as suitable for residential development, the physical and landscape characteristics of the Zone require that the form and built densities of that development would have to be more sensitive to such factors. This is especially pertinent for the PREC1-NEWRZ in Kuratau with parts of that Zone affected by landscape values, natural values, and flooding. Such matters would need to be considered and assessed as part of any consents lodged.~~

~~Objectives~~

~~GRZ-O1~~	~~The maintenance and enhancement of the character and amenity of the GRZ.~~
~~GRZ-O2~~	~~To ensure that development in the GRZ takes into account the capacity of the supporting infrastructure.~~
~~GRZ-O3~~	~~To enable PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.~~
~~GRZ-O4~~	~~To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.~~
~~GRZ-O5~~	~~Enabling the Lake Ohakuri Development Area as a holiday resort.~~
GRZ-O6	A range of housing types and densities is available in the Nukuhau Development Plan Area to meet the needs of all communities and the growth of Taupō.
GRZ-O7	To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character, and minimises offsite effects while: ensuring the risk of erosion of, and exacerbation of floodrisk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied, or mitigated. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. ensuring that the safe, efficient, and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

Policies	
GRZ-P1	Maintain and enhance the character and amenity of the GRZ by controlling the bulk, location, and nature of activities to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.
GRZ-P2	Enable a range of small-scale home-based employment opportunities, and local community facilities and services to establish in the GRZ subject to: compatibility with GRZ amenity and character. avoidance of adverse effects on the function and amenity of the TCZ, and the adjoining road network. a consistent scale of non-residential buildings and activities that maintain residential coherence and amenity.
GRZ-P3	Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.
GRZ-P4	Encourage a wide range of appropriate activities and development within the GRZ while ensuring any adverse effects are avoided, remedied, or mitigated.
GRZ-P5	Maintain Specific Requirement Areas through protecting the established character of these areas in locations where the resulting amenity is valued.
GRZ-P6	Recognise the important role of reserves and their existing infrastructure and services (including those provided by commercial operators) in providing recreational opportunities for the community.
GRZ-P7	Development in the Unserviced GRZ should be able to be effectively serviced without creating adverse effects on the supporting infrastructure.
GRZ-P8	Development in PREC1-NEWRZ should be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
GRZ-P9	Development in PREC1-NEWRZ should not adversely affect the amenity of the wider Residential Environment.
GRZ-P10	Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflect the intent of the Kinloch Community Development Plan Area.
GRZ-P11	Ensure a pattern of development in the Lake Ohakuri Development Plan Area that: is in general accordance with the block pattern and structure in DEV2.4-Lake Ohakuri. is consistent with the key principles of development as described in DEV2.1-Lake Ohakuri. exhibits the Essential Qualities identified in DEV2.2-Lake Ohakuri. is in general accordance with the Aims and Objectives of quality places in DEV2.3-Lake Ohakuri. is in general accordance with the indicative typology plan in DEV2.4-Lake Ohakuri.
GRZ-P12	A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in DEV2-Lake Ohakuri.
GRZ-P13 - DEV3-Nukuhau	Enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development, and retirement villages. Encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan. Achieve an appropriate level of residential amenity and character. Enable the development of a range of housing types, to provide a choice of living environments.

Achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
Significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated.
The risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.

~~GRZ and PREC1-NEWRZ Rules~~

~~GRZ-R1 - PER activities~~	~~Subject to~~
~~Any activity that complies with the standards~~	~~GRZ-R5.1 to GRZ-R5.8~~ ~~Compliance with standards from Other Plan Matters~~
~~Any education, spiritual or health facility~~	~~GRZ-R5.1 to GRZ-R5.8.~~ ~~Compliance with standards from Other Plan Matters.~~ ~~The maximum gross floor area of buildings shall not exceed 550m^2~~ ~~The number of vehicle trips per site shall not exceed 100 maximum equivalent vehicle movements.~~ ~~The hours of operation are limited to between the following hours.~~ ~~0700 - 2200 Monday to Friday, and 0800 - 2200 Saturday, Sunday and Public Holidays~~ ~~Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.~~ ~~Landscaping shall be established and maintained to provide an average of one specimen tree per 7 metres of road boundary (as a minimum), excluding the vehicle access point or points. Where more than one tree is required, they shall be planted no closer than 5 metres apart and no further than 7 metres apart. Specimen trees required shall be planted along the road frontage. Specimen trees must be a minimum of 1.8 metres tall at the time of planting.~~ ~~The facility is located on a front site, and:~~ ~~any residential activity on an adjoining front site or front site separated by an access with~~

	~~frontage to the same road, is left with at least one residential neighbour; and~~ ~~the residential block is not left with more than two non-residential activities in that block.~~
~~Any activity within DEV4-Pukawa~~	~~Chapter 14.4 DEV4-Pukawa C~~
~~Any development within DEV2-Lake Ohakuri~~	~~DEV2.7-Lake Ohakuri~~ ~~Compliance with standards from Other Plan Matters~~ ~~Is not identified as a CON, RDIS or DIS activity, and~~ ~~Is not identified as a CON, RDIS or DIS within Other Plan Matters~~
~~One accessory building per allotment~~	~~The maximum gross floor area of the accessory building shall not exceed 6m²~~ ~~The maximum height of the accessory building shall not exceed 2m~~ ~~Compliance with GRZ-R5.8~~
~~Any uncovered deck, terrace, platform or bridge; and/or~~ ~~Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub)~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in GRZ-R1.7 and GRZ-R1.8 – i.e., those that exceed 1m in height - shall be provided for in GRZ-R1.1.~~	
~~Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level.~~ ~~Retaining walls of 2m in depth or less below ground level.~~	~~Compliance with GRZ-R5.8 outside of the yard setback.~~
~~Temporary structures associated with maintenance activities and construction works.~~	
~~GRZ-R2 - RDIS activities~~	**~~Subject to~~**
~~Any activity which does not comply with any one part of the standards in GRZ-R5.1 – GRZ-R5.8, including (where a standard contains more than one control) one part thereof.~~ ~~Any activity which does not comply with any part, or more, of the standard for permitted education, spiritual or health facility activities in GRZ-R1.2.~~	**~~Matters of Discretion~~** ~~Restricted to only the matters of non-compliance specified in the standard not met.~~

~~GRZ-R3 - DIS activities~~	~~Subject to~~
~~Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity.~~ ~~Any retail or office activity within the GRZ that exceeds two full time equivalent persons who permanently reside elsewhere than on the site, or 50m² of gross floor area per site (whichever is the lesser).~~ ~~The creation of more than one residential unit per allotment in the Kinloch Community Development Plan Area.~~ ~~Any building on or above ground level within a Foreshore Protection Area.~~ Any development within DEV3- Nukuhau that does not comply with the maximum density in SUB-R11.2.	~~Matters of Discretion~~ ~~GRZ-R6 where relevant~~
~~Any development within DEV2-Lake Ohakuri which does not comply with:~~ ~~DEV2-Lake Ohakuri 7.~~ ~~Compliance with standards from Other Plan Matters~~	~~Matters of Discretion~~ ~~The matters of non-compliance with the standard(s) not met~~ ~~GRZ-P11 and GRZ-P12~~
~~Any building on or above ground within a Foreshore Protection Area~~ ~~EXCEPTION: Electricity Generation Core Sites (as identified on the planning maps) PER activity where in accordance with ENGY-R1.12 and where no more than 100 metres from any existing structure associated with power generation.~~	~~Matters of Discretion~~ ~~All actual and potential effects of the activity to be considered.~~
~~GRZ-R4 - NC activities~~	~~Subject to~~
~~Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.~~	
Any activity that does not comply with additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access in DEV3-Nukuhau 9 or SUB-R11.2 or SUB-R11.3.	

~~GRZ-R5 - Standards~~			
	~~GRZ~~	~~DEV1-Kinloch Development Area - GRZ~~	~~DEV3-Nukuhau Development Area - GRZ~~

Footprint			
Maximum Combined Coverage	40%	30% 35% within a Height Restricted Area	35%
Maximum Plot Ratio	40%	30% 40% within a Height Restricted Area	40%
Maximum Total Coverage	50%	50%	50%

NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.

Building Setbacks (minimum)			
Front boundary	5m	5m 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and Lake Shore reserves	5m
All other boundaries	1.5m or 5m Foreshore Protection Boundary	1.5m 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and Lake Shore reserves	1.5m
Common wall boundaries	0m		
	EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.		
Height (maximum)			
Building Height	8m or 5m within Height Restricted Areas unless otherwise indicated on Map D2.	7.5m 4.5m within Kinloch Height Restricted Area and for residential units within 50m of the Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves	8m
Height to boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries.		2.5m height at the boundary with a 45° recession plane except: 3.5m height at the boundary with a 45°

		~~recession plane where a common wall boundary is in place as provided by GRZ-R5.5~~
~~Height to boundary means the plane measured at the boundary of an allotment from ground level, through which no part of any building including eaves may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.~~		
~~Refer to DEV3-Nukuhau 9. for additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access.~~		
~~**GRZ-R6 Matters of Discretion**~~		
~~When assessing Discretionary Activities the list of assessment criteria is not exclusive as other effects can be considered during assessment.~~ ~~**General Criteria**~~ ~~Impact of the activity on the amenity and character of the Residential Zone, surrounding allotments and other Zones.~~ ~~Potential for conflict between the activity and other existing activities within the Residential Zones.~~ ~~Consideration of any relevant Development Area Plan, Growth Management Strategy, Management Plan, Design Guidelines or Strategy as guidance during the resource consent process.~~ ~~**Development**~~ ~~Whether the desired environmental outcome(s), with a consistent and appropriate standard of infrastructure, is achieved such as through compliance with the Council's Development Guidelines, Growth Management Strategy and relevant Development Area Plans.~~ ~~**Non-Residential Activities**~~ ~~The extent to which the form and scale of commercial activity (including office and retail activity) may disperse commercial activity to the detriment of the efficient operation, function, viability and sustainability of the Taupō Town Centre and in such a way that any office gives clear effect to the Taupō Town Centre and Business Distribution objectives and policies.~~ ~~The extent to which the activity is likely to be incompatible with existing and permitted future residential activities, and the potential for reverse sensitivity effects.~~ ~~The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.~~ ~~The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and vitality of the Taupō Town Centre Zone and its ongoing ability to provide for the future needs of their communities.~~ ~~The extent to which the convenient access of communities to community facilities may be positively or adversely affected by the proposed activities.~~ ~~The extent to which the site is self-contained in respect of appropriate goods delivery service arrangements.~~ ~~Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity.~~ ~~The extent to which the surrounding area retains a residential amenity and character, rather than being dominated by non-residential activity.~~ ~~**Building Height**~~ ~~The extent to which the extra height will:~~		

~~adversely affect the character and visual amenity of the area and the General Residential Zone by enabling development which is not consistent with the scale of development in the surrounding environment~~
~~reduce the privacy of adjacent allotments by comparison with the effects of a complying activity~~
~~result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effects of a complying activity~~
~~have an overbearing effect on sites within the General Residential Zone.~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including: the extent to which topography, alternative design, planting, or setbacks can mitigate the adverse effects of the extra height.~~
~~**Height to Boundary**~~
~~The extent of additional shading from the projection, including the amount of shadow cast and the period of time the adjacent allotments are affected.~~
~~The nature of the activities undertaken on any affected portion of adjoining allotments, noting in particular any adverse effect on outdoor living areas.~~
~~The extent to which the projection is necessary due to the shape or nature and physical features of the allotment.~~
~~The extent to which the projection leads to a loss of privacy and/or outlook for nearby allotments, by comparison with the effects of a complying activity.~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including: the ability to mitigate the adverse effects through the use of screening, planting or alternative design.~~
~~**Coverage/Footprint**~~
~~The extent to which the increased coverage, total coverage, and/or plot ratio will:~~
~~adversely affect the character and visual amenity of the area and the GRZ by enabling development which is not consistent with the scale of development in the surrounding environment~~
~~reduce the privacy and outlook of adjoining allotments by comparison with the effects of a complying activity~~
~~result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effect of a complying activity~~
~~result in a building or building(s) that is inconsistent with the character of the area due to long unbroken building facades along one or more boundaries~~
~~significantly shade useable outdoor living space on an adjacent allotment.~~
~~Proposed methods for avoiding, remedying or mitigating potential adverse effects, and the degree to which they would be successful including:~~
~~the design and location of the building(s) to avoid long unbroken building facades along one or more boundaries~~
~~design of buildings or groups of buildings which reflect the scale of the surrounding environment~~
~~the ability to mitigate adverse effects through the imposition of conditions such as landscaping.~~
~~**Building Setback**~~
~~The extent to which the reduced setback will:~~
~~adversely affect the amenity of the area including the effect on reserves and Foreshore Protection Area, including the ability to maintain and enhance the openness and existing character and avoid the visual dominance of buildings in relation to those areas~~
~~significantly reduce the privacy of adjacent allotments by comparison to the effect of a complying activity~~
~~limit the safe and visible access of vehicles using the allotments.~~
~~The extent to which the reduction in the setback is necessary due to the shape or nature and physical features of the allotment.~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:~~

the ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape
the ability to mitigate adverse effects of the reduced setback through screening, landscaping, planting and alternative design.

Two or More Residential Units per Allotment (Kinloch Community Development Plan Area)

Whether infrastructure can sustainably service the actual or potential cumulative increase in the density of residential units above that which is anticipated through the PER and CON activity status in the District Plan.
The extent to which the additional residential units will, singularly or cumulatively, have an adverse effect on the amenity and character of the existing or proposed built environment, as identified in the District Plan and any relevant Structure Plans.

GRZ - Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

1. Chapters 1-6
2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
4. Chapter 9 Historic and Cultural Values
5. Chapter 10 Natural Environment
6. Chapter 11 Subdivision
7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities
8. Development Plan Areas

GRZ - Other Methods

GRZ-M1	Education and information on the existing environmental levels, values, and amenity associated with the GRZ.
GRZ-M2	Payment of Financial Contributions for reserves and roading. Refer to Section 12.4 of the Plan.
GRZ-M3	Council Policy such as through Development Area Plans to guide the growth of the District.
GRZ-M4	Compliance with Council's Development Guidelines to ensure a suitable standard of infrastructure.
GRZ-M5	Allocation of funds through the Strategic and Annual Plan processes.
GRZ-M6	Allocation of funds through the Long Term Plan and Annual Plan processes.
GRZ-M7	Rules and policies within any relevant Regional Plan or Policy Statement.
GRZ-M8	Other legislation and Council Bylaws.
GRZ-M9	The implementation of any Joint Management Agreement between Council and Iwi.

GRZ - Principal Reasons

GRZ-PR1	A typical scale and character of development and level of environmental effects has been established over time within the GRZ. This has resulted in a particular character and amenity within the Zone, which is valued by residents of the area.
GRZ-PR2	Threats to the character and amenity of the GRZ have been identified in the District Wide issues, policies, rules, and standards. These reflect past practice and the normal range of activities which occur within the GRZ. The standards allow for an appropriate amount of change and development to occur within the Zone. Therefore, any effect of an activity meeting these minimum standards is likely to be no more than minor.
GRZ-PR3	This section of the Plan recognises the changes to the GRZ which occur over time, and the desire of the community for minimum controls over activities, while also retaining the valued amenity and character of the Zone. Accordingly, the approach within this section is to place emphasis on assessing the potential environmental impacts through a series

	~~of standards which must be met in order for any activity to be permitted. Failure to meet one or more of these standards requires that an activity obtain resource consent, at which time a full and comprehensive assessment of environmental effects would be undertaken.~~
~~**GRZ-PR4**~~	~~This approach will protect the character and amenity of the GRZ while allowing for a range of activities to occur. The General Residential Zone has different types of character that have established over time. This has resulted in different levels of amenity, which are accordingly provided for through the recognition of the different character types. Specific policies are needed to recognise and protect these areas.~~
~~**GRZ-PR5**~~	~~Other documents prepared under the **Local Government Act 2002** and other relevant legislation can also be appropriate to be utilised in the assessment of resource consents as other relevant documents through section 104(1)(c) of the **Resource Management Act 1991**. Whilst these documents do not have any statutory weight they are prepared via a process of community consultation and contain information and guidance pertinent to development in the District.~~
~~**GRZ-PR6**~~	~~Provision is made for small scale home-based employment opportunities, and local community facilities and services which could appropriately be located in GRZ in terms of compatible effects. Such effects can relate to matters such as traffic generation, visual detraction, hours and scale of operation, noise and outdoor advertising. However, providing residential amenity values are preserved, allowing small scale home-based employment opportunities to locate in living areas will contribute to the economic development of the District. The provision of local community facilities and services can also assist in providing for the social wellbeing, and health and safety needs of nearby residents, enriching such communities.~~
~~**GRZ-PR7**~~	~~The location of retail and office activities in the GRZ has the potential to undermine the continued agglomeration of retail and office activities within the Taupō Town Centre with a reduction in the associated economic and social benefits. These benefits are supported through the objectives and policies of Section 6.7 Taupō Business Distribution. Small scale retail and office activities are provided for in the General Residential Zone. However, as these activities increase in scale their impacts on the function and viability of the Town Centre Zone and the character and amenity of the surrounding Residential Zone need to be assessed. Provision has been made for slightly larger office activities within the Medium Density Residential Zone to the east of the Town Centre Zone. This recognizes the close proximity of this area to the Town Centre Zone, and its appropriateness for accommodating emerging office activities that are commonly larger than a home occupation.~~
~~**GRZ-PR8**~~	~~Some residential areas of the District have been established through special provisions or consent conditions. These areas have been designed to protect significant values or to maintain a preferred character or amenity. In the Plan, they have been recognised through the formation of specifically identified Medium Density, Low Density and Specific Requirement Areas. Standards individual to the standard of development existing within the particular area will protect the area's valued character and amenity.~~
~~**GRZ-PR9**~~	~~Height Restrictions and Foreshore Protection Areas have also been established through past planning provisions. These areas will be maintained, and other appropriate areas included, where there is the potential for structures to adversely affect valued foreshore areas. These areas will protect the views, both from and to the shore, from excessively bulky or visually obtrusive development and protect the interface between land and water, to preserve the natural character of the District's lakes and rivers and their margins, and the maintenance and enhancement of public access, in accordance with Section 6 of the Act.~~
~~**GRZ-PR10**~~	~~The Lake Ohakuri Development Plan Area is a unique site with a history of resort style holiday accommodation, to be developed in a manner that results in a high quality resort environment characterised by well-designed spaces and places. DEV2-Lake Ohakuri identify and describe the resulting use of the site. The guidance contained in the map and DEV2-Lake Ohakuri needs to be considered as the primary guide to achieving the anticipated development in the area. Building typologies and mixes have been identified that best suit the area; these are described in standards and in DEV2.4-Lake Ohakuri.~~

GRZ-PR11	The Nukuhau Development Plan Area is identified on the Planning Maps and in DEV3-Nukuhau. The intent of the Nukuhau Development Plan is reflected in the Development Plan map contained in DEV3-Nukuhau of this Plan which provides guidance as to what density and form of subdivision and development is appropriate within parts of the Development Plan Area. There is a need to provide a range of housing typologies to accommodate the diverse needs that exist in the community, including families, single or two person households, options for extended families and housemate arrangements. In order to meet the needs of an ageing population there is also a need to provide a range of housing options with an appropriate range of facilities.
~~GRZ - Anticipated Environmental Results~~	
~~**GRZ-AER1**~~	~~Whilst predominantly consisting of residential activities, a variety of activities and development that is compatible in scale, amenity and character with development within the GRZ is enabled.~~
~~**GRZ-AER2**~~	~~New development does not create adverse impacts in terms of overshadowing, excessive building scale, vehicle movements, or lack of privacy.~~
~~**GRZ-AER3**~~	~~The recognition and protection of the different types of character and levels of development within the GRZ.~~
~~**GRZ-AER4**~~	~~A range of choice in housing types and densities in appropriate locations able to be adequately serviced by roading infrastructure, utilities, and open space infrastructure.~~
~~**GRZ-AER5**~~	~~The development of the Lake Ohakuri Development Area occurs in a manner consistent with DEV2-Lake Ohakuri.~~
~~**GRZ-AER6**~~	~~The development of the Nukuhau Development Plan area occurs in a manner consistent with DEV3-Nukuhau.~~ ~~Risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.~~
~~**GRZ-AER7**~~	~~Development of the Residential Environment at Whareroa North which is in accordance with the Whareroa North Outline Development Plan (DEV5-Whareroa).~~

13.2 MRZ – Medium Density Residential Zone

~~Overview~~

~~The District contains a variety of residential areas. These include the major communities of Taupō, Tūrangi, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character, determined primarily by its size and setting, the basic elements of each are the same. The predominant activity is residential, with the character of the existing activities established through conformity with past planning controls, resulting in the establishment of a shared and recognisable amenity. Maintenance of this established character and amenity is important to those who reside within the Medium Density Residential Zone, with the expectation that these 'residential' levels will be retained. Elements of the character of the Medium Density Residential Zone which the majority of residents value include an attractive streetscape; a reasonable ratio of private to public open space; a degree of consistency in the size, scale, density, and style of buildings; a need for privacy; shared access to outlook, sunlight or views; low levels of environmental effects such as traffic movements to and from sites, noise, vibration, odour, and dust; and a safe and functionally effective environment for traffic and pedestrians.~~

~~However, the Medium Density Residential Zone can accommodate a range of 'non-residential' activities without a loss of amenity, just as these areas can suffer from a 'residential' activity of an inappropriate scale or intensity. Therefore, all activities are required to meet the identified minimum standards, protecting the amenity and character of the Zone while also allowing a wide range of appropriate activities to occur.~~

~~Objectives~~

~~MRZ-O1~~	~~The maintenance and enhancement of the character and amenity of the MRZ.~~
~~MRZ-O2~~	~~To ensure that development in the MRZ takes into account the capacity of the supporting infrastructure.~~
~~MRZ-O3~~	~~To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.~~
MRZ-O4	To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character and minimises offsite effects, while: ensuring the risk of erosion of, and exacerbation of flood risk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. ensuring that the safe, efficient, and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.

~~Policies~~

~~MRZ-P1~~	~~Maintain and enhance the character and amenity of the MRZ by controlling the bulk, location, and nature of activities to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.~~
~~MRZ-P2~~	~~To enable a range of small-scale home-based employment opportunities, and local community facilities and services to establish in MRZ, subject to:~~ ~~compatibility with MRZ amenity and character.~~

- ~~avoidance of adverse effects on the function and amenity of the Town Centre Zone, and the adjoining road network.~~
- ~~a consistent scale of non-residential buildings and activities that maintain residential coherence and amenity.~~

~~MRZ-P3~~ ~~To have regard to the physical resource and investment of existing business activities within the PREC1-KTHD area when considering their on-site development.~~

~~MRZ-P4~~ ~~Any relevant Development Area Plans, strategies, or guidelines should be taken into account in the design of any development within the residential environment.~~

~~MRZ-P5~~ ~~Encourage a wide range of appropriate activities and development within the MRZ while ensuring any adverse effects are avoided, remedied, or mitigated.~~

~~MRZ-P6~~ ~~Maintain Specific Requirement Areas through protecting the established character of these areas in locations where the resulting amenity is valued.~~

~~MRZ-P7~~ ~~Recognise the important role of reserves and their existing infrastructure and services (including those provided by commercial operators) in providing recreational opportunities for the community.~~

~~MRZ-P8~~ ~~Development in the Unserviced MRZ should be able to be effectively serviced without creating adverse effects on the supporting infrastructure.~~

~~MRZ-P9~~ ~~Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement, and reflect the intent of the Kinloch Community Development Plan Area.~~

MRZ-P10 - DEV3-Nukuhau

Enable a variety of housing types in the Nukuhau Medium Density Zone, including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development, and retirement villages.
Encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan.
Achieve an appropriate level of residential amenity and character.
Enable the development of a range of housing types, to provide a choice of living environments.
Achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
Significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient, and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated.
The risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.

~~MRZ - Rules~~

~~MRZ-R1 - PER activities~~	**~~Subject to~~**
~~Any activity that complies with the standards~~	~~MRZ-R6.1 to MRZ-R6.8~~ ~~Compliance with standards from Other Plan Matters~~
~~Any education, spiritual or health facility~~	~~MRZ-R6.1 to MRZ-R6.8.~~ ~~Compliance with standards from Other Plan Matters.~~ ~~The maximum gross floor area of buildings shall not exceed 550m².~~

	~~The number of vehicle trips per site shall not exceed 100 maximum equivalent vehicle movements.~~ ~~The hours of operation are limited to between the following hours:~~ ~~0700-2200 Monday to Friday; and 0800-2200 Saturday, Sunday and Public Holidays~~ ~~Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity, shall not exceed 50 hours per week.~~ ~~Landscaping shall be established and maintained to provide an average of one specimen tree per 7 metres of road boundary (as a minimum), excluding the vehicle access point or points. Where more than one tree is required, they shall be planted no closer than 5 metres apart and no further than 7 metres apart. Specimen trees required shall be planted along the road frontage. Specimen trees must be a minimum of 1.8 metres tall at the time of planting.~~ ~~The facility is located on a front site, and:~~ ~~any residential activity on an adjoining front site or front site separated by an access with frontage to the same road, is left with at least one residential neighbour; and~~ ~~the residential block is not left with more than two non-residential activities in that block.~~
~~Any education, spiritual or health facility located within the PREC2-KTHD area~~	~~Compliance with the standards for MRZ-R1.2.a.to g; and~~ ~~The facility is located on a front site~~
~~Any office activity located within the PREC2-KTHD area~~	~~The office activity is located on a front site; and~~ ~~Total on-site office space is less than 50 m² gross floor area per site; OR~~ ~~The office activity is on a property identified on the Planning Maps C10 and C15 and SCHED13.2-KTHD, where the floor space does not exceed the gross floor area listed in Column 3 of the schedule~~
~~Any activity within the PREC2-KTHD area listed in Column 4 of SCHED13.2-KTHD is a PER activity on the property specified in Columns 1 and 2 of that Schedule~~	~~MRZ-R6.1 to MRZ-R6.8~~ ~~Compliance with standards from Other Plan Matters~~

	The floor space for that activity does not exceed the gross floor area listed in Column 3 of SCHED13.2-KTHD
One accessory building per allotment.	The maximum gross floor area of the accessory building shall not exceed 6m² The maximum height of the accessory building shall not exceed 2m Compliance with MRZ-R6.8
Any uncovered deck, terrace, platform or bridge; and/or Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in MRZ-R1.7 and MRZ-R1.8 – i.e., those that exceed 1m in height - shall be provided for in MRZ-R1.1.	
Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
Fences and walls - or any combination of these, whether separate or joined together – 2m in height or less above ground level. Retaining walls of 2m in depth or less below ground level.	Compliance with MRZ-R6.8 outside of the yard setback.
Temporary structures associated with maintenance activities and construction works.	
MRZ-R2 - CON activities	**Subject to**
Any office activity located within the PREC2-KTHD area where: The office activity is located on a front site Total on-site office space exceeds 50m² but does not exceed 100m² gross floor area per site Opening hours of the office are restricted to 0800-1800 Monday to Friday Otherwise, the standards contained in MRZ-R6 shall apply	**Matters of Control** The manner in which the activity meets the standards for controlled activities and in particular the gross floor area limit The extent to which the activity contributes to retaining a residential amenity and character consistent with the surrounding area The extent to which the design and location of car parking area minimises the commercial appearance of the office activity The extent to which landscape treatment minimises the commercial appearance of the office activity The extent to which the design and location of any signs minimises the commercial appearance of the office activity
MRZ-R3 - RDIS activities	**Subject to**

~~Any activity which does not comply with any one part of the standards in MRZ-R6.1 - MRZ-R6.8, including (where a standard contains more than one control) one part thereof.~~ ~~Any activity which does not comply with any part, or more, of the standard for permitted education, spiritual or health facility activities in MRZ-R1.2 or MRZ-R1.3.~~	~~**Matters of Discretion**~~ ~~Restricted to only the matters of non-compliance specified in the standard not met.~~
~~**MRZ-R4 - DIS activities**~~	~~**Subject to**~~
~~Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity.~~	~~**Matters of Discretion**~~ ~~MRZ-R7 where relevant.~~
~~Any office activity which does not comply with MRZ-R1.4 or any one of the criteria in MRZ-R2.1.~~	
~~Any retail activity within the PREC2-KTHD area that exceeds 50m² of gross floor area per site.~~	
~~Any retail or office activity within the MRZ that exceeds two full time equivalent persons who permanently reside elsewhere than on the site, or 50m² of gross floor area per site (whichever is the lesser).~~	
~~Any building on or above ground level within a Foreshore Protection Area.~~	
Any development within DEV3- Nukuhau that does not comply with the maximum density in SUB-R30.3.	
~~**MRZ-R5 - NC activities**~~	~~**Subject to**~~
~~Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.~~	
Any activity that does not comply with additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access in DEV3-Nukuhau 9., or SUB-R30.2, or SUB-R30.3.	

~~**MRZ-R6 Standards**~~		
	~~**MRZ**~~	~~**DEV3-Nukuhau Development Area - MRZ**~~
~~**Footprint**~~		
~~Maximum Combined Coverage~~	~~55%~~	~~60%~~

Maximum Plot Ratio	100%	100%
Maximum Total Coverage	75% 3m landscape strip along front boundary	80%

NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.

Building Setbacks (minimum)		
Front Boundary	5m 10m if property fronts Lake Tce between Rifle Range and Taharepa Roads	5m
All Other Boundaries	1.5m	1.5m
Common Wall Boundaries	0m	0m
Height (maximum)		
Building Height	8m or 5m within Height Restricted Areas	8m
	EXCEPTION: Any structure attached to the building that does not exceed 0.6m in any horizontal distance.	
Height to Boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	2.5m height at the boundary with a 45° recession plane, except 3.5m height at the boundary with a 45° recession plane where a common wall boundary is in place as provided by MRZ-R6.5
Height to boundary means the plane measured at the boundary of an allotment from ground level through which no part of any building, including eaves, may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.		
Refer to DEV3-Nukuhau 9. for additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access.		
MRZ-R7 Matters of Discretion		
When assessing Discretionary Activities, the list of assessment criteria is not exclusive as other effects can be considered during assessment. **General Criteria** Impact of the activity on the amenity and character of the MRZ surrounding allotments, and other Zones. Potential for conflict between the activity and other existing activities within the MRZ. Consideration of any relevant Development Area Plan, Growth Management Strategy, Management Plan, Design Guidelines or Strategy as guidance during the Resource Consent process. **Development** Whether the desired environmental outcome(s), with a consistent and appropriate standard of infrastructure, is achieved such as through compliance with the Council's Development Guidelines, Growth Management Strategy, and relevant Development Area Plans. **Non-Residential Activities**		

~~The extent to which the form and scale of commercial activity (including office and retail activity) may disperse commercial activity to the detriment of the efficient operation, function, viability and sustainability of the Town Centre Zone, and in such a way that any office gives clear effect to the Town Centre Zone and Business Distribution objectives and policies.~~
~~The extent to which the activity is likely to be incompatible with existing and permitted future residential activities, and the potential for reverse sensitivity effects.~~
~~The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.~~
~~The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and vitality of the Town Centre Zone and its ongoing ability to provide for the future needs of their communities.~~
~~The extent to which the convenient access of communities to community facilities may be positively or adversely affected by the proposed activities.~~
~~The extent to which the site is self-contained in respect of appropriate goods delivery service arrangements.~~
~~Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity.~~
~~The extent to which the surrounding area retains a residential amenity and character, rather than being dominated by non-residential activity.~~
~~**Building Height**~~
~~The extent to which the extra height will:~~
~~reduce the privacy of adjacent allotments by comparison with the effects of a complying activity.~~
~~result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effects of a complying activity.~~
~~have an overbearing effect on sites within the MRZ.~~
~~adversely affect the character and visual amenity of the area and the MRZ by enabling development which is not consistent with the scale of development in the surrounding environment.~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including: the extent to which topography, alternative design, planting, or setbacks can mitigate the adverse effects of the extra height.~~
~~**Height to Boundary**~~
~~The extent of additional shading from the projection, including the amount of shadow cast and the period of time the adjacent allotments are affected.~~
~~The nature of the activities undertaken on any affected portion of adjoining allotments, noting in particular any adverse effect on outdoor living areas.~~
~~The extent to which the projection is necessary due to the shape or nature and physical features of the allotment.~~
~~The extent to which the projection leads to a loss of privacy and/or outlook for nearby allotments, by comparison with the effects of a complying activity.~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:~~
~~the ability to mitigate the adverse effects through the use of screening, planting or alternative design.~~
~~**Coverage**~~
~~The extent to which the increased coverage, total coverage, and/or plot ratio will:~~
~~adversely affect the character and visual amenity of the area and the MRZ by enabling development which is not consistent with the scale of development in the surrounding environment.~~
~~reduce the privacy and outlook of adjoining allotments by comparison with the effects of a complying activity.~~

result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effect of a complying activity.
result in a building or building(s) that is inconsistent with the character of the area due to long unbroken building facades along one or more boundaries.
significantly shade useable outdoor living space on an adjacent allotment.
Proposed methods for avoiding, remedying or mitigating potential adverse effects, and the degree to which they would be successful including:
the design and location of the building(s) to avoid long unbroken building facades along one or more boundaries.
design of buildings or groups of buildings which reflect the scale of the surrounding environment.
the ability to mitigate adverse effects through the imposition of conditions such as landscaping.

Building Setback

The extent to which the reduced setback will:
adversely affect the amenity of the area, including the effect on reserves and Foreshore Protection Area, including the ability to maintain and enhance the openness and existing character and avoid the visual dominance of buildings in relation to those areas.
significantly reduce the privacy of adjacent allotments by comparison to the effect of a complying activity.
limit the safe and visible access of vehicles using the allotments.
The extent to which the reduction in the setback is necessary due to the shape or nature and physical feature of the allotment.
Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
the ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape.
the ability to mitigate adverse effects of the reduced setback through screening, landscaping, planting and alternative design.

Two or More Residential Units per Allotment (Kinloch Community Development Plan Area)

Whether infrastructure can sustainably service the actual or potential cumulative increase in the density of residential units above that which is anticipated through the PER and CON activity status in the District Plan.
The extent to which the additional residential units will, singularly or cumulatively, have an adverse effect on the amenity and character of the existing or proposed built environment, as identified in the District Plan and any relevant structure plans.

MRZ - Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

1. Chapters 1-6
2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
4. Chapter 9 Historic and Cultural Values
5. Chapter 10 Natural Environment
6. Chapter 11 Subdivision
7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities
8. Development Plan Areas – Chapter 14.1 DEV1-Kinloch and Chapter 14.3 DEV3-Nukuhau

MRZ - Other Methods

MRZ-M1	Education and information on the existing environmental levels, values, and amenity associated with the MRZ.
MRZ-M2	Payment of Financial Contributions for reserves and roading. Refer to Section 12.4 of the Plan.
MRZ-M3	Council Policy such as through Development Area Plans to guide the growth of the District.

MRZ-M4	Compliance with Council's Development Guidelines to ensure a suitable standard of infrastructure.
MRZ-M5	Allocation of funds through the **Long Term Plan** and Annual Plan processes.
MRZ-M6	Rules and policies within any relevant Regional Plan or Policy Statement.
MRZ-M7	Other legislation and Council Bylaws.
MRZ-M8	The implementation of any Joint Management Agreement between Council and Iwi.

MRZ - Principal Reasons

MRZ-PR1	A typical scale and character of development and level of environmental effects has been established over time within the MRZ. This has resulted in a particular character and amenity within the Zone, which is valued by residents of the area.
MRZ-PR2	Threats to the character and amenity of the MRZ have been identified in the District Wide issues, policies, rules and standards.
MRZ-PR3	This section of the Plan recognises the changes to the MRZ, which occur over time and the desire of the community for minimum controls over activities, while also retaining the valued amenity and character of the Zone. Accordingly, the approach within this section is to place emphasis on assessing the potential environmental impacts through a series of standards which must be met in order for any activity to be permitted. Failure to meet one or more of these standards requires that an activity obtain resource consent, at which time a full and comprehensive assessment of environmental effects would be undertaken.
MRZ-PR4	This approach will protect the character and amenity of the MRZ while allowing for a range of activities to occur. The Medium Density Residential Zone has different types of character that have established over time. This has resulted in different levels of amenity, which are accordingly provided for through the recognition of the different character types. Specific policies are needed to recognise and protect these areas.
MRZ-PR5	The MRZ areas are residential in character and amenity but at a higher intensity than the General Residential Zone; such as semi-detached and terraced housing, low rise apartments, detached housing on smaller sites, and other compatible activities. Standards for these areas have been identified to reflect a higher level of development intensity that is still strongly residential in character.
	The Nukuhau Development Plan Area is identified on the Planning Maps and in DEV3-Nukuhau. The intent of the Nukuhau Development Plan is reflected in the Development Plan map (contained in DEV3-Nukuhau of this Plan) which provides guidance as to what density and form of subdivision and development is appropriate within parts of the Development Plan Area.
MRZ-PR6	There is a need to provide a range of housing typologies to accommodate the diverse needs that exist in the community, including families, single or two person households, options for extended families and housemate arrangements. In order to meet the needs of an ageing population there is also a need to provide a range of housing options with an appropriate range of facilities. The location of some housing typologies, in particular those at a higher intensity of development should also consider convenient accessibility to open space.

MRZ - Anticipated Environmental Results

MRZ-AER1	Whilst predominantly consisting of residential activities, a variety of activities and development compatible in scale, amenity and character with development is enabled within the MRZ.
MRZ-AER2	New development does not create adverse impacts in terms of overshadowing, excessive building scale, vehicle movements or lack of privacy.
MRZ-AER3	The recognition and protection of the different types of character and levels of development within the MRZ.
MRZ-AER4	A range of choice in housing types and densities in appropriate locations able to be adequately serviced by roading infrastructure, utilities and open space infrastructure.

~~MRZ-AER5~~ ~~The development of the Nukuhau Development Plan area occurs in a manner consistent with DEV3-Nukuhau.~~

~~Risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.~~

SCHED13.2 - KTHD

Column 1: Property Address	**Column 2: Legal Description**	**Column 3: Maximum GFA**	**Column 4: Comments**
74 Kaimanawa St	Sec 8 SO16063, Blk VII Town of Taupō (1,075m²)	434m²	Existing office activity
77 Titiraupenga St	Sec 2 SO16063, Blk XII Town of Taupō (1,113m²)	541m²	Existing office activity
69 Paora Hapi St	Sec 1 Blk XII Taupō Town (1,113m²)	204m²	Existing office activity
107 Tamamutu St	Sec 3 SO16063, Blk XVI Town of Taupō (1,012m²)	189m²	Existing office activity
106 Horomatangi St	Sec 11 SO16063, Blk XVI Town of Taupō (1,012m²)	287m²	Existing office activity
114 Horomatangi St	Sec 15 SO16063, Blk XVI Town of Taupō (1,012m²)	208m²	Existing office activity
111 Heuheu St	Sec 5 SO16063/1, Blk XXII Town of Taupō (1,012m²)	485m²	Existing office activity
12 Scannell St	Pt Sec 10 & 12, Sec 8, 9 and 11 SO 1509 and Sec 13 SO16063/1 Block II,Town of Taupō (5,789m²)	813m²	Existing office activity
108 Tuwharetoa St	Sec 12 SO16063/1, Blk XXII Town of Taupō (1,012m²)	245m²	Existing office activity

109 Tuwharetoa St	Sec 4 Blk XXV Taupō Town (1,012m²)	372m²	Existing office activity
75 Titiraupenga St	Sec 3 Blk XII, Town of Taupō (1,113m²)	93m²	Existing retail activity
101 Heuheu St	Sec 1 SO16063/1, Blk XXII Town of Taupō (1,012m²)	108m²	Existing retail activity
104 Horomatangi St	Sec 10 SO16063, Blk XVI Town of Taupō (1,012m²)	127m²	Existing retail activity
109 Tamamutu St	Sec 4 SO16063, Blk XVI Town of Taupō (1,012m²)	131m²	Existing retail activity
100 Tuwharetoa St	Sec 9 SO16063/1, Blk XII Town of Taupō (1,012m²)	165m²	Existing health activity
127 Spa Rd	Sec 1 SO16063, Blk I Town of Taupō (1,619m²)	170m²	Existing health activity
114 Tuwharetoa St	Lot 4 DP 23033 (670m²)	187m²	Existing health activity
7 Motutaiko St	Sec 3 SO16063, Blk XIII Town of Taupō (1,113m²)	217m²	Existing health activity
6 Motutaiko St	Sec 7 SO16063, Blk XII Town of Taupō (1,113m²)	210m²	Existing retail and health activities
115 Heuheu St	Lot 3 DP 23033 (670m²)	238m²	Existing health activity
108 Tuwharetoa St	Sec 12 SO16063/1, Blk XXII Town of Taupō (1,012m²)	200m²	Existing health activity

13.3 LRZ – Low Density Residential Zone

Overview

The District contains a variety of residential areas. These include the major communities of Taupō, Tūrangi, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character, determined primarily by its size and setting, the basic elements of each are the same. The predominant activity is residential, with the character of the existing activities established through conformity with past planning controls, resulting in the establishment of a shared and recognisable amenity. Maintenance of this established character and amenity is important to those who reside within the Low Density Residential Zone, with the expectation that these 'residential' levels will be retained.

Elements of the character of the Low Density Residential Zone which the majority of residents value include an attractive streetscape; a reasonable ratio of private to public open space; a degree of consistency in the size, scale, density, and style of buildings; a need for privacy; shared access to outlook, sunlight or views; low levels of environmental effects such as traffic movements to and from sites, noise, vibration, odour, and dust; and a safe and functionally effective environment for traffic and pedestrians.

However, the Low Density Residential Zone can accommodate a range of 'non-residential' activities without a loss of amenity, just as these areas can suffer from a 'residential' activity of an inappropriate scale or intensity. Therefore, all activities are required to meet the identified minimum standards, protecting the amenity and character of the Zone, while also allowing a wide range of appropriate activities to occur.

Objectives

LRZ-O1	The maintenance and enhancement of the character and amenity of the LRZ.
LRZ-O2	To ensure that development in the LRZ takes into account the capacity of the supporting infrastructure.
LRZ-O3	To enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.
LRZ-O4	To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

Policies

LRZ-P1	Maintain and enhance the character and amenity of the LRZ by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.
LRZ-P2	To enable a range of small scale home based employment opportunities, and local community facilities and services to establish in LRZ, subject to: - compatibility with LRZ amenity and character; - avoidance of adverse effects on the function and amenity of the TCZ, and the adjoining road network; and - a consistent scale of non-residential buildings and activities that maintain residential coherence and amenity.
LRZ-P3	Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.
LRZ-P4	Encourage a wide range of appropriate activities and development within the LRZ while ensuring any adverse effects are avoided, remedied or mitigated.
LRZ-P5	Maintain Specific Requirement Areas through protecting the established character of these areas in locations where the resulting amenity is valued.

LRZ-P6	Recognise the important role of reserves and their existing infrastructure and services (including those provided by commercial operators) in providing recreational opportunities for the community.
LRZ-P7	Development in the Unserviced LRZ should be able to be effectively serviced without creating adverse effects on the supporting infrastructure.
LRZ-P8	Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.
LRZ-P9	Enable and encourage development in the Kinloch Low Density Residential Areas to be carried out in a manner which reflects the intent of the Kinloch Community Development Plan Area.

LRZ - Rules

LRZ-R1 - PER activities	Subject to
Any activity that complies with the standards	LRZ-R5.1 to LRZ-R5.8 Compliance with standards from Other Plan Matters
Any education, spiritual or health facility	LRZ-R5.1 to LRZ-R5.8. Compliance with standards from Other Plan Matters. The maximum gross floor area of buildings shall not exceed 550m². The number of vehicle trips per site shall not exceed 100 maximum equivalent vehicle movements. The hours of operation are limited to between the following hours 0700 – 2200 Monday to Friday, and 0800 – 2200 Saturday, Sunday and public holidays Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week. Landscaping shall be established and maintained to provide an average of one specimen tree per 7 metres of road boundary (as a minimum), excluding the vehicle access point or points. Where more than one tree is required they shall be planted no closer than 5 metres apart and no further than 7 metres apart. Specimen trees required shall be planted along the road frontage. Specimen trees must be a minimum of 1.8 metres tall at the time of planting. The facility is located on a front site, and: any residential activity on an adjoining front site or front site separated by an access with

	~~frontage to the same road, is left with at least one residential neighbour; and~~ ~~the residential block is not left with more than two non-residential activities in that block.~~
~~One accessory building per allotment~~	~~The maximum gross floor area of the accessory building shall not exceed 6m²~~ ~~The maximum height of the accessory building shall not exceed 2m~~ ~~Compliance with MRZ-R6.8~~
~~Any uncovered deck, terrace, platform or bridge; and/or~~ ~~Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in LRZ-R1.4 and LRZ-R1.5 – i.e., those that exceed 1m in height – shall be provided for in LRZ-R1.1.~~	
~~Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~Fences and walls or any combination of these, whether separate or joined together – 2m in height or less above ground level.~~ ~~Retaining walls of 2m in depth or less below ground level.~~	~~Compliance with LRZ-R5.8 outside of the yard setback.~~
~~Temporary structures associated with maintenance activities and construction works.~~	
~~**LRZ-R2 – RDIS activities**~~	~~**Subject to**~~
~~Any activity which does not comply with any one part of the standards in LRZ-R5.1 – LRZ-R5.8, including (where a standard contains more than one control) one part thereof.~~ ~~Any activity which does not comply with any part, or more, of the standard for permitted education, spiritual or health facility activities in LRZ-R1.2.~~	~~**Matters of Discretion**~~ ~~Restricted to only the matters of non-compliance specified in that standard.~~
~~**LRZ-R3 – DIS activities**~~	~~**Subject to**~~
~~Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity.~~ ~~Any retail or office activity within the LRZ that exceeds two full-time equivalent persons who permanently reside elsewhere than on the site,~~	~~LRZ-R5 where relevant.~~

~~or 50m² of gross floor area per site (whichever is the lesser).~~ ~~Any building on or above ground level within a Foreshore Protection Area.~~	
~~LRZ-R4 - NC activities~~	**~~Subject to~~**
~~Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.~~	
~~LRZ-R5 Standards~~	
	~~LRZ including Kinloch LRZ in DEV1 Kinloch Development Area~~
~~Footprint~~	
~~Maximum Combined Coverage~~	~~5%~~
~~Maximum Plot Ratio~~	~~7.5%~~
~~Maximum Total Coverage~~	~~N/A~~

~~NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.~~

~~Building Setbacks (minimum)~~	
~~Front boundary~~	~~10m unless otherwise provided within an existing subdivision consent~~
~~All other boundaries~~	~~10m unless otherwise provided within an existing subdivision consent~~
~~Common wall boundaries~~	~~0m~~
~~Height (maximum)~~	
~~Building height~~	~~8m or 5m within Height Restricted Areas unless otherwise indicated by Map D2.~~ ~~EXCEPTION: Any structure attached to the building that which does not exceed 0.6m in any horizontal distance.~~
~~Height to boundary~~	~~2.5m height at the boundary with a 45° recession plane except for common wall boundaries.~~ ~~Height to boundary means the plane measured at the boundary of an allotment from ground level, through which no part of any building, including eaves, may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.~~
~~LRZ-R6 Matters of Discretion~~	
~~When assessing Discretionary Activities the list of assessment criteria is not exclusive as other effects can be considered during assessment.~~ **~~General Criteria~~** ~~Impact of the activity on the amenity and character of the Low Density Residential Zone, surrounding allotments, and other Zones.~~	

~~Potential for conflict between the activity and other existing activities within the Residential Zones.~~
~~Consideration of any relevant Development Area Plan, Growth Management Strategy, Management Plan, Design Guidelines or Strategy as guidance during the resource consent process.~~
~~**Development**~~

~~Whether the desired environmental outcome(s), with a consistent and appropriate standard of infrastructure, is achieved such as through compliance with the Council's Development Guidelines, Growth Management Strategy, and relevant Development Area Plans.~~
~~**Non-Residential Activities**~~
~~The extent to which the form and scale of commercial activity (including office and retail activity) may disperse commercial activity to the detriment of the efficient operation, function, viability and sustainability of the Taupō Town Centre and in such a way that any office gives clear effect to the Town Centre Zone and Business Distribution objectives and policies.~~
~~The extent to which the activity is likely to be incompatible with existing and permitted future residential activities, and the potential for reverse sensitivity effects.~~
~~The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.~~
~~The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and vitality of the Town Centre Zone and its ongoing ability to provide for the future needs of its communities.~~
~~The extent to which the convenient access of communities to community facilities may be positively or adversely affected by the proposed activities.~~
~~The extent to which the site is self-contained in respect of appropriate goods delivery service arrangements.~~
~~Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity.~~
~~The extent to which the surrounding area retains a residential amenity and character, rather than being dominated by non-residential activity.~~
~~**Building Height**~~
~~The extent to which the extra height will:~~
~~adversely affect the character and visual amenity of the area and the Residential Zone by enabling development which is not consistent with the scale of development in the surrounding environment,~~
~~reduce the privacy of adjacent allotments by comparison with the effects of a complying activity,~~
~~result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effects of a complying activity, have an overbearing effect on sites within the LRZ~~
~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful, including the extent to which topography, alternative design, planting, or setbacks can mitigate the adverse effects of the extra height.~~
~~**Height to Boundary**~~
~~The extent of additional shading from the projection, including the amount of shadow cast and the period of time the adjacent allotments are affected.~~
~~The nature of the activities undertaken on any affected portion of adjoining allotments, noting in particular any adverse effect on outdoor living areas.~~
~~The extent to which the projection is necessary due to the shape or nature and physical features of the allotment.~~
~~The extent to which the projection leads to a loss of privacy and/or outlook for nearby allotments, by comparison with the effects of a complying activity.~~

~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful, including the ability to mitigate adverse effects through the use of screening, planting or alternative design.~~

~~**Coverage**~~

~~The extent to which the increased coverage, total coverage, and/or plot ratio will:~~

~~adversely affect the character and visual amenity of the area and the LRZ by enabling development which is not consistent with the scale of development in the surrounding environment~~

~~reduce the privacy and outlook of adjoining allotments by comparison with the effects of a complying activity~~

~~result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effect of a complying activity~~

~~result in a building or building(s) that is inconsistent with the character of the area due to long unbroken building facades along one or more boundaries~~

~~significantly shade useable outdoor living space on an adjacent allotment.~~

~~Proposed methods for avoiding, remedying or mitigation of potential adverse effects, and the degree to which they would be successful including:~~

~~The design and location of the building(s) to avoid long unbroken building facades along one or more boundaries~~

~~Design of buildings or groups of buildings which reflect the scale of the surrounding environment~~

~~The ability to mitigate adverse effects through the imposition of conditions such as landscaping.~~

~~**Building Setback**~~

~~The extent to which the reduced setback will:~~

~~adversely affect the amenity of the area, including the effect on reserves and Foreshore Protection Area, including the ability to maintain and enhance the openness and existing character and avoid the visual dominance of buildings in relation to those areas~~

~~significantly reduce the privacy of adjacent allotments by comparison to the effect of a complying activity~~

~~limit the safe and visible access of vehicles using the allotments.~~

~~The extent to which the reduction in the setback is necessary due to the shape or nature and physical feature of the allotment.~~

~~Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful, including:~~

~~the ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape~~

~~the ability to mitigate adverse effects of the reduced setback through screening, landscaping, planting and alternative design.~~

~~**Two or More Residential Units per Allotment (Kinloch Community Development Plan Area)**~~

~~Whether infrastructure can sustainably service the actual or potential cumulative increase in the density of residential units above that which is anticipated through the PER and CON activity status in the District Plan.~~

~~The extent to which the additional residential units will, singularly or cumulatively, have an adverse effect on the amenity and character of the existing or proposed built environment, as identified in the District Plan and any relevant structure plans.~~

~~LRZ - Other Plan Matters~~

~~All activities shall comply with the relevant matters where applicable as identified below:~~

~~Chapters 1-6~~

~~Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport~~

~~Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards~~

~~Chapter 9 Historic and Cultural Values~~

~~Chapter 10 Natural Environment~~

~~Chapter 11 Subdivision~~

Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities
Chapter 14 DEV1-Kinloch

LRZ - Other Methods

LRZ-M1	Education and information on the existing environmental levels, values, and amenity associated with the LRZ.
LRZ-M2	Payment of Financial Contributions for reserves and roading. Refer to Section 12.4 of the Plan.
LRZ-M3	Council Policy such as through Development Area Plans to guide the growth of the District.
LRZ-M4	Compliance with Council's Development Guidelines to ensure a suitable standard of infrastructure.
LRZ-M5	Allocation of funds through the Strategic and Annual Plan processes.
LRZ-M6	Allocation of funds through the Long Term Plan and Annual Plan processes.
LRZ-M7	Rules and policies within any relevant Regional Plan or Policy Statement.
LRZ-M8	Other legislation and Council Bylaws
LRZ-M9	The implementation of any Joint Management Agreement between Council and Iwi.

LRZ - Principal Reasons

LRZ-PR1	A typical scale and character of development and level of environmental effects has been established over time within the LRZ. This has resulted in a particular character and amenity within the Zone, which is valued by residents of the area.
LRZ-PR2	Threats to the character and amenity of the LRZ have been identified in the District Wide issues, policies, rules and standards.
LRZ-PR3	This section of the Plan recognises the changes to the LRZ which occur over time, and the desire of the community for minimum controls over activities while also retaining the valued amenity and character of the Zone. Accordingly the approach within this section is to place emphasis on assessing the potential environmental impacts through a series of standards which must be met in order for any activity to be permitted. Failure to meet one or more of these standards requires that an activity obtain resource consent, at which time a full and comprehensive assessment of environmental effects would be undertaken.
LRZ-PR4	This approach will protect the character and amenity of the LRZ while allowing for a range of activities to occur. The Low Density Residential Zone has different types of character that have established over time. This has resulted in different levels of amenity, which are accordingly provided for through the recognition of the different character types. Specific policies are needed to recognise and protect these areas.
LRZ-PR5	The Low Density Areas of the LRZ have often been referred to as the "rural residential" areas of the District. These areas provide for a special form of residential lifestyle with a semi-rural outlook. The predominant activity is still 'residential' in nature, resulting in the residential amenity and character of the area. As such, these areas have been identified within the LRZ, with standards which reflect the lower level of density than in the other parts of this Zone.

LRZ - Anticipated Environmental Results

LRZ-AER1	Whilst predominantly consisting of residential activities, a variety of activities and development compatible in scale, amenity and character with development within the LRZ.
LRZ-AER2	New development does not create adverse impacts in terms of overshadowing, excessive building scale, vehicle movements, or lack of privacy.
LRZ-AER3	The recognition and protection of the different types of character and levels of development within the LRZ.

~~**LRZ-AER4**~~	~~A range of choice in housing types and densities in appropriate locations, able to be adequately serviced by roading infrastructure, utilities, and open space infrastructure.~~

Attachment A – Proposed Amendments to Planning Maps

Rezone the properties within the red outline from Low Density Residential Zone, to General Residential Zone:



Rezone the properties within the red outline from General Rural, to General Residential Zone:



Rezone the following properties from General Rural Zone, to Low-Density Residential Zone:


WHAREWAKA ROAD
LAKE TERRACE
LOGAN AVENUE
MARLOW GROVE

GREAT LAKE TAUPŌ
Taupō District Council

Section 32 Evaluation Report

Plan Change 44 Residential Chapter – Medium Density Residential Zone, General Residential Zone, and Low-Density Residential Zone

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1. BACKGROUND AND ENGAGEMENT REPORT

The Resource Management Act 1991 (RMA) sets out requirements for consultation during the preparation of policy statements and plans. Clause 3 of Schedule 1 specifies the parties that must be consulted, including relevant iwi authorities, government agencies, adjoining local authorities, and others likely to be affected.

While the formal submission process provides a statutory opportunity for input, early and ongoing engagement is encouraged to inform plan development and ensure that proposed provisions are responsive to community and stakeholder feedback. To support this, a Background and Engagement Report has been prepared, summarising the engagement undertaken across all plan changes within this bundle.

Key consultation feedback relevant to the Residential Zones is addressed in the analysis that follows in this section 32 evaluation.

2. INTRODUCTION AND PURPOSE OF PLAN CHANGE 44

2.1 – INTRODUCTION

This report has been prepared in support of a District Plan review of the Residential Zones through proposed Plan Change 44 (**PC44**) to the Operative Taupō District Plan (**ODP**). The report contains an evaluation of the objectives, policies, and methods as required by s32 of the Resource Management Act 1991 (**RMA; the Act**). This report should be read in conjunction with the Background and Engagement Report which contains further information and evaluation of the overall approach taken to the District Plan review, the legislative context, and consultation undertaken.

The residential areas of Taupō were previously split into three environments – being residential, high-density residential, and medium-density residential. These were replaced with the Medium-Density Residential Zone (**MRZ**), General Residential Zone (**GRZ**), and Low-Density Residential Zone (**LDRZ**) on 15 May 2025, following implementation of the National Planning Standards (**the Standards**). The Standards provided a list of available zone names with a brief description of each, to improve the consistency of District Plans across New Zealand. The three zones selected through implementation of the standards represent existing patterns of development in the Taupō District. Based on population projections and market demand, there is an identified shortage of land zoned LRZ[1].

The Taupō District Future Development Strategy (**FDS**) was adopted by Council on 25 March 2025, and sets anticipated outcomes for growth and development in the District. The population of the Taupō District is expected to grow by 25,500 by 2060, and an additional 12,400 dwellings will be required to

[1] Taupō Low Density Residential Demand Forecast Economic Update. May 2025.

accommodate this growth. Provisions have been developed on the premise that the District will continue to grow, and the role of the District Plan is to support and manage that growth in a logical and coordinated manner to promote sustainable management of natural and physical resources.

The FDS signalled that a review of the Residential chapters of the ODP would provide specific consideration of how well the planning provisions enable different housing typologies and intensification of existing urban areas.

2.2 – PURPOSE OF PLAN CHANGE 44

PC44 responds to the Council's obligations under the National Policy Statement for Urban Development (**NPS-UD**) to enable greater density, housing choice, and affordability and supply within the district's urban environments.

Following an earlier scoping exercise and identification of issues and options, PC44 also seeks to:

- provide for intensification of the existing residential environment;
- address the availability of land in the Low-Density Residential Zone;
- consider the appropriateness of District Plan provisions to manage short term visitor accommodation in the Residential Zones;
- evaluate the effectiveness of existing performance standards;
- develop provisions which incorporate Papakāinga in the Residential Zones;
- facilitate the development of on-site small-scale renewable electricity generation and rainwater harvesting systems; and
- 'upzone' areas that are zoned General Rural, which contain established development patterns that are consistent with Low-Density Residential and General Residential, as LDRZ and GRZ.

This report sets out the statutory and policy context for the Residential Zone chapters, identifies key resource management issues, and evaluates the proposed provisions. It also contains a review of existing plan provisions with respect to the Residential Zones of the Taupō District and an evaluation of alternative methods available to achieve the purpose of the Act.

The proposed provisions are contained within attachment (a) and should be read in conjunction with this report.

PC44 specifically excludes:

- Development Area Plans (Chapter 14)
- Subdivision (Chapter 11)
- Provisions relating to Nukuhau Development Area and Whareroa Development Area that have been made operative within the past 10 years

Provisions relating to Nukuhau and Whareroa have been made operative through relatively recent planning processes and have undergone a significant level of engagement and consultation. The development and review of Development Area Plans require in-depth, place-based engagement with communities to ensure outcomes adequately reflect local context, infrastructure considerations, and long-term spatial planning goals.

In contrast, the purpose of PC44 is to ensure the Residential Zone chapters are robust, enabling, and consistent with higher order plans and policies while avoiding overlap with place-specific or recently reviewed planning provisions.

2.3 – PROPOSED AMENDMENTS TO THE TAUPŌ DISTRICT PLAN

The revised Residential Zone chapters are appended to this report as attachment (a). Proposed amendments are broadly summarised, below, for completeness.

2.3.1 OBJECTIVES AND POLICIES

New objectives and policies have been proposed for each of the Residential Zones. The objectives broadly set out what the Plan is seeking to achieve in each of the zones, and the policies provide direction on how the anticipated outcomes are to be achieved. The outcomes anticipated for each of the zones are broadly summarised, below.

2.3.1.1 – Medium Density Residential Zone

- The MRZ is used for predominantly residential activities and is characterised by medium-density housing of varying sizes and typologies.
- Development is of good quality in terms of design and internal and external functioning, and does not detract from the character and amenities of the receiving environment.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the MRZ.
- The existing level of commercial investment in the PREC1-KTHD area is recognised and protected.
- Development is serviced by an adequate level of infrastructure and services.

2.3.1.2 – General Residential Zone

- The GRZ is predominantly used for residential activities and is characterised by residential housing.
- Development is of good quality in terms of design and internal and external functioning, and does not detract from the character and amenities of the receiving environment.
- The GRZ provides for the greatest range of housing types, sizes, and tenures available to meet the needs of the community. Some medium-density development is anticipated in appropriate locations, at lower heights than the MRZ.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the GRZ.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Development is serviced by an adequate level of infrastructure and services.

2.3.1.3 – Low Density Residential Zone

- The LRZ is predominantly used for residential activities and is characterised by low density residential housing.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the LRZ.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the LRZ.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Development is serviced by an adequate level of infrastructure and services.

2.4 – RULES AND METHODS

2.4.1 – Medium Density Residential Zone

All activities and buildings - other than Comprehensive Housing Developments and Industrial Activities - are provided for as permitted activities subject to compliance with listed performance standards; this is consistent with the Plan's effects-based framework to manage land use. Also consistent with the Plan's existing structure, is the use of a cascading approach to setting activity status. Activity statuses correspond with the number of failures to comply with standards, with a single non-compliance provided for as a restricted discretionary activity, and non-compliance with four or more standards being a non-complying activity.

Exceptions to this approach are for the following discretionary activities:

(a) Retail activities within PREC2-KTHD, that exceed 50m^2 of gross floor area per site, and non-residential activities that do not comply with the maximum gross floor area standard. These activities are provided for as a Discretionary Activity to ensure that regard is had to Chapter 6 – Matters of Strategic Direction, and particularly provisions relating to Taupō Business Distribution; and
(b) Any building on or above ground level within a Foreshore Protection Area. The Foreshore Protection Areas have been established through past planning provisions and are valued for their amenity and provision of public access. A greater degree of discretion is warranted to assess proposals to develop within these areas.

To better enable intensification proximate to services and urban amenities, comprehensive housing developments are provided for as controlled activities. This gives greater certainty to developers, whilst enabling Council to exercise control over matters of design, scale and appearance, and site layout and access.

Notification of applications for resource consent for a comprehensive housing development is precluded unless special circumstances apply in accordance with Step 4 of the notification determination process under the Act.

Industrial activities are provided for as non-complying activities, given the potential for generation of incompatible adverse effects that would not reasonably be able to be avoided, remedied or mitigated.

2.4.2 – General Residential Zone

As with the MRZ, many activities and buildings are provided for as permitted activities subject to compliance with performance standards. A cascading approach is utilised for the setting of activity statuses.

Comprehensive Housing Developments are provided for as restricted discretionary, rather than controlled, activities in the GRZ. This is to require a greater degree of consideration of and discretion around their integration within lower-density receiving environments. As in the MRZ, notification of these developments is precluded unless a number of standards are not complied with and/or special circumstances apply.

Comprehensive Housing Developments within the GRZ are required to comply with MRZ combined coverage and setback requirements, which enables higher density development where these are appropriately designed. However, the requirement to comply with more stringent GRZ height and height in relation to boundary standards provide for a maintenance of amenity values associated with the GRZ.

This approach is considered to balance the requirements of s7(c) of the Act with direction to provide for the changing character of urban environments in the NPS-UD.

Papakāinga on Māori land are provided for as permitted activities in the GRZ, and restricted discretionary activities on general land owned by Māori. Provisions – including objectives and policies - are consistent with those developed for the rural zones through PC42, though modified to enable a greater density of development. Notification of these activities is also precluded.

A discretionary activity status is set for development within a Foreshore Protection Area, and non-residential activities which do not comply with gross floor area for the reasons set out preceding. Industrial activities are provided as non-complying activities, also for the reasons set preceding.

2.4.3 – Low Density Residential Zone

The LRZ utilises the same default permitted activity status for activities and buildings, and a cascading approach for setting activity status. Activities provided for as discretionary or non-complying in the MRZ and GRZ are also discretionary and non-complying activities in the LRZ.

Comprehensive Housing Developments are not anticipated within the LRZ given the likelihood of infrastructure constraints restricting development capacity.

2.5 – PLANNING MAPS

Amend the Planning Maps as follows:

- Include an Outer Noise Control Boundary as an overlay, adjacent to the State Highway network;
- Rezone the properties listed in Table 1, below, as General Residential Zone;

Property Address	Legal Description	Operative Zoning	Proposed Zoning
40 Maru Terrace, Taupō	Lot 571 DP 581637	General Rural	General Residential
42 Maru Terrace, Taupō	Lot 570 DP 581637	General Rural	General Residential
44 Maru Terrace, Taupō	Lot 569 DP 581637	General Rural	General Residential
46 Maru Terrace, Taupō	Lot 568 DP 581637	General Rural	General Residential
48 Maru Terrace, Taupō	Lot 567 DP 581637	General Rural	General Residential
50 Maru Terrace, Taupō	Lot 566 DP 581637	General Rural	General Residential
52 Maru Terrace, Taupō	Lot 565 DP 581637	General Rural	General Residential

Property Address	Legal Description	Operative Zoning	Proposed Zoning
54 Maru Terrace, Taupō	Lot 564 DP 581637	General Rural	General Residential
56 Maru Terrace, Taupō	Lot 563 DP 581637	General Rural	General Residential
58 Maru Terrace, Taupō	Lot 562 DP 581637	General Rural	General Residential
60 Maru Terrace, Taupō	Lot 561 DP 581637	General Rural	General Residential
81 Maru Terrace, Taupō	Lot 554 DP 581637	General Rural	General Residential
83 Maru Terrace, Taupō	Lot 555 DP 581637	General Rural	General Residential
91 Maru Terrace, Taupō	Lot 559 DP 581637	General Rural	General Residential
93 Maru Terrace, Taupō	Lot 560 DP 581637	General Rural	General Residential

- Rezone the properties listed in Table 2, below, as Low Density Residential Zone:

Property Address	Legal Description	Operative Zoning	Proposed Zoning
1 Pauline's Way, Taupō	Lot 12 DP 458114	General Rural	Low Density Residential
3 Pauline's Way, Taupō	Lot 11 DP 458114	General Rural	Low Density Residential
5 Pauline's Way, Taupō	Lot 10 DP 458114	General Rural	Low Density Residential
7 Pauline's Way, Taupō	Lot 9 DP 458114	General Rural	Low Density Residential
9 Pauline's Way, Taupō	Lot 8 DP 458114	General Rural	Low Density Residential
14 Pauline's Way, Taupō	Lot 7 DP 458114	General Rural	Low Density Residential
12 Pauline's Way, Taupō	Lot 6 DP 458114	General Rural	Low Density Residential
10 Pauline's Way, Taupō	Lot 5 DP 458114	General Rural	Low Density Residential
8 Pauline's Way, Taupō	Lot 4 DP 458114	General Rural	Low Density Residential
6 Pauline's Way, Taupō	Lot 3 DP 458114	General Rural	Low Density Residential
4 Pauline's Way, Taupō	Lot 2 DP 458114	General Rural	Low Density Residential
2 Pauline's Way, Taupō	Lot 1 DP 458114	General Rural	Low Density Residential

Rezone the properties within the red boundary shown on Fig. 1., below, from Low Density Residential to General Residential Zone:



Figure 1: Existing LRZ proposed to be zoned GRZ

2.6 – CONSEQUENTIAL AMENDMENTS

Make consequential amendments, including numbering changes, resulting from the insertion of new objectives, policies, rules and methods as necessary. This includes the insertion of a new definition for:

- Comprehensive Housing Development:

And deletion of definitions for:

- Assembly Care Activity
- Spiritual Facility

3 STATUTORY FRAMEWORK

With reference to the Background and Engagement Report accompanying the suite of Plan Changes, this report has been prepared in accordance with the requirements of the First Schedule and s32 of the RMA.

4 RELEVANT PLANNING DOCUMENTS

4.1 – NATIONAL POLICY STATEMENTS

Section 75(3)(a) of the RMA requires that a District Plan give effect to any National Policy Statement (**NPS**).

NPSs in effect at the time of preparation of this report are:

- National Policy Statement on Urban Development 2020 (**NPS-UD**)
- National Policy Statement for Freshwater Management 2020 (amended 2024) (**NPS-FM**)
- National Policy Statement for Renewable Energy Generation 2011 (**NPS-REG**)
- National Policy Statement on Electricity Transmission 2011 (**NPS-ET**)
- New Zealand Coastal Policy Statement 2010 (**NZCPS**)
- National Policy Statement for Highly Productive Land 2023 (**NPS-HPL**)
- National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023 (**NPS-GHG**)

Not all of the NPS listed above are relevant to PC44. Those that are relevant are discussed below.

4.1.1 – NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT (2020)

The NPS most relevant to this plan change is the NPS-UD. As a Tier 3 territorial authority, Objectives 1-8 and associated policies of the NPS-UD are considered relevant. Broadly, the objectives seek to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure – recognising that the resulting change in character and amenity values is not, of itself, an adverse effect.

In areas where significant growth is occurring or anticipated, territorial authorities should, and tier 1 and 2 territorial authorities shall, develop and maintain growth strategies or equivalent which identify a

spatial pattern of land use and infrastructure development and staging for at least a 30-year period. Clause 1.5 strongly encourages tier 3 local authorities to do the things that tier 1 and 2 Councils are obligated to do under Parts 2 and 3 of the NPS. The Taupō District Future Development Strategy was adopted in 2025.

PC44 gives effect to the NPS-UD as it seeks to create development capacity to accommodate projected population growth through intensification of existing urban environments proximate to urban centres and employment opportunities. The provisions are based on delivery of integrated development which utilises existing infrastructure efficiently, is responsive to the changing needs of the community, and improves housing supply and affordability.

Clause 3.17 of the NPS-UD directs tier 1 and 2 authorities to have regard to a relevant FDS when preparing or changing RMA documents. The implementation plan for the FDS stipulates that the following actions be taken in the residential plan review:

1. enable different housing typologies through the plan review, and allow for intensification; and
2. undertake an assessment to determine whether future growth areas need to be rezoned.

PC44 responds to both actions set by the implementation plan to the FDS.

4.1.2 – NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (2014)

The NPS-FM came into effect in September 2020 and was amended in October 2024. It contains a single objective with 15 associated policies, which collectively seek to prioritise:

2.4 first, the health and wellbeing of waterbodies and freshwater ecosystems,
3.4 second, the health needs of people (such as drinking water), and
4.4 third, the ability for people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

Te Mana o te Wai is a concept that refers to the fundamental importance of water, and recognises that protecting the health and wellbeing of water protects the health and wellbeing of the wider environment and people.

Clause 3.5(4) of the NPS-FM requires that territorial authorities include, in their District Plan, objectives, policies and methods to promote positive effects, and avoid, remedy, or mitigate adverse effects of urban development on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environments.

Many of the District's urban environments are located proximate to Lake Taupō or its tributaries, or the Waikato River. Council's reticulated stormwater networks provide for the treatment and controlled

discharge of stormwater, through a number of biofiltration devices including Downstream Defenders and Vortcepters.

The District Plan requires that stormwater generated by development be treated and disposed of on-site to meet a 10-year annual recurrence interval storm event, and that residential developments connect to an existing stormwater network unless lots are of sufficient size to accommodate stormwater discharge to ground. This matter is generally addressed at the subdivision stage, with Council's control reserved for matters relating to stormwater.

Wastewater is to be discharged to a reticulated network, or via a suitable on-site wastewater treatment system. Wastewater within the Lake Taupō catchment is discharged to ground, rather than to water.

Stormwater and wastewater discharges are therefore improved either on-site or within reticulated network systems prior to entering water bodies, giving effect to the te Mana o te Wai principles of 'stewardship' and 'care and respect'.

Involvement of iwi authorities in planning processes through JMA's provides opportunity for tangata whenua to exercise the remaining four principles.

4.1.3 – NATIONAL POLICY STATEMENT FOR RENEWABLE ELECTRICITY GENERATION (2011)

The NPS-REG applies to renewable electricity generation activities at any scale. It contains a single objective – which broadly seeks to enable renewable electricity generation activities - with a number of associated policies.

PC44 gives effect to the objective, and relevant policies A, B, D, E1, E3, and F by providing for renewable electricity generation facilities at the household scale.

Further, there shall be no rezoning of residential land proximate to established renewable electricity generation facilities to avoid unacceptable reverse sensitivity effects on those activities.

4.2 – NATIONAL PLANNING STANDARDS

S75(3)(ba) of the RMA requires a district plan to give effect to a national planning standard. The first set of national planning standards came into effect on 3 May 2019, and were updated in February 2022. They provide direction on the structure and form of plans, including definitions, and aim for district and regional plans to be more consistent, efficient to prepare and easier to use.

- **Standard 8 – Zone Framework:** provides a menu of zones, with five relevant to residential environments. The Operative District Plan utilises MRZ, GRZ, and LRZ zones following implementation of the standards.

- **Standard 12 – District Spatial Layers Standard:** provides that, where a District Plan uses a spatial layer with the functions specified in Table 18 of the Standards, the Plan must use the name of the relevant spatial layer.

    - The Taupō residential environment is split into three zones, being the Medium Density Residential Zone, the General Residential Zone and the Low Density Residential Zone.
    - The Plan contains an existing overlay layer for the Foreshore Protection Area, and a proposed Overlay adjacent to the State Highway network to identify a Noise Control Boundary.
    - The Residential Zones contain two Precincts to be retained through PC44, being layers where additional place-based provisions apply in addition to those contained in the underlying zone. These are PREC1-NEWRZ (New Residential Zone) and PREC2-KTHD[2] (KTHD area).
    - The Plan also contains a number of Development Areas where Structure Plans have been developed.

- **Standard 14 – Definitions:** provides a list of definitions to be used where relevant terms are used in a Plan. All relevant terms are contained within the ODP. PC44 would not result in the inclusion of any additional defined terms, though it is proposed to modify the definition of Papakainga from the National Planning Standards version. The Standards provide that a District Plan may not comply with mandatory direction with respect to definitions, where a Plan has a broader application of that definition.

  It is also proposed to insert new definitions that are not listed as mandatory definitions in the Planning Standards.

- **Standard 17 – Implementation:** requires that Council must comply with the planning standards in the notification of a proposed district plan, where that Plan is notified after the planning standards came into effect. The provisions as notified are in accordance with mandatory direction in the standards.

4.3 – WAIKATO REGIONAL POLICY STATEMENT AND PLAN

[2] KTHD is defined in the District Plan as: “That area within Taupō urban area zoned Residential Medium Density Zone located between Kaimanawa St in the east, Titiraupenga St in the west, Spa Road in the north and Lake Terrace in the south.”

A proposed plan change must give effect to any Regional Policy Statement (**RPS**) and not be contrary to a Regional Plan for any matter specified in s30(1). Whilst the Taupō District falls within the jurisdictional boundary of four regional councils[3], the entirety of Taupō's Residential Zones are located within the Waikato Region.

The Waikato Regional Plan is a consolidated plan containing both the Regional Policy Statement and the Regional Plan. An assessment of the proposal against the relevant Objectives and Policies of the RPS is provided, which concludes that PC44 gives effect to the relevant provisions.

Part 3 of the Regional Policy Statement contains objectives and policies, categorised according to the topic they relate to. Those relevant to PC44 are:

IM – Integrated Management

- IM-O1 – Integrated management
- IM-O2 – Resource use and development
- IM-O5 – Climate change
- IM-O7 – Relationship of tangata whenua with the environment
- IM-O8 – Sustainable and efficient use of resources
- IM-O9 – Amenity
- IM-P1 – Integrated approach
- IM-P5 – Maintain and enhance areas of amenity value

EIT – Energy, infrastructure and transport

- EIT-O1 - Energy
- EIT-P1 – Significant infrastructure and energy resources

HCV – Historical and cultural values

- HCV-O1 – Historic and cultural heritage
- HCV-P1 – Managing historic and cultural heritage
- HCV-P2 – Relationship of Māori to taonga
- HCV-P3 – Effects of development on historic and cultural heritage

NATC – Natural character

- NATC-O1 – Natural character
- NATC-P1 – Preserve natural character

[3] Waikato Regional Council, Bay of Plenty Regional Council, Manawatū-Whanganui Regional Council, and Hawkes Bay Regional Council.

UFD – Urban form and development

- UFD-O1 – Built environment
- UFD-P1 – Planned and co-ordinated subdivision, use and development
- UFD-P2 – Co-ordinating growth and infrastructure
- UFD-P3 – Marae and papakāinga
- UFD-P4 – Energy demand management

PC44 would give effect to the above objectives and policies by virtue of providing for intensification of existing, zoned residential areas to achieve consolidated urban form around existing transport and infrastructure networks. Providing for growth through intensification is an efficient use of the land resource and considered an appropriate mechanism to facilitate an increase in housing choice and affordability. Further, the effects-based nature of the Plan enables a range of compatible activities to co-locate, contributing to the well-functioning and vitality of the residential environment. UFD-O1.9 recognises the importance of small-scale electricity generation activities, which are enabled in the Taupo District through exemptions to bulk and location standards.

UFD-P3 recognises the importance of marae and papakāinga. Development of papakāinga is provided for as a permitted activity on Māori land and enabled through specific rules and standards to provide for the ongoing use and development of Māori land for cultural purposes.

No further growth is anticipated towards existing, consented renewable energy generation activities or areas of high natural character.

No aspect of PC44 as proposed would be contrary to the provisions of the RPS.

The proposed Plan Change 44 is not inconsistent with the Waikato Regional Plan. The plan change supports the sustainable management of land use and development within urban environments, aligns with regional objectives relating to infrastructure integration, urban form, and environmental protection, and does not enable any activities or outcomes that would undermine the water quality, soil health, or natural hazard management provisions of the regional plan. The zoning framework has been informed by infrastructure capacity, environmental constraints, and natural hazard considerations, ensuring alignment with the regional policy framework and statutory responsibilities under the Resource Management Act.

4.4 – TAUPŌ DISTRICT PLAN – STRATEGIC DIRECTIONS

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through implementation of the District Plan.

For the purposes of preparing, changing, interpreting and implementing the District Plan, all other objectives and policies in all other parts of the Plan are to be read and achieved in a manner consistent with the objectives and policies that form these strategic directions.

The policies contained within this chapter have a dual purpose. The policies must deliver the Strategic Objectives, and can also be applied directly in the consideration of resource consent applications where there is a requirement to consider the policy framework of the District Plan.

Appendix C provides an evaluation of PC44 against the objectives and policies that form the Strategic Directions.

4.5 – TAUPŌ DISTRICT FUTURE DEVELOPMENT STRATEGY

The Waikato Regional Policy Statement requires that there must be a growth strategy for the Taupō District and prescribes what the strategy should contain. Council has named its growth strategy the 'Taupō District Future Development Strategy' to align with the terminology in the NPS-UD.

The Taupō District Future Development Strategy (FDS) was adopted in March 2025. It is the third growth strategy for the district. TD2050 was adopted in 2006 and updated in 2018. The FDS uses population projections to identify how many additional people will call the district home over the period to 2060 and how many homes and business land are required to accommodate these people. The FDS identifies the new residential and industrial growth areas to accommodate this growth.

The FDS identifies the constraints and challenges with accommodating the growth. In order to overcome the challenges, the FDS contains an implementation plan that identifies actions that should be undertaken, and when they should be undertaken.

The FDS implementation plan identifies two actions that relate to the residential chapters–

1. *Review the Residential Chapters of the District Plan to ensure that they enable different typologies and allow for intensification. Public transport routes are to be taken into account when considering intensification provisions.*

2. *Each time we review the Residential Chapters of the District Plan, undertake an assessment to determine whether future growth areas need to be rezoned.*

The new provisions proposed in the plan change provide for different typologies and allow for intensification. It is not considered necessary to rezone additional areas of general residential land, as there is sufficient capacity within the existing growth areas for the next 30 years. However, the Property Economics Report [4] prepared in 2019 indicated that there is a shortage of low density residential land. This is discussed further in section 6.1 of this report.

4.6 - IWI MANAGEMENT PLANS

Within the boundaries of Taupō District are the ancestral lands of four iwi (tribes); Ngāti Tūwharetoa, Ngāti Tahu, Ngāti Whaoa, and Raukawa. Each iwi has associated hapu or sub-tribes.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities which must occur prior to notification of a proposed plan or policy statement. Details of the consultation undertaken, and assessment against any relevant Iwi Management Plan is provided within the Background and Engagement Report.

An assessment of process against relevant Joint Management Agreement is provided in same.

4.7 – RELEVANT MANAGEMENT PLANS AND STRATEGIES

There are a number of relevant Council documents and strategies, particularly those prepared under the Local Government Act 2002, that have informed PC44 or will be relevant to its implementation.

4.7.1 – Climate Change Strategy 2022

The Climate Change Strategy sets an emissions reduction directive and emissions targets for the organisation. The Strategy emphasises compact urban form, reduced emissions, resilient infrastructure, and sustainable land use — all of which are supported by PC44's focus on intensification within serviced areas, integrated development, and infrastructure efficiency.

By encouraging intensification of residential development, PC44 will help to support emissions reduction targets by utilising existing infrastructure networks including water, wastewater, stormwater and roads.

[4] Taupō District Rural Lifestyle Economic Assessment, July 2019

Intensification close to public transport nodes will help to support a reduction in emissions throughout the district, as it will encourage the use of public transport.

Overall, the proposed provisions support climate-responsive growth and contribute meaningfully to the District's broader climate change goals.

4.7.2 – Housing Strategy 2023

Council developed a Housing Strategy following a period where there was an identified housing shortage across the district. The Housing Strategy's scope included clarifying Council's role in the provision of housing and identifying the key housing issues and opportunities in the district. The Strategy identified five key focus areas –

1. Facilitating Affordable Housing (to rent and own)
2. Enabling the Development of Māori Land and Papakāinga
3. Housing for the Elderly
4. Facilitating Social Housing Development
5. Encouraging and Enabling Healthy and Sustainable Homes

The provisions collectively align well with the outcomes sought in the Taupō District Council Housing Strategy. Collectively, they provide a strategic response to increasing housing demand by enabling a greater variety of housing types, tenures, and densities across the urban environment.

The MRZ provisions support intensification and increased housing supply in areas best suited for growth, contributing directly to the Strategy's goals of housing affordability, accessibility, and efficient land use. The GRZ offers a broad range of housing options—including medium-density and comprehensive developments—while maintaining amenity and character, supporting diverse household needs including multigenerational living, retirement housing, and smaller households. The LRZ provisions protect the distinct qualities of lower-density areas while still allowing for appropriate infill and sensitive development, responding to community preferences while providing enough supply to meet projected demand.

Across all three zones, the integration of infrastructure planning, quality urban design, and provision for Papakāinga reflects the Strategy's focus on inclusive, future-ready housing that meets the needs of both current and future residents.

Overall, the zones provide a flexible, place-based framework to deliver housing choice and supply in a coordinated and sustainable way.

4.7.3 – Infrastructure Strategy 2024-54

The Infrastructure Strategy 2024-54 was adopted as part of the Long-term Plan 2024-34. The Infrastructure Strategy sets out objectives to carefully manage infrastructure assets and identifies the key infrastructure issues facing the district and the options available for resolving these.

The MRZ, GRZ, and LRZ provisions collectively support the key objectives of the Taupō District Council Infrastructure Strategy by promoting efficient, coordinated, and sustainable urban development. Across all three zones, growth is directed to areas with existing or planned infrastructure capacity, helping to optimise the use of existing assets and reduce the need for costly network extensions.

Provisions requiring development to avoid compromising the performance, efficiency, and sustainability of infrastructure networks reinforce the Strategy's focus on long-term service resilience and cost-effective investment. By enabling higher-density housing in appropriate locations (particularly within the MRZ and GRZ), the provisions encourage more efficient infrastructure servicing per dwelling and reduce pressure on rural infrastructure.

The emphasis on integrated stormwater management, erosion control, and walking and cycling connectivity (particularly in development areas like Nukuhau and Ohakuri) reflects alignment with the Strategy's goals around network resilience, environmental protection, and multimodal accessibility.

Collectively, the provisions provide a clear and responsive framework for managing growth while ensuring infrastructure systems remain functional, efficient, and adaptable to future demand.

Two key issues identified in the Infrastructure Strategy that relate to the residential plan change are:

1. The need to identify a solution for northern access into Taupō. The Control Gates Bridge is at capacity during peak times, and further development at Nukuhau and Acacia Bay will exacerbate this problem. The Infrastructure Strategy and Long-term Plan have identified a second bridge crossing as to be constructed in 2030-31.
2. Managing wastewater on the north of the Waikato River. Wastewater connections in Taupō Town across the Waikato River are currently at capacity. Additional capacity is needed to support growth in northern Taupō residential areas that have been recently zoned, and are identified as future growth areas in Councill's growth strategy. Improving resilience and reducing environmental impacts are also primary objectives. We want to make sure we keep our wastewater out of the pristine waters of Lake Taupō and the Waikato River, and reduce the nitrogen impact on Lake Taupō. This is a major concern for the whole community. Council has committed to undertaking resilience and capacity connections over the period 2025 – 2030, and looking at future long-term solutions beyond 2034. Without a solution, there will be challenges for accommodating the extra wastewater generated from intensification from the provisions in PC44.

These issues have also been identified as constraints in the Taupō Future Development Strategy.

4.7.4 – Transport Strategy 2020

The Taupō District Council Transport Strategy sets out the following vision –

"Making it easier to get to the people and places we want, safely and sustainably."

The Strategy lists a range of actions required to achieve the vision. There is one action that is relevant to PC44 –

Transport Strategy Action	How PC44 supports the action
We will make our towns and villages walking and cycling friendly.	The residential chapters of the District Plan play a key role in helping to make the towns and villages walking and cycling friendly through enabling cycling friendly developments, especially when it comes to the development of new streets and paths.

In addition, the Transport Strategy identifies the need to address the northern access to Taupō as a priority.

4.8 – NATIONAL ENVIRONMENTAL STANDARDS

There are ten National Environmental Standards (**NES**) that are currently in place that prescribe standards which must be enforced by Councils. The relevance of each is summarised below:

- The NES for Telecommunication Facilities (**NES-TF**) allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they meet specified conditions. The NES provides a set of rules for permitted telecommunication facilities. Provisions within the Operative Plan recognise these standards and ensure that no conflicts exist between rule provisions in the District Plan and the NES-TF.
- The NES for Electricity Transmission Activities (**NES-ETA**) sets out to minimise the cost to councils of implementing the NPS for Electricity Transmission and ensure planning requirements are nationally consistent for maintenance and upgrading of transmission lines. The NES only applies to existing high voltage transmission lines and does not apply to new lines or substations. The District Plan contains provisions to give effect to the NES-ETA in the District Wide section, and is not affected by PC44.
- The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**) provides a nationally consistent set of planning controls and soil contaminant values. It ensures that

land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NES-CS. The Council has been administering and enforcing this NES since its enactment in 2012. PC44 does not involve the rezoning or change of use of any land, and thus administration of the NES-CS is largely carried out through the resource consenting process.

- The NES for Commercial Forestry (**NES-CF**) provide nationally consistent regulations to manage the environmental effects of forestry. The NES-CF has no bearing on PC44 matters.
- The NES for Air Quality (**NES-AQ**) is a regulation that aims to set a guaranteed minimum level of health protection for all New Zealanders. Regional Councils are required to manage air quality and the requirements under this NES through their regional plans and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Sources of Drinking Water (**NES-DW**) protect human drinking water from becoming contaminated. The standard applies to source water before it is treated, and only water that is used to supply human drinking water. These relate to lakes, rivers and groundwater. Regional Councils are required to manage contaminants that may enter drinking water sources through discharge permits and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Freshwater (**NES-FW**) regulate activities that pose risks to the health of freshwater and freshwater ecosystems. The provisions relate to farming activities, activities proximate to or involving wetlands, moss harvesting, and natural hazard works. S45C relates to urban development activities, though these are more relevant for resource consenting. For the avoidance of doubt, PC44 does not involve the rezoning of land containing or adjacent to any natural inland wetland.
- The NES for Marine Aquaculture (**NES-MA**) replace regional council rules for existing marine farms, in most cases. Consequently, the NES-MA has no bearing on PC44 matters.
- The NES for Storing Tyres Outdoors (**NPS-STO**) provide nationally consistent rules for the responsible storage of tyres. The NES-STO relates to the functions of regional councils, particularly the maintenance and enhancement of water quality and the avoidance of natural hazards and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Greenhouse Gas Emissions from Industrial Process Heat (**NES-GGE**) set out nationally consistent rules for specific greenhouse gas emitting activities from industrial process heat. They also set out requirements for granting resource consents and setting resource consent conditions. They also describes specific requirements for the purpose, content and review of an ‘emissions plan’. As the NES-GGE relates to industrial activities, it is not considered to have any bearing on PC44 matters.

5 TAUPŌ DISTRICT OPERATIVE PLAN APPROACH

The Operative District Plan has three residential zones: GRZ, MRZ and LRZ.

The GRZ zoning applies to most of the district's residential areas. The current provisions are aimed to protect the character and amenity of the residential areas through controls such as building setbacks and coverage requirements. The GRZ can accommodate a range of 'non-residential' activities which have minimum standards intended to protect the amenity and character of the GRZ. The same GRZ provisions apply across most GRZs, however there are some areas which have controls specific to that area. These are indicated by a precinct. In addition, there are development plans for some greenfield areas, which guide how development in these areas should occur.

The MRZ is primarily located in Taupō, adjacent to the town centre and along the frontage of Lake Taupō. There are small pockets of MRZ within Kinloch and Nukuhau. The MRZ allows for residential development at greater densities than the GRZ as a controlled activity. This encourages people to live close to the town centre and amenities where they can use active modes of transport to access the town centre. The KTHD precinct adjacent to the town centre acts as a transition zone, however with strong provisions limiting retail and commercial activities to stop leakage from the town centre.

The LRZ is typically located on the outskirts of towns, between GRZ and rural zones. LRZ provides for homes on larger urban sections, but are typically not large enough to accommodate livestock. LRZ sections are typically of a size where they can be self-serviced for wastewater, compared to the other residential zones which due to their size are typically serviced by council infrastructure such as water and wastewater.

The key changes proposed by PC44 are summarised below:

- Provide for household scale renewable energy operations such as solar panels and wind turbines.
- Provide for rainwater harvesting by exempting water tanks from bulk and location requirements.
- Provide for comprehensive residential developments (four or more residential units, designed and planned in an integrated manner, where all required resource and subdivision consents are submitted together, along with plans of the proposed development).
- Specific provisions for papakāinga developments.
- Introduction of the State Highway noise control overlay which has been introduced in other zones through previous plan changes.

6 TECHNICAL CONTEXT

Technical reports that have been prepared to assist Council in formulating the Residential Zones chapters of the ODP are as follows:

1. Taupō Low Density Residential Demand Forecast Economic Update prepared by Property Economics and dated 27 May 2025 (Appendix F)

In 2019, an Issues and Options paper was started by the Taupō District Council Policy team. At this stage a Comprehensive Review of the Taupo District Plan was occurring, so work on a number of chapters was initiated. However, when the decision was made to move to a sectional review of the District Plan the Issues and Options paper was not progressed any further.

The issues remained relevant though and so on commencement of the review of Bundle Two, the original Issues and Options paper was refreshed. This was used to inform discussions with internal and external stakeholders.

6.1 – TAUPŌ LOW DENSITY RESIDENTIAL DEMAND FORECAST

Property Economics Ltd were engaged by Council to assess the current and future projected demand for, and supply of, low-density sections within the District. The report contains an assessment of the District's projected demand for low-density residential lots, over the short-, medium-, and long-term, based on the latest growth scenario provided.

The report finds that, overall, demand for this dwelling typology is declining. It also identifies an insignificant shortage in the supply of Low Density Residentially zoned land over all time periods, equating to an average of 14 dwellings per year, or 9 per year if demand for this type of development continues to decline[5].

The availability of land zoned LRZ is addressed further in Section 8.2 of this report.

7 ENGAGEMENT

Engagement on PC44 was undertaken in conjunction with engagement on PC45 and 46. The Background and Engagement Report appended to this s32 report contains a summary of the engagement undertaken.

8 KEY RESOURCE MANAGEMENT ISSUES

8.1 Intensification of the Existing Residential Environment

The FDS uses population projections from the Taupō Growth model to project housing demand over 30 years. The FDS projects that the district will require an additional 13,000 homes over the next 35 years. It is anticipated that infill redevelopment will meet approximately 20 percent of that projected demand.

[5] Taupō Low Density Residential Demand Forecast Economic Update (p. 5)

The level of intensification required represents a shift in the established character of the residential environment - particularly in urban areas where development has historically been of a lower density and dominated by detached dwellings. The challenge is to enable housing supply and choice, whilst maintaining key aspects of residential amenity, infrastructure performance, and neighbourhood character.

Intensification can deliver environmental and economic benefits through more efficient land use, reduced vehicle dependence, and lower infrastructure costs per dwelling. However, without appropriate planning and design controls, it can also result in increased pressure on infrastructure networks, reduced open space, loss of privacy, shading, and built form outcomes that undermine community expectations.

A key resource management issue is ensuring that intensification occurs in a way that is both planned and responsive to the local context. This requires a framework that enables higher density development in appropriate locations, while incorporating controls to manage effects on amenity, infrastructure, and the function of the zone. The policy approach must balance the need to accommodate growth with the need to retain the qualities that make residential neighbourhoods desirable places to live.

8.2 Availability of Land in Low-Density Residential Zone

As discussed, preceding, there is a projected demand for LRZ properties that would not be met by existing supply.

In giving effect to the objectives and policies of the NPS-UD, every tier 1, 2, and 3 territorial authority must provide sufficient development capacity to meet expected demand for housing in the short-, medium-, and long-term.

An options analysis was developed to determine the appropriateness of extending the LRZ to meet projected demand, which considered that this type of development did not contribute significantly to overall growth and is inherently an inefficient use of land proximate to urban amenities. Consequently, it is not proposed to rezone any Greenfield areas as LRZ through PC44.

Rather, any person may submit that their landholding be considered for inclusion in the LRZ where it is demonstrated that it meets the requirements under section 32 of the RMA and is consistent with the following criteria:

- The area is located immediately adjacent to an existing LRZ or GRZ, or has an existing development pattern that is consistent with LRZ density and character; and
- The area is able to be efficiently serviced by Council-supplied water infrastructure; and
- The development of allotments would not result in more than minor adverse effects on the supporting land transport network; and
- The area is not identified as an Outstanding Natural Landscape or Significant Natural Area; and
- The area is proximate to the Taupō township and/or existing LRZ; and

- The site does not take access from a State Highway; and
- The area is not located within land being part of the Wairakei-Tauhara or Ohaaki Geothermal Systems shown on Map D1; and

The area is demonstrated to be free of significant natural hazard risk. In addition to above, there are existing areas with established low-density character that are not zoned as such. With reference to Table 2, above, those existing areas are proposed to be zoned as LRZ to better reflect existing land use and subdivision patterns in those locations.

8.3 Short Term Visitor Accommodation

Council has previously considered regulating Short Term Visitor Accommodation (**STVA**) through the District Plan, to remedy issues associated with nuisance effects (noise and litter), recovering cost of services, housing quality and affordability, and other safety and security risks. Issues were identified by a number of people within the community and brought to Council to be addressed through various policy review processes.

Of relevance to the District Plan review is the impact of STVA on the supply and affordability of housing, and the generation of adverse effects associated with residential amenity, traffic and noise nuisance.

In developing District Plan provisions to manage the effects of STVA, Council officers must be satisfied that they are the most appropriate, effective and efficient means of achieving the purpose of the Act. Nuisance effects managed by the Act can be broadly categorised into:

1. residential amenity effects;
2. noise; and
3. transport effects

The Plan manages land use and development – including STVA - via effects-based provisions, with limited activities specified and subject to regulatory control. This allows for a range of compatible activities to establish proximate to one another, where these do not result in unacceptable adverse effects or undermine the functioning of the zone in which they are located. The approach leads to positive outcomes, enabling the Taupō community to provide for their social, cultural, and economic wellbeing and contributes to compact urban form which, in turn, supports reductions in greenhouse gas emissions.

To identify STVA as a specific activity requiring regulatory control, it must first be determined that the effects-based provisions are not the more appropriate, efficient, and effective methods of achieving the purpose of the Act.

In determining whether provisions relating specifically to STVA are appropriate, regard must be had as to whether they – instead - would be the most effective and efficient means of achieving the purpose of the Act, and the costs and benefits associated with their implementation.

An evaluation of the costs and benefits of regulating STVA through the District Plan has been undertaken previously, which concluded that the costs of doing so outweighed the benefits and that existing provisions were adequate to manage adverse effects on residential amenity, noise, and traffic. Only 4.8% of noise complaints received by Taupō District Council in 2022 – the time of writing the evaluation – were directly attributed to STVA. Noise generated by STVA is generally anticipated to be consistent with other residential land uses. Where a noise that causes nuisance was to arise, it would be more effectively managed through s326 of the Act.

Vehicle movements are managed through District Plan methods located in the District Wide chapter of the Plan, but the requirement for provision for car parking spaces was removed from the Plan in giving effect to the NPS-UD. Consequently, adverse effects on residential amenity relating to vehicle movements is either otherwise managed, or not required to be managed through higher order policy direction.

Bulk and location standards for buildings in the residential zones ensure that buildings and structures remain compatible with residential amenity.

Introducing new provisions to the Plan to manage STVA is not considered to be the most efficient or effective way of achieving the purpose of the Act and is therefore not considered to be appropriate.

8.4 Papakāinga

The previous bundle of plan changes to the ODP introduced a suite of activity-based provisions to enable the development of Māori-owned land, and in some cases General land owned by Māori, for Papakāinga – and consequently better reflect the direction set in s6e of the Act.

Provisions were developed with iwi partners and a working group including Council officers and consultant planners, and included within the Plan in the rural zones chapters. For Māori-owned land located within the residential zones, the status quo would remain.

PC44 seeks to include the provisions developed by the working group in the residential zones, to enable land in this location to be developed for Papakāinga under the same framework as the rural zone. Standards have been adjusted to reflect the increased density anticipated in the residential zones, as compared to the rural zones.

8.5 Small-scale Renewable Electricity Generation and Rainwater Harvesting

Council undertook an options analysis in September 2023, investigating whether the ODP was adequately providing for renewable electricity generation and rainwater harvesting systems.

Whilst there were no record of any resource consents sought, or compliance issues reported by the public, the Plan was not explicit in providing for these activities. Given direction in higher order planning documents – particularly the WRPS – and following a comparison of other district plan provisions, it

was determined there were advantages associated with inclusion of policy direction and rules providing for these facilities at the household scale.

8.6 KTHD

The KTHD provisions originated from the Taupō District 2050 Growth Management Strategy (TD2050), adopted in 2006. TD2050 established a long-term vision and strategy for accommodating growth in the district and was implemented through a series of plan changes.

TD2050 had a dual focus:

1. Ensuring adequate supply of industrial and residential land within the East Taupō Arterial (ETA) corridor, and

2. Reinforcing the Taupō Town Centre as the primary commercial hub of the district by preventing the formation of a competing centre within the ETA.

To achieve this, the plan changes introduced strong policy and rule frameworks to consolidate commercial activity within the Taupō Town Centre and minimise commercial "leakage" into peripheral areas.

The KTHD area emerged as a response to appeals during the plan change process. Existing office-based activities in this location sought greater flexibility to expand rather than being confined to operating under existing use rights.

As a result, provisions for KTHD were inserted into the District Plan through mediation, via a specific schedule that acknowledged these activities and set out the scope for limited expansion.

Commercial activity outside the Taupō Town Centre will remain tightly restricted, with only a limited and clearly defined amount enabled within the KTHD area. This approach upholds the strategic intent of TD2050 to protect the primacy of the Town Centre and prevent the emergence of a competing commercial node.

8.7 Issues Identified During Consultation

Draft chapters of the residential zones were provided to the public, and feedback sought between 25 November-20 December 2024. The significant majority of feedback received was noting support for intensification, provision for comprehensive housing developments, and removal of plot ratio as a performance standard.

8.6.1 – Gross Floor Area Standard

One submitter expressed a preference for site coverage as a performance standard for non-residential activities, rather than a limitation on gross floor area.

The suggestion that site coverage be the control for non-residential buildings is rejected. Primarily, a gross floor area limitation prevents the establishment of large business footprints on larger residential lots, and thus avoids business activity creep away from the Town Centre Zones. A gross floor area control is an appropriate mechanism to manage the scale of commercial activities in residential zones. By limiting the size of these activities, the provisions help ensure that commercial operations remain small-scale and compatible with residential character and amenity. This also acts as a safeguard against larger or more intensive commercial uses establishing outside of designated commercial areas, which could undermine the role and vitality of town centre zones by dispersing economic activity and reducing pedestrian foot traffic in core commercial areas

Secondly, utilisation of the same site coverage control for both residential and non-residential activities would not adequately account for and manage effects arising from the activities. Although the permissible footprint on any given residential lot would be the same, commercial buildings would generally present greater bulk due to their box-like forms, reduced modulation, and increased intensity of use.

8.6.2 – Lake Terrace Setback

Another submitter requested the proposed 10m setback along Lake Terrace, between Taharepa and Rifle Range Roads be removed, given that stretch of road was no longer a State Highway. Initially the suggestion was accepted, to unlock greater development potential within large setbacks.

Upon further review of the provision, however, it was determined the setback should remain to retain the high levels of amenity in this location. The 10m setback had previously been imposed to create a boulevard along this portion of the lakeshore. Boulevards serve as multifunctional corridors that integrate transport infrastructure with urban amenity. They create high quality streetscapes that contribute to the character and legibility of urban areas. With regard to the existing level of investment in properties affected by the setback, it is not considered that significant residential redevelopment would be realised.

Thus, the amenity cost of allowing for accessory buildings and other structures within the 10m setbacks would far outweigh any benefit associated with same.

8.6.3 – Taupō Design Guidelines

A request for Taupō specific design guidelines, to be used as a non-statutory document to inform urban design statements is also rejected. It is considered that sound urban design practise would consider the receiving environment when making design recommendations, and assessing the appropriateness of a comprehensive redevelopment. Therefore, there is insufficient information to determine that the inclusion of such a document would improve the efficiency and effectiveness of the provisions as proposed.

The suggestion is somewhat reflected in a subsequent request for elaboration on ‘well-designed’ within an objective. The concept of a development being ‘well-designed’ requires a qualitative assessment in the context of the receiving environment, any mitigation proposed, and consistency of a proposal with standards and policy frameworks of the Plan. No further direction is considered to be warranted or necessary.

8.6.4 – Building Envelope in Neighbourhood Centre Zone

It was suggested that a building envelope exemption be applied to residential lots adjacent to a Neighbourhood Centre Zone. This suggestion is disregarded on the basis that residential activities may establish above ground level within a Neighbourhood Centre, making the zone sensitive to adjacent development.

8.6.5 – Discharge of Water Provisions

A number of submission points sought provisions relating to the discharge of water to land. These are rejected on the basis that the Waikato Regional Plan contains sufficient provision for discharges of water, giving effect to the Regional Council’s responsibilities under the Act to control the use of land for the purpose of maintaining and enhancing the quality of water in waterbodies.

8.6.6 – Noise Control Boundary Overlay

Waka Kotahi NZ Transport Agency provided a submission on draft provisions, seeking the inclusion of a noise control boundary overlay, supported by a shapefile, to be incorporated into the online Planning Maps. Also sought is the inclusion of policy and rules managing sensitive activities within the overlay. The overlay identifies a buffer area adjacent to state highways where noise and vibration from transport infrastructure may adversely affect sensitive activities. The purpose of the overlay is to identify the spatial extent to which provisions for sensitive activities would apply.

The provisions sought seek to ensure that new or expanding sensitive activities within these areas are appropriately designed to mitigate potential adverse effects, i.e. through acoustic insulation and ventilation, thereby supporting the health, safety, and social wellbeing of occupants and proprietors of those spaces.

Taupō District Council accepts the submission and confirms that the overlay and associated provisions will be incorporated into Proposed Plan Change 44 (PC44). However, the relevant policy and rules are to be located within the District Wide Noise chapter, which applies to all zones within the District. This ensures a consistent approach to managing transport-related noise effects across all affected zones.

It is also noted that the overlay will affect areas proposed to be zoned Open Space through PC46, where activities such as camping and visitor accommodation may occur, and that similar provisions already apply within Rural Zones, reinforcing the need to locate provisions within a District Wide, rather than Residential Zone context.

9 SCALE AND SIGNIFICANCE

PC44 will affect all of the residential zones (GRZ, MRZ and LRZ), which is where the majority of the district's residents live. Therefore, the proposal is considered to have a wide scale and high significance.

The level of detail contained in a Section 32 report is determined by the scale and significance of the environmental, economic, social, and cultural effects that will result from the plan change.

10 EVALUATION OF THE OBJECTIVES

10.1 – Evaluation of the Proposed Objectives against the Purpose of the Act

Section 32(1)(a) of the Resource Management Act requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the Resource Management Act.

Any proposed objective and policy must give effect to higher order statutory directions[6]. The objective and policy approach for Residential Zones is therefore directed by, and must give effect to, the Waikato Regional Policy Statement. A complete assessment of the Objectives against higher order documents is included in Appendix B.

Objectives – Medium Density Residential Zone

MRZ-O1 Land within the MRZ is used efficiently for residential activities and development that:

1. **increases housing supply and choice;**
2. **is of a greater scale and density than the GRZ and LRZ; and**
3. **is responsive to demand for smaller 1- to 2-bedroom dwellings, and the planned urban character of neighbourhoods.**

MRZ-O2 Development does not detract from the planned urban form and function of the MRZ, and elements that contribute positively to residential character and amenity are maintained and enhanced.

MRZ-O3 Non-residential activities contribute to the vitality of urban environments, and do not undermine the role, function, or amenities of the MRZ for predominantly residential activities.

[6] Resource Management Act 1991, section 75(3)(c).

MRZ-O4 Development in the MRZ is supported by an adequate level of infrastructure and services, appropriate for the proposed development. **MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.** **MRZ-O6 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.**	
RMA Provision	MRZ-O1 – MRZ-O6
Social wellbeing (Section 5)	The MRZ objectives collectively promote the purpose of the Resource Management Act 1991 as set out in Section 5, by enabling people and communities to provide for their social wellbeing through the efficient and sustainable use of residential land. **MRZ-O1** promotes housing supply, choice, and higher density, supporting inclusive communities and responding to diverse housing needs. **MRZ-O2** ensures that development maintains and enhances amenity and character, contributing to residents' quality of life and neighbourhood identity. **MRZ-O3** allows compatible non-residential activities that support vibrant, functional communities without undermining the residential focus of the zone. **MRZ-O4** ensures infrastructure and services are adequate to support development, contributing to the health, safety, and functioning of communities. **MRZ-O5** promotes well-designed, safe, and attractive residential environments that encourage social connection and support mental and physical wellbeing. **MRZ-O6** recognises the unique character of the Kinloch area, supporting social cohesion and a sense of place. Collectively, these objectives contribute to socially sustainable urban environments and give effect to Section 5 of the RMA.
Economic wellbeing (Section 5)	The MRZ objectives also promote the economic wellbeing of people and communities by supporting efficient land use, housing supply, and infrastructure provision. **MRZ-O1** encourages intensification and a greater variety of housing types, which can increase housing affordability and support labour market mobility by enabling people to live closer to employment, education, and services. This contributes to a more efficient urban economy. **MRZ-O2** ensures that development

	aligns with planned urban form and maintains amenity, which can help sustain property values and investor confidence. **MRZ-O3** supports a mix of compatible non-residential activities that contribute to the vibrancy and functionality of urban areas, encouraging local economic activity while preserving the residential character of the zone. **MRZ-O4** ensures development is supported by infrastructure, which is essential for economic functioning and avoids the costs of overburdened or under-provisioned services. **MRZ-O5** supports high-quality development outcomes that can attract investment, reduce long-term maintenance costs, and promote local employment through construction and associated services. **MRZ-O6** provides for development in Kinloch in a way that respects its existing amenity and character, supporting its attractiveness as a place to live, visit, and invest in. Overall, the objectives enable economically sustainable residential development that aligns with the purpose of Section 5 of the RMA.
Cultural wellbeing (Section 5)	The MRZ objectives contribute to the cultural wellbeing of people and communities by enabling residential development that respects local identity, supports inclusive communities, and provides opportunities for people to live in ways that reflect their values, traditions, and cultural practices. This includes recognising the relationship of Māori with their ancestral lands, wāhi tapu, and traditions. **MRZ-O1**, by supporting a variety of housing types and increased supply, helps accommodate diverse household structures, including whānau-based and multigenerational living arrangements, which are significant for many Māori communities. **MRZ-O2** and **MRZ-O5** promote development that enhances neighbourhood character and design quality in a way that fosters community identity and a sense of place, while also providing opportunities for urban environments to reflect Māori design principles, narratives, and connection to place. **MRZ-O3** enables compatible non-residential activities, which may include spaces for kaupapa Māori services, enhancing cultural expression and community connection. **MRZ-O4** ensures adequate infrastructure and services, supporting equitable access to essential needs for all residents, including Māori. Finally, **MRZ-O6** acknowledges the distinct character of Kinloch and supports development that is sensitive to the identity and values of the

	local community, including mana whenua associations with the area. Taken together, these objectives provide for culturally inclusive, respectful, and connected communities, aligning with the RMA's purpose and its recognition of the principles of Te Tiriti o Waitangi under Section 8.
Health and Safety (Section 5)	The MRZ objectives support the health and safety of people and communities by promoting well-designed, serviced, and functional residential environments. **MRZ-O1**, through enabling increased housing supply and a range of dwelling types, can help reduce housing stress, which is linked to negative health outcomes. Greater housing choice also allows for more accessible, age-appropriate, or supported housing to meet the needs of vulnerable populations. **MRZ-O2** and **MRZ-O5** promote development that maintains amenity and ensures high-quality design outcomes, which contribute to safer environments by incorporating principles such as passive surveillance, sensible layouts and wayfinding. **MRZ-O3** ensures that non-residential activities do not adversely affect the amenity, safety, or functionality of residential areas, reducing the potential for conflicts or environmental health risks. **MRZ-O4** ensures that new development is supported by appropriate infrastructure and services, such as safe drinking water, wastewater disposal, stormwater management, and transport networks — all critical for protecting public health and reducing hazards. **MRZ-O6** supports safe and appropriate development within the Kinloch area, protecting the well-being of existing and future residents. Collectively, these objectives give effect to Section 5 of the RMA by ensuring residential development promotes healthy, safe, and resilient communities.
Section 6	The MRZ objectives generally support Section 6 of the RMA by promoting consolidated residential development within urban zones, which helps avoid inappropriate subdivision and development in areas of natural character, significant biodiversity, or outstanding landscapes. While not all matters of national importance are directly addressed, the objectives encourage well-designed environments that can enhance public access to open spaces and support the protection of local identity and heritage, particularly through MRZ-O6. Where relevant, the objectives can be applied in a way that recognises the relationship of

	Māori with their ancestral lands, water, wāhi tapu, and taonga, and would work alongside broader district plan provisions and engagement with mana whenua to ensure these values are protected and provided for.
Section 7	The MRZ objectives give effect to Section 7 by promoting efficient use and development of land *(7(b))* that supports well-designed, safe, and attractive residential environments *(7(c) and 7(f)).* They encourage maintenance and enhancement of amenity and local character *(7(c))* which fosters social and cultural wellbeing. The objectives also support sustainable infrastructure provision *(7(b))* and enhances resilience to environmental risks through appropriate urban form *(7(j)).* By enabling diverse housing typologies that respond to community needs, the MRZ objectives align with Section 7's requirement to have particular regard to the efficient use of resources, quality of the environment, and the health and safety of people.

Objectives – General Residential Zones

GRZ-01 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.

GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

GRZ-O4 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the General Residential Zone.

GRZ-O5 Development in the General Residential Zone is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

GRZ-O6 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones. ***GRZ-O7 Land within the General Residential Zone is used efficiently for residential development that:*** ***a. Provides a variety of housing types to respond to community needs in different locations;*** ***b. Is responsive to the planned urban character of neighbourhoods; and*** ***c. Is consistent with any relevant Development Area Plan.*** ***GRZ-O8 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.*** ***GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.*** ***GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.*** ***GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.***	
RMA Provision	GRZ-O1 – GRZ-O11
Social wellbeing (Section 5)	The GRZ objectives promote social wellbeing by encouraging a variety of housing types, sizes, and densities (**GRZ-O2, GRZ-O7**) to meet the diverse needs of the community - fostering inclusive and adaptable neighbourhoods. Maintaining and enhancing the planned urban form, residential character, and amenity (**GRZ-O1, GRZ-O4, GRZ-O8**) respects local identity, supports inclusive communities, and provides opportunities for people to live in ways that reflect their values, traditions, and cultural practices. Non-residential activities are enabled when compatible with residential amenity (**GRZ-O3**), contributing to vibrant, functional communities. The objectives also acknowledge and provide for Māori whānau, hapū, and iwi to develop papakāinga on ancestral land (**GRZ-O6**), supporting cultural identity and social cohesion within the residential context.

	Tailored provisions for areas like Kinloch and Lake Ohakuri (**GRZ-O10, GRZ-O11**) further support community wellbeing by recognising unique local characteristics.
Economic wellbeing (Section 5)	The GRZ objectives support economic wellbeing by promoting efficient use of land through a diverse mix of housing types, sizes, and densities (**GRZ-O2, GRZ-O7**), which can help meet housing demand and support local housing markets. By enabling Comprehensive Housing Developments and managing adverse effects (**GRZ-O2, GRZ-O4**), the objectives encourage sustainable growth that balances growth with the maintenance of residential amenity. Adequate infrastructure provision (**GRZ-O5**) ensures development is well-serviced, supporting economic productivity and reducing costs related to servicing new communities. Additionally, the allowance for compatible non-residential activities (**GRZ-O3**) supports local employment opportunities and economic vitality within residential areas. The recognition of papakāinga (**GRZ-O6**) also promotes economic development opportunities for Māori communities through culturally appropriate housing and land use. Place-specific provisions for Kinloch and Lake Ohakuri (**GRZ-O10, GRZ-O11**) support local economic activities, including holiday resort development, contributing to regional economic diversity.
Cultural wellbeing (Section 5)	The GRZ objectives explicitly recognise and support cultural wellbeing, particularly through **GRZ-O6**, which enables whānau, hapū, and iwi to use and develop ancestral land for papakāinga housing and associated ancillary activities. This provision supports the cultural values, identity, and traditions of Māori within the urban environment, allowing for housing forms that reflect their tikanga and communal living practices. Maintaining and enhancing residential character and amenity (**GRZ-O1, GRZ-O4, GRZ-O8**) can also contribute to protecting culturally significant sites and landscapes where they exist within the zone. Furthermore, by enabling a variety of housing types and supporting well-functioning urban environments (**GRZ-O2, GRZ-O3**), the

	objectives foster community identity and a sense of place, while also providing opportunities for urban environments to reflect Māori design principles, narratives, and connection to place. Place-specific objectives for areas like Kinloch (**GRZ-O10**) ensure that local cultural heritage and identity are considered in development decisions.
Health and Safety (Section 5)	The GRZ objectives support the health and safety of people and communities by promoting well-designed, serviced, and functional residential environments. **GRZ-O2** and **GRZ-O7**, through enabling a variety of housing types and densities, can help reduce housing stress— which is closely linked to poorer health outcomes. Diverse housing options also allow for accessible, supported, or age-appropriate living environments that meet the needs of vulnerable populations. Objectives **GRZ-O1**, **GRZ-O4**, and **GRZ-O8** promote the maintenance of amenity and encourage high-quality design that enhances safety through features like passive surveillance, site layout and wayfinding, that support safety and wellbeing. **GRZ-O3** ensures that non-residential activities are compatible with residential amenity, reducing risks such as noise, pollution, or conflicting land uses that may negatively affect community health. **GRZ-O5** ensures that residential development is supported by appropriate infrastructure and services—such as water supply, wastewater systems, and transport networks—which are essential for protecting public health and reducing hazards. **GRZ-O6** supports the ability of Māori to safely develop papakāinga on ancestral land, promoting culturally responsive housing and associated activities that also consider surrounding land use compatibility. Together, these objectives contribute to resilient, safe, and liveable communities, giving effect to the health and safety outcomes sought in Section 5 of the RMA.

Section 6	The GRZ objectives align with Section 6 by providing for residential development in zoned urban areas, avoiding inappropriate subdivision and use of land in sensitive natural or cultural landscapes. While the objectives do not directly address all matters such as natural character or biodiversity, they support amenity, character, and heritage values where present (**GRZ-O1, GRZ-O4, GRZ-O8**). Importantly, **GRZ-O6** gives effect to Section 6(e) by enabling papakāinga development, recognising the relationship of Māori with ancestral land and supporting cultural traditions within an urban context. The objectives work alongside district-wide provisions and engagement with mana whenua to ensure matters of national importance are recognised and holistically provided for.
Section 7	The GRZ objectives align with Section 7 by promoting the efficient use of land (7(b)) through enabling a variety of housing types and densities within existing urban areas (**GRZ-O2, GRZ-O7**), while ensuring quality design, and that residential amenity is maintained (7(c), 7(f)). Objectives that support safe, attractive streetscapes and well-serviced development (**GRZ-O4, GRZ-O5, GRZ-O8**) contribute to the quality of the environment and overall community wellbeing. **GRZ-O6** reflects the importance of recognising kaitiakitanga and Māori relationships with ancestral land (7(a)), through enabling papakāinga development. Collectively, the objectives support a resilient urban environment (7(j)) that provides for current and future generations.

Objectives – Low Density Residential Zones

LRZ-O1 Elements of the Low Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.

LRZ-O2 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low Density

Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

LRZ-O3 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the Low Density Residential Zone.

LRZ-O4 Ensure that development in the Low Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.

LRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the Low Density Residential Zone and any adjacent zones.

LRZ-O6 Land within the Low Density Residential Zone is used efficiently for residential development that:

- ***a. is sensitive to natural features and landscapes;***
- ***b. is responsive to the planned urban character of neighbourhoods; and***
- ***c. is consistent with any relevant Development Area Plan.***

LRZ-O7 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

LRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

RMA Provision	LRZ-O1 – LRZ-O8
Social wellbeing (Section 5)	The LRZ objectives promote social wellbeing by supporting development that maintains and enhances neighbourhood character and amenity (**LRZ-O1, LRZ-O3, LRZ-O8**), maintaining attractive and well-functioning residential environments. The focus on providing for well-designed development and compatible non-residential activities (**LRZ-O2**) enables residential growth with access to essential local services, without undermining residential character and amenity.

	LRZ-O6 promotes efficient land use while remaining sensitive to the unique character of low-density areas, ensuring development responds to local context and any natural or cultural values. Requiring the provision of adequate infrastructure and services (**LRZ-O4**) supports safe, functional living environments. Importantly, **LRZ-O5** enables whānau, hapū, and iwi to develop papakāinga and associated activities, reinforcing cultural identity and intergenerational housing needs, which are integral to the social wellbeing of Māori. Tailored provisions for areas like Kinloch (**LRZ-O8**) further strengthen community identity and cohesion.
Economic wellbeing (Section 5)	The LRZ objectives support economic wellbeing by enabling residential development that aligns with local character and infrastructure capacity (**LRZ-O4, LRZ-O6**), ensuring that growth can occur without placing undue pressure on services or the environment. The provision for compatible non-residential activities (**LRZ-O2**) allows for small-scale commercial activities or community services that contribute to local economic vitality without compromising residential amenity. By supporting well-designed development and infrastructure provision (**LRZ-O1, LRZ-O4**), the zone encourages investment in quality housing that meets market demand in a low-density setting. **LRZ-O5** also enhances economic wellbeing by enabling papakāinga and ancillary economic activities, which can support intergenerational living and Māori-led housing development, creating opportunities for economic autonomy and sustainable land use. Area-specific provisions (such as **LRZ-O7** and **LRZ-O8**) provide clarity and certainty for development, supporting efficient planning and land value realisation.
Cultural wellbeing (Section 5)	The LRZ objectives actively support cultural wellbeing, particularly through **LRZ-O5**, which enables whānau, hapū, and iwi to use and develop ancestral land for papakāinga. This provision recognises and upholds Māori values, enabling culturally appropriate housing forms

	that reflect tikanga and strengthen intergenerational living and connections to whenua. By allowing papakāinga within the context of the zone's anticipated form and scale, the objectives balance cultural needs with broader planning considerations. More broadly, objectives that maintain and enhance neighbourhood character and local identity (**LRZ-O1, LRZ-O6, LRZ-O8**) contribute to a sense of place and community belonging for all residents. Provisions for place-based development (e.g., Kinloch) also allow cultural and historic values to be reflected in the future character of these areas. The objectives work alongside district-wide provisions and engagement with mana whenua to ensure matters of national importance are recognised and holistically provided for.
Health and Safety (Section 5)	The LRZ objectives contribute to the health and safety of people and communities by supporting the development of low-density, well-designed residential environments that foster community wellbeing (**LRZ-O1, LRZ-O3, LRZ-O8**). By managing adverse effects and requiring that development maintains residential amenity, the objectives help ensure that the LRZ is developed in ways that provide for healthy and safe living conditions. The requirement for adequate infrastructure provision (**LRZ-O4**) ensures residents have access to essential services like water, wastewater, and transport, which are foundational to public health. Encouraging development that is sensitive to natural features and landscape characteristics (**LRZ-O6**) helps reduce environmental risks, such as erosion or flooding. The inclusion of papakāinga provisions (**LRZ-O5**) also contributes to culturally supportive and safe housing for Māori communities, enhancing wellbeing through connection to land and whānau.
Section 6	The LRZ objectives align with Section 6 of the RMA by requiring development be responsive to natural features and landscapes (**LRZ-O6**), in turn protecting the natural character of the environment.

	While the zone primarily focuses on facilitating residential use and development, provisions that support papakāinga development (**LRZ-O5**) give effect to Section 6(e) by recognising and providing for the relationship of Māori with their ancestral land - enhancing cultural connection and kaitiakitanga. By requiring that adverse effects are managed, and that amenity and local character is preserved (**LRZ-O1, LRZ-O3, LRZ-O8**), the objectives also contribute to safeguarding areas with heritage or amenity value where relevant, giving effect to the sustainable management of limited natural resources.
Section 7	The LRZ objectives give effect to Section 7 by encouraging the efficient use and development of residential land (7(b)) while maintaining and enhancing the character and amenity values of the low-density environment (7(c), 7(f)). The emphasis on well-designed development and management of adverse effects (**LRZ-O1, LRZ-O3**) ensures that the quality of the environment is maintained. **LRZ-O5**, which enables papakāinga development, reflects kaitiakitanga and the need to consider the relationship of Māori with land and resources (7(a)), supporting culturally responsive planning. Sensitivity to natural features and landscape characteristics (**LRZ-O6**) demonstrates regard for the intrinsic values of ecosystems (7(d)) and the maintenance of the physical and environmental quality of the area. Together, the objectives support the sustainable development of low-density neighbourhoods that meet the needs of both present and future communities (7(j)).

10.2 – Assessment of Alternative Objectives

Alternative objective considered: MRZ-O8, GRZ-O14 and LRZ-O9 – Small-scale renewable electricity generation and rainwater harvesting systems are provided within the Residential Zones, at household and community scales.		
Advantages	**Disadvantages**	**Reason why discarded**
• Clearly identifies the importance of renewable electricity generation and rainwater harvesting to achieve broader sustainability goals.	• Inclusion of an objective sets strong direction that this is what is required from developments.	• Desired outcome is otherwise provided for in another objective and supported by specific policy provisions. An additional objective is therefore not considered the most efficient way to achieve the purpose of the Act.

Status Quo: ***MRZ-O1 - The maintenance and enhancement of the character and amenity of the MRZ.*** ***GRZ-O1 – The maintenance and enhancement of the character and amenity of the GRZ.*** ***LRZ-O1 - The maintenance and enhancement of the character and amenity of the LRZ.***		
Advantages	**Disadvantages**	**Reason why discarded**
• Concise. • Clearly emphasises the importance of maintenance and enhancement of the MRZ. • Allows for flexible interpretation. • Interpretation is familiar.	• Allows for flexible interpretation. • Lacks direction for growth, lack of reference to 'planned' character. • Not development focussed. • Legislative framework is directing a move from amenity-based planning decisions, in favour of outcomes-based planning. • Does not provide direction that a range	The original objective was discarded due to its lack of reference to urban growth and planned change. By focusing solely on the maintenance and enhancement of character and amenity, it risked reinforcing the status quo and discouraging the intensification needed to meet projected housing demand. A lack of reference to planned urban form may unintentionally create a bias against development that supports housing supply and choice—key outcomes sought in the MRZ and GRZ.

	of dwelling typologies are desirable.	The updated objective proposed reframes amenity and character as elements to be supported where they contribute positively to a planned residential environment.

Status Quo: ***MRZ-O2 - To ensure that development in the MRZ takes into account the capacity of the supporting infrastructure.*** **GRZ-O2 -** ***To ensure that development in the GRZ takes into account the capacity of the supporting infrastructure.*** **GRZ-O3 -** ***To ensure that development in the LRZ takes into account the capacity of the supporting infrastructure.***		
Advantages	**Disadvantages**	**Reason why discarded**
• Interpretation is familiar.	• Anticipated outcomes are not clearly articulated.	Objective is improved through setting of clearer direction.

In summary it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act. This is because they provide clear direction for enabling well-designed residential development that supports housing supply and choice, while managing effects in a way that maintains and enhances amenity and character where it contributes positively to the planned urban form. Unlike the original objectives, the proposed version aligns with the outcomes sought under the RMA and higher-order planning instruments, avoids reliance on subjective amenity values, and ensures the residential zones can respond effectively to growth pressures and community needs over time.

Anticipated outcomes associated with the provision of infrastructure are more clearly articulated, and the different levels of service required for different developments considered in the proposed objectives.

10.3 – Assessment of Provisions

It has been established that the Objectives are the most appropriate way of achieving the purpose of the Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the Objectives. The provisions may relate to more than one Objective.

10.3.1 - Identification of Provision Options

Two options were considered in developing PC44.

1. The first option involved retaining the status quo. Existing provisions provide for a broad range of activities subject to compliance with performance standards.
2. The second option involved a comprehensive review of provisions to provide for increased development potential – especially within the MRZ and GRZ.

Both options, and their relevance to achieving the objectives have been assessed in Appendix D of this report.

10.3.2 - Preferred Provision Option: Medium Density Residential Zone

- **MRZ-P1 Encourage growth and intensification within the MRZ where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.**
- **MRZ-P2 Take any relevant Development Area Plans, strategies or guidelines into account in the design of any development within the MRZ.**
- **MRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.**
- **MRZ-P4 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the MRZ, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.**
- **MRZ-P5 To have regard to the physical resource and investment of existing business activities within the PREC2-KTHD area when considering their on-site development.**
- **MRZ-P6 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**
- **MRZ-P7**
  Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
  Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

- **MRZ-P8 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:**
  - **controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;**
  - **reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;**
  - **minimising impermeable surfaces to increase opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity;**
  - **encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;**
  - **encouraging the use of CPTED principles; and**
  - **requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces and/or open space.**

- **MRZ-P9 Development in PREC1-NEWRZ should:**
  - **be in a form and layout that includes a range of built densities that are appropriate and suited to the physical, landscape and amenity characteristics, natural values and constraints of the land; and**
  - **not adversely affect the amenity of the wider Residential Environment.**

- **MRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.**

B. Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	
• Supports compact urban form, reducing urban sprawl and preserving rural and natural areas. • Promotes efficient land use and provision of infrastructure and services. • Consideration of Development Area Plans ensures development is integrated and responsive to local context. • Avoids establishment of incompatible activities.	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.

• Encourages mixed land use that supports walkability and reductions in vehicle trips. • Supports environmentally sensitive design that considers capacity of existing infrastructure and services, provides for household-scale renewable electricity and rainwater harvesting, requires permeable surfaces and vegetation on sites. • Encourages built form that that is integrated with landscape, meets demand for varied housing typologies and densities, and provides quality living environments for occupants.	
Economic	
• Increases housing supply and choice, supporting housing affordability. • Encourages efficient use of existing urban land and infrastructure, maximising the return on existing investment. • Supports a compact urban form which strengthens the local economy by increasing the number of people within a catchment. • Supports the establishment of small-scale local business, increasing employment opportunity. • Reduces the need to travel for services. • Encourages smarter and more efficient planned infrastructure expenditure over time. • Enabling renewable energy generation activities can contribute to reductions in household utility costs. • Restricting scale of non-residential activity preserves the vitality of the Town Centre Zones.	• Design requirements could increase up-front development costs. • Retention of mature vegetation could reduce available area for development. • Infrastructure capacity policies may delay provision of housing where networks are at capacity. • Restricting scale of non-residential activities limits opportunity for some business activities.
Social	
• Flexibility in application of subjective design criteria provides for a range of development	• Increased density may lead to adverse privacy effects.

scenarios that respond to local context, demand, and changing needs over time. • Provision of a variety of dwelling sizes and typologies provides for the varying wants and needs of the community, and various life stages, income brackets and household types. • Requirement to adhere to Development Area Plans ensures consistency between planning outcomes and community engagement processes. • Provision for non-residential activities increases access to local services. • Reduction in social disruption associated with overburdened infrastructure services. • Enables self-sufficiency associated with energy generation. • Supports better health and wellbeing associated with quality living environments. • Use of CPTED principles enhances public safety.	• Higher design expectations could inadvertently exclude lower-income households if reflected in housing affordability. • Transition in character of some areas may not be desirable to all residents.
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development. • Allows for non-residential activities such as kohanga reo or Hauora facilities.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.

• Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The MRZ provisions are anticipated to contribute positively to economic growth by enabling a greater intensity of residential development within identified locations, allowing for more efficient use of land and infrastructure. MRZ-P1 and MRZ-P9 promote a compact urban form that supports the viability of local services, reduces urban sprawl, and facilitates efficient investment. The focus on high-quality urban design (MRZ-P8) may also attract higher-value development at lower price points and improve market desirability, enhancing property values and local economic resilience.

Allowing for non-residential activities that are compatible with residential character (MRZ-P3) may encourage the establishment of small businesses, home-based enterprises, and services that support local economies, while provisions such as MRZ-P5 acknowledge the importance of maintaining existing commercial investment in specific precincts. The long-term emphasis on sustainability and infrastructure performance (MRZ-P6 and MRZ-P7) ensures that economic benefits are enduring.

The provisions are likely to support employment opportunities both directly and indirectly. The anticipated increase in residential density may generate employment in the construction, infrastructure, and trades sectors in the short to medium term.

Over time, the population increase supported by projected growth would stimulate demand for services, education, health care, hospitality, and retail employment in surrounding areas. Provisions such as MRZ-P3 that enable appropriately scaled non-residential activities within the zone may encourage entrepreneurship, remote working, or professional services to locate within residential areas, increasing accessibility to jobs.

While some restrictions on incompatible uses (MRZ-P4) could limit certain business activities in the MRZ, this is balanced by a clear intent to support business activity that aligns with residential amenity and function. Overall, the provisions promote a balanced approach that encourages employment while protecting the primary residential purpose of the zone.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable growth and intensification in existing urban areas whilst maintaining residential amenity overall - and give effect to higher order documents. The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise. Bulk and location controls are proposed to be relaxed where appropriate.
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
Council has sufficient information and relevant technical reports to inform the review of the MRZ. Not acting would adversely impact the implementation of the Future Development Strategy, the Housing Strategy and would fail to align the District Plan with higher order planning documents.
F. Appropriateness
The MRZ provisions are considered appropriate as they give effect to higher order documents while supporting the zone's objectives. They align with the NPS-UD by enabling well-functioning urban environments through increased housing supply, choice, and land-use efficiency in serviced areas. The provisions implement the Future Development Strategy by directing intensification to planned locations, and support the Regional Policy Statement through compact urban form, infrastructure efficiency (**MRZ-P6**), and environmental responsiveness (**MRZ-P7**). They also reflect the principles of Te Tiriti o Waitangi, enabling Papakāinga and recognising cultural values, particularly through context-sensitive development in places like Kinloch (**MRZ-P10**). Overall, the provisions are appropriate in achieving the purpose of the Act and delivering integrated urban growth.
G. Reasons for deciding on the provisions (s32(1)(b)(iii))
The proposed MRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. They reflect a balanced response to national direction requiring greater housing supply and urban intensification, while also protecting elements that contribute to neighbourhood character, amenity, and infrastructure capacity. The provisions were developed through a process of testing alternative approaches, including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances. Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values. Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the MRZ.

10.3.3 - Preferred Provision Option: General Residential Zone

- **GRZ-P1 - Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the General Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.**
- **GRZ-P2 - Enable growth and intensification within the General Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.**
- **GRZ-P3 - Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.**
- **GRZ-P4 - Minimise reverse sensitivity effects by:**
  a. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
  b. ensuring activities do not compromise the safe operation of the land transport network.
- **GRZ-P5 - Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**
- **GRZ-P6 - Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**
- **GRZ-P7 -**
  a. Provide for Papakāinga on Māori land;
  b. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land;
  c. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.
- **GRZ-P8 - Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.**
- **GRZ-P9 - Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:**
  1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;
  2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;
  3. minimising impermeable surfaces to increase opportunities for on-site

landscaping to be integrated with housing developments, to improve on-site amenity;
4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;
5. encouraging the use of CPTED principles; and
6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.

- GRZ-P10 - Development in PREC1-NEWRZ should:
  a. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
  b. not adversely affect the amenity of the wider Residential Environment.
- GRZ-P11 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.
- GRZ-P12 - Ensure a pattern of development in the Lake Ohakuri Development Plan Area that:
  a) is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and
  b) is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and
  c) exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and
  d) is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and
  e) is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.
- GRZ-P13 - A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in Lake Ohakuri.
- GRZ-P14 Development within DEV3 Nukuhau shall:
  a) enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.
  b) encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan.
  c) achieve an appropriate level of residential amenity and character.
  d) enable the development of a range of housing types, to provide a choice of living environments.
- GRZ-P15 Development within DEV3 Nukuhau shall:
  a) achieve a connected open space and walking-cycling network centred on the

natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses. b) significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated. c) the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Supports compact urban form, reducing urban sprawl and preserving rural and natural areas. • Promotes efficient land use and provision of infrastructure and services. • Consideration of Development Area Plans ensures development is integrated and responsive to local context. • Avoids establishment of incompatible activities. • Encourages mixed land use that supports walkability and reductions in vehicle trips. • Supports environmentally sensitive design that considers capacity of existing infrastructure and services, provides for household-scale renewable electricity and rainwater harvesting, requires permeable surfaces and vegetation on sites. • Encourages built form that that is integrated with landscape, meets demand for varied housing typologies and densities, and provides quality living environments for occupants.	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.
Economic	
• Increases housing supply and choice, supporting housing affordability.	• Design requirements could increase up-front development costs. • Retention of mature vegetation could reduce available area for development.

• Encourages efficient use of existing urban land and infrastructure, maximising the return on existing investment. • Supports a compact urban form which strengthens the local economy by increasing the number of people within a catchment. • Supports the establishment of small-scale local business, increasing employment opportunity. • Reduces the need to travel for services. • Encourages smarter and more efficient planned infrastructure expenditure over time. • Enabling renewable energy generation activities can contribute to reductions in household utility costs. • Restricting scale of non-residential activity preserves the vitality of the Town Centre Zones.	• Infrastructure capacity policies may delay provision of housing where networks are at capacity. • Restricting scale of non-residential activities limits opportunity for some business activities.
Social	
• Flexibility in application of subjective design criteria provides for a range of development scenarios that respond to local context, demand, and changing needs over time. • Provision of a variety of dwelling sizes and typologies provides for the varying wants and needs of the community, and various life stages, income brackets and household types. • Requirement to adhere to Development Area Plans ensures consistency between planning outcomes and community engagement processes. • Provision for non-residential activities increases access to local services. • Reduction in social disruption associated with overburdened infrastructure services. • Enables self-sufficiency associated with energy generation.	• Increased density may lead to adverse privacy effects. • Higher design expectations could inadvertently exclude lower-income households if reflected in housing affordability. • Transition in character of some areas may not be desirable to all residents.

• Supports better health and wellbeing associated with quality living environments. • Use of CPTED principles enhances public safety.	
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development. • Allows for non-residential activities such as kohanga reo or Hauora facilities. • Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
The GRZ provisions are anticipated to contribute positively to economic growth and employment opportunities by enabling a broad variety of housing types and densities (GRZ-P2, GRZ-P14) that respond to market demand and community needs. By facilitating medium-density and comprehensive residential development within a planned urban environment (GRZ-P9, GRZ-P10), the provisions support the construction and development sectors, generate employment across a range of related industries, and promote more efficient use of land and infrastructure (GRZ-P5).	

The increase in housing capacity can help improve affordability and housing accessibility, which are important enablers of workforce attraction and retention, contributing to the district's long-term economic resilience.

Provisions allowing for compatible non-residential activities (GRZ-P3) and home-based businesses also provide opportunities for local business activity and service delivery within residential neighbourhoods.

Collectively, the provisions provide a flexible, enabling framework that supports sustainable economic growth while maintaining the character and function of residential neighbourhoods.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable growth and intensification in existing urban areas whilst maintaining residential amenity overall - and give effect to higher order planning documents.

The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise.

Bulk and location controls are proposed to be relaxed where appropriate.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Council has sufficient information and relevant technical reports to inform the review of the GRZ. Not acting would adversely impact the implementation of the Future Development Strategy, Housing Strategy and would fail to align the District Plan with higher order planning documents.

F. Appropriateness

The GRZ provisions are considered appropriate as they give effect to higher order documents while supporting the zone's objectives. They align with the National Policy Statement on Urban Development (NPS-UD) by enabling well-functioning urban environments that support increased housing supply, diversity, and more efficient use of land within serviced areas.

The provisions are consistent with the Taupō District Future Development Strategy, directing growth to appropriate locations and supporting coordinated infrastructure investment. The Waikato Regional Policy Statement is also given effect to through provisions that manage the effects of urban development, promote compact form, and protect infrastructure capacity.

The GRZ provisions incorporate strong urban design principles and allow for a range of housing typologies, enabling responsive, context-sensitive growth. Provisions for Papakāinga (**GRZ-P7**) also support the principles of Te Tiriti o Waitangi and give effect to section 6(e) of the RMA.

Overall, the provisions are considered appropriate in achieving the purpose of the Act and enabling urban growth in a manner that is integrated, resilient, and aligned with strategic planning direction.
G. Reasons for deciding on the provisions (s32(1)(b)(iii))
The proposed GRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. They reflect a balanced response to national direction requiring greater housing supply and urban intensification, while also protecting elements that contribute to neighbourhood character, amenity, and infrastructure capacity. The provisions were developed through a process of testing alternative approaches, including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances. Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values. Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the GRZ.

10.3.4 - Preferred Provision Option: Low-Density Residential Zone

- **LRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.**
- **LRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.**
- **LRZ-P3 Minimise reverse sensitivity effects by:**
  a) ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
  b) ensuring activities do not compromise the safe operation of the land transport network.
- **LRZ-P4**
  a) Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
  b) Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.
- **LRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**

- **LRZ-P6**
  a) Provide for Papakāinga on Māori land
  b) Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land
  c) Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.
- **LRZ-P7 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.**
- **LRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.**
- **LRZ-P9 Development in PREC1-NEWRZ should:**
  a) be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
  b) not adversely affect the amenity of the wider Residential Zone.
- **LRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.**

B. Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	
• Directing growth in a way that is consistent with the planned character of the Low Density Residential Zone. • Supports sustainable, intergenerational housing options on Māori land in a way that recognises cultural connection to the environment. • Limiting development density in areas unsuitable for residential intensification protects natural features, minimises the requirement for infrastructure expansion, avoids significant risk from natural hazards and maintains open spaces that support environmental sustainability.	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.
Economic	

• Allowing compatible non-residential activities creates opportunities for small-scale, local economic activity—such as home-based businesses—while preserving residential amenity. • Provisions for Papakāinga development support Māori economic self-determination and investment in housing and land use on ancestral land, with intergenerational benefits.	• Infrastructure capacity policies may delay provision of housing where networks are at capacity. • Restricting scale of non-residential activities limits opportunity for some business activities.
Social	
• Supporting Papakāinga development enhances whānau wellbeing by enabling Māori to live on ancestral land in connected, intergenerational communities. • Ensuring development is compatible with residential amenity and neighbourhood character contributes to a sense of safety, place, and community pride. • Requiring consideration of Development Area Plans and guidelines helps deliver coherent neighbourhoods with good access to open space and essential services.	• Transition in character of some areas may not be desirable to all residents.
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.

• Allows for non-residential activities such as kohanga reo or Hauora facilities. • Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The LRZ provisions support economic growth and employment opportunities by enabling moderate, well-managed residential growth (LRZ-P7) that sustains activity in construction and related sectors.

Allowing compatible non-residential activities within the zone (LRZ-P2) facilitates local businesses and home-based employment, contributing to economic diversity without compromising residential amenity.

The provisions for Papakāinga development (LRZ-P6) are particularly significant, promoting Māori economic self-determination through housing and land use investment, and supporting intergenerational wealth creation.

Encouragement of small-scale renewable energy generation and rainwater harvesting (LRZ-P4) offers additional opportunities for local innovation and demand in green technologies. By requiring development to align with existing infrastructure capacity (LRZ-P5), the provisions help ensure efficient and cost-effective investment, reducing barriers to growth.

Furthermore, structure-planned development areas such as PREC1-NEWRZ and Kinloch (LRZ-P9, LRZ-P10) provide certainty for landowners and developers, encouraging confidence and enabling sustainable economic expansion within the zone.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable moderate growth in areas which meet set criteria, whilst maintaining residential amenity overall - and give effect to higher order documents.

The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Council has sufficient information and relevant technical reports to inform the review of the LRZ. Not acting would adversely impact the implementation of the Future Development Strategy, and would fail to align the District Plan with higher order planning documents.
F. Appropriateness
The LRZ provisions are appropriate as they give effect to relevant higher order planning documents and statutory requirements. They align with the National Policy Statement on Urban Development by enabling managed growth that respects the character and environmental constraints of the zone. The provisions support the Taupō District Future Development Strategy by directing growth to suitable areas while protecting infrastructure capacity. They also give effect to the Waikato Regional Policy Statement by promoting sustainable land use and managing reverse sensitivity effects. The inclusion of provisions for Papakāinga development reflects the principles of Te Tiriti o Waitangi and section 6(e) of the RMA, recognising the cultural and social importance of housing on Māori land. Overall, these provisions provide a balanced and context-sensitive framework that supports sustainable growth and community wellbeing within the Low Density Residential Zone.
G. Reasons for deciding on the provisions (s32(1)(b)(iii))
The proposed LRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. The provisions were developed through a process of testing alternative approaches, including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances. Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values. Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the MRZ.

CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, the objectives are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing issues affecting the Residential Zones.

It is considered that the recommended policies and methods outlined above are the most appropriate way for achieving the objective, having considered:

(i) other reasonably practicable options for achieving the objectives; and
(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives.

APPENDIX A - SIGNIFICANCE OF THE EFFECTS

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the Proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	• Increase housing options and typologies in residential areas in the district. • Encourage and enable sustainable initiatives such as rainwater harvesting, and household scale renewable energy generation. • Enable iwi and hapū to live on and develop appropriate housing options on ancestral and Māori-owned land	• Medium
2. Degree of shift from the status quo (current approach)	• Elements of the status quo will remain, but the changes described above.	• Medium
3.Environmental effects	• Will encourage and enable sustainable initiatives such as rainwater harvesting, and household scale renewable energy generation.	• Medium
4. Economic effects	• Will enable different housing typologies and options which will encourage redevelopment	• Medium
5.Cultural effects	• PC44 will result in an improved ability for iwi and hapū to provide for living on ancestoral and/or maori owned land. It will also encourage increased housing typologies on this land.	• Medium

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
6.Social effects	• Over recent years, there has been a shortage of housing in the district and a lack of affordable housing (see Council's Housing Strategy https://www.taupodc.govt.nz/council/plans-and-strategies/district-strategies/housing-strategy). PC44 will encourage intensification and an increase in housing typologies which will hopefully increase the housing options available, including affordable options	• High
3. Who and how many will be affected?	• All residentially zoned properties will be affected. The majority of the district's population lives in residentially zoned properties.	• High
4. Degree of impact on, or interest from iwi/Māori	• Iwi/māori will be impact through the papakāinga provisions that encourage such development.	• Medium

APPENDIX B – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

Regional Policy Statement

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-O1 – Integrated Management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	The MRZ, GRZ, and LRZ provisions collectively support the integrated management of natural and physical resources by providing for residential growth in a manner that responds to existing land characteristics, infrastructure capacity, and planned urban form. Actual or potential adverse effects resulting from intensification are managed through provisions that manage density, require sustainable infrastructure use, and encourage the uptake of renewable energy and rainwater harvesting systems. The inclusion of Papakāinga provisions across all zones supports cultural values and intergenerational needs, while structure planning requirements and development area frameworks ensure that intensification and growth is sensitive to natural features and processes, and the surrounding environment.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Together, these provisions acknowledge the interrelationship between environmental, social, economic and cultural wellbeing, and reinforce a collaborative, place-based approach to resource management.
IM-O2 – Resource Use and Development Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: 1. access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry; 2. the life supporting capacity of soils, water and ecosystems to support primary production activities; 3. the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists; 4. access to the significant mineral resources of the region; and 5. the availability of water for municipal and domestic supply to people and communities	The MRZ, GRZ, and LRZ provisions give effect to the regional objective of recognising and providing for the sustainable use of natural and physical resources by directing residential intensification to existing urban areas, thereby avoiding urban sprawl into sensitive locations such as those used for renewable energy generation. Taupō is a major provider of renewable energy in New Zealand, and safeguarding this nationally significant resource is essential for long-term energy security and climate resilience. By focusing growth within established residential zones and managing reverse sensitivity effects, the provisions help to protect the continued operation of energy infrastructure from incompatible residential encroachment. This approach maintains the availability and viability of the district's renewable energy resources, while enabling urban growth in a manner that supports the economic, social, and cultural wellbeing of communities

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	without compromising the sustainability of regionally significant infrastructure.
IM-O5 – Climate change Land use is managed to: 2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	The MRZ, GRZ, and LRZ provisions support the reduction of greenhouse gas emissions and promote urban climate resilience by focusing growth within existing urban areas where infrastructure and services are already established. This approach reduces car dependency, limits the need for new greenfield development, and supports more energy-efficient living patterns. Provisions that encourage higher densities in appropriate locations enable walkable neighbourhoods and support the viability of public and active transport modalities. Requirements to ensure development aligns with infrastructure capacity further promote efficient land use and reduce the emissions associated with network expansion. The promotion of small-scale renewable energy and rainwater harvesting systems supports household-level climate adaptation and emissions reduction.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Collectively, these provisions give effect to the RPS direction by embedding low-carbon, climate-resilient principles in the design and location of urban growth.
IM-O7 – Relationship of Tangata Whenua with the Environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 2. the role of tangata whenua as kaitiaki.	The MRZ, GRZ, and LRZ provisions recognise and provide for the relationship of tangata whenua with the environment by enabling the development and use of ancestral land for Papakāinga across all residential zones. The provisions support the expression of tikanga Māori and the application of mātauranga Māori in land use and housing, while promoting intergenerational living and cultural connection. The recognition of Papakāinga on both Māori - and general land owned by Māori, where ancestral ties can be demonstrated - strengthens the role of tangata whenua as kaitiaki and supports long-term cultural and social wellbeing. PC44 is thus considered to align with section 6(e) of the RMA and give effect to the RPS by embedding tangata whenua values in residential planning and ensuring Māori are supported in exercising rangatiratanga over their land and resources.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	PC44 provisions promote the sustainable and efficient use of natural and physical resources by focusing growth within established urban areas where infrastructure already exists. A compact urban growth pattern reduces land consumption, avoids unnecessary infrastructure expansion, and supports more efficient service delivery over time. Development is encouraged in a way that aligns with planned urban form, minimising land fragmentation and maximising the utility of existing transport, water, and energy networks. The provisions also encourage low-impact design approaches and support the uptake of sustainable building practices, contributing to reduced waste generation and long-term resource efficiency. In doing so, the plan change supports the responsible use of land and infrastructure, consistent with the RPS direction for managing resources sustainably across generations.
IM-O9 – Amenity	The residential zone provisions carefully balance the need to maintain valued amenity whilst providing enough housing supply, and

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.; and 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.	acknowledging the consequential change that will occur within established urban environments. They recognise that amenity is dynamic and evolves alongside the needs of people and communities, particularly as intensification occurs. Built development is guided to respond positively to local character and context, with a focus on creating high-quality, safe, and attractive neighbourhoods that support wellbeing. At the same time, the provisions acknowledge that some change to established amenity is both necessary and appropriate to support housing supply, resilience, and affordability. By providing clear direction for design quality while allowing flexibility for diverse housing outcomes, the plan change aligns with the RPS by managing amenity as a living concept—protecting what is important to some communities, while providing adequate supply to meet projected growth.
IM-P1 – Integrated approach An integrated approach to resource management will be adopted that:	The plan change adopts an integrated approach to resource management by recognising the interconnectedness of natural and physical resources and the importance of coordinated decision-making across agencies and boundaries.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries; 2. maximises the benefits and efficiencies of working together; 3. recognises the multiple values of natural and physical resources including ecosystem services; 4. responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur; 5. maximises opportunities to achieve multiple objectives; 6. takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends; 7. applies consistent and best practice standards and processes to decision making; and 8. establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.	It supports efficient and collaborative management practices that maximise multiple benefits, including ecosystem services, while responding to the range of potential effects and cumulative impacts of development over time. The approach is strategic and forward-looking, taking into account evolving environmental conditions and resource use pressures. By applying standards and establishing clear frameworks for growth and resource limits, the plan change ensures that urban development occurs sustainably and harmoniously within the broader landscape and community context. This holistic framework aligns with the RPS objective to manage resources in a balanced, efficient, and adaptable manner.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-P5 – Maintain and enhance areas of amenity value Areas of amenity value are identified, and those values are maintained and enhanced. These may include: 1. areas within the coastal environment and along inland water bodies; 2. scenic, scientific, recreational or historic areas; 3. areas of spiritual or cultural significance; 4. other landscapes or seascapes or natural features; and 5. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.	The PC44 framework contributes to the maintenance and enhancement of amenity values by managing the form and scale of development in a way that responds to local character and environmental sensitivities. While the plan change enables intensification in appropriate areas, it also ensures that development respects the character and amenity of the receiving environment in which it is located. Through strategic spatial planning and setting of design expectations, the provisions suitably avoid adverse effects on valued amenity features and reinforce the importance of high-quality environments for current and future communities. This approach aligns with the RPS policy by integrating growth with protection of the qualities that make places distinctive, attractive, and meaningful.
EIT-O1 – Energy Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:	PC44 supports a more sustainable and efficient energy system by concentrating residential growth within existing urban areas, reducing the need for greenfield expansion and associated infrastructure extensions proximate to established renewable energy facilities and activities.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. increases efficiency; 2. recognises any increasing demand for energy; 3. seeks opportunities to minimise demand for energy; 4. recognises and provides for the national significance of electricity transmission and renewable electricity generation activities; 5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation; 6. reduces reliance on fossil fuels over time; 7. addresses adverse effects on natural and physical resources; 8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and 9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.	A compact growth pattern helps manage energy demand by supporting efficient service delivery and promoting built environments that enable lower per-capita energy use. The residential provisions also encourage small-scale renewable energy generation and energy-conscious urban design, reducing reliance on fossil fuels over time. By limiting residential encroachment towards rural and industrial areas, the plan change helps protect nationally and regionally significant renewable energy generation and transmission infrastructure from reverse sensitivity effects, and supports the continued operation, maintenance, and future development of these essential systems. This integrated approach recognises the technical and spatial needs of energy infrastructure while helping ensure secure, low-emissions energy supply for current and future communities.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
EIT-P1 – Significant infrastructure and energy resources Management of the built environment ensures particular regard is given to: 1. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected; 2. the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and 3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.	The residential zones framework gives particular regard to the protection - and efficient use - of regionally significant infrastructure by directing growth to areas where capacity already exists or can be readily provided. This reduces pressure on rural or undeveloped areas where renewable electricity generation or transmission infrastructure may be located, thereby avoiding land use conflicts and reverse sensitivity effects. The plan change also supports the ongoing operation and development of energy infrastructure by recognising the locational and technical constraints associated with renewable electricity generation and transmission activities. In doing so, it aligns with the RPS policy direction by enabling residential development in a way that safeguards the effectiveness of critical infrastructure while supporting the transition to low-emissions energy systems that benefit local and national communities.
HCV-O1 – Historic and cultural heritage	The proposed plan change supports the protection, maintenance, and enhancement of historic and cultural heritage by ensuring residential development responds sensitively to the existing character and context of the built and natural environment. While enabling growth, the provisions

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	encourage design that integrates with the landscape and respects the identity of established communities, including areas with known cultural or historic significance. Opportunities for tangata whenua to develop ancestral land for Papakāinga also contribute to the recognition and continuation of Māori cultural values and connections to place. This approach aligns with the RPS objective by embedding heritage awareness into the planning and development framework, helping to safeguard the region's historical and cultural identity as the urban environment evolves.
HCV-P1 – Managing historic and cultural heritage Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	Proposed PC44 contributes to the integrated management of historic and cultural heritage and the relationship of Māori to taonga by embedding provisions that support respectful and context-sensitive development across residential zones. It encourages development that aligns with local character and identity, while also enabling Papakāinga, which supports the cultural continuity of tangata whenua and their connection to ancestral land. This supports the expression of cultural identity, intergenerational living, and kaitiakitanga,
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
HCV-P3 – Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	allowing Māori to maintain their connection with whenua in a way that aligns with tikanga and mātauranga Māori. The planning framework – and TDC's wider statutory agreements - reflects a broader commitment to partnership and cooperation in land use planning, supporting improved understanding of cultural values and promoting planning decisions that respect and protect heritage resources. This aligns with the RPS policies by fostering consistency and collaboration in the way heritage is recognised and managed throughout the district.
NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	The proposed plan change supports the protection of natural character by focusing residential intensification within existing urban environments, thereby reducing pressure for expansion into sensitive areas such as lakes, rivers, and their margins. Development is required to occur in a manner that is consistent with planned urban form and avoids inappropriate encroachment into landscapes where natural character values are high.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Urban design expectations applying in MRZ and GRZ also encourage landscaping, retention of vegetation, and sensitivity to surrounding natural features. This approach aligns with the RPS objective by helping to safeguard the natural character of the district's valued waterbodies and their margins from adverse development effects.
NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character;	PC44 takes a precautionary and context-sensitive approach to protecting natural character by directing residential growth and intensification away from areas with high natural values - including the margins of lakes, rivers, and wetlands. By providing for intensification within established urban areas, the provisions reduce the need for development in locations where natural elements are dominant or natural character is pristine. Where development is proposed proximate to these features, provisions promote design outcomes that avoid significant adverse effects and encourage mitigation and enhancement, such as on-site landscaping and stormwater management. The plan change aligns with the RPS policy by recognising the varying degrees of natural character across the district and

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	tailoring the scale and type of development accordingly, while supporting the long-term restoration and resilience of valued natural areas.
UFD-O1 – Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes;	PC44 as proposed supports the creation of well-functioning urban environments by enabling compact, planned residential growth within existing urban zones, in alignment with Council's Future Development Strategy. It integrates land use with infrastructure and transport planning by directing development to areas with existing or planned service capacity, reducing pressure on natural and rural environments and minimising reverse sensitivity conflicts. The provisions also support a range of housing typologies, including Papakāinga, improving housing choice and enabling

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;	Māori to express cultural traditions within the urban fabric. Environmental outcomes are promoted through urban design expectations that enhance amenity, reduce impermeable surfaces, and support small-scale renewable energy generation. By prioritising intensification over sprawl, the plan change contributes to emissions reduction, resilience to climate change, and the long-term efficiency and sustainability of infrastructure networks. In doing so, it gives strong effect to the integrated and multi-dimensional outcomes sought by the RPS objective for the built environment.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; b. improve housing choice, quality, and affordability; c. enable a variety of homes that enable Māori to express their cultural traditions and norms; d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;	

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
e. improves connectivity within urban areas, particularly by active transport and public transport; f. take into account the values and aspirations of hapū and iwi for urban development.	
UFD-P1 - Planned and co-ordinated subdivision, use and development Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: 1. has regard to the principles in APP11; 2. recognises and addresses potential cumulative effects of subdivision, use and development; 3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and 4. has regard to the existing built environment.	PC44 as proposed supports co-ordinated and compact growth by encouraging intensification of existing environments, in alignment with Council's Future Development Strategy. The proposed plan change directly accords with the development principles in APP11 of the RPS, notably through encouraging growth within existing urban areas in preference to the creation of new ones, reinforcing a strong urban/rural boundary, ensuring development is efficiently and effectively serviced, and providing for the relationship of tangata whenua with their land. Land use and development is integrated with infrastructure and transport planning by directing development to areas with existing or planned service capacity, reducing pressure on natural and rural environments and minimising reverse sensitivity conflicts.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Urban design requirements ensure sufficient regard is had to the existing built environment.
UFD-P2 – Co-ordinating growth and infrastructure Management of the built environment ensures: 1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: a. optimise the efficient and affordable provision of both the development and the infrastructure; b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; c. protect investment in existing infrastructure; and d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; 2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is	The provisions for the MRZ, GRZ and LRZ collectively promote a co-ordinated and efficient pattern of urban development that aligns with existing and planned infrastructure capacity. By directing intensification primarily within established residential zones—where infrastructure is already available or planned for upgrade—the provisions optimise the timing and cost-effectiveness of infrastructure delivery, helping to protect existing investment and avoid premature or ad hoc servicing. The plan change as proposed supports the integration of growth and transport networks, with provisions explicitly requiring that development does not compromise the safe, efficient or sustainable functioning of roading and infrastructure systems. Spatial development is aligned with Council's Future Development Strategy, which informs long-term planning across the region, including Regional Land Transport Plan reviews. The provisions also enable private infrastructure provision where appropriate, while safeguarding the role and function of public

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; 3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and 4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and 5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	infrastructure. This approach ensures that the development of the built environment occurs in a way that is consistent with the outcomes sought by UFD-P2.
UFD-P3 – Marae and papakāinga To recognise the historical, cultural and social importance of marae and papakāinga and to provide for their ongoing use and development.	PC44 provisions introduce an enabling framework for Māori to develop papakāinga on ancestral land, providing adequate recognition of the importance of this type of development.
UFD-P4 – Energy demand management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	As discussed extensively preceding, the proposed provisions would result in a compact urban environment where a variety of activities may co-

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	locate. This inevitably would result in reduced vehicle trips, energy demand and waste production.

National Policy Statements – National Policy Statement on Urban Development

Provision:	Plan change provisions
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The MRZ, GRZ, and LRZ provisions contribute differently to achieving a well-functioning urban environment as sought through Objective 1 of the NPS-UD. The MRZ enables a higher level of housing supply and choice in areas with good access to jobs, services, and public transport - supporting social, economic, and health outcomes through efficient land use and increased accessibility. GRZ provisions allow for high to moderate growth with a greater focus on maintaining neighbourhood character, which can support community cohesion and cultural wellbeing, though with less intensity than MRZ. The LRZ prioritises lower densities in areas where constraints such as infrastructure limitations, natural hazards, or environmental sensitivities make more intensive development inappropriate. While it offers less housing capacity, the LRZ provisions play a key role in protecting people's health and safety and ensuring development occurs in a manner that responds to local conditions. Collectively, the provisions offer a range of housing options, but careful monitoring is needed to ensure they continue to meet the needs of all people and communities now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The MRZ, GRZ, and LRZ provisions collectively contribute to improving housing affordability by enabling a more competitive land and development market. MRZ provisions support increased development capacity in well-located areas, reducing barriers to intensification and encouraging a broader mix of housing types. This creates opportunities for more affordable housing typologies and supports market responsiveness. GRZ provisions offer moderate capacity that can complement MRZ areas, contributing to supply while managing change at a pace aligned with community expectations and established neighbourhood character. The LRZ, while more constrained in its capacity, is applied in areas where development intensity would be inappropriate due to identified constraints, ensuring that housing supply is not limited for character reasons alone. Together, the zone framework enables greater market choice and flexibility, supporting a more competitive housing environment that can help moderate price pressures over time.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: a) **the area is in or near a centre zone or other area with many employment opportunities**	The MRZ, GRZ, and LRZ provisions have been spatially applied to give effect to Objective 3 by enabling more people to live in areas that are well-connected, strategically located, or subject to high demand. MRZ zoning has been prioritised in locations near centres, employment nodes, and areas well-served by existing or planned public transport, ensuring that higher density development is focused where it can most effectively support access to jobs, services, and infrastructure. GRZ has been applied in surrounding areas to allow for moderate intensification while maintaining residential character, also enabling additional housing supply within proximity to key urban amenities.

b) **the area is well-serviced by existing or planned public transport** c) **there is high demand for housing or for business land in the area, relative to other areas within the urban environment.**	LRZ has been limited to locations where development constraints exist, such as hazards or infrastructure limitations, and is not used to limit capacity in otherwise suitable urban areas. Overall, the zone framework supports a pattern of development that directs growth to the most appropriate and accessible locations, consistent with enabling well-functioning urban environments.
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The MRZ, GRZ, and LRZ provisions support the evolving nature of urban environments by providing a framework that enables development to respond to the changing needs of people and communities over time. MRZ and GRZ – where appropriate - provisions collectively facilitate a significant uplift in housing capacity, encouraging a greater diversity of housing typologies that reflect evolving demographic, social, and economic trends. This enables amenity to change gradually in response to increased density and urban vibrancy. LRZ provides for residential scale development to meet projected demand in areas where a more sensitive approach is required due to environmental, infrastructural, or hazard-related constraints, ensuring development still responds to long-term needs but within appropriate limits. Together, the residential zones enable urban environments to evolve while managing effects on amenity values and ensuring that future generations can access well-functioning, adaptable urban spaces.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	The proposed provisions have been developed in a manner that takes into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), including partnership, participation, and active protection. Engagement with tangata whenua has informed the spatial application of zones, particularly in relation to areas of cultural significance and environmental sensitivity. The zoning framework seeks to enable Māori

	to exercise kaitiakitanga and support housing and development outcomes for Māori communities, including through provisions that do not unduly constrain Māori-led housing initiatives. Across all zones, ongoing opportunities for tangata whenua involvement in decision-making are supported, helping ensure that urban development is consistent with Te Tiriti principles and responsive to the aspirations of mana whenua.
Objective 6: Local authority decisions on urban development that affect urban environments are: **a) integrated with infrastructure planning and funding decisions; and** **b) strategic over the medium term and long term; and** **c) responsive, particularly in relation to proposals that would supply significant development capacity.**	The MRZ, GRZ, and LRZ provisions have been developed to ensure local authority decisions on urban development are integrated with infrastructure planning and funding, and are strategic and responsive over the medium and long term. MRZ and GRZ have been applied in areas where infrastructure capacity either exists or can be feasibly upgraded, aligning with council's long-term infrastructure strategies and growth projections. LRZ has been applied where infrastructure constraints or environmental factors limit capacity to service development, ensuring that intensification does not outpace the ability to service growth.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	The MRZ, GRZ, and LRZ provisions are informed by robust and regularly updated information about the urban environment, including housing and business capacity assessments, infrastructure modelling, and demographic projections. The spatial application of each zone reflects an evidence-based understanding of housing demand, land suitability, infrastructure availability, and environmental constraints. MRZ and GRZ have been directed to areas where data supports growth potential and alignment with transport and amenity access, while LRZ responds to identified limitations, such as natural hazards or servicing constraints.

Objective 8: New Zealand's urban environments: **a) support reductions in greenhouse gas emissions; and** **b) are resilient to the current and future effects of climate change.**	The provisions collectively support reductions in greenhouse gas emissions and enhance resilience to the current and future effects of climate change. MRZ encourages more compact development in well-serviced locations, reducing reliance on private vehicles and supporting active and public transport options, which lowers emissions. GRZ allows for moderate intensification that can similarly support more sustainable travel patterns. LRZ is applied in areas where development intensity must be limited due to environmental sensitivities or hazards, helping to manage climate risks such as flooding or erosion. Together, the zoning framework promotes sustainable urban form and growth patterns that contribute to emission reductions and improved climate resilience for communities now and into the future.
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: **a) have or enable a variety of homes that:** **(i) meet the needs, in terms of type, price, and location, of different households; and** **(ii) enable Māori to express their cultural traditions and norms; and** **b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and**	The MRZ, GRZ, and LRZ provisions collectively contribute to well-functioning urban environments by enabling a diverse range of housing types that meet different household needs, including providing opportunities for Māori to express cultural traditions through development outcomes. These zones also provide for non-residential activities, with locational and size diversity suitable for different sectors. They promote good accessibility between homes, jobs, community services, and open spaces, prioritising public and active transport connections to enhance mobility for all. The zoning framework also supports competitive land and development markets by providing varied development opportunities while managing constraints. Furthermore, the provisions encourage urban forms that reduce greenhouse gas emissions through compact, connected development and enhance resilience to current and future climate change impacts by considering environmental sensitivities and hazards. Together, these policies help create sustainable, inclusive, and adaptable urban environments.

c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and **d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and** **e) support reductions in greenhouse gas emissions; and** **f) are resilient to the likely current and future effects of climate change.**	
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	The MRZ, GRZ, and LRZ provisions collectively ensure that Tier 1, 2, and 3 local authorities provide sufficient development capacity to meet expected housing and business land demand over the short, medium, and long term. MRZ and GRZ together provide significant capacity for higher-density housing in well-located areas, supporting growth in response to market demand, a densities appropriate for each zone. Given the purpose of PC44 is to enable intensification of the existing residential environment, additional capacity is limited within LRZ. Demand has been projected over the short-, medium- and long-terms to determine there is no significant demand for this housing typology.

	Together, the provisions support a balanced and realistic supply of development opportunities aligned with demand forecasts, enabling Council to meet statutory requirements and strategic growth objectives.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: **a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and** **b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and** **c) building heights of at least 6 storeys within at least a walkable catchment of the following:** **(i) existing and planned rapid transit stops** **(ii) the edge of city centre zones** **(iii) the edge of metropolitan centre zones; and** **d) within and adjacent to neighbourhood centre zones, local centre zones, and town**	The MRZ, GRZ, and LRZ provisions support the implementation of Policy 3 by enabling appropriate building heights and urban densities in response to demand and proximity to centres, transport, and services. While the provisions do not directly apply to city centre or metropolitan centre zones, MRZ has been applied within walkable catchments of key centres and planned public transport nodes, supporting intensification through provisions that enable three or more storeys as a baseline. GRZ provisions complement this by enabling moderate-density development adjacent to these areas and in locations with a slightly lower level of accessibility, while still contributing meaningfully to capacity and housing choice. LRZ is limited to areas where constraints prevent intensification. This zoning approach supports a coherent intensification strategy aligned with Policy 3 by ensuring density is enabled where it delivers the most benefits.

centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	Although the Taupō District is a Tier 3 urban environment, the NPS-UD encourages Tier 3 authorities to do the things that Tier 1 and 2 authorities are mandated to do. The MRZ, GRZ, and LRZ provisions reflect the intent of Policy 4 by only modifying the building height or density requirements set out in Policy 3 where a qualifying matter applies, consistent with Subpart 6 of the NPS-UD. In areas where qualifying matters such as natural hazards, infrastructure constraints, or significant ecological values have been identified, the zoning has been adjusted accordingly — most often through application of the LRZ or by modifying height and density expectations in MRZ and GRZ. These modifications are limited to the extent necessary to accommodate the identified constraints while still enabling as much development capacity as reasonably practicable. This approach ensures that qualifying matters are appropriately accounted for without undermining the broader objectives of intensification, housing supply, and urban efficiency.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:	The proposed provisions have been developed to give effect to Policy 5 by enabling building heights and urban densities that are commensurate with either accessibility or demand, whichever is greater.

a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or **b) relative demand for housing and business use in that location.**	MRZ has been applied in areas with high accessibility to commercial activities, community services, and existing or planned public and active transport, ensuring that urban form reflects the locational advantages of these areas. The GRZ – being the majority of Taupō's residential environment – experiences elevated housing demand. Thus, comprehensive housing development provisions enable intensification in areas with medium levels of accessibility or demand, supporting a gradual transition in density across the urban fabric. LRZ has only been applied in areas where environmental or infrastructure constraints limit the suitability of more intensive development. This tiered zoning approach ensures development capacity aligns with accessibility and market conditions, as required under Policy 5.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: **a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement** **b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:**	The MRZ, GRZ, and LRZ provisions have been developed with particular regard to the matters set out in Policy 6. The planned urban built form reflects a deliberate response to the NPS-UD, enabling intensification and a shift in housing patterns that will involve significant change in parts of the urban environment. While these changes may alter amenity values experienced by some individuals, they will enhance amenity for others — particularly through greater housing choice, improved accessibility, and more vibrant neighbourhoods. These anticipated changes are not considered adverse effects in themselves, but are a necessary and positive outcome of enabling a well-functioning urban environment. The provisions are consistent with the planned urban form anticipated in higher-order documents and make a meaningful contribution to development capacity targets.

(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity e) the likely current and future effects of climate change.	In addition, the zoning approach considers the current and future effects of climate change by directing growth to resilient, accessible locations and limiting development in more constrained or hazard-prone areas.
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	The MRZ, GRZ, and LRZ provisions support the housing bottom lines set in accordance with Policy 7 by enabling sufficient development capacity across the short, medium, and long term – as identified in the Future Development Strategy.

	MRZ and GRZ collectively provide the greatest uplift in potential yield - particularly in accessible and high-demand areas, ensuring that significant housing capacity is available to meet projected needs. LRZ is applied only where constraints justify limitations on density, and is not used to undermine the ability to meet bottom lines. The combined capacity enabled by these zones has been assessed against housing demand forecasts to ensure that the district plan contributes appropriately to meeting the short-medium and long-term housing bottom lines required under the NPS-UD.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: a) **unanticipated by RMA planning documents; or** b) **out-of-sequence with planned land release.**	The MRZ, GRZ, and LRZ provisions sit within a wider planning framework that is responsive to proposals which would significantly increase development capacity and contribute to well-functioning urban environments, even if those proposals are unanticipated by existing planning documents or are out of sequence with planned land release. The ODP contains provisions for structure plans to be prepared for new areas of residential land, providing a clear and transparent pathway for assessing such proposals. This process ensures that key considerations — including infrastructure provision, transport connections, environmental constraints, cultural values, and alignment with the NPS-UD — are addressed before enabling significant new development. It allows the district to respond to growth pressures and market opportunities in a strategic and integrated way, ensuring development remains consistent with long-term wellbeing and urban efficiency while maintaining flexibility to support emerging housing and business needs.

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: **a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and** **b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and** **c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and** **d) operate in a way that is consistent with iwi participation legislation.**	The MRZ, GRZ, and LRZ provisions have been developed in a manner consistent with Policy 9, recognising and upholding the principles of Te Tiriti o Waitangi through meaningful partnership with iwi and hapū. Taupō District Council has formalised these relationships through joint management agreements and a Mana Whakahono ā Rohe agreement with iwi in the rohe, which provide a statutory framework for collaborative decision-making. The preparation of Plan Change 44 has been guided by these agreements, ensuring early and tikanga-consistent engagement in the plan-making process. The values and aspirations of tangata whenua have been actively considered in the spatial application of zones; this is particularly the case where Māori-led development outcomes are anticipated such as in papakainga developments. In addition, these agreements provide opportunities for Māori to participate in decision-making on resource consents and other processes affecting sites and issues of cultural importance. This approach ensures PC44 operates in a manner that gives practical and meaningful effect to Te Tiriti and supports the long-term wellbeing, mana, and self-determination of Māori within Taupō's urban environments.

Policy 10: Tier 1, 2, and 3 local authorities: **a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and** **b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and** **c) engage with the development sector to identify significant opportunities for urban development.**	The MRZ, GRZ, and LRZ provisions have been developed in alignment with Policy 10 by ensuring that land use and zoning decisions are integrated with broader urban planning efforts across jurisdictional boundaries and in close collaboration with key stakeholders. Taupō District Council works alongside neighbouring councils and agencies through regional forums and planning processes to ensure consistent and coordinated implementation of the NPS-UD. In preparing Plan Change 44, Council has engaged with providers of development and additional infrastructure to ensure zoning decisions are supported by infrastructure capacity and investment planning. Engagement with the development sector has also informed development of the provisions, helping identify areas of high demand, emerging market trends, and potential development opportunities. This collaborative approach ensures that the zoning framework supports integrated, feasible, and strategically aligned urban growth.
Policy 11: In relation to car parking: **a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and** **b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.**	PC44 does not affect the TRANSPORT chapter of the District Plan, nor does it impose any car parking requirements.

APPENDIX C – STRATEGIC DIRECTIONS

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
CC-O1	Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.	The Residential Zones contribute to positive climate change outcomes by influencing energy consumption, transportation and land use patterns. This is primarily achieved by establishing compact urban areas and providing for mixed land use – allowing businesses and services to locate proximate to residential areas - to reduce demand on transport and infrastructure.
CC-O2	Subdivision, use and development of land in the Taupō District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Māori.	The Residential Zones, and concentration of vulnerable activities, are located outside of areas prone to natural hazards. Resilience at the household scale is encouraged. Land subject to natural hazard events is not zoned for residential purposes.
CC-O3	The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.	Consolidating urban areas reduces reliance on fossil fuels, and intensification better utilises available land that is free from modelled hazard events. Encouraging rainwater harvesting and other forms of renewable energy at the household scale assists with climate change adaptation imperatives.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
CC-P1	Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.	Consolidating urban form and providing for mixed-use activities contributes to a reduction in greenhouse gas emissions and decarbonisation.
CC-P3	Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development, the resulting land use and the infrastructure required to service that development.	The Residential Zones accommodate a large percentage of the District's built form. The Policy and rules framework of the Plan provide for additional development potential through intensification, which directly correlates with reductions in greenhouse gas emissions and infrastructure efficiency.
CC-P4	Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.	Residential Zones, and particularly those where higher densities are anticipated, are located in areas free of natural hazards. No additional areas of land are rezoned for residential land uses unless they are demonstrated to be free of natural hazards and proximate to established urban areas.
CC-P5	Recognise and provide for renewable electricity generation activities to facilitate decarbonisation of the economy and reduce greenhouse gas emissions.	The Taupō District contributes significantly to the supply of renewable electricity to New Zealand, through geothermal and hydro generation facilities. Residential Zones are located to avoid potential

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		reverse sensitivity effects on established renewable energy facilities, to enable their continued operation. The plan change also seeks to enable renewable energy activities at a household scale, helping to reduce greenhouse gases.
FWQ-O1	Subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, to benefit freshwater ecosystems, the wider environment, and the community.	Intensification and development is located in areas serviced by reticulated networks, and particularly stormwater networks. Rainwater harvesting systems are excluded from bulk and location standards to encourage uptake in these systems. Lots located in the Low Density Residential Zone are of sufficient size to adequately accommodate stormwater drainage to ground. Permeability standards facilitate infiltration and stormwater quality treatment. The Foreshore Protection Area around Lake Taupō is retained.
FWQ-P1	Recognise the importance of waterbodies to tangata whenua and the wider community.	The Council has Joint Management Agreements with Ngāti Tūwharetoa, Raukawa Settlement Trust, and Te Arawa River Iwi Trust which are premised on sustaining the mauri of waterbodies important to tangata whenua. PC44 is progressed in accordance with the principles of the JMAs.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
FWQ-P2	Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management and land use planning.	Development in the Residential Zones is sensitive to the environment in which it is located and utilises infrastructure efficiently. Natural landform and features are a relevant consideration for redevelopment. Policy and provisions align with higher order planning documents, including the WRPS.
FWQ-P5	Manage subdivision, use and development of land, in a manner consistent with Te Mana o te Wai, that restores, protects and enhances the mana, mauri, health and wellbeing of the District's waterbodies, freshwater ecosystems and receiving environments.	Development in the Residential Zones is required to manage on-site stormwater to ensure the mauri of waterbodies is maintained, and that the principles of Te Mana o Te Wai are upheld.
FWQ-P6	Recognise and provide for the relationship of tangata whenua as kaitiaki with waterbodies.	The Council has Joint Management Agreements with Ngāti Tūwharetoa, Raukawa Settlement Trust, and Te Arawa River Iwi Trust which are premised on sustaining the mauri of waterbodies important to tangata whenua. PC44 is progressed in accordance with the principles of the JMAs.
LD-O1	Provide for and manage urban growth so as to achieve the sustainable management of the District's natural and physical resources.	The Residential Zones provide for urban growth, through intensification of existing areas to utilise land and infrastructure

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-O2	Ensure that the subdivision and development of Urban Growth Areas for new urban growth occurs by way of a comprehensive Taupō District Development Plan Process and plan change.	efficiently, and identification of Urban Growth Areas to be developed through the Structure Plan process.
LD-O3	Ensure the maintenance of an appropriate and sufficient level of community infrastructure within existing serviced areas.	Growth demand and projections are modelled through the Future Development Strategy, and provision of infrastructure through the Long-Term Plan. The District Plan gives effect to both of these documents, by restricting growth where it is not anticipated or supported by a suitable level of infrastructure.
LD-O4	Avoid the degradation of Taupō District's lakes, waterways and aquifers from effluent and waste water resulting from land development.	Residential development is generally of a scale and density that disposal of effluent and wastewater occurs via reticulated network, and is thus treated before being discharged to ground. For the Taupō urban area, where most intensification is anticipated to occur, the discharge is located outside of the Lake Taupō catchment area. For lots in the Low Density Residential Zone, resource consent would be required for discharges of human effluent to ground, where permitted activity performance standards of the Regional Plan are not complied with.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-O5	Ensure land development does not detract from the amenity value or qualities of the local environment.	Intensification is enabled within the Residential Zones subject to a comprehensive urban design assessment which considers how well a development is integrated within the receiving environment. The assessment considers adjacent properties, on-site amenities, as well as the wider streetscape and important visual features of the environment in which it is located.
LD-P1	Recognise the appropriateness of Urban Growth Areas as an important resource for providing for new urban land development and as the focus for future urban growth.	Whilst PC44 seeks to enable intensification of the existing urban areas to meet projected demand, some Greenfield growth is anticipated – and particularly over the medium to long term. The Residential Zones are to accommodate urban growth, with large scale greenfield development to occur in a planned and coordinated manner, in identified Urban Growth Areas and following a comprehensive Structure Plan process.
LD-P2	Ensure patterns of future urban development are consistent with the identified Urban Growth Areas as described in APP1-UGA.	
LD-P5	Ensure that urban development of an identified Urban Growth Area occurs by way of a Taupō District Development Plan Process and associated plan change process.	
LD-P6	Define the precise location, extent, form and staging of development of Urban Growth Areas by way of the Taupō District Development Plan Process and associated plan change process.	
LD-P7	Ensure that the development framework for the Urban Growth Areas is determined by the Taupō District Development Plan Process.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-P8	That a range of residential densities, location of rural residential opportunities and the staging of the development of the Urban Growth Areas shall be determined by the Taupō District Development Plan Process.	
LD-P9	Ensure that staging of development in the Urban Growth Areas is efficient, consistent with and supported by adequate infrastructure.	
LD-P10	Ensure that the planning and development of Urban Growth Areas adequately takes into account the efficient and effective functioning of supporting and surrounding infrastructure.	
LD-P11	Allow new activities and development to connect to existing water and wastewater infrastructure where there is adequate capacity to meet the needs of the development.	Intensification occurs within existing urban areas, with access to reticulated infrastructure networks. Where residential development occurs in locations that are not adequately serviced by water and wastewater networks, lot sizes are sufficient to accommodate services via on-site means. Residential areas are zoned according to infrastructure availability, providing for higher density development around existing and planned infrastructure.
LD-P12	Avoid, remedy or mitigate any adverse effects of the disposal of stormwater on the receiving environment.	Stormwater generated from residential activity is managed by Council through long-term planning processes. However, reductions in stormwater runoff are encouraged through the District

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		Plan via exemptions for rainwater harvesting systems, and requiring impervious surface areas be provided on lots.
LD-P14	Avoid, remedy or mitigate the adverse effects of new development and activities on the safe and efficient functioning of the existing and future roading networks including those identified through the Taupō District Development Plan Process.	Residential developments must comply with Council's engineering standards for land development, through District Plan performance standards for land transport. Greenfield development and zoning of Development Areas occurs via a Structure Planning process which considers roading network capacity.
LD-P16	Allotments that are not serviced by an off-site wastewater disposal system are to be of an adequate size to ensure that the proposed land use can operate and maintain appropriate on-site effluent and waste water treatment systems.	The Low Density Residential Zone is the only residential zone in which developments may not connect to a reticulated wastewater network. The Regional Council specifies a minimum lot size requirement for disposal of wastewater to ground.
LD-P17	Ensure that proposals for the subdivision and development of land assess the particular amenity values of the area including the physical characteristics of the land and avoids, remedies or mitigates any adverse effects.	Proposals to develop and intensify existing urban lots are required to consider adjacent residential properties and the streetscape in the design and location of additional buildings. Additional LRZ and Greenfield developments must consider and respond to topography and other physical land characteristics, as
LD-P18	Subdivision and subsequent development shall either maintain or enhance, but not detract from, the significance of features or areas of	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	cultural, spiritual, historical, landscape or natural value, (as identified through the provisions of this Plan).	well as features, sites, and areas of value, to remedy, mitigate or avoid unacceptable adverse effects.
SI-O3	Land use in the District will not adversely affect the capacity and the safe and effective functioning of Nationally and Regionally Significant Infrastructure required to service existing and future communities.	There are areas within the Residential Zones that are proximate to Nationally and Regionally Significant Infrastructure, such as State Highways or the Taupō Airport. Whilst reverse sensitivity effects are largely managed through District Wide provisions, consideration of the effective functioning of significant infrastructure is influential for rezoning and Structure Planning processes. Essentially, new residential zones should not be established proximate to significant infrastructure, to avoid unacceptable adverse effects on the health and wellbeing of people and communities.
SI-O4	National transport infrastructure located in the Taupō District operates in a safe and effective manner.	
SI-P3	Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of national and regional infrastructure.	
TW-O1	The values, rights and interests of Taupō District mana whenua are recognised and protected.	The values, rights, and interests of Taupō District's mana whenua are protected through JMA's and involvement as partners in planning processes. At the site-specific scale, the effects-based nature of the Plan allows for a broad range of activities to be undertaken within the Residential Zone, subject to compliance with performance standards.
TW-O2	Mana whenua are a partner in District Plan planning and decision making.	
TW-O3	Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mātauranga Māori and te whanake.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
TW-O4	Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tangata whenua with their land, water, significant sites and wāhi tapu.	Papakainga development is, however, a specified activity that is provided for - signalling that the Plan anticipates this type of development on Māori land and precluding this activity from notification under the RMA.
TW-O5	Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.	
TW-P1	Recognise and provide for the following matters in land use planning and decision making: a. The relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures). b. Mātauranga Māori, kaitiakitanga and tikanga Māori. c. The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho. d. The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.	The points raised in the preceding are relevant.
TW-P2	Provide for development on Māori land that enables tangata whenua: a. To exercise their mana whakahaere and kaitiakitanga consistent with their kawa, tikanga and mātauranga.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	b. To fulfil cultural, economic and social aspirations, rights and interests of those owners. c. Strengthens their relationships with land, water, significant sites and wāhi tapu.	
TW-P3	Recognise and support opportunities for tangata whenua to exercise their customary responsibilities as mana whenua.	
TW-P4	Recognise the wider existing and historical constraints on the utilisation and development of Māori land.	
TW-P6	Recognise, in decision making, the importance of iwi and or hapū environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.	
TW-P7	Recognise and support kawa and the incorporation of tikanga and mātauranga Māori into the planning, design, development and/or operation of land use activities.	
UFD-O1	The district develops in a cohesive, compact and structured way that: a. contributes to well-functioning and compact urban zones that provide for connected liveable communities;	The realisation of housing supply is predominately met through the Residential Zones, and provisions either enable or restrict a range of housing types and densities. Development of a residential nature within the rural zones is avoided.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tangata whenua with their culture, traditions, and taonga; c. ensures infrastructure is efficiently and effectively integrated with land use; d. supports emissions reduction through well planned urban form, design and location; e. meets the community's short, medium and long-term housing and business needs; and f. protects the productive capacity of rural land.	A greater concentration of dwellings is anticipated around key transport routes and community centres, to ensure a compact and well-functioning urban environment, and efficient use of available infrastructure.
UFD-O2	Subdivision, use and development of land will protect the effective functioning of the Rural Zones maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.	Projected housing demand is met through intensification of existing residential zones, or through Greenfield development following a Structure Planning process to ensure the provision of cost-effective infrastructure and avoid fragmentation of the Rural Zones.
UFD-O3	Subdivision, use and development of land in appropriate locations which can demonstrate social and/or cultural benefits to the District's community is recognised and provided for.	
UFD-O4	Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.	Development in residential zones is largely serviced via reticulated networks, with the exception of the Low Density Residential Zone.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		Infrastructure networks are maintained and upgraded to service projected growth, so development should occur in anticipated locations to ensure it is appropriately serviced. Low Density Residential Development is of a density appropriate for the servicing arrangements proposed. Regional Council consents may be required where minimum lot sizes are not met, and connections to wastewater networks not provided.
UFD-O6	Subdivision, use and development will not detract from the planned urban built form and effective functioning of the zone which it is located.	Objectives, policies and rules ensure that development responds to demand for housing, without detracting from the form and functioning of the Residential Zones. Consideration is required to character and form, natural features, and effective functioning of infrastructure and service networks.
UFD-O7	Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural, cultural and historic values of the environment where it is located.	Development occurs within appropriate locations, identified through a comprehensive planning process to consider sequencing of growth and to ensure that natural, cultural or historic values are considered.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
UFD-O8	The East Taupō Arterial will continue to act as an 'urban fence' generally separating urban activities from industrial, rural and renewable electricity generation activities.	Residential zones and activities do not extend beyond the East Taupō Arterial.
UFD-P1	Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.	Infrastructure networks are extended to service projected growth, which is influenced by zoning.
UFD-P2	Planning and development in urban zones will positively contribute to well-functioning urban environments.	The District Plan provides an enabling framework to allow development that meets the changing needs of the community over time. Development considers the receiving environment within which it is located, and the functioning of that environment through compatible mixed use activities, efficient use of infrastructure, and a compact urban form with a range of dwelling densities and typologies.
UFD-P3	Avoid the subdivision, use and development of land that does not maximise the efficient use of zoned and serviced urban land and is not co-ordinated with the provision of effective infrastructure.	The greatest development potential is provided in areas close to infrastructure networks and key transport routes. No additional development potential is afforded within the rural zones.
UFD-P4	Avoid fragmented urban development that results in inefficient: a. use of land, b. provision and functioning of infrastructure, and	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	c. functioning of the Rural Zone.	
UFD-P5	Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including Development Infrastructure and Additional Infrastructure), according to the capacity limitations of that infrastructure.	Proposals for development must demonstrate alignment with the policy framework of the Plan, unless they are otherwise anticipated as permitted or controlled activities. The Residential Zones Policy frameworks require assessment of available infrastructure capacity.
UFD-P6	Support and encourage subdivision, use and development of land that can demonstrate positive social and/or cultural outcomes for the District's community.	Subdivision, use and development is supported and encouraged through an enabling, effects-based planning framework in appropriate locations.
UFD-P7	Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands.	Papakāinga is provided for as permitted activity on Māori land within the residential zones, and a restricted discretionary on general land.
UFD-P10	Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties and the surrounding area, c. compromise development consistent with the intent and planned urban built form of the zone where it is located, and	Subdivision, use, and development is managed through a policy and rules framework which enables a range of activities where effects are positive or acceptable, or suitably avoided, remedied or mitigated.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	d. give rise to reverse sensitivity effects on existing uses.	
UFD-P11	Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future risk to life, property and the environment.	
UFD-P13	Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.	Consideration of multi-modal transport links is generally required at the subdivision stage of development, though there are provisions within the residential zones which consider connectivity.

APPENDIX D – PROVISION ANALYSIS

Option	Source	Relevance How effective are the provisions in achieving the objective	Recommendation
1 – Status quo	Status quo	Maintaining the status quo would not create sufficient additional development capacity within the residential zones, to meet projected demand. The Housing and Business Needs Assessment completed by Council identified a shortage of supply over the long-term. An infill model assuming 15% of infill development was utilised in projecting available supply. Therefore, a review of the Residential Chapters to better enable intensification is required. Existing provisions relating to plot ratio and height in relation to boundary adjacent to public space, limit the potential to 'build up'. Maximum vehicle movements restrict development to three dwellings per site, regardless of the size of the allotment.	Discard – existing provisions do not adequately enable a variety of dwelling typologies, and unintentionally create a bias favouring the maintenance of character and amenity. Some development controls (i.e. plot ratio) restrict development upwards and limit development potential in existing urban areas. This does not increase developer confidence.

		Consequently, the existing provisions would not be the most efficient to give effect to the direction set out in both the NPS-UD, to provide sufficient development capacity to meet demand, and the FDS. Existing provisions do not adequately provide for specified activities including comprehensive housing developments, papakāinga, and renewable energy generation and rainwater harvesting activities.	
2 – Review provisions	Development of issues and options papers, implementation of FDS, Council workshops, public feedback.	To generate additional development capacity within existing residential zones, the provisions should be reviewed to remove barriers to building up, and providing more dwelling units on sites. Additional provisions are required to ensure that intensification is delivered in a way that achieves quality living environments. Proposed standards for outdoor living areas and permeable surfaces are examples of such.	Retain proposed intensification provisions for further assessment, to generate additional development capacity. This would give effect to the implementation requirements of the FDS and comply with direction set in higher order planning documents.

APPENDIX E – PROVISION CASCADE

MRZ Objectives	MRZ Policies	MRZ Methods
MRZ-O1 Land within the MRZ is used efficiently for residential activities and development that: 1. increases housing supply and choice; 2. is of a greater scale and density than the GRZ and LRZ; and 3. is responsive to demand for smaller 1- to 2-bedroom dwellings, and the planned urban character of neighbourhoods.	MRZ-P1 Encourage growth and intensification within the Medium Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.	MRZ-R1(1), MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards
MRZ-O2 Development does not detract from the planned urban form and function of the MRZ, and elements that contribute positively to residential character and amenity are maintained and enhanced.	MRZ-P2 Take any relevant Development Area Plans, strategies or guidelines into account in the design of any development within the MRZ.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch, DEV3 Nukuhau.
MRZ-O3 Non-residential activities contribute to the vitality of urban environments, and do not	MRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual	MRZ-R1, MRZ-R3, MRZ-R4, MRZ-Standards, LIGHT-R1, LIGHT-R2, NOISE-O1, NOISE-P1, NOISE-R1,

undermine the role, function, or amenities of the MRZ for predominantly residential activities.	appearance, and have operational characteristics that are compatible with residential amenity values.	NOISE-R2, SIGN-O1, SIGN-P1, SIGN-R1, SIGN-R2, SIGN-R3, TEMP-O1, TEMP-P1, TEMP-R1, TEMP-R4
	MRZ-P4 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Medium Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.	
	MRZ-P5 To have regard to the physical resource and investment of existing business activities within the PREC1-KTHD area when considering their on-site development.	
MRZ-O4 Development in the MRZ is supported by an adequate level of infrastructure and services, appropriate for the proposed development.	MRZ-P6 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, TRAN-O1, TRAN-P1, TRAN-P2, TRAN-P4, TRAN-P8, TRAN-P14, TRAN-R1, TRAN-Standards, INF-O1, INF-P1

	MRZ-P7 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.	MRZ-P8 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by: 1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance; 2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form; 3. minimising impermeable surfaces to increase opportunities for on-site landscaping to be	MRZ-R1(1), MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch, DEV3 Nukuhau, NOISE-O1, NOISE-P1, NOISE-R1.

	integrated with housing developments, to improve on-site amenity; 4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment; 5. encouraging the use of CPTED principles; and 6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.	
MRZ-O6 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.	MRZ-P9 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch.
MRZ-O7 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character and minimises offsite effects, while: 1. ensuring the risk of erosion of, and exacerbation of flood risk downstream from, the major gully	MRZ-P10 Development within the Nukuhau Structure Plan Area shall: a. achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Structure Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV3 Nukuhau.

systems within the Nukuhau Development Plan are avoided, remedied or mitigated; and, 2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. 3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.	b. avoid, or appropriately remedy or mitigate, any adverse traffic effects from subdivision and development within the Nukuhau Precinct on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge. c. avoid, or appropriately remedy or mitigate, any significant risk of erosion and flooding within the natural gully system identified in the Nukuhau Structure Plan.	

GRZ Objectives	GRZ Policies	GRZ Methods
GRZ-O1 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.	GRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the General Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.	GRZ-P2 Enable growth and intensification within the General Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.	GRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O4 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the General Residential Zone.	GRZ-P4 Minimise reverse sensitivity effects by: 1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and 2. ensuring activities do not compromise the safe operation of the land transport network.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O5 Development in the General Residential Zone is supported by an adequate level of	GRZ-P5 Development must ensure that the capacity, efficiency, performance, and	

infrastructure and services, appropriate for the proposed development.	sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, INF-O1, INF-P1
	GRZ-P6 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
GRZ-O6 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga. Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones.	GRZ-P7 1. Provide for Papakāinga on Māori land; 2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land; 3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will	GRZ-R1, GRZ-R2, GRZ-Standards

	remain in Māori ownership or be converted to Māori freehold title.	
GRZ-O7 Land within the General Residential Zone is used efficiently for residential development that: 1. Provides a variety of housing types to respond to community needs in different locations; 2. Is responsive to the planned urban character of neighbourhoods; and 3. Is consistent with any relevant Structure Plan.	GRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV1 Kinloch, DEV2 Lake Ohakuri, DEV3 Nukuhau, DEV4 Pukawa C, DEV5 Whareroa North
GRZ-O8 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.	GRZ-P9 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by: 1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance; 2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form; 3. minimising impermeable surfaces to increase	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, NOISE-O1, NOISE-P1, NOISE-R1

	opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity; 4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment; 5. encouraging the use of CPTED principles; and 6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.	
GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.	GRZ-P10 Development in PREC1-NEWRZ should: 1. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land. 2. not adversely affect the amenity of the wider Residential Environment.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, SUB-P1, SUB-R13
GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential	GRZ-P11 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV1 Kinloch

development in the Kinloch Community Development Plan Area.	of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	
GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.	GRZ-P12 Ensure a pattern of development in the Lake Ohakuri Development Plan Area that: 1. is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and 2. is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and 3. exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and 4. is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and 5. is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV2 Lake Ohakuri
	GRZ-P13 A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and	

	mitigate the effects of built development in Lake Ohakuri.	
GRZ-O12 A range of housing types and densities is available in the Nukuhau Development Plan Area to meet the needs of all communities and the growth of Taupō.	GRZ-P14 Development within DEV3 Nukuhau shall: 1. enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages. 2. encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan. 3. achieve an appropriate level of residential amenity and character. 4. enable the development of a range of housing types, to provide a choice of living environments.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV3 Nukuhau
GRZ-O13 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character, and minimises	GRZ-P14 Development within DEV3 Nukuhau shall: 1. achieve a connected open space and walking-cycling network centred on the natural gully system identified in the Nukuhau Development Plan,	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV3 Nukuhau

offsite effects while: 1. ensuring the risk of erosion of, and exacerbation of floodrisk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated. 2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. 3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.	stormwater reserves and street corridors with a high amenity interface with the residential uses. 2. significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated. 3. the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.	

LRZ Objectives	LRZ Policies	LRZ Methods
LRZ-O1 Elements of the Low-Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.	LRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards

	could not be avoided, or appropriately remedied or mitigated.	
LRZ-O2 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low-Density Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.	LRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards
LRZ-O3 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the Low Density Residential Zone.	LRZ-P3 Minimise reverse sensitivity effects by: 1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and 2. ensuring activities do not compromise the safe operation of the land transport network.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, NOISE-O1, NOISE-P1, NOISE-R1
	LRZ-P4 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a	

	household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
LRZ-O4 Ensure that development in the Low-Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.	LRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, INF-O1, INF-P1
LRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga. Papakāinga are of a form and scale that considers the functioning of the Low-Density Residential Zone and any adjacent zones.	LRZ-P6 1. Provide for Papakāinga on Māori land 2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land 3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.	LRZ-R1, LRZ-R2, LRZ-Standards

LRZ-O6 Land within the Low-Density Residential Zone is used efficiently for residential development that: 1. Is sensitive to natural features and landscapes; 2. is responsive to the planned urban character of neighbourhoods; and 3. is consistent with any relevant Development Area Plan.	LRZ-P7 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy. LRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, DEV1 Kinloch, DEV2 Lake Ohakuri, DEV3 Nukuhau, DEV4 Pukawa C, DEV5 Whareroa North
LRZ-O7 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.	LRZ-P9 Development in PREC1-NEWRZ should: a. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land. b. not adversely affect the amenity of the wider Residential Environment.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, SUB-P1, SUB-R13
LRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential	LRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, DEV1 Kinloch

development in the Kinloch Community Development Plan Area.	of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	

APPENDIX F - Taupō Low Density Residential Demand Forecast Economic Update

PROPERTY ECONOMICS



TAUPŌ LOW DENSITY RESIDENTIAL DEMAND FORECAST ECONOMIC UPDATE

Client: Taupō District Council

Project No: 52512

Date: May 2025

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52512.1

27 May 2025

ECONOMIC MEMORANDUM

To: Hilary Samuel
Senior Policy Planner
Taupō District Council
Email: hsamuel@taupo.govt.nz

RE: ECONOMIC UPDATE OF TAUPŌ LOW DENSITY RESIDNETIAL DEMAND FORECAST

INTRODUCTION

Property Economics has been commissioned by Taupō District Council (**TDC**) to assess the projected demand for Low Density Residential (**LDR**) lots in the Taupō District over the short (by 2027), medium (by 2034) and long term (by 2054), based on the latest growth scenario provided.

The objectives of this economic overview are threefold:

- First, to conduct a high-level analysis of building consent activity over the past six years (post 2019's original LDR report), with a focus on identifying recent demand trends for LDR lots. This information provides a factual foundation for forecasting future demand.
- Second, to utilise the growth scenario provided by TDC to quantify total residential demand across the district over the short (3-year), medium (10-year), and long-term (30-year) planning horizons.
- Third, to specifically project potential demand for LDR lots within the district across these same timeframes, allowing for a more specific understanding of this particular residential typology.

This updated forecast will assist TDC's decision-making regarding the appropriate scale and distribution of LDR zone capacity, taking into account key demand drivers and economic factors.

EXISTING LOW DENSITY RESIDENTIAL ENVIRONMENTS

Figure 1 below illustrates the locations of LDR zones currently identified in the district under the Taupō District Plan. These zones are only located in Acacia Bay and Rangatira Park.

Acacia Bay contains the largest continuous area of LDR zoning, comprising approximately 303ha, or about 83% of the total LDR land. Rangatira Park includes around 62ha of LDR-zoned land, located immediately east of Wairakei Drive. These areas are typically characterised by standalone dwellings in larger sections, contributing to a low-density, semi-rural residential environment of the district.

Collectively, these LDR zones represent roughly 10% of all residentially zoned land within the district under the District Plan.

It is also noted that under Rule 3.10.6.3 of the Waikato Regional Plan, the minimum allotment size for a new domestic on-site wastewater treatment system is 5,000sqm, subject to additional rules / provisions. Alongside the 2ha minimum lot size enabled in 'rural lifestyle' environments, these thresholds help define the focus of the following forecast, which focuses on projecting demand for residential lots in the 0.5 to 2ha size range.

FIGURE 1: LOCATION AND EXTENT OF EXISTING LOW DENSITY RESIDENTIAL ZONES



Source: TDC, Google Maps

RECENT TAUPŌ LOW DENSITY RESIDENTIAL BUILDING CONSENTS TREND

Table 1 following outlines the residential building consents issues from 2019 to 2024, based on information provided by TDC. Over this recent 6-year timeframe, a total of around 2,025 building consents have been consented, equating to an average annual of around 338 consents.

This represents an increase of approximately +70% compared to the annual average of around 200 building consents issued between 2008 and 2018. It highlights the growing demand for housing and the rising appeal of Taupō as a place to live and work, driven by its distinctive natural character and high amenity values.

A breakdown of these consents by land area indicates that approximately 6% of residential lots sized between 0.5 and 2ha were consented in 2019. However, this proportion has declined significantly to just 1.2% in 2024. This reduction is likely partly due to a slower rate of supply of parcels within this size range compared to earlier periods.

Over the past six years, a total of 91 consents have been issued for residential lots in the 0.5-2ha range. This equates to an average share of approximately 4.5% of total residential building consents during this period.

TABLE 1: TAUPŌ DISTRICT BUILDING CONSENTS TREND

Year	Total No. of Building Consents	No. of Building Consents between 0.5-2ha
2019	300	17
2020	301	20
2021	336	22
2022	356	17
2023	400	11
2024	332	4
Total	**2,025**	**91**

Source: TDC

FUTURE LOW DENSITY RESIDENTIAL DEMAND FORECAST

Table 2 shows that the wider district has a current (2024) residential base of around 43,000 people in just under 17,000 dwellings. Under TDC's Medium growth scenario, this is expected to grow by around +5% over the short term and around +16% over the medium term.

Over the long term, the population of the district is projected to increase by around +20,880 people or around +42% by 2054. This equates to an annual average growth of around +700 additional people over the next 30 years.

In terms of households, cumulative growth is projected to be around 9,190 dwellings over the next 30 years, equating to a requirement of additional +9,190 dwellings or around 306 additional dwellings per annum over the forecast period, on a one household per dwelling basis. Note that this does not include unoccupied dwellings such as empty homes / residents away / homes used for baches and holiday homes.

These projections provide a basis for the forecast of LDR demand within the district over the short, medium and long term.

TABLE 2: TAUPŌ DISTRICT POPULATION AND HOUSEHOLD MEDIUM PROJECTIONS

Taupō District	Medium Growth Scenario				Projected Growth		
	2024	2027	2034	2054	Short Term	Medium Term	Long Term
Population	42,290	44,560	49,370	63,170	+2,270	+7,080	+20,880
Households (Occupied)	16,970	17,930	20,010	26,160	+960	+3,040	+9,190
Household Size	2.49	2.49	2.47	2.41			

Source: TDC

The LDR demand forecast presented in Table 3 below considers two different demand scenarios. The first scenario (Current Composition) applies the current LDR proportion exhibited in the market (i.e., an average of 4.5% over the last six years) and assumes this would remain constant over the forecast period.

The second scenario (Expected Composition) assumes a potential decline in the proportion of LDR development in the Taupō residential market, based on factors such as a shift in planning policy favouring more compact and efficient urban forms, and growing demand for more affordable and accessible housing typologies. These influences have the potential to reduce the feasibility and availability of large-lot residential parcels, thereby reducing the overall presence of LDR developments in the future.

Accordingly, for the purposes of this analysis, Property Economics has applied an average rate of 3% over the forecast period to estimate likely demand for LDR lots under a scenario of declining proportional demand.

TABLE 3: ESTIMATED DISTRICT LDR DEMAND BY SCENARIO (DWELLINGS)

Taupō District LDR (0.5-2ha) Residential Demand	Short Term (By 2027)	Medium Term (By 2034)	Long Term (By 2054)
Current Composition	43	137	414
Expected Composition	29	91	276

Source: TDC, Property Economics

As presented above, the projected demand for LDR lots under the Current Composition scenario is approximately 414 dwellings over the long term, equating to an average of around 14 dwellings per year across the district over the next 30 years.

If a declining proportion of LDR development is considered, total projected demand would be reduced to around 276 dwellings, representing an annual average of approximately 9 dwellings over the same 30-year period.

Note that these scenarios should not be interpreted as definitive, as they may evolve in response to future changes in economic conditions, policy provisions, planning frameworks, and market dynamics. Ongoing monitoring and review will be essential to ensure that land use planning remains responsive to actual demand trends and development feasibility over time.

If you have any queries, please give me a call.

Kind Regards

[redacted]

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[redacted]

Taupō District Plan

Plan Change 45

Neighbourhood Centre Zone

New proposed text is shown in green.

Deleted text is shown in ~~red strike through.~~

Existing unchanged text (out of scope of the plan change) is shown in black.

PLAN CHANGE 45 – NEIGHBOURHOOD CENTRES ZONE

NCZ Neighbourhood Centres Zone

Overview

The purpose of the Neighbourhood Centre Zone (NCZ) is to provide for small clusters of convenience based commercial activities and food and beverage outlets, proximate to or within residential zones and which service the day-to-day needs of the neighbourhood in which they are located.

The majority of these centres have been established for many years and are conveniently located generally within walking distance of the areas they serve; they are pedestrian-oriented but may also be serviced by ancillary designated short-stay parking areas.

Building bulk and location controls are more permissive in the NCZ, than in neighbouring Residential Zones, but development is still controlled to ensure a sensitive transition to nearby residential environments. Activities are required to operate in a manner that is compatible with adjacent Residential Zones.

Large-scale commercial and long-stay activities are not anticipated in this zone.

NCZ – Objectives

NCZ-01 The NCZ meets the day-to-day needs of the community and residents of the immediate residential neighbourhood in a manner that supports the District's compact urban form and development objectives, and its role and function in the District's hierarchy of centres.

NCZ-02 Development and activities contribute positively to the vitality and functioning of urban environments, including supporting walkable neighbourhoods.

NCZ-03 Non-residential activities are of a nature and scale to avoid unacceptable adverse effects on adjacent Residential Zones.

NCZ – Policies

NCZ-P1 Enable a range of non-residential activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passersby and avoids adverse effects on the function and amenity of the Taupō Town Centre.

NCZ-P2 Avoid activities which are incompatible with the role and function of the Zone and adjacent Residential Zones, and where adverse effects cannot be appropriately avoided, remedied, or mitigated.

NCZ-P3 Ensure a good standard of amenity for residential units and activities by:

1. Controlling the bulk and location of non-residential buildings;

2. Ensuring residential properties retain access to adequate sunlight and outdoor amenity space; and

3. Avoiding, remedying, or mitigating the potential for unacceptable reverse sensitivity effects.

NCZ – Rules

NCZ-R1- PER activities	**Subject to**
(1) Any activity, building, or structure.	(a) Compliance with NCZ-S(1) to (6), and (b) is not identified as a CON, RDIS, DIS or NC activity within the NCZ, and (c) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
NCZ-R2- RDIS activities	**Matters of Discretion**
(1) Unless provided for in NCZ-R4, any activity, building or structure that does not achieve compliance with one or more of the standards in NCZ-S(1)-(6).	Limited to the matters of non-compliance with a standard not met.
NCZ-R3- DIS activities	**Subject to**
(1) Any residential activity located on a ground floor.	As a discretionary activity all actual and potential effects of the activity to be considered.

NCZ-R4- NC activities (1) Any small-scale commercial activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.	As a non-complying activity, all actual and potential effects of the activity are to be considered.

NCZ – Standards

NCZ-S1- Footprint	
Maximum combined coverage	55%
NCZ-S2– Building Setbacks (including structures)	
(a) All boundaries (b) Any common side or rear boundary with a Residential or Open Space Zone	Nil 1.5m
NCZ-S3– Maximum Height	
Maximum height.	No building or structure shall exceed a height of 11m + 1m for pitched roofs.
NCZ-S4– Height to Boundary	
(a) Maximum height to boundary common with a Residential or Open Space Zone	No building or structure shall project beyond a 60-degree recession plane measured from a point 4m vertically above ground level, along side or rear boundaries of the site. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary.

	iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, or Industrial. v. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Roof mounted solar panels.
NCZ-S5– Landscaping and Fencing Requirements for Sites adjoining a Site Zoned as Residential or Open Space	
Any side or rear boundary (or part thereof) that adjoins a site zoned Residential or Open Space must either:	1. be fenced with a solid fence or wall no less than 1.8m in height, or 2. be planted or landscaped with vegetation capable of growing to 1.8m in height and 1.5m in width within 5 years of planting, and which will provide a continuous screen, or 3. be screened with a combination of 1) and 2), above.
NCZ-S6- Outdoor living space requirements	
Where any part of the outdoor living space is a deck, balcony or roof terrace located above ground level, the area must:	1. be directly accessible from any habitable room or kitchen; 2. have a minimum area of 8m2; and 3. have a minimum depth of 1.8m.

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Part 2 – 12.6 Noise

The new NCZ provisions also require a consequential change to be made to Chapter 12.6: Noise, as shown below. The numbering of the rules will also need to be adjusted due to the insertion of NOISE-R3-NCZ.

NOISE-R2 - MRZ, GRZ, LRZ~~, NCZ~~ NOISE LIMITS
1. The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LRZ ~~or NCZ~~ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB $L_{Aeq\ (15\ mins)}$ b. 7.00pm — 10.00pm 40dB$L_{Aeq\ (15\ mins)}$ c. 10.00pm — 7.00am 40dB $L_{Aeq\ (15\ mins)}$ and d. 10.00pm – 7.00am and 70dB $L_{AF(max)}$ 2. Noise from telecommunication equipment shall comply with the National Environmental Standards for Telecommunication Facilities. 3. Noise from electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in a. above as measured at a point 1m from the closest façade of the nearest residential unit. 4. MATTERS OF DISCRETION a. Ambient sound levels and the impact of any cumulative increase. b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment. c. The length of time and the level by which the noise limits will be exceeded, particularly at night. d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels. e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area. f. The topography of the allotment and any influence this may have on sound propagation. g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including: i. Insulation, barriers and isolation of the source of the noise.
NOISE-R3 - NCZ
1. The noise rating level arising from any activity measured within the boundary of any NCZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dBLAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and

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d. 10.00pm – 7.00am and 70dB LAF(max)

2. Noise from telecommunication equipment shall comply with the National Environmental Standards for Telecommunication Facilities.
3. Noise from electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in a. above as measured at a point 1m from the closest façade of the nearest residential unit.
4. Any building containing residential or accommodation activity must be constructed to ensure that the level of noise received within any habitable space does not exceed 40dB LAeq . An acoustic design certificate from an acoustic engineer will be required to demonstrate compliance with the above performance standard at the time of lodging a Building Consent.
5. MATTERS OF DISCRETION
    a. Ambient sound levels and the impact of any cumulative increase.
    b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment.
    c. The length of time and the level by which the noise limits will be exceeded, particularly at night.
    d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels.
    e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area.
    f. The topography of the allotment and any influence this may have on sound propagation.
    g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:
    h. Insulation, barriers and isolation of the source of the noise.

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13.7 NCZ – Neighbourhood Centre Zone

Objectives	
NCZ-O1	The maintenance and enhancement of the character and amenity of the NCZ.
Policies	
NCZ-P1	To provide for a number of small-scale convenience-based retail, commercial, and community facilities where these: a. provide a high standard of urban amenity, and b. remain compatible with the scale of the surrounding residential environment.

NCZ-Rules	
NCZ-R1 – PRE activities	**Subject**
1. Any small-scale commercial activity that complies with the standards.	a. NCZ-R4.1 to NCZ-R4.8 b. Compliance with standards from Other Plan Matters
2. One accessory building per allotment.	a. The maximum gross floor area of the accessory building shall not exceed 6m2 b. The maximum height of the accessory building shall not exceed 2m c. Compliance with MUZ-R4.10
3. Any uncovered deck, terrace, platform or bridge; and/or 4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in NCZ-R1.3 and NCZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in NCZ-R1.1.	

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5. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
6. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level. 7. Retaining walls of 2m in depth or less below ground level.	a. Compliance with NCZ-R4.7 outside of the yard setback.
8. Temporary structures associated with maintenance activities and construction works.	
NCZ-R2 – RDIS activities	**Subject to**
1. Any small-scale commercial activity which does not comply with any part, or more, of the standard for PER activities.	**Matters of discretion** Restricted to only the matters of non-compliance specified in that standard.
NCZ-R3 – NC activities	**Subject to**
1. Any small-scale commercial activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.	
NCZ-R4 Standards	
1. Maximum Combined Coverage	50%
2. Maximum Total Coverage	100%
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.	
Building Setbacks (minimum)	
3. Front boundary	Nil setback

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4. All other boundaries	1.5m
5. Common wall boundaries	0m
Height (Maximum)	
6. Building height	8m EXCEPTION: Any structure attached to the building that which does not exceed 0.6m in any horizontal distance.
7. Height to boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries.
NCZ-Other Plan Matters	
All activities shall comply with the relevant matters where applicable as identified below: 1. Chapters 1-6 2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport 3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards 4. Chapter 9 Historic and Cultural Values 5. Chapter 10 Natural Environment 6. Chapter 11 Subdivision 7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities	

NCZ-Principal Reasons	
NCZ-PR1	A limited number of identified local convenience centres, notated as 'Shops' on the Planning Maps, are provided for within the locality of the Neighbourhood Centre Zone, in recognition of the important role such centres have in meeting local convenience needs for goods, services, and community activities. These centres have been established for many years and are conveniently located generally within walking distance of the areas they serve. Local shop areas will be required to operate in a manner compatible with the surrounding Residential Zones so as not to cause a nuisance or adversely affect amenity.
NCZ-PR2	Limitations to the scale and extent of such non-residential activities are necessary to ensure that residential amenity, character, and coherence can be maintained. It

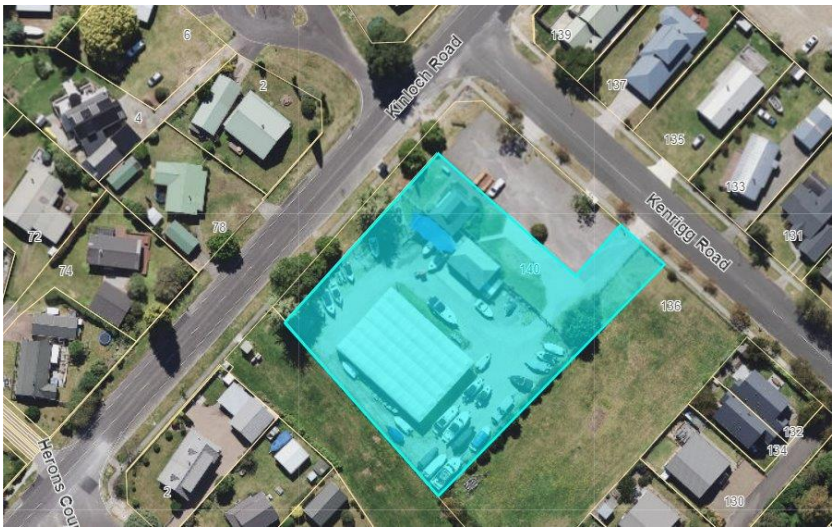
	~~is also important that there is not a significant dispersal of such activities from those Zones which are better suited or more appropriate to accommodate such activities.~~
~~NCZ-Anticipated Results~~	
~~NCZ-AER~~	

Proposed New Neighborhood Centre Zones

New NCZ Area: Kinloch (2, 4, 6 and 8 Mata Place)



New NCZ Area: Kinloch (140 Kenrigg Road)



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New NCZ Area: Whakamaru (109, 111, 113, 115 and 117 Whakamaru Road)



New NCZ Area: Omori (94A and 94B Omori Road)



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GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report

Plan Change 45 -

Neighbourhood Centre Zone

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Introduction

This report is prepared to fulfil the requirements of Section 32 of the Resource Management Act 1991 ('the RMA'). The Section 32 report should be read in conjunction with the plan change document.

The Taupō District Plan (TDP) became operative in 2007.

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. Between 2022 and 2024 the first bundle of six plan changes were developed and taken through the First Schedule process. These plan changes were:

- Plan Change 38 – Strategic Directions
- Plan Change 39 – Residential Building Coverage
- Plan Change 40 – Taupō Town Centre
- Plan Change 41 – Deletion of Fault Lines
- Plan Change 42 – General Rural and Rural Lifestyle Environments
- Plan Change 43 – Taupō Industrial Environments

In 2024, given the continued uncertainty of the legislative background (with the NBEA and SPA being revoked), the approach of the sectional review of the district plan is being continued. This leads to the current set of plan changes including the residential chapter which are:

- Plan Change 44 – Residential Chapter Review
- Plan Change 45 – Neighbourhood Centre Zone
- Plan Change 46 – Open Space Zone
- Plan Change 47 – Māori Purpose Zone.
- Plan Change 48 – Designations
- Plan Change 49 – Minor Corrections

PC45 – Neighbourhood Centre Zone seeks to make amendments to the Neighbourhood Centre Zone Chapter in the Operative District Plan. Neighbourhood Centres and Open Spaces are plan changes that have essentially fallen out of the Residential review, as prior to the change of the District Plan to National Planning Standards format, the provisions sat within the Residential and Spa Road Mixed Use provisions. However, they now become a separate chapter under the National Planning Standard Framework.

This plan change is adding neighbourhood shops in the new zone which has been identified in the 2022 Neighbourhood Shops Report. The plan change also is also introducing new provisions for the Neighbourhood Centre Zone.

Statutory and Planning Context

Refer to the Background and Engagement Report for the full summary of statutory and planning context.

National Planning Standards

The National Planning Standards (NPS) came into effect on 5 April 2019. The purpose is to improve the efficiency and effectiveness of the of the planning system by providing nationally consistent structure, format, definitions, noise and vibration metrics, and electronic functionality and accessibility.

The National Planning Standards determine the sections that should be included in a District Plan and sets a template that District Plans must follow. Mandatory directions are also set out that determine how the District Plan should be ordered. As part of the review of the Taupō District Plan, we are required to make sure that our Proposed District Plan changes meet these Planning Standards.

Part of the new planning framework requires councils to rename zones. This includes changing the colour codes on the planning maps. Zones will be renamed to the most relevant description of the new zones in the National Planning Standard. This meant our Neighbourhood Shopping Centres Overlay became the Neighbourhood Centre Zone (NCZ) when the plan was converted into National Planning Standard format in 2025.

Description of the Neighbourhood Centre Zone is:

> *Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.*

The colour code is:

Neighbourhood centre zone		RGB: 255, 181, 199

Although the neighbourhood shops overlay was converted to a zone through the change to National Planning Standard format, the provisions were mostly extracted from the underlying zone, therefore it was determined that it was appropriate that a plan change be commenced to ensure that the provisions for fit for purpose for the zone.

National Policy Statements

National Policy Statements ('NPS') enable Government to prescribe objectives and policies for matters of national significance which are relevant to achieving the sustainable management purpose of the RMA. An NPS may also give direction to local authorities as to how they should 'give effect to' the policies and objectives of the NPS.

NPSs set objectives and policies for matters of national significance and provide government direction. The RMA requires that pursuant to section 75(3)(ba) a district plan must 'give effect to' any national policy statements.

NPSs currently in effect are:

- National Policy Statement on Urban Development 2020
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Renewable Energy Generation 2011
- National Policy Statement on Electricity Transmission 2011
- New Zealand Coastal Policy Statement 2010
- National Policy Statement for Highly Productive Land 2022
- National Policy Statement for Indigenous Biodiversity 2023
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023

National Policy Statement on Urban Development

The National Policy Statement for Urban Development (NPS-UD) came into force on 20 August 2022. It is the government's policy direction to ensure sufficient development capacity and well-functioning urban environments to meet the different needs of people and communities. PC45 gives effect to the National Policy Statement on Urban Development (NPS-UD) by providing Neighbourhood Centre Zones that serve the needs of the community.

The plan change is implementing national direction whilst also enabling more Neighbour Centre Zone areas, and providing more permissive provisions for existing Neighbourhood Centre Zones, which enables efficient use of the urban land resource in accordance with Policy 1 of the NPS-UD.

National Policy Statement for Freshwater Management 2020

The NPSFM 2020 came into effect on 3 September 2020 and provides direction on how freshwater should be managed under the RMA. The NPSFM 2020 supports improved freshwater management in New Zealand by directing regional councils to establish objectives and set limits for fresh water in their regional plans. The fundamental concept, objectives and policies of the NPSFM 2020 are discussed below.

Te Mana o te Wai is the fundamental concept underpinning the NPSFM 2020. It recognises that protecting the health of freshwater protects the health and well- being of the wider environment and protects the mauri of the wai. Te Mana o te Wai involves restoring and preserving the balance between the water, the wider environment, and the community.

The objective of the NPSFM 2020 is to ensure that natural and physical resources are managed in a way that prioritises:

a) First, the health and wellbeing of water bodies and freshwater ecosystems;

b) Second, the health needs of people (such as drinking water); and

c) Third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future.

As the proposed change from Neighbourhood Shops Overlay to Neighbourhood Centre Zone, and the associated new provisions will have no effect on the generation of stormwater, the NPS on Freshwater is not relevant.

National Environmental Standards

National Environmental Standards ('NES') are regulations made under the RMA. They provide certainty about rules across the country by setting nationally consistent planning requirements for certain specified activities. An NES prevails over district or regional plan rules unless expressly stated that it does not. It must be consistent with the purpose of the RMA to promote the sustainable management of natural and physical resources.

There are eight National Environmental Standards that are currently in place that prescribe standards that Taupō Council must enforce. The NESs that are relevant to the Neighbourhood Centre Zone include:

- The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated, or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NESCS. The Council has been administering and enforcing this NES since its enactment in 2012.

Regional Policy Statements

Section 75(3)(c) of the RMA states that a District Plan must give effect to any Regional Policy Statement.

The Taupō district falls within the jurisdiction of four regional councils: Waikato Regional Council (WRC), Bay of Plenty Regional Council (BOPRC), Hawkes Bay Regional Council (HBRC) and Horizons Regional Council (HRC). Only very small portions of the district fall within HBRC and HRC. There is no neighbourhood shops zone in other regional council boundaries. Therefore, assessment is against the Waikato Regional Policy Statement only.

PC45 gives effect to the Waikato Regional Policy Statement by being an efficient use of urban land (RPS Objective 3.10), responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region (RPS Objective 3.12(h)) and maintaining amenity (RPS Objective 3.21).

Other relevant provisions are in Section 6 Built Environment:

- Policy 6.1 Planned and co-ordinated subdivision, use and development
- Policy 6.11 Implementing Taupo District 2050
- 6A General development principles

Iwi Management Plans

Within the boundaries of the Taupō District are the ancestral lands of four iwi (tribes); Ngāti Tūwharetoa, Ngāti Tahu / Ngāti Whaoa and Raukawa. Each iwi has associated hapu or sub-tribes.

These tangata whenua groupings play a vital role as kaitiaki (guardians) of natural resources, cultural sites of significance and waahi tapu. Hapu and iwi are connected to the whenua (land) through occupation and whakapapa (genealogy).

These four main iwi hold mana whenua status for different parts of the Taupō District's land area and beyond. They also collaborate with other neighbouring iwi on matters of shared interest. Below is an overview of the various environmental management plans that have been developed by these iwi – either individually, or in partnership with others.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities before notifying a proposed plan or policy statement, then draft plans and policy statements are provided to iwi within the district/region, with a requirement for Council to have particular regard to any advice received. At the time of writing this report this process is ongoing.

There are the iwi management plans:

- Ngāti Tahu Ngāti Whaoa Iwi Management Plan
- Ngāti Tūwharetoa Iwi Management Plan
- Te Rautaki Taiao a Raukawa
- Whakamarohitia ngā wai o Waikato Te Arawa River Iwi Trust Environmental Plan

As this proposed plan change will not result in any change to the creation of stormwater, the plan change is considered to take into account the matters contained in the iwi management plans in accordance with section 74(2A) of the RMA.

Taupō District Plan Strategic Directions

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through the implementation of the District Plan.

For the purposes of preparing, changing, interpreting and implementing the District Plan, all other objectives and policies in all other parts of this Plan are to be read and achieved in a manner consistent with the objectives and policies that form these strategic directions.

The policies contained within this chapter have a dual purpose. The policies must deliver the Strategic Objectives and can also be applied directly in the consideration of resource consent applications where there is a requirement to consider District Plan policy.

The following objectives and policies have been selected as being relevant to the Neighbourhood Centre Zone.

Ob/Pol No.	Objective/Policy	How the Neighbourhood Centre Zones achieve the objective
TBD-O1	To promote sustainable and on-going economic development to occur through encouraging business activities in appropriate locations throughout the district.	The Neighbourhood Centre Zone explicitly enables small-scale commercial activities in appropriate locations within residential neighbourhoods. The plan change extends the NCZ to identified sites that already serve local needs, formalising their role and removing barriers to investment (e.g., staffing limits, site improvements). This promotes local economic development, creates jobs, and encourages sustainable local businesses while keeping them appropriately scaled so they don't undermine the town centre.
TBD-O2	A distribution, scale and form of business activity which differentiates and manages various types of business activities… avoids establishing retail and office activity outside town centre environment where this will create dispersed commercial activity to the detriment of the efficient operation	The NCZ specifically supports small-scale, local-serving activities designed not to undermine the role of the Taupō Town Centre.
TBD-P1	To establish consolidated and convenient business areas…provides the community with convenient access to goods and services, and ensures opportunities for employment and social interaction…	The NCZ creates consolidated, local hubs of retail and community services. These are walkable and accessible, reducing travel needs.
TBD-P4	To provide for varying levels of commercial activity both within and beyond identified Town Centre Environments…consolidating commercial activity principally within the town centre environments; managing local and strategic adverse effects.	The NCZ provisions explicitly recognise the hierarchy of centres, with the NCZ meeting immediate local needs while safeguarding the town centre's broader role.

Ob/Pol No.	Objective/Policy	How the Neighbourhood Centre Zones achieve the objective
UFD-O1	The district develops in a cohesive, compact and structured way that…contributes to well-functioning and compact urban zones that provide for connected liveable communities…	The NCZ explicitly supports compact urban form. By providing local services in residential areas, it reduces car trips, enables walkability, and supports connected communities.
UFD-O5	The Town Centre is strengthened and reinforced as the primary commercial, retail, recreational, cultural and entertainment centre for Taupō District.	The NCZ carefully manages scale and activity type to avoid competing with the Town Centre.
UFD-P2	Planning and development in urban zones will positively contribute to well-functioning urban environments.	By enabling walkable, accessible local centres, the NCZ directly promotes well-functioning, connected, liveable urban environments.
UFD-P8	Maintain strong boundaries to Town Centres to consolidate and intensify retail, commercial and office activities within Town Centres and to protect the planned urban built form…	The NCZ includes performance standards and location criteria to keep neighbourhood centres small-scale and local-serving, avoiding sprawl or competition with Town Centres.
UFD-P9	Restrict the location and development of retail and commercial activities within non-commercial areas…to ensure Town Centres continue to be the district's pre-eminent…centres	Through careful zoning and performance standards, the NCZ identifies specific local sites for neighbourhood-scale retail, avoiding unplanned spread of retail activity in purely residential areas/mixed use.

District Policy/Strategies

The District Plan does not sit in isolation, but rather it operates with Council's wider suite of policies, plans and strategies to provide direction for decision making. In particular, the following documents have been considered.

Future Development Strategy 2025

This growth strategy has been revised, and Taupo's initial growth strategy, TD2050 has been updated to the Future Development Strategy. This a gives effect to the National Policy

Statement on Urban Development and the Waikato Regional Policy Statement. The Taupō Future Development Strategy looks at the growth for the District over 35 years to 2060. It uses population projections to identify how much growth is anticipated over that period. It will also identify how many additional homes and land for business is likely to be needed and if land will need to be rezoned to accommodate this.

The strategy considers aspects such as:

- Staging and infrastructure requirements for growth around Taupō town
- Addressing the identified growth around Mangakino, and its infrastructure requirements
- Addressing the lack of spatial planning for Tūrangi
- The role of infill development in existing urban areas
- Availability and capacity of existing infrastructure
- When any existing infrastructure will need upgrading or whether any new infrastructure is needed.

Although no specific objectives within the FDS relate to neighbourhood centres, servicing local neighbourhoods while supporting local needs to be met without or reducing the need to drive support the broader aims of the FDS.

Waikato Regional Plan

In accordance with Section 75(4)(b) of the RMA, an operative plan change must not be inconsistent with a regional plan for any matter under section 31. PC45 is not inconsistent with the Waikato Regional Plan, taking into account that this plan change is limited to changes only in regard to the Neighbourhood Centre Zone.

Neighbourhood Centre Zone Provisions

Prior to changing the Operative District Plan to National Planning Standards format, the Neighbourhood Centre Zone provisions sat within the Residential and Spa Road Mixed Used Environment chapters, and were then subject to the rules of those respective environments. Since changing the Operative District Plan and Planning Maps to National Planning Standards format, the Neighbourhood Centre Zone provisions are held within their own zone. The performance standards of the Neighbourhood Centre Zone manage the bulk, location, and design of buildings, as outlined in the below:

Objectives	
NCZ-O1	The maintenance and enhancement of the character and amenity of the NCZ.
Policies	

NCZ-P1	To provide for a number of small-scale convenience-based retail, commercial, and community facilities where these: a. provide a high standard of urban amenity, and b. remain compatible with the scale of the surrounding residential environment.

NCZ-Rules	
NCZ-R1 – PRE activities	**Subject**
1. Any small-scale commercial activity that complies with the standards.	a. NCZ-R4.1 to NCZ-R4.8 b. Compliance with standards from Other Plan Matters
2. One accessory building per allotment.	a. The maximum gross floor area of the accessory building shall not exceed 6m2 b. The maximum height of the accessory building shall not exceed 2m c. Compliance with MUZ-R4.10
3. Any uncovered deck, terrace, platform or bridge; and/or 4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in NCZ-R1.3 and NCZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in NCZ-R1.1.	
5. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.

6. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level. 7. Retaining walls of 2m in depth or less below ground level.	a. Compliance with NCZ-R4.7 outside of the yard setback.
8. Temporary structures associated with maintenance activities and construction works.	
NCZ-R2 – RDIS activities	**Subject to**
1. Any small-scale commercial activity which does not comply with any part, or more, of the standard for PER activities.	**Matters of discretion** Restricted to only the matters of non-compliance specified in that standard.
NCZ-R3 – NC activities	**Subject to**
1. Any small-scale commercial activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof.	
NCZ-R4 Standards	
1. Maximum Combined Coverage	50%
2. Maximum Total Coverage	100%
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.	
Building Setbacks (minimum)	
3. Front boundary	Nil setback
4. All other boundaries	1.5m
5. Common wall boundaries	0m
Height (Maximum)	
6. Building height	8m

	EXCEPTION: Any structure attached to the building that which does not exceed 0.6m in any horizontal distance.
7. Height to boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries.
NCZ-Other Plan Matters	
All activities shall comply with the relevant matters where applicable as identified below: 1. Chapters 1-6 2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport 3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards 4. Chapter 9 Historic and Cultural Values 5. Chapter 10 Natural Environment 6. Chapter 11 Subdivision 7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities	

Table 1. Operative Neighbourhood Centre Zone Performance Provisions

Engagement

Please refer to the Background and Engagement Report for the full summary of engagement. Plan Change 45 has been consulted on in conjunction with Plan Changes 44, 46 and 47. Therefore this information has been consolidated within the Background and Engagement Report.

2022 Neighbourhood Shops Report

In November 2022, Taupō District council Policy Team staff undertook an analysis of the existing zoning of the Neighbourhood shops. The report also undertook identification of suitable additional Neighbourhood Centres using the following criteria:

Criteria:

i. Small cluster of existing stores in the residential environment is the primary purpose.
ii. Predominant activity is non-residential.
iii. Has a commercial frontage.
iv. The character of the Neighbourhood Centre is not overtly dominated by one unit or use.
v. A diversity of small-scale commercial and community activities within residential neighbourhoods, serving local day to day needs.

vi. Small-scale in terms of compatible with residential area, number of shops, local services, and business operation.
vii. The scale of such activities will not detrimentally affect the viability of a Town Centre
viii. Lower pedestrian and traffic movement compared to a Town Centre but provides an active environment to the neighbourhood.
ix. Limited to no excessive vehicle movement by only having short-term use parking.
x. New Neighbourhood Centres will be in a location best suited to service growth area covered by that structure plan. The location maximises opportunities for residents to easily walk, cycle or drive.
xi. High standard of amenity and compatibility with adjoining Residential Environment
xii. Provide accessible, convenient, and attractive commercial and community activities to service residential neighbourhoods.
xiii. Promote good design and environmental outcomes

The report recommended that the Neighbourhood Shops overlay be extended to the three identified site outlined previously.

Section 32 Evaluation

Issue One: There are existing neighbourhood shops outside of the Taupō urban area that are not zoned as such

Key Resource Management Issues

The Neighbourhood Shopping Centres overlay was introduced through Plan Changes 28 – 33, and they only relate to sites within the Taupō town. Consideration was given to extend this to those shops outside of Taupō town. Prior to changing the district plan to NPS format, the District Plan stated that sites not notated as shops in the planning maps must comply with Rule 4a.2.11 which is:

“Except where identified as a Shop on the Planning Maps [30-162;163;164;166;167;168], any retail or office activity within the Residential Areas that exceeds two full time equivalent persons who permanently reside elsewhere than on the site, or 50m2 of gross floor area per site (whichever is the lesser), is a discretionary activity”.

This means that sites that meet the description of the neighbourhood centres but are currently excluded from the Neighbourhood Shops overlay must meet stricter performance standards than similar sites located in the Taupō township. This makes it more difficult for operators to carry out site improvements and meet staffing requirements.

The shops area situated at Mata Road Kinloch is split across two different Residential Zones and is not included in the Neighbourhood Shop overlay. This situation makes it more complex for the operators to efficiently run their business and make improvements to it.

The 2022 Neighbourhood Shops Report identified three new sites outside of Taupō town that can be included in the new Neighbourhood Centre Zone. These are appropriate to be rezoned as these are low-to-medium scale shops in the immediate residential neighbourhood and around a local main street.

These three new sites are:

Table 2: Identified Sites	
Site	Location
Convenience Store, Fish & Chip Shop, Restaurant	2,4,6,8 Mata Road, Kinloch
Old Trev Terry Marine Site and Boat Storage	140 Kenrigg Road, Kinloch
Café, Store, Vacant lot, Vacant building, Vet clinic	109, 111, 113, 115, 117, Whakamaru Road Whakamaru
Omori Store, Snappy Takeaways, GAS Omori	94A and B Omori Road, Omori

Outcomes we are seeking to achieve: Identify Shops that are considered appropriate to be a Neighbourhood Centre and include them in the new Neighbourhood Centre Zone.

Options available to address this issue are:

Status quo – no changes to list new shops

1. Add new Neighbourhood Centres that meet the description and provisions of a Neighbourhood Centre

	Advantages	Disadvantages
Option 1: No changes to list Shops identified outside Taupō township	Eliminates the risk that sites would increase their operations to the extent that amenity values are adversely impacted and to cause nuisance to residents.	Any future eligible sites must meet stricter performance standards than the neighbourhood shops already identified in the Neighbourhood Centre Zone. This restricts them from having more staff and developing their site.
Option 2: Add new Neighbourhood Shops that meets the description and provisions of a Neighbourhood Centre	• Ability to list any future eligible sites, especially ones that are located outside the Taupō township. • Ability to employ fulltime employees who reside outside the locality and	Operating activity could increase, and this would potentially create some reverse sensitivity effects in the smaller communities where they are located. For example, an increase in vehicle movements may

	Advantages	Disadvantages
	be able to operate using a larger floor space. • Ensures consistency and make easier operation for businesses.	detract from the amenity of the community. However as these shops exist already these effects are likely to be minimal.

Option 2 is the preferred option, as the positive values exceed the potential adverse impacts of the change. These benefits would be especially important for those businesses located at Mata Road Kinloch who have had difficulty with running their operations and making improvements to their sites as they sit across different residential zones. Notating them as a neighbourhood shopping centre would help ensure consistency and make operating these businesses easier.

The major risk of notating these sites is that operating activity could increase and this would potentially create some reverse sensitivity effects in the smaller communities where they are located. For example, an increase in vehicle movements may detract from the amenity of the community.

However, this risk is considered to be low for two reasons. Firstly, the rules specifically state that the operations must be small scale and must remain compatible with the scale of the surrounding residential environment. This means that shopping malls with a large footprint or building envelope would be incompatible with the performance rules. Secondly, many of the identified sites are located on small land parcels that physically limit the scale of operations and are already operating in the capacity of a neighbourhood centre.

Issue Two: As previous neighbourhood shop provisions were an overlay they may no longer be be effective as a Neighbourhood Centre zone

As mentioned in the previous sections, neighbourhood shops were assessed by the provisions in the residential or Spa Road Mixed Use chapters as the shops were in those zones due to its characteristics. Provisions were made for neighbourhood shops as they provided convenience and employment opportunities to residents. Table 1 shows the existing performance standards.

The Residential Zone Chapters are also currently under review, which there will be changes in the provisions. Since the origin of the Neighbourhood Centre Zone provisions are from the Residential and Spa Road Mixed Use Chapter, it is appropriate to review the effectiveness of the Neighbourhood Centre provisions as well. The built form of neighbourhood centre has similar characteristics to Medium Density Residential Zone (MRZ), and so it is considered appropriate to create new provisions that are more aligned with MRZ.

Outcomes we are seeking to achieve:

Ensure that the Neighbourhood Centre Zone provisions are efficient and effective, and fit for the purpose of this zone.

Options available to address this issue are:

- Status quo – no changes to the performance standards
- Change the provisions to be more efficient and effective to the new zone chapter

	Advantages	Disadvantages
Option 1: No changes to the performance standards	Eliminates the risk that sites would increase their operations to the extent that amenity values are adversely impacted and to cause nuisance to residents.	Neighbourhood shops are following the old provisions from the old Residential and Spa Road mixed use chapter of the district plan. Since the Residential chapter is also under review, not reviewing the current provisions means the provisions are inconsistent and ineffective.
Option 2: Change the performance standards that is more effective to the new zone chapter	• Ability to maintain the amenity values that are more appropriate for the zone they're in. • Benefits running operations and making improvements to their sites as it allows for floor space.	A new untested set of provisions will need to be developed.

Option 2 is the preferred option as we see the need to review the current provisions of the Neighbourhood Centre Zone as it is from the old Residential chapter that is also under review.

Scale and Significance

Section 32(1)(c) states that the level of detail provided within the evaluations must correspond to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

The proposed amendments are minor, while being restricted only to the Neighbourhood Centre Zone. However, the proposed amendments may have a degree of significance on landowners who own allotments that are within the Proposed Neighbourhood Centre Zone, as well as landowners that own allotments directly adjacent to the Proposed Neighbourhood Centre Zone. It is noted that, with the exception of one NCZ, that the areas are all developed. So this means it is only redevelopments that would be subject to the new provisions. In other words this is not a case of rezoning and area that will completely change its character, but rather applying fit for purpose provisions to existing areas of neighbourhood centres.

The scale and significance are assessed within Appendix 1.**Evaluation of the Objectives**

Evaluation of the Proposed Objectives against the Purpose of the Act:

Section 32(1)(a) of the Resource Management Act requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the Resource Management Act.

Any proposed objective and policy framework must give effect to higher order statutory directions.[1] The objective and policy approach for the Neighbourhood Centre Zone is therefore directed by and must give effect to the Waikato Regional Policy Statement. A complete assessment of the Objectives against higher order documents is included in Appendix 2.

Objective NCZ-01: The NCZ meets the day-to-day needs of the community and residents of the immediate residential neighbourhood in a manner that supports the District's compact urban form and development objectives, and its role and function in the District's hierarchy of centres.	
RMA Provision	Evaluation
Social wellbeing (Section 5)	The objective directly promotes social wellbeing by providing for convenient access to goods, services, and facilities within residential areas. This fosters walkable communities where social interaction is encouraged, and residents' daily needs are met close to home. By supporting a compact urban form, the NCZ reduces reliance on private vehicles, increasing community connectedness and accessibility for those without access to transport.
Economic wellbeing (Section 5)	The NCZ supports economic wellbeing by creating opportunities for local businesses to exist within residential communities. Small-scale commercial activities such as shops, cafes, and services generate local employment.
Cultural wellbeing (Section 5)	While the objective does not explicitly reference cultural wellbeing, by providing local hubs for community activities, services, and gatherings, it inherently supports cultural expression and social practices within neighbourhoods.
Health and Safety (Section 5)	By promoting a compact urban form where daily needs can be met within immediate residential neighbourhoods, the NCZ encourages walking, cycling, and public transport. This reduces reliance on private vehicles, which not only lowers emissions but also decreases the risk of traffic accidents. Locating everyday services like food, healthcare, and community facilities closer to residential areas improves access for all.
Section 6	NCZ-01, by supporting compact urban development, reduces urban sprawl, which can help to avoid inappropriate development

[1] Resource Management Act 1991, section 75(3)(c).

	on ancestral lands and culturally significant sites, particularly on the urban fringe. In terms of natural hazards (6(h)), a compact urban form generally promotes more resilient and manageable urban environments.
Section 7	NCZ-01 strongly aligns with Section 7. Encouraging day-to-day needs to be met locally promotes efficient use of land and infrastructure (7(b)). Concentrating activities into local centres enhances amenity by providing vibrant, accessible community hubs while protecting the residential character of surrounding areas (7(c)). A compact urban form is also associated with lower environmental impacts, reduced vehicle emissions, lower infrastructure costs, and less land take, thereby enhancing the overall environmental quality (7(f)). Finally, urban land is a finite resource (7(g)), and ensuring efficient, high-quality development of neighbourhood centres contributes to responsible stewardship of that resource.

Objective NCZ-02: Development and activities contribute positively to the vitality and functioning of urban environments, including supporting walkable neighbourhoods.	
RMA Provision	Evaluation
Social wellbeing (Section 5)	NCZ-02 directly promotes social wellbeing by aiming to create accessible urban areas. Walkable environments contribute to healthier lifestyles by promoting physical activity and reducing social isolation.
Economic wellbeing (Section 5)	NCZ-02 supports strong local economies, as walkable neighbourhoods typically experience increased foot traffic, which benefits local businesses, services, and hospitality providers.
Cultural wellbeing (Section 5)	Culturally vibrant neighbourhoods thrive in environments that are pedestrian-friendly and community-focused. By creating spaces where people can gather informally and formally, NCZ-02 supports cultural expression and the strengthening of community identity.
Health and Safety (Section 5)	Supporting walkable neighbourhoods has direct and positive impacts on health and safety outcomes. Increased walkability encourages physical activity. Well-designed, active street environments can also improve public safety by promoting "eyes on the street," which deters crime and increases the perception of safety. Reduced dependence on private vehicles contributes to fewer traffic accidents and lower emissions, improving overall environmental health.

Section 6	While NCZ-02 does not directly address access to natural features, by fostering urban vitality and walkability, it can indirectly support public access by encouraging the development of connected, accessible urban networks that link to parks, river and lakes where applicable. Regarding the relationship of Māori with ancestral lands, NCZ-02's focus on vibrant, community-oriented development can provide opportunities to recognise and celebrate Māori culture through urban design, public spaces, and cultural markers.
Section 7	NCZ-02 aligns well with these matters. By encouraging development that supports walkable, it promotes the efficient use of land, infrastructure, and public amenities (7(b)). Walkable, lively environments also significantly enhance amenity values (7(c)), making neighbourhoods more attractive, functional, and enjoyable. Compact, walkable urban areas reduce environmental impacts like pollution and habitat loss (7(f)), and use urban land—a finite and highly valuable resource—more effectively (7(g)).

Objective NCZ-03: Non-residential activities are of a nature and scale to avoid unacceptable adverse effect on adjacent Residential Zones.	
RMA Provision	Evaluation
Social wellbeing (Section 5)	NCZ-03 directly supports social wellbeing by ensuring that non-residential activities located within the Neighbourhood Centre Zone (NCZ) do not negatively impact the residents of adjoining residential areas.
Economic wellbeing (Section 5)	Balancing non-residential activities so they do not overwhelm adjacent residential zones also supports economic wellbeing. It ensures that businesses can operate within the NCZ without generating conflicts. Managing effects preserves the attractiveness of both residential and commercial areas, helping both sectors thrive sustainably.
Cultural wellbeing (Section 5)	Protecting residential amenity also supports cultural wellbeing. For many communities, including Māori, the home and immediate neighbourhood environment are places for whānau gathering, cultural practices, and community cohesion. Excessive commercial intrusion could disrupt these activities. NCZ-03 helps ensure that cultural practices and community life can continue uninterrupted in residential areas adjacent to the NCZ.
Health and Safety (Section 5)	NCZ-03 positively contributes to health and safety by managing adverse effects that could arise from non-residential activities.

Section 6	By protecting the quality of residential areas, NCZ-03 supports the maintenance of cultural connections to place, particularly important for Māori communities living in urban areas. While not directly linked to natural hazards, good land use planning that reduces residential exposure to the adverse effects of incompatible activities can contribute to urban resilience and risk management more generally.
Section 7	NCZ-03 strongly aligns with Section 7. By ensuring that non-residential activities do not create unacceptable adverse effects, it protects and enhances the amenity values (7(c)) of residential areas, which are critical to urban liveability. It promotes the efficient use of land and resources (7(b)) by allowing both residential and commercial activities to coexist in close proximity without undermining each other's functions. Additionally, maintaining environmental quality (7(f)) — including noise, air quality, and visual amenity — is an important outcome of this objective.

Assessment of Alternative Objectives

Status Quo

Within the Operative Plan, the Neighbourhood Centre Zone has only one Objective, listed below.

Objectives	
NCZ-O1	The maintenance and enhancement of the character and amenity of the NCZ.

Objective NCZ-01: The maintenance and enhancement of the character and amenity of the NCZ	
RMA Provision	Evaluation
Section 5	NCZ-O1 aligns partially with Section 5. Maintaining and enhancing amenity values contributes to the social and environmental wellbeing of communities, particularly by supporting attractive, functional local centres. However, the objective is narrow in scope, focusing only on character and amenity, and does not explicitly recognise economic wellbeing, efficient use of resources, cultural wellbeing, and enabling community needs, which are integral to sustainable management

	under s5. As such, the objective partially contributes to sustainable management.
Section 6	NCZ-O1 does not directly address any of the matters of national importance in Section 6. While maintenance of amenity might support community wellbeing in a broad sense, the objective does not actively incorporate or respond to cultural values, natural character, or hazard management. This lack of reference limits alignment with s6 values, especially in relation to Māori cultural relationships or resilience. As such, NCZ-01 does not give effect to Section 6 matters.
Section 7	NCZ-01 directly reflects Section 7(c), by aiming to maintain and enhance amenity values. However, it does not reflect Section 7(b) in regard to efficient use of land or resources, which is important in an urban zone expected to accommodate growth. It does not address other relevant matters such as environmental quality (7(f)) or the finite nature of urban land (7(g)). There is no acknowledgment of balancing amenity with enabling appropriate activities. As such, NCZ-01 partially aligns with section 7.

While the previous objective contributes positively to amenity, it is too narrow to fully align with the broad sustainable management purpose and principles of the RMA. It would benefit from a more balanced approach that integrates community needs, efficient urban form, environmental quality, and social and economic wellbeing, as is achieved in the new proposed objectives NCZ-01 to NCZ-03.

In summary it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act. The proposed objectives are commensurate with the size and significance of the proposed zone. As demonstrated above, the proposed objectives adequately contribute to achieving the sustainable management purpose of the Resource Management Act.

Assessment of the Provisions

It has been established that the proposed Objectives are the most appropriate way of achieving the purpose of the Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the Objectives. The provisions may relate to more than one Objective.

Identification of Provision Options

1. Status quo – no changes to the performance standards.
2. Change the existing provisions to the proposed new provisons

Option	Source	Relevance How effective are the provisions in achieving the objective	Recommendation
Retain existing provisions	Status Quo	The existing provisions have been derived from the Residential and Mixed Used Zones. Neighbourhood centres have a different character than residential or spa road mixed use zones. There are some site-specific activities which are appropriate and should be provided for in the Neighbourhood Centres and also activities which shouldn't be allowed.	Discard. These provisions have not been tailor made for the Neighbourhood Centre zone, meaning some inappropriate activities may be permitted and other appropriate activities may need a resource consent.

Preferred Provision Option:

NCZ - Policies
NCZ-P1 Enable a range of non-residential activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by, and avoid adverse effects on function and amenity of the Taupo Towncentre.
NCZ-P2 Avoid activities which are incompatible with the role and function of the Zone and adjacent Residential Zones, where adverse effects cannot be appropriately avoided, remedied, or mitigated.
NCZ-P3 Ensure a good standard of amenity for residential properties by:
1. Controlling the bulk and location of non-residential buildings;
2. Ensuring residential properties retain access to adequate sunlight and outdoor amenity space; and
3. Avoiding, remedying, or mitigating the potential for unacceptable reverse sensitivity effects.

NCZ – Rules

NCZ - Standards	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Management of appropriate scale of buildings which maintains NCZ amenity, avoids additional stormwater runoff. • Avoidance of incompatible activities on the predominant character of the NCZ. • Supports compact urban form and reduces the need to travel for every consumer need.	• No environmental costs.
Economic	
• Commercial activities of an appropriate scale in the NCZ are supported.	• Additional costs to notify a separate plan change.
Social	
• NCZ is an appropriate place for community centres to be located. The provisions directly promote social wellbeing by aiming to create accessible urban areas. Walkable environments contribute to healthier lifestyles by promoting physical activity and reducing social isolation.	• No social costs.
Cultural	
• NCZ can assist communities in meeting their cultural needs	• No cultural costs.
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
The proposed change enables small-scale commercial activities such as shops, cafes, and services generate local employment and contribute to economic growth.	
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency Tailor made provisions are the most efficient mechanism for achieving the purpose of the Neighbourhood Centre Zone. The amendment means that business owners will be able to expand their operations to appropriate scales for the zone without requiring resource consent, reducing the costs for the landowners.	
Effectiveness Tailor made provisions are the most effective mechanism for achieving the purpose of the Neighbourhood Centre Zone. The proposed change will be less costly which may encourage more landowners to expand their Neighbourhood Centre operations, thus meeting the social and cultural needs of communities.	
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c)) It is not considered there is uncertain or insufficient information in this circumstance.	
F. Appropriateness It is considered more appropriate to have tailor made provisions for the Neighbourhood Centre Zone, as provided for within the menu of zones within the National Planning	

Standards. Tailor made provisions allow for the predominant uses and purpose of the Neighbourhood Centre Zone to be provided for.
G. Reasons for deciding on the provisions (s32(1)(b)(iii)
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the Neighbourhood Centre Zone.

CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, **Objectives NCZ-01, NCZ-02 and NCZ-03** are considered the most appropriate way to achieve the purpose of the RMA (Section 5) for addressing the **Neighbourhood Centre Zone** chapter. The recommended policies and methods outlined in this report are considered the most appropriate way of achieving the objectives, having regard to:

(i) other reasonably practicable options for achieving the objectives; and
(ii) the efficiency and effectiveness of the proposed provisions in achieving the objectives.

The provisions respond to identified issues, support a compact and walkable urban form, enable small-scale commercial and community activity to serve neighbourhood needs, and ensure development is compatible with adjacent residential areas. The plan change gives effect to relevant national and regional policy direction and supports sustainable management of resources in the Taupō District.

APPENDIX 1 - SIGNIFICANCE OF THE EFFECTS

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the Proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	• Creating new provisions for the Neighbourhood Centre Zone enables appropriate activities within this zone to be undertaken more easily, and to increase operations to an appropriate level. The addition of more Neighbourhood Centres will allow for more landowners to more easily provide appropriate services within the Neighbourhood Centre Zone.	• Medium
2. Degree of shift from the status quo (current approach)	• The NCZ chapter replaces existing rules with a new, zone-specific framework, and introduces new NCZ sites, therefor the shift from the status quo is significant.	• Medium
3.Environmental effects	• The proposed plan change does not increase total allowable coverage and does not introduce additional impervious surfaces. Development scale is limited and compatible with adjacent residential zones. The increase is unlikely to result in detrimental environmental effects.	• Low
4. Economic effects	• The increase is likely to be beneficial to landowners is that they can expand their operations without requiring resource consent, therefore reducing their costs. It enables flexibility to expand operations without additional costs and delays incurred through the resource consent process.	• Medium

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
5.Cultural effects	• The plan change enables communities to access services locally and safely, which can indirectly support cultural wellbeing and allow for neighbourhood-based cultural activity. There are no known adverse effects on sites of cultural significance.	• Medium
6.Social effects	• The plan change promotes walkable, self-sufficient neighbourhoods by further enabling commercial activity close to residential areas. This supports local accessibility.	• Low
3. Who and how many will be affected?	• Property owners of existing and proposed NCZ sites, as well as adjoining residential landowners,	• Medium
4. Degree of impact on, or interest from iwi/Māori	• The proposed plan change will indirectly support cultural wellbeing and allow for neighbourhood-based cultural activity.	• Medium

APPENDIX 2 – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

Waikato Regional Policy Statement

Objective	RPS Policy	RPS Implementation methods	Plan change provisions
Waikato Regional Policy Statement			
3.10 Sustainable and efficient use of resources	Policy 6.1 Planned and co-ordinated subdivision, use and development	6.1.1 Regional plans, district plans and development planning mechanisms	NCZ-01 directly supports compact urban form by enabling small-scale commercial services within or adjacent to residential areas, reducing the need for car travel and large-scale infrastructure expansion.
3.12(h) Built Environment	Policy 6.1 Planned and co-ordinated subdivision, use and development	6.1.1 Regional plans, district plans and development planning mechanisms	NCZ-02 and NCZ-P1 promote walkability and ensure non-residential activities enhance the vitality of neighbourhoods.
3.21 Amenity	Policy 6.1 Planned and co-ordinated subdivision, use and development	6.1.1 Regional plans, district plans and development planning mechanisms	NCZ-P3 and associated standards (S2–S5) manage interface effects with Residential Zones.

National Policy Statements

Assessment of extent to which proposed provisions give effect to the National Policy Statement on Urban Development		
Objective	**Policy**	**Plan change provisions**
Objective 1: Urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety, now and into the future.	Policy 1: Planning decisions contribute to well-functioning urban environments.	The NCZ provisions enable small-scale, local-serving commercial activities within or adjacent to residential areas. This supports neighbourhoods that offer convenient access to daily needs. The provisions (Objectives NCZ-01, NCZ-02 and Policies NCZ-P1, P3) ensure a good standard of amenity and compatibility with nearby housing, contributing to well-functioning urban environments.
Objective 2: Urban development occurs in a way that allows communities to develop and change over time.	Policy 5: Planning decisions relating to urban environments are responsive to changes in demand.	The NCZ provides for existing and potential future neighbourhood centres, enabling commercial activity to respond flexibly to evolving community needs. The provisions enable a range of activities as permitted or restricted discretionary, with performance-based standards that provide flexibility while managing adverse effects. This ensures the policy framework is responsive and not overly prescriptive.
Objective 4: Urban environments support reductions in greenhouse gas emissions and improve resilience by reducing the need to travel by private car and encouraging active or shared modes of transport.	Policy 1(d): Planning decisions support reductions in GHG emissions.	By locating services close to where people live, the NCZ provisions support walkability. The NCZ aligns with compact, low-emissions urban form and supports access by walking and cycling.

APPENDIX 3 – PROVISION CASCADE

NCZ Objectives	NCZ Policies	NCZ Methods
NCZ-01 The NCZ meets the day-to-day needs of the community and residents of the immediate residential neighbourhood in a manner that supports the District's compact urban form and development objectives, and its role and function in the District's hierarchy of centres.	NCZ-P1 Enable a range of non-residential activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passersby and avoid adverse effects on function and amenity of the Taupo Town Centre.	NCZ-R1, NCZ-R2, NCZ-R3, NCZ Standards, NOISE-R3 - NCZ
NCZ-02 Development and activities contribute positively to the vitality and functioning of urban environments, including supporting walkable neighbourhoods.	NCZ-P2 Avoid activities which are incompatible with the role and function of the Zone and adjacent Residential Zones, where adverse effects cannot be appropriately avoided, remedied, or mitigated.	NCZ-R1, NCZ-R2, NCZ-R3, NCZ Standards, NOISE-R3 - NCZ
NCZ-03 Non-residential activities are of a nature and scale to avoid unacceptable adverse effect on adjacent Residential Zones.	NCZ-P3 Ensure a good standard of amenity for residential properties by: 1. Controlling the bulk and location of non-residential buildings; 2. Ensuring residential properties retain access to adequate sunlight and outdoor amenity space; and 3. Avoiding, remedying, or mitigating the potential for unacceptable reverse sensitivity effects.	NCZ-R1, NCZ-R2, NCZ-R3, NCZ Standards, NOISE-R3 - NCZ

TAUPŌ DISTRICT PLAN REVIEW

ISSUES AND OPTIONS REPORT

NEIGHBOURHOOD CENTRE SECTION

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Introduction

This report identifies issues within our District which we need to address through a District Plan Change review and find the best way to do this by setting out our preferred options to resolve them.

The Government has introduced a set of National Planning Standards which guide how plans must be developed and formatted. We need to make sure our plan fits into the Standards. Part of this required changing our Neighbourhood Shops overlay in the Residential Environment into its own zone chapter – Neighbourhood Centre Zone. This new zone chapter needs a review as we have identified some issues. These are:

1. To identify and include other neighbourhood shops in the Neighbourhood Centre Zone.
2. The effectiveness of existing performance standards for neighbourhood shops.

Statutory and policy context

Resource Management Act 1991

The Resource Management Act 1991 (RMA) is the main law governing to promote the sustainable management of natural and physical resources. The RMA regulates land use and the provision of infrastructure, which are integral components of Aotearoa New Zealand's resource management system. The RMA also includes decision-making systems and processes in consideration to affected parties or the wider environment.

National Planning Standards

The National Planning Standards were gazetted in April 2019. As part of the review of the Taupō District Plan, we are required to make sure that our Proposed District Plan changes meets these Planning Standards. The National Planning Standards sets a template that District Plans must follow.

The National Planning Standards gave clarity on a zone framework and standards. Any zones that are consistent with the description of a zone in the National Planning Standard must use that zone name and zone colour. Although it is not a requirement to use these zonings, we do need to consider the advantages and disadvantages of this approach. This helped the reformatting of the Neighbourhood Centre Zone. Taupō district had a neighbourhood shop that was situated in two different zones, and it was not notated in the Neighbourhood Shop overlay. This situation made it complex for the operators to efficiently run their business and make improvements to it. However, with the new zone framework, we have decided to change the Neighbourhood Shop overlay to its own zone and chapter in the district plan.

National Policy Statements

National Policy Statements (NPS) set objectives and policies for matters of National Significance. We are required to give effect to any NPS through our District Plan. There are national policy statements for:

- Urban Development
- Freshwater Management
- Renewable Electricity Generation
- Electricity Transmission
- Coastal Policy Statement
- Indigenous Biodiversity
- Highly Productive Land

National Policy Statement on Urban Development

The National Policy Statement on Urban Development (NPS-UD) was introduced in July 2020 and is relevant to the Neighbourhood Centre Zone Chapter. The NPS-UD recognises the national significance of having well-functioning urban environments and sufficient development capacity to meet the different needs of all people and communities.

This NPS-UD applies to all local authorities that have all or part of an urban environment within their district or region (i.e., tier 1, tier 2 and tier 3 local authorities) and planning decisions by any local authority that affect an urban environment. However, some objectives, policies, and provisions in Parts 3 and 4 apply only to tier 1, 2, or 3 local authorities. Taupō District Council is a Tier 3 local authority. Tier 3 local authorities are strongly encouraged to do the things that Tier 1 and 2 local authorities are obliged to do under Parts 2 and 3 of the NPS-UD.

Regional Policy Statements

The purpose of Regional Policy Statements is to achieve the purpose of the RMA by providing an overview of the resource management issues of the region, and policies and methods to achieve integrated management of the natural and physical resources. The contents of regional policy statements are set out in section 62 of the RMA and the relevant policies have been reproduced in Appendix 1.

The Taupō District falls within the jurisdiction of four regional councils: Waikato Regional Council, Bay of Plenty Regional Council, Hawkes Bay Regional Council and Horizons Regional Council. All urban settlements in the Taupō District are located within the Waikato Region boundaries as such, the Waikato Regional Policy Statement is the only Regional Policy Statement applicable to Taupō's urban areas and will be the relevant document considered during the development of the Neighbourhood Centre Chapter. The objectives and policies in the Regional Policy Statement seek to ensure that development of the built environment and associated land use occurs in an integrated, sustainable and planned manner.

Current planning framework

The Taupō Operative District Plan, adopted in 2007, had a permissive effects-based approach, with no direction about where future urban growth should go. Each subdivision application was addressed on a case-by-case basis.

Neighbourhood Centre Zone is a newly created zone in the district plan to comply with the National Planning Standard. It was managed within the residential environments within the District Plan as it had similar characteristics to the Medium Density Residential Zone (old High Density Residential Environment) and so their provisions were subject to the Residential Chapter of the district plan.

The performance standards relate to bulk and location requirements such as building height, site coverage and other matters such as maximum vehicle movements, signage, and stormwater controls. Activities or developments that comply with the performance standards are generally a permitted activity and can be undertaken without the need for a resource consent. Where an activity or development does not comply with one or more performance standards a resource consent is required. Depending on the number of performance standards exceeded will depend on the activity status applied i.e., restricted discretionary, discretionary.

Taupō District Council Vision

Taupō District Council's proposed vision is "*To be a district of connected communities who thrive and embrace opportunities*". This vision is accompanied by a proposed set of core community outcomes to guide decision-making:

- Tangata Whenua are acknowledged and respected;
- Vibrant places and connected communities;
- Resilient communities working in partnership;
- Innovative, thriving economy;
- Flourishing environment.

These outcomes form part of a broader work programme that Council is undertaking as set out in several Council policies and strategies including the housing strategy, transport strategy and climate change action plan.

Tangata Whenua Issues

Taupō District Council recognises that land is a taonga tuku iho of special significance to Māori people. The council is committed to promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu. Council is committed to facilitate the occupation, development, and utilisation of that land for the benefit of its owners, their whānau, and their hapū.

Te Ture Whaimana - Vision and Strategy for the Waikato River

Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River was adopted by the Waikato River Authority as part of the Waikato River Settlement. The vision is:

> ***The Waikato River will be safe for people to swim in and take food from over its entire length.***

Our Operative District Plan (ODP) is required to give effect to the Waikato River Vision and Strategy. The new Neighbourhood Centre Zone chapter will need to be reviewed to give effect to this vision and strategy for areas of our district that are within the Waikato River catchment.

Te Kaupapa Kaitiaki

Te Kōpu ā Kānapanapa is a co-governance body for Lake Taupō and have developed a high-level management plan for the Taupō Catchment to help protect, restore, and enhance its environmental, cultural, and spiritual health. The plan, Te Kaupapa Kaitiaki, is underpinned by Ngāti Tūwharetoa tikanga and values and provides governance and direction to those who have a role in or responsibility for the health and wellbeing of the Taupō Catchment.

Te Kaupapa Kaitiaki has the following vision statement: "*For a healthy Taupō Catchment that is capable of sustaining the whole community and that is managed in a manner that reflects Ngāti Tūwharetoa tikanga".* This vision establishes the context for a set of objectives, issues, and desired outcomes for the Taupō Catchment to:

1. Promote the sustainable and integrated management of the Taupō Catchment for the benefit of Ngāti Tūwharetoa and all people within the catchment;

2. Provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and,

3. Respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.

The Issues

Two issues have been identified for the Neighbourhood Centre Zone:

1. Identify and include other Shops in the Neighbourhood Centre Zone.
2. The effectiveness of exisitng performance standards for neighbourhood shops.

For each issue we have outlined the outcomes we are seeking to achieve, undertaken an assessment against provisions in other District Plans (if appropriate), assessed the advantages and disadvantages, and the identified the preferred option to solve the issues.

Issue One: To Identify and include other shops in the Neighbourhood Centre Zone

The Neighbourhood Shop overlay was introduced through Plan Changes 28-33 and only relate to sites within the Taupō Town. Sites located outside Taupō township such as Kinloch or Omori are excluded from this overlay. In our district plan, we have stated that sites not notated as shops in the planning maps must comply with Rule 4a.2.11 which is:

> "Except where identified as a Shop on the Planning Maps [30-162;163;164;166;167;168], any retail or office activity within the Residential Areas that exceeds two full time equivalent persons who permanently reside elsewhere than on the site, or 50m^2 of gross floor area per site (whichever is the lesser), is a discretionary activity".

This means that sites that meet the description of the neighbourhood shops but are currently excluded from the Neighbourhood Shops overlay must meet stricter performance standards than

similar sites located in the Taupō township. This makes it more difficult for operators to meet staffing requirements and carry out site improvements.

We have identified three new sites of neighbourhood shops that are located outside Taupō township, as seen in table 1. These sites have been established for many years and are conveniently located within walking distance of the areas they serve. They meet the criteria as a neighbourhood shops, and therefore is considered appropriate to be included in the new zone.

Criteria:

i. Small cluster of existing stores in the residential environment is the primary purpose.
ii. Predominant activity is non-residential.
iii. Has a commercial frontage.
iv. The character of the Neighbourhood Centre is not overtly dominated by one unit or use.
v. A diversity of small-scale commercial and community activities within residential neighbourhoods, serving local day to day needs.
vi. Small-scale in terms of compatible with residential area, number of shops, local services, and business operation.
vii. The scale of such activities will not detrimentally affect the viability of a Town Centre
viii. Lower pedestrian and traffic movement compared to a Town Centre but provides an active environment to the neighbourhood.
ix. Limited to no excessive vehicle movement by only having short-term use parking.
x. New Neighbourhood Centres will be in a location best suited to service growth area covered by that structure plan. The location maximises opportunities for residents to easily walk, cycle or drive.
xi. High standard of amenity and compatibility with adjoining Residential Environment
xii. Provide accessible, convenient, and attractive commercial and community activities to service residential neighbourhoods.
xiii. Promote good design and environmental outcomes

Table 1: Identified sites.

Site	Location
Convenience Store, Fish & Chip Shop, Restaurant	2, 6, 8 Mata Road, Kinloch
Café', Store, Vacant lot, Vacant building, Vet clinic	109, 111, 113, 115, 117, Whakamaru Road, Whakamaru
Omori Store, Snappy Takeaways, GAS Omori	94A and B Omori Road, Omori

Outcomes we are seeking to achieve:

Continue identifying Shops that are considered appropriate to be a Neighbourhood Centre and include them in the new Neighbourhood Centre Zone and follow the provisions in that chapter.

Options available to address this issue are:

1. Status quo – no changes to list new shops
2. Add new Neighbourhood Shops that meets the description and provisions of a Neighbourhood Centre

	Advantages	Disadvantages

Option 1: No changes to list Shops identified outside Taupō township	Shops that are not identified are meeting stricter performance standards and some parts of the community are satisfied with this as it's causes less or no nuisance.	Any future eligible sites must meet stricter performance standards than the neighbourhood shops already identified in the Neighbourhood Centre Zone. This restricts them from having more staff and develop their site.
Option 2: Add new Neighbourhood Shops that meets the description and provisions of a Neighbourhood Centre	• Ability to list any future elible sites, especially ones that are located outside the Taupō township. • Ability to employ fulltime employees who reside outside the locality and be able to operate using a larger floor space. • Ensures consistency and make easier operation for businesses.	Operating activity could increase, and this would potentially create some reverse sensitivity effects in the smaller communities where they are located. For example, an increase in vehicle movements may detract from the amenity of the community.

Option 2 is the preferred option, as the positive amenity values exceed the potential adverse impacts on these values. Notating Mata Road area as a neighbourhood shopping centre will improves consistency over the split zone area allowing for easier operation of those businesses.

Issue Two: The effectiveness of existing performance standards for neighbourhood shops

As mentioned in the previous sections, neighbourhood shops were assessed by the provisions in the residential chapter as the shops were in the residential environment due to its characteristics. Provisions were made for neighbourhood shops as they provided amenity value and employment opportunities to residents. Table 2 shows the existing performance standards.

The issue is that the Residential Chapter is also currently under review, which there will be changes in its provisions. Since the origin of the Neighbourhood Shops provisions are from the Residential Chapter, it is appropriate to review the effectiveness of them as well. The built form of neighbourhood shop has similar characteristics to Medium Density Residential Zone (MDRZ), and so it is considered appropriate to create new provisions that matches with MDRZ.

Table 2: Performance standards applicable to Neighbourhood Shopping Centres.

4a.1.1	Maximum Building Coverage	50%
4a.1.2	Maximum Plot Ratio	N/A
4a.1.3	Maximum Total Coverage	100%
4a.1.4	Minimum Building Setback – Front Boundary	Nil setback
4a.1.5	Minimum Building Setback – all other boundaries	1.5 metres
4a.1.6	Minimum Building Setback – common wall boundaries	1.5 metres
4a.1.7	Maximum Building Height	8 metres
4a.1.8	Maximum Height to Boundary	8 metres
4a.1.9	Maximum Equivalent Vehicle Movements	100

4a.1.10	Maximum Signage Total Face Area in one sign per allotment	Multiple signs up to 4m² total face area per site.
4a.1.11	Maximum Signage Style	(a) Signage must relate to the activity undertaken on the allotment. (b) No flashing, reflectorised or illuminated signs. One temporary sign per allotment, 1.08m² total face area, 4m maximum height, for the sale of land or buildings.
4a.1.12	Maximum Earthworks Disturbance of the allotment at any one time while redeveloping	50%

Outcomes we are seeking to achieve:

Assess the current provisions in the Neighbourhood Centre chapter (old Neighbourhood Shops overlay in the Residential chapter provisions) and change them into appropriate provisions.

Options available to address this issue are:

- Status quo – no changes to the performance standards
- Change the performance standards that is more effective to the new zone chapter

	Advantages	Disadvantages
Option 1: No changes to the performance standards	Eliminates the risk that sites would increase their operations to the extent that amenity values are adversely impacted and to cause nuisance to residents.	Neighbourhood shops are following the old provisions from the old Residential chaper of the district plan. Since the Residential chapter is also under review, not reviewing the current provsions means the provisions are inconsistent and ineffective.
Option 2: Change the performance standards that is more effective to the new zone chapter	• Ability to maintain the amenity values that are more appropriate for the zone they're in. • Benefits running their operations and making improvements to their sites as it allows for floor space.	A new untested set of provisions will need to be developed.

Option 2 is the preferred option as we see the need to review the current provisions of the Neighbourhood Centre Zone as it is from the old Residential chapter that is also under review.

Conclusion

In this paper, we have set out to describe in detail each of the two issues identified through the review of the District Plan. We then identified the desired outcomes and evaluated possible options to resolve each issue and identified our preferred option. The following policy directions are recommended for the management of neighbourhood shops within the District Plan:

- Use the Neighbourhood Centre Zone framework set out by the National Planning Standards within the District Plan
- Introduce provisions to the District Plan to protect and manage neighbourhood shops including:
    - Protection of amenity and character
    - The scale of built form
    - The management of incompatible activities
- Add new shops as a Neighbourhood Centre in the district plan and planning maps

Following these recommendations will improve consistency of managing the effects of neighbourhood shops in our district and allow easier operations for neighbourhood centre businesses due to less stringent performance standards.

We want your thoughts on whether we have the right issues. Have we missed any? Are we heading in the right direction with the outcomes?

Taupō District Plan

Plan Change 46

Open Space Zones

New proposed text is shown in green.

Deleted text is shown in ~~red strike through.~~

Existing unchanged text (out of scope of the plan change) is shown in black.

NOSZ Natural Open Space Zone

Overview

The purpose of the Natural Open Space Zone (NOSZ) is to recognise and provide for open spaces that contain high natural, ecological, landscape, cultural and heritage values. The zone contains expansive areas of natural open space that are usually accessible to the public for informal recreation and leisure activities. Activities may include walking and tramping, running, mountain biking, bird watching, picnicking, boating and fishing - as well as tours or educational activities associated with the area. Some of the spaces are also used for conservation, and cultural and customary activities such as gathering mahinga kai, and are rich in historic and cultural values. The zone also provides an important natural edge to urban development, the Districts lakes and rivers, and as ecological corridors.

A low level of development and built form is anticipated to retain the natural or heritage values associated with the zone, and buildings, structures and roads are principally accessory to informal recreation and conservation activities.

Most of the land zoned Natural Open Space Zone is publicly owned and subject to Reserve Management Plans, Conservation Management Plans, Conservation Management Strategies, and/or National Park Management Plans prepared under legislation.

All activities and uses located on public land must obtain landowner permission (such as a lease or licence) from the relevant administering authority. This is in addition to any resource consent requirements under the District or Regional Plan, or a National Environmental Standard.

NOSZ – Objectives

NOSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan.

NOSZ-O2 The Natural Open Space Zone is used in a way that protects and, where possible, enhances its purpose and values, including:

1. Opportunities for conservation, informal recreation, leisure and cultural activities;
2. Large, undeveloped open areas;
3. High natural, ecological, landscape, cultural and historic heritage values;
4. A low level of built form and scale, with buildings, structures and roads principally ancillary to informal recreation activities or conservation activities; and
5. A general absence of urban infrastructure.

NOSZ-O3 Māori cultural activities, tourism activities, and visitor accommodation, and other activities that have a locational need are enabled in the Natural Open Space Environment.

NOSZ – Policies

NOSZ-P1 Enable buildings and structures that are small in scale and ancillary to informal recreation or conservation activities, while ensuring that an overall predominance of open space is retained.

NOSZ-P2 Avoid activities that are incompatible with the role, function and predominant character of the Natural Open Space Zone, and:

1. Activities that generate adverse effects that cannot be appropriately avoided, remedied, or mitigated, and

2. Activities that would generate reverse sensitivity effects or which conflict with permitted activities in the Natural Open Space Zone.

NOSZ-P3 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

NOSZ-P4 Avoid the location of network utilities, water or wastewater Infrastructure on Natural Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on NOSZ, they are located and designed in a way to enhance the purpose and values of the site.

NOSZ - Rules

NOSZ-R1- PER activities	**Subject to**
(1) Any activity, building, or structure.	(a) Compliance with NOSZ-S(1) to (4), and (b) Compliance with standards from Other Plan Matters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the NOSZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Commercial activities	(a) Compliance with NOSZ R4(1) to (4) (b) Compliance with any relevant adopted Reserve Management Plan.
NOSZ-R2- RDIS activities	**Matters of Discretion**
Any activity that does not achieve compliance with one or more of the standards in NOSZ-S(1)-(4).	Limited to the matters of non-compliance with a standard not met.
NOSZ-R3- DIS activities	**Subject to**
(1) Any activity that is not PER, CON, RDIS or a NC activity (2) Any activity that does not achieve compliance with one or more of the standards in NOSZ-S(5).	As a discretionary activity, all actual and potential effects of the activity to be considered. Any applicable Reserve Management Plan will beparticularly relevant.

NOSZ - Standards

NOSZ-S1 - Footprint

(a) Maximum building footprint	Each individual building or structure on a site must not exceed a maximum gross floor area of 60m^2
(b) Maximum building coverage	5%
NOSZ-S2 - Building Setbacks	
(a) All boundaries	5m 10m from stream- or riverbanks, 5m from the Foreshore Protection Area.
NOSZ-S3 - Height	
(a) Structures (b) Building Height	2m fences and gates 8m 5m in a height restricted area 5m in an Outstanding and Natural Features Landscape

OSZ Open Space Zone

Overview

The Open Space Zone (OSZ) provides for a wide range of passive and active leisure and recreational activities, along with limited associated facilities and structures. The District's open spaces vary in size from small neighbourhood parks to larger grassed areas where people can enjoy activities such as walking and cycling, skateboarding, and kicking a ball. The majority of these open spaces are located within urban neighbourhoods and form an important part of the district's shared pathway and gully management network.

These public open spaces are generally more open, with less built features and contribute to an attractive and well-functioning living environment for people within the District. Whilst their primary function is to provide for leisure and recreation, they can also have important natural and cultural heritage values.

Most of the land zoned Open Space Zone is publicly owned and subject to Reserve Management Plans, Conservation Management Plans, Conservation Management Strategies, and/or National Park Management Plans prepared under legislation.

All activities and uses located on public land must obtain permission (such as a lease or licence) from the relevant administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

OSZ – Objectives

OSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan.

OSZ-O2 The open and spacious character, and any historic, cultural, and natural values of the zone are maintained.

OSZ-O3 Informal recreation activities are the predominant use of the zone and buildings, and exclusive use activities are limited to maintain public use and open space for informal use.

OSZ-O4 The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied, or mitigated.

OSZ – Policies

OSZ-P1 Provide for a variety of informal, complimentary activities, including small scale community uses, particularly if they are provided for in any relevant adopted Reserve Management Plan.

OSZ-P2 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

OSZ-P3 Maintain or enhance the natural character values of open spaces by retaining significant vegetation and undertaking new landscaping (where appropriate and practical).

OSZ-P4 Development, including new buildings and structures located near sites of significance to Mana Whenua recognise the relationship of Mana Whenua to the area.

OSZ-P5 Limit buildings, structures, and activities to those complimentary to enhance people's ability to use and enjoy the open space for informal recreation, or consistent with any relevant adopted Reserve Management Plan.

OSZ-P6 Locate and design buildings and structures to:

(a) maintain the open space character and function of the zone

(b) maintain and enhance public accessibility and minimise areas for exclusive use

(c) protect any natural or cultural values.

OSZ-P7 Manage activities to minimise adverse effects such as noise, glare, signs and traffic on the values of the surrounding environment.

OSZ-P8 Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the Zone, and any relevant adopted Reserve Management Plan.

OSZ-P9 Avoid the location of network utilities, water or wastewater Infrastructure on Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on OSZ they shall be located and designed in a way to maintain or enhance the purpose and values of the site.

OSZ - Rules

OSZ-R1- PER activities	**Subject to**
Any activity, building, or structure.	(a) OSZ-S(1) to (3), and (b) Compliance with standards from Other Plan Matters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the OSZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
Commercial activities.	(a) OSZ-S(1) to (3) (b) Compliance with any relevant adopted reserve management plan
OSZ-R2- RDIS activities	**Subject to**
Any activity that does not achieve compliance with one or more of the standards in OSZ-S(1)-(4).	Limited to the matters of non-compliance with the standard not met
OSZ-R3- DIS activities	**Subject to**
(a) Any activity that is not PER, CON, RDIS or a NC activity (b) Any activity that does not achieve compliance with one or more of the standards in NOSZ-S(5).	As a discretionary activity, all actual and potential effects of the activity to be considered. Any applicable Reserve Management Plan will be particularly relevant.

OSZ - Standards

OSZ-S1 - Footprint	
(a) Maximum building footprint	Each individual building on a site must not exceed a maximum gross floor area of 150m^2
(b) Maximum building coverage.	10%
OSZ-S2 - Building Setbacks	
All boundaries	5m 10m from stream- or riverbanks 5m from the Foreshore Protection Area.
OSZ-S3 - Height	
(a) Structures	(i) 2m fences and gates (ii) 12m playground equipment (iii) 18m poles for lighting or surveillance
(b) Building Height	(iv) 8m (v) 5m in a height restricted area (vi) 5m in an Outstanding and Natural Features Landscape

SARZ Sport and Active Recreation Zone

Overview

The Sport and Active Recreation Zone (SARZ) is to provide open spaces that are used predominantly for a range of formal and informal active recreational and sporting activities. These areas will typically comprise of sports fields, turfs, tracks, courts, and buildings for indoor sports and recreation. There will often be car parking areas associated with these facilities, so overall the built form and amount of impermeable surfaces will be higher than other open space zones.

In some locations, the buildings may also accommodate commercial activities ancillary to and for the benefit of users of the facility, and open space community activities. The more intensive activities and the greater scale of building provided for in this Zone have the potential to generate adverse noise, traffic, lighting and other effects for the surrounding area which need to be appropriately managed.

All activities and uses located on public land must obtain permission (such as a lease or licence) from Taupō District Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

SARZ – Objectives

SARZ-O1 The Sport and Active Recreation Zone is predominately used by the public for a wide range of indoor and outdoor organised sport and recreation activities and associated facilities, and open space community activities in such a way that maintains and, where possible, enhances the predominant values of the Zone, which include:

a. Open space land with multiple recreation facilities (indoors and/ or outdoors);
b. The presence of buildings, structures and on-site car parking necessary to support recreation and open space community activities, including multi-sport facilities, halls, grandstands, pavilions, clubrooms, changing rooms, and marina facilities.

SARZ-O2 Adverse effects of activities and development undertaken in the Sport and Active Recreation Zone are managed effectively at the Zone interface and surrounding area.

SARZ – Policies

SARZ-P1 Enable a range of buildings and structures that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone.

SARZ-P2 Provide for commercial activities that are ancillary to the predominant purpose of the Zone.

SARZ-P3 Provide for development where it can be demonstrated that it is consistent with the relevant adopted Reserve Management Plan.

SARZ-P4 Manage the adverse effects of noise, signage, hours of operation, and light, on adjacent residential properties at the zone interface.

SARZ - Rules

SARZ-R1- PER activities	Subject to
(1) Any activity, structure or building.	(a) SARZ-S(1) to (3), and (b) Compliance with standards from Other Plan Matters, and (c) is not identified as a CON, RDIS, DIS or NC activity within the SARZ, and (d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Commercial activities.	(a) SARZ-S(1) to (3) (b) Compliance with any relevant adopted reserve management plan
SARZ-R2- RDIS activities	**Subject to**
Any activity that does not achieve compliance with standards OSZ-S(1) to 3	Limited to the matters of non-compliance with a standard not met.
SARZ-R3- DIS activities	**Subject to**
Any activity that is not PER, CON, RDIS or a NC activity	As a discretionary activity all actual and potential effects of the activity to be considered. Any applicable Reserve Management Plan will be particularly relevant.

SARZ – Standards

SARZ-S1- Footprint	
Maximum building coverage.	55%
SARZ-S2- Building Setbacks	
All boundaries.	5m 10m from stream- or riverbanks. 5m from the Foreshore Protection Area.
SARZ-S3- Building and structure Height	
Maximum building and structure height.	(i) 2m fences and gates (ii) 12m playground equipment (iii) 18m poles for lighting or surveillance (iv) 15m for buildings and structures (v) 5m in a height restricted area (vi) 5m in an Outstanding and Natural Features Landscape

	EXCEPTION: structures directly required for the playing of sport, e.g. rugby goal posts.

Consequential Changes to Other Sections of the District Plan

7.2 Infrastructure Chapter

INF-R4 - Standards

Zone	Height (max)	Diameter (max)	Attached Aerials and Antennas
LRZ, GRZ, MRZ, OSZ, NOSZ	10m	0.5m	Not exceeding the maximum height of the mast or pole and not exceeding 2m in diameter
GIZ, HIZ, SARZ	20m	1.5m	Not exceeding the maximum height of the mast or pole and not exceeding 3m in diameter

1. **All Residential zones, OSZ and NOSZ**
   a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm).
   b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position.

....

2. **GIZ- General Industrial Zone for Taupō, HIZ- Heavy Industrial Zone and SARZ – Sport and Recreation Zone**
   a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to be hydrologically neutral in a 10 year return event.
   b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. Where a stormwater asset is to be vested in Council, a Catchment Management Plan that demonstrates a hydrologically neutral solution shall be prepared.

   ...

11 Subdivision

SUB-O14 OSZ, NOSZ, SARZ	Maintain and enhance the character and purpose of the Open Space Zones.

SUB-O15 Where appropriate, subdivision recognises and responds to the strategic importance of NOSZ and OSZ for public accessibility, protection of natural and cultural values and the mitigation of natural hazard risk.

SUB-P14 Provide for subdivision in the open space zones only where it is necessary to meet the predominant purpose of the zone.

SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision.

11 Subdivision

SUB-R1 CON activities GRZ, MRZ, LRZ, OSZ, NOSZ and SARZ

SUB-R8 RDIS activities GRUZ and RLZ, OSZ, NOSZ and SARZ

SUB-RX-RDIS activities OSZ, NOSZ and SARZ

SUB-RX RDIS activities	Subject to
Any subdivision in OSZ, NOSZ and SARZ and any other subdivision which is not identified as a CON, RDIS or NC activity	**Matters of Discretion** SUB-R14

SUB-R14 Matters of Control/Discretion for Residential and Open Space Zones

a. Impact of the activity on the amenity and character of the Residential Zones and Open Space Zones, surrounding allotments and other Zones.
b. Potential for conflict between the activity and other existing activities within the Residential Zones and Open Space Zones.

12.3 Earthworks

EW-R1 – PER activities

1. Earthworks within the LRZ, GRZ, NCZ, NOSZ, OSZ

...

8. Earthworks within GIZ and SARZ, except areas of the GIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.

12.5 - Light

LIGHT-O2	That the MUZ, GIZ, HIZ and SARZ provide for a range of activities and within which adverse environmental effects are avoided or mitigated, and the amenity and integrity of adjoining Residential Zones is maintained.
LIGHT-P1	To ensure environment nuisance levels from the MUZ, GIZ, HIZ and SARZ of light and glare are consistent with maintaining a high standard of amenity within adjoining Residential Zones.

LIGHT-R1 PER activities within RLZ, MRZ, GRZ, LRZ, MUZ, NCZ, GIZ-PREC1-Taupō-Light Overlay, OSZ and NOSZ

Light-R2 Per activities within SARZ

Light-R2 Per activities within SARZ	Subject to
2. Any activity provided for as a permitted activity.	a. Hours of operation between 6am and 10pm.

Subsequent renumbering.

12.6 Noise

NOISE-O1 New activities or additions to existing activities that are sensitive to noise (Table 1) are designed and located to minimise conflict with noise-generating activities and to avoid or mitigate reverse sensitivity effects.

NOISE-P1 Minimise reverse sensitivity effects by:

a) Ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
b) Ensuring activities do not compromise the safe operation of the land transport network.

Insert Noise Corridor Boundary Overlay to Planning Maps.

NOISE-R2 – PER Activities

1. Noise Corridor Boundary Overlay
   a) Within the Noise Corridor Boundary Overlay, where:
   (i) A new building that contains a noise sensitive activity; or
   (ii) An alternation to an existing building resulting in an increase in floor area of a noise sensitive activity; or

(iii) A new noise sensitive activity is located in an existing building.

Subject to:

Activities provided for in NOISE-R2.1 shall be:

a) Designed, constructed and maintained to achieve indoor design noise levels not exceeding the maximum values in Table 1; and
b) If windows must be closed to achieve the design noise levels in a, above, the building is designed, constructed and maintained with a mechanical ventilation system that:
    i. For habitable rooms for a residential activity, achieves the following requirements:
        a. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code; and
        b. is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and
        c. provides relief for equivalent volumes of spill air; and
        d. provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18C and 25C; and
        e. Does not generate more than 35 dB LAeq (30s) when measured 1 metre away from any grille or diffuser.
    ii. For other spaces, is as determined by a suitably qualified and experienced person; and
c) A report is submitted by a suitably qualified and experienced person to the Council demonstrating compliance with a) and b) above (as relevant) prior to the construction or alteration of any building containing an activity sensitive to noise.
d) Instead of a), b) and c) above, is within the Noise Corridor Boundary Overlay but is at least 50 metres from the carriageway of any State Highway and is designed so that a noise barrier entirely blocks line-of-sight from all parts of doors and windows to the road surface.

Table 1: Noise Sensitive Activities and their Maximum Permissible Road Noise Level

Occupancy/activity	**Maximum road noise level LAeq (24h) *Note 1**
Building type: Residential	
Sleeping spaces	40 dB
All other habitable rooms	40 dB
Building type: Education	
Lecture rooms/theatres, music studios, assembly halls	35 dB
Teaching areas, conference rooms, drama studios, sleeping areas	40 dB
Libraries	45 dB
Building type: Health	
Overnight medical care, wards	40 dB
Clinics, consulting rooms, theatres, nurses' stations	45 dB
Building type: Cultural	
Places of Worship, marae	35 dB
Note 1: The design road noise is to be based on measured or predicted external noise levels plus 3 dB.	

NOISE-R3 – RDIS Activities

Any new or altered noise sensitive activity proposed which does not comply with one or more standards in NOISE-R1.1.

Matters of Discretion:

Council restricts the exercise of its discretion to the following matters:

a) Whether the location of the building minimises effects.
b) Alternative mitigation which manages the effects of the non-compliance on the health and amenity of occupants.
c) The outcome of any consultation with NZ Transport Agency Waka Kotahi.

NOISE-R~~2~~ 4- MRZ, GRZ, LRZ, OSZ and NOSZ NOISE LIMITS

The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ, LRZ, OSZ or NOSZ site or the notional boundary of any residential zone site...

6. **NOISE-R9 Noise Control Boundary Overlay – Sensitive Activities, RLZ, GRZ, LRZ, MRZ, NOSZ, OSZ and SARZ**

...

Including table 3 – noise Sensitive Activities and their Maximum Permissible Road Noise Level

Subsequent renumbering.

NOISE-R3 TCZ-PREC1-TAUPŌ and SARZ
1. The noise rating level arising from any activity measured within any TCZ-PREC1-Taupō TCZ or SARZ property, other than the site where the noise is generated, shall not exceed: a. 7.00am — 10.00pm 75dB LAeq b. 10.00pm — 7.00am 65dB LAeq and c. 90dB LAF(max 2. The sound level (LAeq) shall not exceed 80dB in the 63Hz octave band range within the allotment boundary. 3. The noise level arising from any activity measured within the boundary of any MRZ, GRZ or LRZ site shall not exceed the following limits: a. 7.00am — 10.00pm 55dB LAeq b. 10.00pm — 7.00am 40dB LAeq and c. 75dB LAF(max) 4. Any new buildings with habitable spaces (i.e. residential units, retirement homes, etc) built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (40dB LAeq). 5. Any building containing residential or accommodation activity must be constructed to ensure that the level of noise received within any habitable space does not exceed 40dB LAeq . An acoustic design certificate from an acoustic engineer will be required to demonstrate compliance with the above performance standard at the time of lodging a Building Consent. 6. The noise level arising from any Temporary Activity (excluding non-operational days) measured within the boundary of any property in a Residential Zone, shall not exceed the frequency of occurrence or noise limits shown below.

a. The provisions in NZS6802:2008 sections 6.3 and 6.4 shall not apply when assessing sound from Temporary Activities against the noise limits below. Clause 6 does not apply to SARZ.

12.7 Signs

SIGN-O1 The maintenance and enhancement of the character and amenity of the MRZ, GRZ, LRZ, NOSZ and OSZ.

SIGN-P1 Encourage a wide range of appropriate activities and development within the MRZ, GRZ, LRZ, GRUZ, RLZ, NOSZ, OSZ and SARZ while ensuring any a dverse effects are avoided, remedied or mitigated.

SIGN-R1 - PER activities	Subject to
Signs within the MRZ, GRZ, LRZ, OSZ and NOSZ	a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau g. OSZ and NOSZ 1m2 per sign unless they provide wayfinding, advice, warnings for the purpose of peoples wellbeing and safety or for educational purposes.

SIGN- R1 – PER Activities

SIGN-R12 - PER activities	Subject to
12. Signs within SARZ	a. No flashing, reflectorised or illuminated signs b. One freestanding sign located adjacent to the vehicle entrance not exceeding 8m in height and 2m in width, which must relate to the activity on the allotment.

	c. Signs painted or structurally attached to the building or structure which do not relate to the activity taking place on the site must not be located on any building or structure elevation facing the street.

12.8 Temporary activities

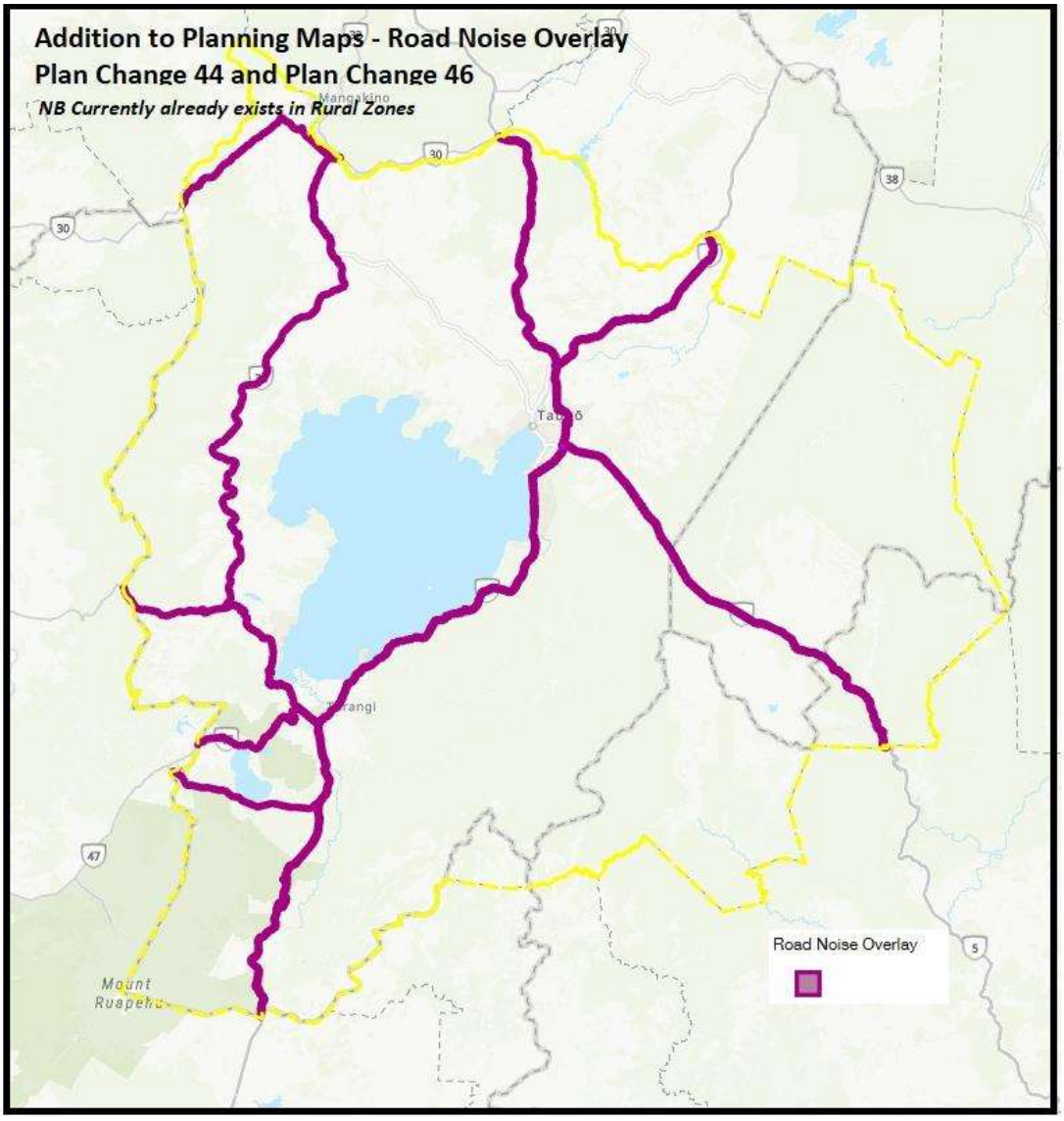
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ, MUZ, OSZ and NOSZ

TEMP-R3 PER activities within TCZ and SARZ

Changes to Planning Maps

For open space mapping please refer to the following link:

Open Space Mapping



GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report

Section of the Plan: Open Space and Recreation Zones

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Introduction

Please refer to the Overarching Background and Engagement Report for full context of Plan Change 46 in the context of the bundle of plan changes it sits within.

The Taupō District Plan has not previously identified open spaces as a zone, it is currently managed within the existing zones of the plan which could be within the residential, rural, or industrial environments. This means that open space is subject to whatever provisions apply to that zone. In many cases the driver for what happens on reserves are the Reserve Management Plans. The introduction of the National Planning Standards (the Standards) encourages councils to apply specific open space zoning. There are three potential zones available for use. This plan change seeks to meet these requirements of The Standards.

In the Taupō District, reserves are administered by Taupō District Council (TDC), the Department of Conservation (DoC), and iwi. At this stage, just TDC and DoC administered open spaces have been incorporated within the Plan Change. For the purposes of Plan Change 46, it was up to iwi/hapu whether they put forward their open spaces for rezoning.

When commencing the Open Space Zone chapter review, there was an awareness of five key issues that were considered necessary to address. These were starting points, and by no means the only issues the plan change would address.

The five main issues identified were:

1. Open Space is not currently identified as Open Space under the District Plan, which can lead to unexpected development outcomes.
2. Open Space provides benefit and enjoyment to the public, which can be impacted on or reduced by development on open space.
3. Pressure for development or infrastructure within open space.
4. Pressure for commercial activity on open space.
5. Activities on reserves can affect the neighbours and vice versa.

Statutory and Planning Context

Much of the Statutory Context is included within the Background and Engagement Report. Many pieces of legislation are relevant across Plan Change 44-6 and 50, so rather than it be repeated it has been summarised in the Background and Engagement report, which essentially acts as an overarching section 32.

National Planning Standards

Under the National Planning Standards 2019 new zonings have been developed for Open Space. Although it is not a requirement to use these zonings, considerations of the advantages and disadvantages of this approach have taken place. The National Planning Standard purpose statements for the open space zones describe the sub-zones as:

- Open Space Zone - Areas used predominantly for a range of passive and active recreational activities, along with limited facilities and structures.
- Sport and Active Recreation Zone - Areas used predominantly for a range of indoor and outdoor active recreation activities and associated facilities.
- Natural Open Space Zone - Areas where the natural environment is retained, and activities, buildings and other structures are compatible with the characteristics of the zone.

Waikato Regional Policy Statement (WRPS) and Regional Plan

The WRPS covers the majority of the district, as the Waikato regional boundary is based on the catchment of the Waikato River, including Lake Taupō. Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River, has been incorporated within the WRPS, although it has an elevated status as a national policy statement. The WRPS was made operative on 20 May 2016. The most significant plan change to the WRPS is Plan Change 1: Healthy Rivers, as it seeks to provide a comprehensive response to the Vision and Strategy for the Waikato River. Plan Change 1 is currently under appeal.

The WRPS sets out 27 objectives and a range of policies. The most relevant provisions within the WRPS as they relate to the PDP evaluations for the Open Spaces chapter are detailed within Appendix Two of this report. It then provides a summary assessment of how the relevant provisions have been addressed in the PDP.

There is not considered to be any element of the proposed plan change that is inconsistent with the Waikato Regional Plan.

Bay of Plenty Regional Policy Statement (BoPRPS) and Regional Plan

The BoPRPS covers a relatively small portion of the district within the Rangitaiki River catchment only. There are no settlements within this portion of the district. For this reason, lesser evaluation of the BoPRPS has been undertaken, although the imperative to ‘give effect to’ regional policy statements still applies. The BoPRPS itself recognises that the Taupō District is not solely located within the Bay of Plenty region and it identifies that strong liaison and joint effort on cross-boundary issues is therefore essential. The BoPRPS was made operative on 1 October 2014.

The most relevant provisions within the BoPRPS as they relate to the PDP evaluations for the Open Spaces chapter are detailed within Error! Reference source not found. attached to this report. It then provides a summary assessment of how the relevant provisions have been addressed in the proposed plan change.

Hawkes Bay Regional Policy Statement (HBRSP) and Regional Plan

The HBRPS covers a relatively small portion of the district within the Mohaka River catchment. There are no settlements within this portion of the district. The Hawkes Bay Regional Resource Management Plan contains the HBRPS and the Hawkes Bay Regional Plan, combined into one document. The document identifies the following issues, and provides policies in response:

- Loss and Degradation of Soil
- Scarcity of Indigenous Vegetation and Wetlands
- Effects of Conflicting Land Use Activities
- Agrichemical Use
- Management of Organic Material
- Groundwater Quality, Groundwater Quantity, Surface Water Quantity, Surface Water Quality
- River Bed Gravel Extraction
- Physical Resources
- Matters of Significance to Iwi/Hapu

The Hawkes Bay Regional Resource Management Plan was made operative on 28 August 2006. Given the extent of the District within the Hawkes Bay Region as relative to the Waikato and Bay of Plenty Regions, a detailed assessment of the Hawkes Bay Regional Resource Management Plan has not been carried out.

The RPS has been considered however, and the proposed objectives and policies that make up the Open Spaces chapter generally do give effect to those parts of the RPS considered relevant to the Taupō District. Those relevant parts of the RPS are considered as follows:

- **Chapter 3.1A Integrated Land Use and Freshwater Management** which requires an integrated approach to the management of fresh water and land use and development. This approach is reflected in the proposed Strategic Direction 2 – Freshwater Quality / Te Mana O Te Wai and also Strategic Direction 1 – Tāngata Whenua. The proposed directions recognise the importance of an integrated approach to promote positive water quality outcomes and also the need to recognise Tāngata Whenua values in resource management.
- **Chapter 3.4 Scarcity of Indigenous Vegetation and Wetlands** which seeks the preservation and enhancement of remaining areas of significant indigenous vegetation, significant habitats of indigenous fauna and ecologically significant wetlands. The relevant objectives in proposed Strategic Direction 6 Natural Environment Values recognise the importance of the districts natural values and seek the protection of areas of significant indigenous vegetation etc. The provisions also support the enhancement of indigenous biodiversity areas. It is noted that the use of 'protection' could be considered as not being consistent with the RPS requirement to 'preserve' such areas. In this case the term 'protection' is considered to be appropriate given its consistency with the requirements set out in Sections 6 and 7 of the Act.
- **Chapter 3.10 Surface Water Resources** which has an objective of the water quality in rivers, lakes and wetlands to be suitable for sustaining or improving aquatic ecosystems and other identified freshwater objectives. In consideration of the scope of the District Councils responsibilities for fresh water management, the proposed Strategic Direction 2 – Freshwater Quality / Te Mana O Te Wai promotes positive water quality outcomes associated land use and subdivision.
- **Chapter 3.14 Recognition of Matters of Significance to iwi/hapū** which includes direction to recognise tikanga, Māori values and the contribution they make to sustainable development, the protection of waahi tapu, consult with iwi and tāngata whenua roles as kaitiaki in keeping with Māori culture and traditions. These objectives are given effect to by proposed Strategic Direction 1 – Tāngata Whenua.

Horizons Regional Council One Plan

The One Plan has been prepared by Horizons Regional Council (Manawatu-Whanganui region) and is a combined regional policy statement and regional plan. The One Plan was made operative on 25

November 2014. The One Plan covers a relatively small portion of the Taupō District, only in the southern reaches of the district. There are no settlements within this portion of the district. Therefore a detailed assessment of the Horizons Regional Council One Plan has not been carried out.

The RPS has been considered however and, the proposed objectives and policies that make up the Strategic Directions chapter give effect to those parts of the RPS considered relevant to the Taupō District. Those relevant parts of the RPS are considered as follows:

- **Chapter 2: Te Ao Maori** which requires that the mauri of natural and physical resources is had regard to, hapū and iwi are enabled to provide for their social and cultural wellbeing and kaitiakitanga must be given particular regard to. These objectives are given effect to by proposed Strategic Direction 1 – Tāngata Whenua and also specific provisions associated with Strategic directions 2 (Freshwater Quality) and 6 (Natural Environment Values).
- **Chapter 6: Indigenous Biological Diversity, Landscape and Historic Heritage** which contains objectives that require the protection of significant indigenous vegetation and habitats, the characteristics of natural features and landscapes and natural character and historic heritage. These matters are given effect to by proposed strategic direction 6 (Natural Environment Values) and 3 (Urban Form and Development) which has policy that considers heritage values.

Taupō District Plan Strategic Directions

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes.

For the purposes of preparing, changing, interpreting and implementing the District Plan, all other objectives and policies in all other parts of this Plan are to be read and achieved in a manner consistent with the objectives and policies that form these strategic directions.

The policies contained within this chapter have a dual purpose. The policies must deliver the Strategic Objectives and can also be applied directly in the consideration of resource consent applications where there is a requirement to consider District Plan policy.

The following objectives and policies have been selected as being relevant to the open space zones.

Ob/Pol no.	Objective/Policy	How the Open Space Zones achieve the objective
LD-P13	Ensure new activities and developments contribute to the provision and standard of reserves and open space amenity to meet the needs of the community including Esplanade Reserves in accordance with the provisions of the Act.	The Open Space Zones will contribute to this by provision of open spaces and appropriate provisions for open spaces.
NEV-O2	The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from the adverse effects of inappropriate development.	The Natural Open Space zone will contribute to the protection of SNAs and significant habitats.
NEV-O7	The natural character of riparian margins are preserved, and enhanced where appropriate, and protected from inappropriate subdivision, use and development.	The OSZ and NOSZ will contribute to the protection of riparian areas through provisions of subdivision use and development.
NEV-P1	Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from subdivision, land use and development activities that will have more	The Natural Open Space zone will contribute to the protection of SNAs and significant habitats.

	than minor effects on the ecological values and processes important to those areas.	
NEV-P2	Support and facilitate those activities which will lead to the long term protection and or enhancement of indigenous biodiversity in both urban and non-urban areas.	The Natural Open Space zone will contribute to the protection of SNAs and significant habitats.

District Policy/Strategies

Long-TermPlan Community Outcomes

The Long-Term Plan 2024-34 sets the following vision*: We will be a district of connected communities who thrive and embrace opportunities.*

The community outcomes go on to describe what Council aims to achieve for the community, to promote the social, economic, cultural and environmental wellbeing of our district. They underpin how and why we deliver council activities.

The following table illustrates how Plan Change 46 contributes to these Outcomes.

Outcome		**How the Open Space Zones achieve the objective**
Tangata whenua are acknowledged and respected	We acknowledge tangata whenua and their ancestral connection to the whenua, ngā maunga and ngā wai	Objectives and policies supporting cultural activities, and acquisition of land where there are cultural values support this outcome.
Vibrant places and connected communities	We provide vibrant, safe places that support social connections.	Open spaces contribute to the vibrancy and connectivity of a place. The provisions inPlan Change 46 will help to achievethis outcome.
	We celebrate the rich history of iwi throughout our public spaces and facilities	Objectives and policies supporting cultural activities, and acquisition of land where there are cultural values support this outcome.
	We provide choices for safe and effective transport connections.	Public access is provided for within the Open Space zone provisions. The subdivision objective and policy provides opportunity to enhance public access through strategic land acquisition.
	We connect people with nature through our reserves and public places.	The NOSZ and OSZ contribute to the protection and enhancement of our open spaces. Plan Change 46 provisions reinforce this outcome.
	We provide venues, infrastructure and support for events that bring us together	The SARZ enables venues, infrastructure and support for events.

Innovative, thriving economy	We welcome visitors and create inviting public places.	Plan Change 46 provisions reinforce this outcome.
Flourishing environment	We think and act with an intergenerational view and embrace our role as kaitiaki.	Plan Change 46 provisions reinforce this outcome.
	We manage wastewater and stormwater discharges to protect our water quality.	Open spaces can be a key component in the management of stormwater. Plan Change 46 provisions reinforce this outcome.
	We encourage and protect our natural ecosystems.	Plan Change 46 provisions reinforce this outcome.

Erosion and Flood Strategy 2009

This strategy has been jointly developed by Waikato Regional Council and Taupō District Council. The strategy will help ensure that the management efforts of each council are coordinated.

The development of the strategy has been underpinned by scientific research into the extent and nature of the flood and erosion risks around the Lake. That research is available from the councils.

Planning for these risks is a critical part of the councils' roles under the Resource Management Act 1991 and the Civil Defence Emergency Management Act 2002.

The two actions from the Action Plan which are relevant to Plan Change 46 are:

Action	**Implementation through PC46**
Reserves Management Plans – When developing or reviewing reserve management plans ensure that they protect/enhance foreshore areas including natural buffers to hazards, make provision for public access, and plan for infrastructure management and placement.	Although Plan Change 46 does not directly implement this action, it contributes to it and allows for an additional layer of certainty for foreshore areas.
Ensure that strategic planning for reserve acquisition recognises the role of reserves in risk mitigation.	Objective and policy developed to assist in meeting the strategic role of reserves in risk mitigation: **SUB-O15 -** Where appropriate, subdivision recognises and responds to the strategic importance of NOSZ and OSZ for public accessibility, protection of natural and cultural values and the mitigation of flood and erosion risks. **SUB-P14** - When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for risk mitigation or public

Action	Implementation through PC46
	accessibility should be set aside for open space provision.

Recreation and Sport Strategy 2023

The Sport and Recreation Strategy sets out the following:

Having great sport and recreation opportunities in the Taupō District makes it a great place to live and visit, supporting the Council's vision to be the most prosperous and liveable district in the North Island.

Being active or just being outdoors has positive physical and mental health outcomes. Taupō District's unique taiao (environmental) features - like the lakes, rivers, and forests - promote getting active and exploring nature.

Sport and recreation also enhance social connection and engagement and for youth, sport is recognised as providing benefits associated with reducing anti-social behaviour and youth offending. We are also increasingly seeing youth turning to forms of active recreation (jogging, biking, skateboarding).

Taupō District is also known as the "events capital" with a wide range of commercial and community events that rely on our reserves, sportsgrounds and facilities. These events are important in generating economic activity and supporting our retail, hospitality, and accommodation sectors.

Through the Council, the community funds sport and recreation facilities and reserves for community good. The wider community benefits from having good facilities and reserves that everyone can use, that support a wide range of activities and uses, and at all levels, from youth, to social, to competition.

The strategy sets out the following principles that are relevant to Plan Change 46:

Principles	Implementation through PC46
Principle 1 Council has a role to provide parks and open spaces across the district that provide opportunities for people to get out, get moving or simply get some fresh air and interact with nature.	Plan Change 46 contributes to this principle through a clear set of tailor-made provisions. The Subdivision objectives also allow for strategic acquisition of appropriate reserve space.
Principle 2 Council will provide a reserve network across the district, where: Most houses in urban areas are within a short walkable distance from a neighbourhood park, which has a basic playground and somewhere to kick a ball around.	Plan Change 46 contributes to this principle through a clear set of tailor-made provisions. The Subdivision objectives also allow for strategic acquisition of appropriate reserve space.

Principles	Implementation through PC46
Most houses in urban areas are within a short drive or cycle from a community park. This is a larger play space that supports more activities. It should be a community hub for informal recreation, with a more substantial playground, hard and soft play surfaces (for example, a field with goals, and a hard court for basketball or tennis, or a skatepark or pump track) and a larger recreation space with supporting amenities such as toilets and benches. Examples are Besley Park, Brice Street Reserve, and Te Kapua Park. Bush areas, waterfront reserves and gullies support open recreation, access to our lakes and waterways, play, leisure, walking, cycling and picnicking. Safe spaces are available for dogs to be exercised off-leash. Playgrounds have appropriate shade. There are activities and amenities to support a range of ages and abilities.	
Principle 3 Community reserves will be managed so they enhance the local environment.	Plan Change 46 contributes to this principle through a clear set of tailor-made provisions.
Principle 4 Community reserves will be inclusive and accessible so everyone in our community can get out and enjoy them	Plan Change 46 contributes to this principle through a clear set of tailor-made provisions.
Principle 5 Our shared pathway network and connections will be progressively improved through improvements to our community reserves, footpath networks and new development areas	Plan Change 46 contributes to this principle through a clear set of tailor-made provisions. The Subdivision objectives also allow for strategic acquisition of appropriate reserve space.
Principle 8 Council has a role to provide sportsgrounds and facilities that benefit the community, but we cannot provide absolutely everything.	The SARZ contributes to this principle through a clear set of tailor-made provisions. The Subdivision objectives also allow for strategic acquisition of appropriate reserve space.
Principle 9	The SARZ contributes to this principle through a clear set of tailor-

Principles	Implementation through PC46
Council will provide a sportsgrounds and facilities network across the district, which: • meets the needs of the community • supports a wide range of activities for all ages • supports sports at all levels – from social to competition. • provides a variety of playing surfaces (e.g. water, grass, concrete, indoor, turf) • supports events.	made provisions which provide for sports grounds and facilities. The Subdivision objectives also allow for strategic acquisition of appropriate reserve space.
Principle 11 Community sportsgrounds and facilities will be inclusive, accessible, and affordable.	The SARZ contributes to this principle through a clear set of tailor-made provisions which provide for appropriate sport and recreation facilities without the need for a consent.

Future Development Strategy 2025

The Future Development Strategy ('the strategy' or 'FDS') is the Council's plan to manage growth in the Taupō District. It considers how future housing needs, carrying capacity of network infrastructure, tāngata whenua aspirations, and the natural environment are looked at holistically to ensure sustainable and effective growth.

The strategy proactively plans for growth and shapes the options for where future communities will live, how they will connect and how our natural and cultural landscape is protected and enhanced.

The FDS provides guidance on where development and growth are anticipated to occur. It considers risk and helps Council to plan for infrastructure and gives the community and landowners certainty over where development is expected to be located and when. The strategy updates our growth management strategy, TD2050 which was developed in 2006 and updated in 2018. This strategy covers 35 years to 2060.

The strategy sets out that population projections show that we can expect an additional 25,500 people will call the Taupō District home by 2060. It is estimated that we will need another 12,400 homes to accommodate this growth. The Future Development Strategy identifies our residential, retail, commercial and industrial growth needs and the constraints we face to meet anticipated growth.

The FDS outcomes that are relevant to Plan Change 46 are:

Outcome	Relevance to PC46

3. Vibrant, diverse places and spaces where people thrive and love to live, work and play.	Open spaces contribute to the creation of desirable spaces for people to "play". Plan Change 46 reinforces these values through the creation of tailor-made provisions.
4. Compact walking and cycling friendly urban areas where communities are connected.	Many walking and cycling trails will be zoned as open spaces. Plan Change 46 reinforces these values through provisions, including provisions around public access.
7. Development is managed to protect and enhance the natural environment.	The use of open space in new developments is a way to protect and reinstate (therefore enhance) natural values. Plan Change 46 reinforces these values through the creation of tailor-made provisions.

Housing Strategy 2023

The purpose of the housing Strategy is to: *provide a framework for Council to address the housing need in the Taupō district. Being a district that's easy to live in and where people thrive is central to our Council's vision to be a district of connected communities who thrive and embrace opportunities*

The main goal set out within the Strategy that is relevant to Plan Change 46 is:

Goal	**Relevance to PC46**
We have connected and integrated communities	Open space is critical in helping to achieve connected and integrated communities. By providing for well-functioning open spaces (OSZ, NOSZ and SARZ provisions), and through the provision of appropriate new open space (subdivision objectives and policies) Plan Change 46 effectively contributes to this goal within the Housing strategy.

Transport Strategy 2020

The Transport Strategy sets out:

The vision for transport in the district – the outcomes we will strive to achieve and the order of priorities.

How we will deliver the vision – what we will do, the places where we will focus, and indicative time frames.

- *o Short-term is within 5 years*
- *o Medium-term is 5 – 15 years*
- *o Long-term is 15 –30 years*

How we will measure and report on success.

The key priority set out within the Transport Strategy and how it is achieved through PC46 is summarised below:

Priority	**How PC46 helps achieve this**
3. Walking and cycling friendly to support sustainable choices Walking and cycling are healthy, environmentally conscious and social forms of transport and recreation. They promote a healthy and active lifestyle. Also, by walking or cycling instead of driving, we have less traffic, need less expensive road upgrades, and reduce harmful emissions that contribute to climate change. These are especially relevant with mental health, obesity, and climate change pressing issues in New Zealand, especially affecting our younger generations. We want walking and cycling to be popular, easy and safe. To be popular, walking and cycling must be attractive and convenient. Having great walking and cycling opportunities helps make Taupō a great place to live and visit. Whenever we do something, like a new development, or street improvement, we will ask the question – is this walking and cycling friendly?	Investment in exiting open spaces will primarily be undertaken through the Long-Term Plan. However, the following objective and policy inserted into the subdivision section ensure that public accessibility is considered during subdivision and acquisition of new reserves: *SUB-O15 Where appropriate, subdivision recognises and responds to the strategic importance of NOSZ and OSZ for public accessibility, protection of natural and cultural values and the mitigation of natural hazard risk.* *SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision.*

Storm Water Strategy 2009

Objective	Policies	How PC46 helps achieve this
To maintain the functioning of overland flowpaths.	6.2.1 Council will implement stormwater industry best practice to manage and treat stormwater through its overland and ephemeral flowpaths/gully systems.	Sub-O15 and SUB-P15 provide the opportunity to strategically acquire land necessary for the management of flowpaths.
To provide health and safety risk management for the community around stormwater management systems whilst encouraging the active use of some parts of those systems.	6.4.3 Council will encourage and provide for the dual use of ephemeral flowpaths on public land for stormwater and recreational use.	Provisions allow for and recognise the dual use of open space and stormwater management. Provisions which limit wastewater and water infrastructure deliberately exclude stormwater infrastructure.

Engagement

Please refer to the Background and Engagement Report for the full summary of engagement.

In relation to open space, there has been relatively limited take up of engagement opportunities. Six submissions were received when we consulted on the draft chapters.

There are some holdings of open space by iwi around the district. The approach for these areas of land was that it was to be iwi led if they were to be rezoned. In Turangi, there are significant areas of open space which are owned by Tūrangitukua. Currently, a reserve management plan is being prepared for Turangi, so it makes sense that there is a holistic discussion about the management of reserves in Turangi. If rezoning is desired, it would be directed by that process. There is also a spatial planning exercise underway for Turangi. This is another opportunity for the resulting plan change to update any zonings.

Operative Taupō District Plan Approach

The Operative Taupō District Plan does not currently identify open space as its own environment within the plan. Typically, open space sits within the surrounding environment, so for example, open space within the residential environment is residential, open space within the rural environment is rural.

The Plan does include a schedule which identifies reserves (Schedule 7.5). This schedule does not relate to any specific provisions. There are a number of places within the explanatory text or in the methods section where the importance of reserves is outlined or Reserve Management Plans are referenced as methods.

Technical Context

In 2019, an Issues and Options paper was started by the Taupō District Council Policy team. At this stage, a Comprehensive Review of the Taupo District Plan was occurring, so work on a number of chapters was initiated. However, when the decision was made to move to a sectional review of the District Plan, the Issues and Options paper was not progressed any further.

The issues remained relevant, though, and so on commencement of the review of Bundle Two, the original Issues and Options paper was refreshed. This was used to inform discussions with internal and external stakeholders.

Key Resource Management Issues

Issue One: Open Space is not currently identified as Open Space under the District Plan

Within the Operative Taupō District Plan, open space sits within the surrounding environment. For example, a park within the residential environment is also classed as residential. This can mean that, at times, something that has been planned through a reserve management plan and agreed on by the community as a good outcome may not be allowed for under the District Plan. This can create extra cost when implementing the Reserve Management Plan.

Open space sitting in different environments also means there are inconsistent provisions applying across the open space network. It also means it is not clear to the community what can happen on open space. For example, if someone is looking at a property to buy, and the neighbouring reserve is identified as “residential” within the District Plan, it can create confusion on whether it is open space or not.

The outcome/s we are seeking to achieve:

- Open Space has an appropriate and consistent zoning.
- District Plans and Reserve Management Plans are consistent in how they address the management of Open Space.
- The community can easily find out what is open space and what is not.

There are some options for achieving this outcome and addressing the issue. These policy options are:

- Option 1 - Open space has its own zoning as per the National Planning Standards and provisions within that are consistent with RMPS.
- Option 2 – Status quo, open space is included within its surrounding environment and is subject to those provisions.

	Advantages	Disadvantages
Option 1: Open space has its own zoning as per the National Planning Standards and provisions within that are consistent with RMPS.	• Open space can have appropriate provisions for its land use. • Provisions for open space will be consistent across the District. • There is clarity for the community on what open space is and what activities can occur on it.	• A new untested set of provisions will need to be developed.
Option 2: Status quo, open space is included within its surrounding environment and is subject to those provisions.	• The same provisions would continue to apply which have some familiarity.	• Open space has provisions which are appropriate to residential, industrial or rural.

	Advantages	Disadvantages
		• There is inconsistency on how the District Plan applies to open space depending on what environment it is in. • It is not obvious to the community what open space is and what activities can happen on it.

Preferred Option: Open space has its own zoning as per the National Planning Standards and provisions within that are consistent with RMPS.

Issue Two: Open Space provides benefit and enjoyment to the public, which can be impacted on or reduced by development on open space.

Open Space has multiple social, economic, environmental and cultural benefits to communities and individuals. A report from Cabe Space UK[1] has outlines these benefits as including:

- Economic value – stimulates increased house prices and benefits business by attracting more people.
- Physical and mental health – encourages exercise including "green exercise" shown to have benefits for physical and mental health.
- Social benefits including social inclusion and interaction.
- Reduced levels of traffic and emissions through the use of open space for commuting.
- Environmental benefits including for air quality, reduction in stormwater and as habitat for plants and animals.

The issue in relation to the District Plan is when these benefits or values are reduced, impacted on or diminished by land use.

The outcome/s we are seeking to achieve:

Open spaces are available to the public to use and enjoy for recreational and cultural activities.

There are some options for achieving this outcome and addressing the issue. These policy options are:

- Reserve Management Plans (RMPs) are the primary mechanism to protect open space values.
- Objectives, policies and rules which protect open space values.

	Advantages	Disadvantages
Option 1: The status quo (RMPs are primary mechanism to protect open space values)	• RMPs have often been through the most detailed engagement with the community.	• Not all reserves have an RMP (e.g. local purpose) • The District Plan will override RMPs in relation to development.
Option 2: Provisions within the District Plan protecting open space.	• District Plan Provisions can be consistent with RMPS. • District Plan can provide for the more detailed planning which has occurred through the RMPs. • District Plan can cover all open space whether it is	• This is a new approach that our community will have to become familiar with.

	Advantages	Disadvantages
	covered by an RMP or not.	

Preferred Option: Provisions within the District Plan protecting open space.

Issue Three: Pressure for development or infrastructure within open space

Often, open space can be an easy, cheap and efficient place to put infrastructure, buildings, community activities or commercial activities. In some cases, this may not affect the ability of the reserve to provide for the public's benefit and enjoyment and may in fact result in positive benefits - for example, a community activity which attracts people to the reserve or results in cost savings for the community when a new piece of land does not need to be purchased to locate infrastructure. However, open space benefits can also be eroded by development. Open space which is cluttered, or the amenity spoilt by development will not be able to provide the same benefits to people.

The outcome/s we are seeking to achieve:

- Open spaces are available to the public to use and enjoy for recreational and cultural activities.
- The role of open space in providing for people's health and well-being and environmental benefits is not compromised by incompatible activities.

There are some options for achieving this outcome and addressing the issue. These policy options are:

- Option 1: Provisions within the District Plan which protect open space values.
- Option 2: Status quo – no provisions within the District Plan protecting open space

	Advantages	Disadvantages
Option 1: Provisions within the District Plan which protect open space values.	• The District Plan can set a clear statutory framework in place to protect open space values. • The District Plan can allow exceptions if set out within RMPs.	• An untested framework, as Taupō has not previously had provisions relating to Open Space.
Option 2: Status quo – no provisions within the District Plan protecting open space	• A simple framework.	• Reliant on Reserve Management Plans to protect open space values. • There may not be Reserve Management plans in place for all reserves (i.e. local purpose reserves do not require an RMP). • Landscape and Significant Natural Values provisions provide some protection of open space however they are not specifically for the purposes of protecting open space for public use.

Preferred Option: Provisions within the District Plan which protect open space values.

Issue Four: Pressure for commercial activity on open space

Commercial activity can be great in open spaces, as it can create an attraction and vibrancy. It can provide a better experience for people and encourage and allow people stay longer. However, there is a balance to be met, as too much commercial activity can then start to detract from other aspects of the open space, such as open space being cluttered with buildings and structures and no longer

feeling like “open space”. There are also equality issues as commercial activities on open space often pay less than those in commercial premises and it often becomes a first in first served process for commercial operators on open space. There can be a view that it is unfair that people are making money off an area that belongs to everyone.

The outcome/s we are seeking to achieve:

- That commercial activity on open space supports the purpose of the reserve while not detracting from the open space values.
- That commercial activity only occurs on open space when there is not an alternative commercial site available.
- Commercial activity on open space is a fair and open process rather than first in first served.

There are some options for achieving this outcome and addressing the issue. These policy options are:

- Establishing the appropriate level of commercial activity through the Reserve Management Plan.
- Commercial activity is managed through the District Plan.

	Advantages	Disadvantages
Option 1: (Status quo) Establish appropriate level of commercial activity through Reserve Management Plans.	• Local consultation can occur to establish what level of commercial activity is appropriate. • There can be variation between different RMPs, to allow for different levels and types of commercial activity.	• Would be managed through a non-statutory process.
Option 2: Commercial activity is managed through the District Plan	• Commercial activity would be managed through a statutory process.	• The District Plan would likely have district wide provisions or otherwise would need to be very complicated to specify differences between reserves.

Preferred option: (Status quo) Establish appropriate level of commercial activity through Reserve Management Plans.

Issue five: Activities on reserves can affect the neighbours and vice versa.
Reverse sensitivity is when there are impacts from an established use on new activities. As an example, a community event on a park which has taken place annually for many years but someone new in the neighbourhood doesn’t like the noise it creates. Establishing what types of activities are appropriate on a reserve often occurs through the development of a Reserve Management Plan.

People living next to open space can also have an impact on the values of that space, for example by encroaching onto the reserve with buildings, gardens and outdoor areas. Generally, this issue is one that is managed through compliance.

The outcome/s we are seeking to achieve:

- That open space users can use and enjoy open space, and neighbouring property owners can enjoy use and enjoy their own properties without being unreasonably affected by activities on the other.

There are some options for achieving this outcome and addressing the issue. These options are:

- Provisions for open space address the scale of effects of activities on reserve neighbours.
- The District Plan points towards Reserve Management Plans which determine the appropriate scale of activities.

- Status quo - open space is included within its surrounding environment and is subject to those provisions.

	Advantages	Disadvantages
Option 1: Provisions for open space address the scale of effects of activities on reserve neighbours.	• Can be specific to the open space zone.	• Generally, District Plan provisions will apply across the entire zone, lacking specificity to individual reserves.
Option 2: District Plan points towards RMPS to determine appropriate scale of activities.	• RMPs have generally been through a more localised consultation process. • RMPs can be more specific about individual reserves.	• There may not be up to date RMPs in place.
Option 3: Status quo, open space is included within its surrounding environment and is subject to those provisions.	• Limited change from the current approach.	• Provisions re development on Open Space would need to be incorporated into multiple different environments. • Open Space would still need to be identified in some way.

Preferred Option: District Plan points towards RMPS to determine appropriate scale of activities.

Issue Six – Uncertainty on the most efficient way to approach areas of Local Purpose Reserve which include infrastructure

Traditionally, sites with infrastructure on them have been vested as Local Purpose Reserve. When initially mapping Council open spaces, these areas were included. They are typically small areas of land with limited to no open space value, however as they are vested as local purpose reserve have been "categorised" as reserve. Through the process of developing Plan Change 46, the appropriate zoning of these sites was raised.

The outcome/s we are seeking to achieve:

- That infrastructure can effectively occur on Local Purpose Reserve sites

There are some options for achieving this outcome and addressing the issue. These options are:

- Zone Local Purpose Reserve sites with infrastructure as Open Space
- Leave Local Purpose Reserve sites with infrastructure as the current zoning

	Advantages	Disadvantages
Option 1: Zone Local Purpose Reserve sites with infrastructure as Open Space	• Provides some consistency with sites being vested as Local Purpose Reserve.	• May restrict development or redevelopment of infrastructure.
Option 2: Leave Local Purpose Reserve sites with infrastructure as the current zoning	• Infrastructure will be more consistent with urban zones such as residential, town centre or industrial provisions.	• Less consistent with Local Purpose Reserve status, however under the operative plan these sites currently retain existing zoning.

Preferred Option: Leave Local Purpose Reserve sites with infrastructure as the current zoning.

Scale and Significance

The scale of this plan change is reasonable significant. Council has approximately 400 council owned open spaces. The Department of Conservations land holdings are also significant. However, the overall significance of this plan change is low, given that this is really a catch-up zone. Open spaces have essentially been managed as such by the Council and the Department of Conservation due to internal policies. Although they are being rezoned into quite different zones, the community shouldn't notice a significant difference in the way they are managed. A summary of the scale and significance is included table in Appendix 1.

Evaluation of the Objectives

Evaluation of the Proposed Objectives against the Purpose of the Act:

Section 32(1)(a) of the Resource Management Act requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the Resource Management Act.

Any proposed objective and policy framework must give effect to higher order statutory directions.[1] The objective and policy approach for Open Spaces is therefore directed by, and must give effect to the Waikato Regional Policy Statement and Bay of Plenty Regional Policy Statement. A complete assessment of the Objectives against higher order documents is included in Appendix 2.

Objectives:

Natural Open Space Zone

NOSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan

NOSZ-O2 The Natural Open Space Zone is used in a way that protects and, where possible, enhances its purpose and values, including:

1. ***Opportunities for conservation, informal recreation, leisure and cultural activities;***
2. ***Large, undeveloped open areas;***
3. ***High natural, ecological, landscape and historic heritage values;***
4. ***A low level of built form and scale, with buildings, structures and roads principally ancillary to informal recreation activities or conservation activities; and***
5. ***A general absence of urban infrastructure.***

NOSZ-O3 Māori cultural activities, tourism activities, and visitor accommodation, and other activities that have a locational need are enabled in the Natural Open Space Environment.

RMA Provision	NOSZ-O1 - NOSZ-O3
Social wellbeing (Section 5)	Natural open space allows people to meet, exercise, recreate and socialise contributing to individual and community well-being, therefore having objectives that protects its purpose and values is appropriate.
Economic wellbeing (Section 5)	Natural Open Spaces can generate economic benefits through tourism activities, and also indirectly supports economic sustainability by preserving natural assets that attract visitors, encourage eco-tourism, and maintaining property values.

[1] Resource Management Act 1991, section 75(3)(c).

Cultural wellbeing (Section 5)	Natural Open Spaces allow a range of cultural activities to be undertaken, contributing to individuals and communities health and well-being, therefore having objectives that protects its purpose and values is appropriate.
Health and Safety (Section 5)	Natural Open Spaces are a significant resource for exercise, contributing to individual and community health, therefore having objectives that protects its purpose and values is appropriate.
Part 6	Natural Open Spaces provide an effective mechanism to protect Natural Character, natural features and landscapes, indigenous biodiversity, public access, the relationship of Maori with their ancestral lands and customary rights, historic heritage and the management of significant risks from Natural hazards, therefore having an objective that protects its purpose and values is appropriate.
Part 7	Natural Open Spaces allow for the acts of Kaitiakitanga and stewardship, and increase the districts amenity values, intrinsic values of ecosystems, quality of the environment and the effects of climate change, therefore having an objective that protects its purpose and values is appropriate.

Objectives: ***Open Space Zone*** ***OSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan.*** ***OSZ-O2 The open and spacious character, and any historic, cultural, and natural values of the zone are maintained.*** ***OSZ-O3 Informal recreation activities are the predominant use of the zone and buildings, and exclusive use activities are limited to maintain public use and open space for informal use.*** ***OSZ-O4 The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied, or mitigated.***	
RMA Provision	OSZ-O1 - OSZ-O4
Social wellbeing (Section 5)	Open space allows people to meet, exercise, recreate and socialise contributing to individual and community well-being, therefore having objectives that protects its purpose and values is appropriate.
Economic wellbeing (Section 5)	Open Spaces can generate economic benefits through tourism activities and also through increasing property values, therefore having objectives that protects its purpose and values is appropriate.
Cultural wellbeing (Section 5)	Open Spaces allow a range of cultural activities to be undertaken contributing to individuals and communities health and well-being, therefore having objectives that protects its purpose and values is appropriate.

Health and Safety (Section 5)	Open Spaces are a significant resource for exercise, contributing to individual and community health, therefore having objectives that protect its purpose and values is appropriate.
Part 6	Open Spaces provide an effective mechanism to protect Natural Character, natural features and landscapes, indigenous biodiversity, public access, the relationship of Maori with their ancestral lands and customary rights, historic heritage and the management of significant risks from Natural hazards, therefore having objectives that protect its purpose and values is appropriate.
Part 7	Open Spaces allow for the acts of Kaitiakitanga and stewardship and increase the districts amenity values, intrinsic values of ecosystems, quality of the environment and the effects of climate change, therefore having objectives that protect its purpose and values is appropriate.

Objectives:

Sport and Recreation Zone

SARZ-O1 The Sport and Active Recreation Zone is predominately used by the public for a wide range of indoor and outdoor organised sport and recreation activities and associated facilities, and open space community activities in such a way that maintains and, where possible, enhances the predominant values of the Zone, which include:

- ***a. Open space land with multiple recreation facilities (indoors and/ or outdoors);***
- ***b. The presence of buildings, structures and on-site car parking necessary to support recreation and open space community activities, including multi-sport facilities, halls, grandstands, pavilions, clubrooms, changing rooms, and marina facilities.***

SARZ-O2 Adverse effects of activities and development undertaken in the Sport and Active Recreation Zone are managed effectively at the Zone interface and surrounding area.

RMA Provision	SARZ-O1 and SARZ-O2
Social wellbeing (Section 5)	Areas for sport and recreation allows people to meet, exercise, recreate and socialise contributing to individual and community well-being, therefore having objectives that protect its purpose and values is appropriate.
Economic wellbeing (Section 5)	Sport and recreation areas can generate economic benefits through tourism activities and also through increasing property values, therefore having objectives that protects its purpose and values is appropriate.
Cultural wellbeing (Section 5)	Areas for sport and recreation can allow a range of cultural activities to be undertaken contributing to individuals and communities' health and well-being, therefore having objectives that protects its purpose and values is appropriate.
Health and Safety (Section 5)	Areas for sport and recreation are a significant resource for exercise, contributing to individual and community health, therefore having objectives that protect its purpose and values is appropriate.
Part 6	Areas for sport and recreation do no contribute considerably to Part 6 Matters.

Part 7	Areas for sport and recreation do no contribute considerably to Part 7 Matters.

Assessment of Alternative Objectives – currently under the Taupo District Plan, Open Spaces would be considered under the relevant Environment/zone.

Alternative Objective considered: *3a.2.1 The maintenance and enhancement of the character and amenity of the Residential Environment.*		
Advantages	**Disadvantages**	**Reason why discarded**
Allows flexibility of development through Reserve Management Plans. If the status quo is maintained it means no unintended consequences are created through the development of new provisions.	May result in outcomes which do not adequately protect the open space values. May mean that developments appropriate for the open space zone require resource consent because they fail the relevant zone provisions. Will be inconsistent with other plans around New Zealand.	Not "tailor made" for open spaces. The residential environment is very different from the open space zones.

Objectives: ***Subdivision*** ***SUB-O14 OSZ, NOSZ, SRZ Maintain and enhance the character and purpose of the Open Space Zones.*** ***SUB-O15 Where appropriate, subdivision recognises and responds to the strategic importance of NOSZ and OSZ for public accessibility, protection of natural and cultural values and the mitigation of natural hazard risk.***	
RMA Provision	SUB-014 and SUB-015
Social wellbeing (Section 5)	NOSZ, OSZ and SARZ allow people to meet, exercise, recreate and socialise contributing to individual and community well-being, therefore having objectives that allows for strategic acquisition of open space during subdivision is appropriate.
Economic wellbeing (Section 5)	NOSZ, OSZ and SARZ can generate economic benefits through tourism activities and also through increasing property values, therefore having an objective that allows for strategic acquisition of open space during subdivision is appropriate
Cultural wellbeing (Section 5)	NOSZ, OSZ and SARZ allow a range of cultural activities to be undertaken contributing to individuals and communities health and well-being, therefore having objectives that protects its character and purpose, and to allow strategic acquisition for areas with cultural value is appropriate.

Health and Safety (Section 5)	NOSZ, OSZ and SARZ are a significant resource for exercise, contributing to individual and community health, therefore having objectives that allow for strategic acquisition of open space during subdivision is appropriate.
Part 6	NOSZ and OSZ provide an effective mechanism to protect Natural Character, natural features and landscapes, indigenous biodiversity, public access, the relationship of Maori with their ancestral lands and customary rights, historic heritage and the management of significant risks from Natural hazards, therefore having objectives that allow for strategic acquisition to protect these values is appropriate.
Part 7	NOSZ and OSZ allow for the acts of Kaitiakitanga and stewardship and increase the districts amenity values, intrinsic values of ecosystems, quality of the environment and the effects of climate change, therefore having objectives that allow for strategic acquisition during subdivision is appropriate.

Alternative Objective considered: *SUB-P1 RESZ*

Avoid, remedy or mitigate adverse effects of subdivision, in the residential zones on cultural, historic, landscape and natural values, as identified through the provisions of this Plan.

Subdivision in the Unserviced General Residential Zone should be able to be effectively serviced without creating adverse effects on the supporting infrastructure.

Subdivision in PREC1-NEWRZ (New Residential Zone) should be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.

Subdivision in PREC1-NEWRZ (New Residential Zone) should not adversely affect the amenity of the wider Residential Zone.

Advantages	Disadvantages	Reason why discarded
Allows flexibility of development through Reserve Management Plans. If the status quo is maintained it means no unintended consequences are created through the development of new provisions.	May result in outcomes which do not adequately protect the open space values. May mean that developments appropriate for the open space zone require resource consent, because they fail the relevant zone provisions. Will be inconsistent with other plans around New Zealand. Does not allow for strategic acquisition of open space land.	Not “tailor made” for open spaces. Very different activities and effects are anticipated within the residential environment when compared to the open space zones. Does not allow for strategic acquisition of open space land.

In summary, it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act. This is because the development of 'tailor-made' objectives for open spaces will work considerably better than applying default zonings such as residential or rural.

Assessment of the Provisions

It has been established that the Objectives are the most appropriate way of achieving the purpose of the Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the Objectives. The provisions may relate to more than one Objective.

Identification of Provision Options

Table 2. Assessment of Provision Options

1. Status quo – default zoning
2. Open Space Zoning

Option	Source	Relevance How effective are the provisions in achieving the objective	Recommendation
Default zoning – open spaces have the same zoning as the properties around them.	Status quo	Relying on a default zoning is not an effective mechanism for managing open space. Open spaces have significantly different character than residential or rural. There are some site-specific activities which are appropriate and should be provided for on open space, and alternatively there are also activities which shouldn't be allowed.	Discard. These provisions have not been tailor made for open spaces, meaning some inappropriate activities may be permitted and other appropriate activities may need a resource consent.

Preferred Provision Option:

- **NOSZ-P1 Enable buildings and structures that are small in scale and ancillary to informal recreation or conservation activities, while ensuring that an overall predominance of open space is retained.**
- **NOSZ-P2 Avoid activities that are incompatible with the role, function and predominant character of the Natural Open Space Zone, and:**
  - **1. Activities that generate adverse effects that cannot be appropriately avoided, remedied, or mitigated, and**

2. Activities that would generate reverse sensitivity effects or which conflict with permitted activities in the Natural Open Space Zone.

- **NOSZ-P3 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.**
- **NOSZ-P4 Avoid the location of network utilities, water or wastewater Infrastructure on Natural Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on NOSZ they are located and designed in a way to enhance the purpose and values of the site.**

NOSZ – Rules
NOSZ- Standards

B. Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	
• Management of appropriate scale of buildings which maintains NOS amenity, avoids additional stormwater runoff. • Avoidance of incompatible activities on the predominant character of the NOSZ. • Avoidance of unnecessary infrastructure on NOSZ protects the values and predominant purpose of the NOSZ.	• May be limited opportunity for enhancement as a result of resource consents. • May be a higher financial cost in locating infrastructure.
Economic	
• Small scale commercial activities which support the enjoyment of the NOSZ are provided for.	• Larger scale commercial activities which support the enjoyment of the NOSZ might be more difficult, however can be appropriately assessed through a resource consent.
Social	
• NOSZ can support and encourage social engagement and activities. • NOSZ may be an appropriate place for some small-scale buildings supporting community activities.	• Larger scale community activities which may support the enjoyment of the NOSZ might be more difficult, however can be appropriate assessed through a resource consent.
Cultural	
• Maori cultural activities are supported and provided for.	

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

Small scale commercial activities may be considered appropriate in some NOSZ to facilitate the enjoyment and predominant use of the zone. This may provide some economic growth and employment, however this is not the primary purpose of this zone.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency

Tailor made provisions are the most efficient mechanism for achieving the purpose of the Natural Open Space zone. Using default zonings such as residential or rural means that at times resource consents may be required for activities which are complementary to the predominant use of the open space. Activities that occur on NOSZ are considerably different from residential or rural, therefore it makes sense to have a zone specifically for natural open space.

Effectiveness

Tailor made provisions are the most effective mechanism for achieving the purpose of the NOSZ. Default zonings will not specifically set out to protect the values of NOSZ, and it therefore relies on RMPs and landowners to ensure appropriate development. Development of tailor-made provisions for NOSZ is a belts and braces approach, which means the values of open space are protected under the RMA as well.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

It is not considered there is uncertain or insufficient information in this circumstance.

F. Appropriateness
It is considered more appropriate to have tailor made provisions for open spaces, as provided for within the menu of zones within the National Planning Standards. Tailor made provisions allow for the predominant uses, values and purpose of open spaces to be provided for. The residential, rural and industrial zones do not.
G. Reasons for deciding on the provisions (s32(1)(b)(iii)
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the Natural Open Space Zone.

OSZ-P1 Provide for a variety of informal, complimentary activities, including small scale community uses, particularly if they are provided for in any relevant adopted Reserve Management Plan.

OSZ-P2 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.

OSZ-P3 Maintain or enhance the natural character values of open spaces by retaining significant vegetation and undertaking new landscaping (where appropriate and practical).

OSZ-P4 Development, including new buildings and structures located near sites of significance to Mana Whenua recognise the relationship of Mana Whenua to the area.

OSZ-P5 Limit buildings, structures, and activities to those complimentary to enhance people's ability to use and enjoy the open space for informal recreation, or consistent with any relevant adopted Reserve Management Plan.

OSZ-P6 Locate and design buildings and structures to:
(a) maintain the open space character and function of the zone
(b) maintain public accessibility and minimise areas for exclusive use
(c) protect any natural or cultural values.

OSZ-P7 Manage activities to minimise adverse effects such as noise, glare, signs and traffic on the values of the surrounding environment.

OSZ-P8 Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the Zone, and any relevant adopted Reserve Management Plan.

OSZ-P9 Avoid the location of network utilities, water or wastewater Infrastructure on Natural Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on OSZ they shall be located and designed in a way to maintain or enhance the purpose and values of the site.

OSZ – Rules
OSZ- Standards

B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Management of appropriate scale of buildings which maintains OSZ amenity, avoids additional stormwater runoff. • Avoidance of incompatible activities on the predominant character of the OSZ.	• May be limited opportunity for enhancement as a result of resource consents. • May be a higher cost in the location of infrastructure on non-open space land.

• Avoidance of unnecessary infrastructure on OSZ protects the values and predominant purpose of the OSZ.	
Economic	
• Small scale commercial activities which support the enjoyment of the OSZ are provided for.	• Larger scale commercial activities which support the enjoyment of the NOSZ might be more difficult, however can be appropriately assessed through a resource consent.
Social	
• OSZ can support and encourage social engagement and activities. • OSZ may be an appropriate place for some small-scale buildings supporting community activities.	• Larger scale community activities which may support the enjoyment of the NOSZ might be more difficult, however can be appropriate assessed through a resource consent.
Cultural	
• Māori cultural activities are supported and provided for.	
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
Small scale commercial activities may be considered appropriate in some OSZ, to facilitate the enjoyment and predominant use of the zone. This may provide some economic growth and employment, however this is not the primary purpose of this zone.	
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency	
Tailor made provisions are the most efficient mechanism for achieving the purpose of the Open Space zone. Using default zonings such as residential or rural means that at times resource consents may be required for activities which are complimentary to the predominant use of the open space. Activities that occur on OSZ are considerably different from residential or rural, therefore it makes sense to have a zone specifically for natural open space.	
Effectiveness	
Tailor made provisions are the most effective mechanism for achieving the purpose of the OSZ. Default zonings will not specifically set out to protect the values of OSZ, and it therefore relies on RMPs and landowners to ensure appropriate development. Development of tailor-made provisions for OSZ is a belts and braces approach, which means the values of open space are protected under the RMA as well.	
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))	
It is not considered there is uncertain or insufficient information in this circumstance.	
F. Appropriateness	
It is considered more appropriate to have tailor made provisions for open spaces, as provided for within the menu of zones within the National Planning Standards. Tailor made provisions allow for the predominant uses, values and purpose of open spaces to be provided for. The residential, rural and industrial zones do not.	
G. Reasons for deciding on the provisions (s32(1)(b)(iii)	
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the Natural Open Space Zone.	

SARZ-P1 Enable a range of buildings and structures that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone.

SARZ-P2 Provide for commercial activities that are ancillary to the predominant purpose of the Zone.

SARZ-P3 Provide for development where it can be demonstrated that it is consistent with the relevant adopted Reserve Management Plan.

SARZ-P4 Require the adverse effects of noise, signage, hours of operation, and light, on adjacent residential properties be avoided, remedied, or mitigated at the zone interface. **OSZ – Rules** **OSZ- Standards**	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• The rezonings agglomerate SRZ development proximate to Taupō's urban area. • Although areas are being rezoned there will not be a substantial change in character, given these areas are already operating with sport and recreation activities.	• The SRZ will allow for a greater range of activities on these areas (compared to other open space, residential and rural zones) and a much higher density of built form. There are a range of effects that these activities will have on the environment. However, these effects have been considered and are outweighed by the social benefits that the SRZ provides. As noted, these areas are also predominantly already developed, so it is a change in the permitted character rather than on the ground.
Economic	
• SRZ provides increased opportunities for SRZ development in Taupo township. • Increased certainty in future locations of SRZ. • Commercial activities are provided for and supported within the SRZ. These can be complimentary with SRZ activities as where groups of people congregate, they will need services such as food and beverage.	None
Social	
• SRZ supports and encourages social engagement and activities. • SRZ encourages sport and recreation which is good for health and wellbeing.	None
Cultural	
• Māori cultural and sporting activities can be provided for within this zone.	
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
Commercial activities may be considered appropriate in some SRZ to facilitate the enjoyment and predominant use of the zone. This provides economic growth and employment.	
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency	
Tailor made provisions are the most efficient mechanism for achieving the purpose of the SRZ. Using default zonings, such as residential or rural, means that at times resource consents may be required for activities which are complimentary to the predominant use of the SRZ. Activities that occur on SRZ are considerably different from residential or rural, therefore it makes sense to have a zone specifically for natural open space.	
Effectiveness	
Tailor made provisions are the most effective mechanism for achieving the purpose of the SRZ. Default zonings will not specifically set out to protect the values of SRZ, and it therefore relies on RMPs and landowners to ensure appropriate development. Development of tailor-made	

provisions for SRZ is a belts and braces approach, which means the values of open space are protected under the RMA as well.
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
It is not considered there is uncertain or insufficient information in this circumstance.
F. Appropriateness
It is considered more appropriate to have tailor made provisions for open spaces, as provided for within the menu of zones within the National Planning Standards. Tailor made provisions allow for the predominant uses, values and purpose of open spaces to be provided for. The residential, rural and industrial zones do not.
G. Reasons for deciding on the provisions (s32(1)(b)(iii))
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the SRZ.

District Wide Provisions Relating to Open Space

7.2 Infrastructure Chapter **Inf-R4-Standards** **EW-R1** **Light P1, R1 and R2** **Noise R2 and R3** **Signs P1, R1** TEMP R1, R3	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Provisions apply appropriate and expected standards for NOSZ, OSZ and SAR to protect environmental values.	The SRAZ will allow for a greater range of activities within these areas (compared to other open space, residential and rural zones) and a much higher density of built form. There are a range of effects that these activities will have on the environment. However, these effects have been considered and are outweighed by the social benefits that the SRZ provides. As noted, these areas are also predominantly already developed, so it is a change in the permitted character rather than on the ground.
Economic	
• Provisions apply appropriate and expected standards for NOSZ, OSZ and SAR to provide for appropriate economic benefits.	None
Social	
• Provisions apply appropriate and expected standards for NOSZ, OSZ and SAR to provide for social benefits	None
Cultural	
• Provisions apply appropriate and expected standards for NOSZ, OSZ and SAR to protect cultural values.	
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	

• Provisions apply appropriate and expected standards for NOSZ, OSZ and SARZ to provide for appropriate economic and growth opportunities.
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))
Efficiency
Tailor made provisions are the most efficient mechanism for achieving the purpose of the Open Space Zones.
Effectiveness
Tailor made provisions are the most effective mechanism for achieving the purpose of the Open Space Zones.
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
It is not considered there is uncertain or insufficient information in this circumstance.
F. Appropriateness
It is considered more appropriate to have tailor made provisions for open spaces, as provided for within the menu of zones within the National Planning Standards. Tailor made provisions allow for the predominant uses, values and purpose of open spaces to be provided for. The residential, rural and industrial zones do not.
G. Reasons for deciding on the provisions (s32(1)(b)(iii)
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the SRZ.

SUB-P14 Provide for subdivision in the open space zones only where it is necessary to meet the predominant purpose of the zone. SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision. SUB-RX SUB-R14

B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Provisions allow for strategic acquisition of land for protection of natural or cultural values, management of natural hazard risk and public access.	• Land developers may have to give up extra areas of land, however typically these areas would likely have been acquired regardless.
Economic	
• Provisions allow for strategic acquisition of land for protection of natural or cultural values, management of natural hazard risk and public access, increasing the Districts natural value capital, and potentially decreasing costs during a natural hazard event.	None
Social	
• Provisions allow for strategic acquisition of land for protection of natural or cultural values, management of natural hazard risk and public access which all have significant social benefits.	None

Cultural
• Provisions allow for strategic acquisition of land for protection cultural values.
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))
• Provisions allow for strategic acquisition of land for protection of natural or cultural values, management of natural hazard risk and public access, increasing the Districts natural value capital.
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))
Efficiency
Tailor made provisions are the most efficient mechanism for achieving the purpose of the Open Space Zones.
Effectiveness
Tailor made provisions are the most effective mechanism for achieving the purpose of the Open Space Zones.
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
It is not considered there is uncertain or insufficient information in this circumstance.
F. Appropriateness
It is considered more appropriate to have tailor made provisions for open spaces, as provided for within the menu of zones within the National Planning Standards. Tailor made provisions allow for the predominant uses, values and purpose of open spaces to be provided for. The residential, rural and industrial zones do not.
G. Reasons for deciding on the provisions (s32(1)(b)(iii)
The benefits of the proposed provisions outweigh the costs. The proposed provisions are considered to be the most efficient, effective and appropriate option to achieve the objectives for the SRZ.

Iwi Authority Advice

Clause 4A of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities before notifying a proposed plan. Clause 4A(b) requires Council to have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities and this section sets out advice received from those iwi authorities relevant to PC46 and consideration of that advice.

The iwi authorities within the Taupō District include:

- Ngāti Tūwharetoa
  - Tūwharetoa Maori Trust Board
  - Te Kotahitanga
- Raukawa Maori Trust Board
- Te Arawa:
  - Te Runanga O Ngāti Tahu
- Ngāti Hineuru
- Ngāti Tūrangitukua
- Ngāti Manawa
- Ngāti Whare
- CNI Iwi Holdings Ltd

Date	Iwi Authority	Subject Matter	Advice Received	Consideration of Advice
Nov 2023	All	Summary of the Issues and options Plan Change 44	Nil	NA
June 2024	All	General update on progress on plan changes, and request to discuss any issues.	Nil	NA
Nov 2024	All	Draft copies of Plan Change 44, 45 and 46 sent.	Nil	NA
March 2025	Tūwharetoa Maori Trust Board	Resent emails from November 2024	Nil	NA
April 2025	Ngāti Tahu-whaoa, Raukawa, Te Kotahitanga	Touched based to see if they wanted to meet/discuss.	Ngāti Tahu-whaoa said they would come back to us if we needed to meet. Met with Raukawa, they requested: • Consideration of zoning golf courses. • Requested to receive relevant designations	
23 May 2025	Raukawa	All plan changes	• Questions over appropriate zoning of golf courses. • Discussion about potential LRZ areas and access to Maori land at Kaiapo. • Questions over what designations were in area of interest.	• Golf courses excluded from zoning (to remain rural) following discussion with Raukawa. • Relevant designations supplied to Raukawa.
30 May 2025	All	Link to open space maps, update on all plan changes, offer to meet.	Nil	
9 June 2025	All	Sent all final draft plan changes for review.	Nil	

CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, the proposed Objectives are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing Open Spaces.

It is considered that the recommended policies and methods outlined above are the most appropriate way for achieving the objective, having considered:
(i) other reasonably practicable options for achieving the objective; and
(ii) assessing the efficiency and effectiveness of the provisions in achieving the objective.

APPENDIX 1 - SIGNIFICANCE OF THE EFFECTS

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the Proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	• To create a tailor-made set of provisions for the open space zones. Align with the National Planning Standards.	• Medium
2. Degree of shift from the status quo (current approach)	• Although it is a significant shift to rezone open spaces, it's a common-sense shift, which will ensure the provisions align much better with the actual use on the ground.	• Medium
3.Environmental effects	• Tailor made provisions for the open space zones will be more effective at managing environmental effects.	• Medium
4. Economic effects	• Tailor made provisions for the open space zones will be more effective at managing economic effects. More economic activities should be allowed for, and will be better aligned with the primary purpose of the open space under the proposed provisions.	• Medium
5.Cultural effects	• Cultural activities are provided for within the open space zones (and are not often provided for under the current zones).	• Medium
6.Social effects	• The social benefits of open space are significant. These benefits are better provided for under a tailor-made set of provisions.	• Medium
3. Who and how many will be affected?	• Most of the community use open spaces, however most open spaces are already developed as such so most of the community shouldn't notice significant change. Will impact on landowners as activities that align with the primary purpose of open space should no longer require a consent.	• Low

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
4. Degree of impact on, or interest from iwi/Māori	• As per 5. The proposed provisions will better provide for cultural activities on zoned open space. However, there are a number of iwi/hapu owned open spaces. At this stage, we haven't zoned these areas as open space. For Turangi this may occur following the development of the Reserve Management Plan.	• Medium

APPENDIX 2 – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

Regional Policy Statement/s

Waikato Regional Policy Statement

Objective	RPS Policy	RPS Implementation methods	Plan change provisions
ECO-O1 – Ecological integrity and indigenous biodiversity The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.	ECO-P2	ECO-M1 (in particular) 3. ECO-M2, ECO-M4, ECO-M13	NOSZ only. Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc. These controls all limit the amount of development that can occur, therefore the loss of ecological integrity and indigenous biodiversity.
NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	NATC-P1	NATC-M1	Many Council reserves are also along waterways, therefore the open space zones add an additional layer of protection to areas with natural character values. Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc all contribute to these objectives and policies.
NFL-O1 – Outstanding natural features and landscapes The values of outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.	NFL-P1	NFL-M1,	Some reserves (especially DoC reserves) are also NFLs, therefore the Open Space Zones add an additional layer of protection to areas with these values. Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc all contribute to these objectives and policies.
HCV-O1 – Historic and cultural heritage	HCV-P2, HCV-P3	HCV-M8, HCV-M9	Many reserves also have cultural and historic values therefore the Open Space Zones add an additional layer of protection

Objective	RPS Policy	RPS Implementation methods	Plan change provisions
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.			to areas with these values. Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc all contribute to these objectives and policies.
LF-O3 Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to: a) maintain and enhance: i) public access; and ii) amenity values. b) maintain or enhance: i. water quality; ii. indigenous biodiversity; iii. natural hazard risk reduction; iv. cultural values; v. riparian habitat quality and extent; vi. and wetland quality and extent.	LF-P3	LF-M12, LF-M20, LFM26	Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc all contribute to these objectives and policies where open spaces are also riparian areas.

Bay of Plenty Regional Policy Statement

Objective	RPS Policy	RPS Implementation methods	Plan change provisions
Objective 22 The coastal marine area, lakes and rivers are generally accessible to the public	Policy MN 5B: Encouraging public access to and along the coast, lakes and rivers	Method 64: Encourage agencies and landowners to protect key sites Method 65: Advocate to establish reserves	Limitation of buildings and structure size and coverage, setbacks for FPA, earthworks etc all contribute to these objectives and policies where open spaces are also riparian areas.

National Policy Statements

The following tables assess Plan Change 46 against the relevant National Policy Statements

Assessment of extent to which proposed provisions give effect to the **Freshwater Management National Policy Statement**		
Objective	**Policy**	**Plan change provisions**
(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.	The NOSZ and OSZs will assist in achieving this policy and objective, by adding more restrictive controls on development on areas of open space or natural open space that are adjacent to waterways. Many of Taupo's waterways do have open space adjacent to them.

Assessment of extent to which proposed provisions give effect to the **National Policy Statement for Indigenous Biodiversity**		
Objective	**Policy**	**Plan change provisions**
2.1 Objective **(1) The objective of this National Policy Statement is:** **(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is** **at least no overall loss in indigenous biodiversity after the commencement date;** **and** **(b) to achieve this:** **(i) through recognising the mana of tangata whenua as kaitiaki of indigenous** **biodiversity; and** **(ii) by recognising people and communities, including landowners, as stewards** **of indigenous biodiversity; and**	Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for. Policy 9: Certain established activities are provided for within and outside SNAs. Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement. Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments. Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.	The NOSZ in particular will assist in meeting this objective and policy by adding additional controls around development on areas with indigenous biodiversity. The majority of these areas will likely also have an SNA layer of protection as well.

(iii) by protecting and restoring indigenous biodiversity as necessary to achieve **the overall maintenance of indigenous biodiversity; and** **(iv) while providing for the social, economic, and cultural wellbeing of people** **and communities now and in the future.**		

Assessment of extent to which proposed provisions give effect to the **National Policy Statement on Urban Development 2020**		
Objective	**Policy**	**Plan change provisions**
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: have or enable a variety of homes that: … 3. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and …	The open space zones will contribute in meeting this policy and objective, by giving additional protection to open spaces and the values that they provide to the urban community.

APPENDIX 3 – PROVISION CASCADE

NOSZ - Objectives	NOSZ - Policies	Rules
NOSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan.	NOSZ-P2 Avoid activities that are incompatible with the role, function and predominant character of the Natural Open Space Zone, and: 1. Activities that generate adverse effects that cannot be appropriately avoided, remedied, or mitigated, and 2. Activities that would generate reverse sensitivity effects or which conflict with permitted activities in the Natural Open Space Zone.	NOSZ-R1(2), NOSZ-R3
NOSZ-O2 The Natural Open Space Zone is used in a way that protects and, where possible, enhances its purpose and values, including: 1. Opportunities for conservation, informal recreation, leisure and cultural activities; 2. Large, undeveloped open areas; 3. High natural, ecological, landscape and historic heritage values; 4. A low level of built form and scale, with buildings, structures and roads principally ancillary to informal recreation activities or conservation activities; and 5. A general absence of urban infrastructure.	NOSZ-P1 Enable buildings and structures that are small in scale and ancillary to informal recreation or conservation activities, while ensuring that an overall predominance of open space is retained.	NOSZ-R1, NOSR2, NOSR3, NOSZ Standards
	NOSZ-P2 Avoid activities that are incompatible with the role, function and predominant character of the Natural Open Space Zone, and: 1. Activities that generate adverse effects that cannot be appropriately avoided, remedied, or mitigated, and 2. Activities that would generate reverse sensitivity effects or which conflict with permitted activities in the Natural Open Space Zone.	NOSZ-R1, NOSR2, NOSR3, NOSZ Standards, EW-R1, Light-R1, Noise-R2, Noise R9, Temp-R1, Temp-R2.

NOSZ - Objectives	NOSZ - Policies	Rules
	NOSZ-P4 Avoid the location of network utilities, water or wastewater Infrastructure on Natural Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on NOSZ they are located and designed in a way to enhance the purpose and values of the site.	NOSZ-R1, NOSR2, NOSR3, Standards, INF-R4 Standards
	SUB-P14 Provide for subdivision in the open space zones only where it is necessary to meet the predominant purpose of the zone.	SUB-R1, Sub-R8, Sub RX, Sub-RX.
NOSZ-O3 Māori cultural activities, tourism activities, and visitor accommodation, and other activities that have a locational need are enabled in the Natural Open Space Environment.	NOSZ-P3 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.	NOSZ-R1, NOSR2, NOSR3, Standards
SIGN-O1 The maintenance and enhancement of the character and amenity of the MRZ, GRZ, LRZ, NOSZ and OSZ.	SIGN-P1 Encourage a wide range of appropriate activities and development within the MRZ, GRZ, LRZ, GRUZ, RLZ, NOSZ, OSZ and SRZ while ensuring any adverse effects are avoided, remedied or mitigated.	Sign-R1
SUB-O14 OSZ, NOSZ, SRZ - Maintain and enhance the character and purpose of the Open Space Zones.	SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision.	SUB-R13

OSZ - Objectives	OSZ - Policies	Rules/Methods
OSZ-O1 The appropriate use and development of reserves is guided by any relevant adopted Reserve Management Plan.	OSZ-P1 Provide for a variety of informal, complimentary activities, including small scale community uses, particularly if they are provided for in any relevant adopted Reserve Management Plan.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.
	OSZ-P8 Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the Zone, and any relevant adopted Reserve Management Plan.	OSZ-R1
OSZ-O2 The open and spacious character, and any historic, cultural, and natural values of the zone are maintained.	OSZ-P2 Support Māori cultural activities undertaken by or associated with whanau, hapū or iwi that are in accordance with their tikanga.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.
OSZ-O3 Informal recreation activities are the predominant use of the zone and buildings, and exclusive use activities are limited to maintain public use and open space for informal use.	OSZ-P3 Maintain or enhance the natural character values of open spaces by retaining significant vegetation and undertaking new landscaping (where appropriate and practical).	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.
	OSZ-P5 Limit buildings, structures, and activities to those complimentary to enhance people's ability to use and enjoy the open space for informal recreation, or consistent with any relevant adopted Reserve Management Plan.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.

OSZ - Objectives	OSZ - Policies	Rules/Methods
OSZ-O4 The adverse effects of use and development of open space areas on residents, communities and the environment are avoided, remedied, or mitigated.	OSZ-P5 Limit buildings, structures, and activities to those complimentary to enhance people's ability to use and enjoy the open space for informal recreation, or consistent with any relevant adopted Reserve Management Plan.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.
	OSZ-P6 Locate and design buildings and structures to: (a) maintain the open space character and function of the zone (b) maintain public accessibility and minimise areas for exclusive use (c) protect any natural or cultural values.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.
	OSZ-P7 Manage activities to minimise adverse effects such as noise, glare, signs and traffic on the values of the surrounding environment.	EW-R1, Light-R1, Noise-R2, Noise R9, Temp-R1, Temp-R2.
	OSZ-P9 Avoid the location of network utilities, water or wastewater Infrastructure on Natural Open Space unless there are no practical alternatives. Where it is necessary to locate network utilities, water or wastewater infrastructure on OSZ they shall be located and designed in a way to maintain or enhance the purpose and values of the site.	OSZ-R1, OSZ-R2, OSZ-R3, OSZ Standards. Reserve Management Plans.

OSZ - Objectives	OSZ - Policies	Rules/Methods
SIGN-O1 The maintenance and enhancement of the character and amenity of the MRZ, GRZ, LRZ, NOSZ and OSZ.	SIGN-P1 Encourage a wide range of appropriate activities and development within the MRZ, GRZ, LRZ, GRUZ, RLZ, NOSZ, OSZ and SRZ while ensuring any adverse effects are avoided, remedied or mitigated.	Sign-R1
SUB-O14 OSZ, NOSZ, SRZ - Maintain and enhance the character and purpose of the Open Space Zones.	SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision.	SUB-R13

SARZ - Objectives	SARZ - Policies	Rules/Methods
SARZ-O1 The Sport and Active Recreation Zone is predominately used by the public for a wide range of indoor and outdoor organised sport and recreation activities and associated facilities, and open space community activities in such a way that maintains and, where possible, enhances the predominant values of the Zone, which include: 1. Open space land with multiple recreation facilities (indoors and/ or outdoors); 2. The presence of buildings, structures and on-site car parking	SARZ-P1 Enable a range of buildings and structures that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone.	SARZ1, SARZ2, SARZ3, SARZ Standards.
	SARZ-P2 Provide for commercial activities that are ancillary to the predominant purpose of the Zone.	SARZ1, SARZ2, SARZ3, SARZ Standards. Reserve Management Plans.

SARZ - Objectives	SARZ - Policies	Rules/Methods
necessary to support recreation and open space community activities, including multi-sport facilities, halls, grandstands, pavilions, clubrooms, changing rooms, and marina facilities.	SARZ-P3 Provide for development where it can be demonstrated that it is consistent with the relevant adopted Reserve Management Plan.	SARZ1, SARZ2, SARZ3, SARZ Standards. Reserve Management Plans.
SARZ-O2 Adverse effects of activities and development undertaken in the Sport and Active Recreation Zone are managed effectively at the Zone interface and surrounding area.	SARZ-P4 Manage the adverse effects of noise, signage, hours of operation, and light, on adjacent residential properties at the zone interface.	SIGN-R12, Light-R2, Noise-R3.
	SIGN-P1 Encourage a wide range of appropriate activities and development within the MRZ, GRZ, LRZ, GRUZ, RLZ, NOSZ, OSZ and SRZ while ensuring any adverse effects are avoided, remedied or mitigated.	SIGN-R12
LIGHT-O2 That the MUZ, GIZ, HIZ and SRZ provide for a range of activities and within which adverse environmental effects are avoided or mitigated, and the amenity and integrity of adjoining Residential Zones is maintained.	LIGHT-P1 To ensure environment nuisance levels from the MUZ, GIZ, HIZ and SRZ of light and glare are consistent with maintaining a high standard of amenity within adjoining Residential Zones.	Light-R2

SARZ - Objectives	SARZ - Policies	Rules/Methods
SUB-O14 OSZ, NOSZ, SRZ - Maintain and enhance the character and purpose of the Open Space Zones.	SUB-P15 When land within the Low Density Residential Zone (LRZ), General Residential Zone (GRZ), or Medium Density Residential Zone (MRZ) is subdivided, Council shall assess whether areas of natural and/or cultural value, of strategic importance for natural hazard risk mitigation (in particular flood and erosion) or public accessibility should be set aside for open space provision.	SUB-R13

Proposed Plan Change 47 Māori Purpose Zone – Taupō District Plan.

Part 3 Area Specific Matters: Special Purpose Zones – Māori Purpose Zone

The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that specifically meet Māori cultural needs on land owned by tangata whenua and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.

District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.

The Māori Purpose Zone is mapped on the district planning maps.

Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.

MPZ - Objectives

MPZ-O1 The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.

MPZ-O2 Activities that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua with their ancestral lands.

MPZ-O3 Tangata whenua can exercise their responsibilities as mana whenua in the Māori Purpose Zone to:

1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu;

2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors);
3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and
4. avoid, remedy or mitigate adverse effects of activities.

MPZ-O4 Māori purpose activities and the comprehensive, coordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.

MPZ Policies

MPZ-P1 Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to:

1. Māori purpose activities;
2. Māori cultural activities;
3. residential activities;
4. general small scale business activities;
5. business service activities;
6. educational facilities;
7. accommodation activities;
8. residential visitor accommodation;
9. agricultural, pastoral and horticultural activities; and
10. community facilities.

MPZ-P2 Recognise and provide for the role, character and function of different Māori Purpose Zones including those located within rural and urban settings.

MPZ-P3 Manage the scale, character and intensity of activities within a MPZ to ensure that they are compatible with the purpose, function and character of the Māori Purpose Zone.

MPZ-P4 Manage activities that are potentially compatible with the purpose, function and predominant character of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone having regard to whether:

1. the purpose of the activity assists tangata whenua to achieve MPZ-O1 - MPZ-O4;
2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs;
3. there is adequate existing and/or planned infrastructure to service the activity;
4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated;
5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated;

6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site;
7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard.

MPZ-P5 Avoid land use and development which is incompatible with the purpose, function and character of the Māori Purpose Zone.

MPZ-P6 Recognise and provide for those activities in Māori Purpose Zones which will result in an enhancement of the natural environment including freshwater quality.

MPZ Rules

MPZ-R1 – PER Activities	Subject to
(1) Any activity, building, or structure	a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and b) Compliance with any relevant standards in SCHED13.11 - MPZ s; and c) Compliance with standards from MPZ - Other Plan Matters; and d) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.
(2) Business Activities	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban c) Compliance with MPZ S1 to S9 including any identified Standard in SCHED13.11 - MPZ; and d) Compliance with standards from MPZ - Other Plan Matters; and e) Is not identified as a CON, RDIS, DIS or NC activity within the MPZ.
MPZ -R2 – RDIS activities	**Subject to**
(1) Any activity that does not comply with any part of MPZ-R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and its ability to function effectively as mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure.

	f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. Notification: Applications under MPZ-R2-RDIS (1) will not be notified.

MPZ Standards

MPZ-R3 - Standards	
MPZ – Rural	**MPZ - Urban**
S1 – Maximum Combined Coverage	
i 15% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings. This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	ii 60% of the total area of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings. This standard does not apply to: iv. Marae buildings v. Rainwater collection tanks. ii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.
S2 – Outdoor Living Spaces	
N/A	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
S3 – Maximum Height to Boundary	
N/A	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
	used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines)
S4 – Maximum Building Height	
i No building or structure shall exceed a height of 12m	ii No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S5 – Minimum Building Setbacks from MPS boundary	
i 15m from the MPS boundary. Exception: Waharoa	ii 5m from the front boundary of the MPS iii 1.5m from all other boundaries of the MPS
S6 Number of Dwellings per MPS	
15 per MPS	N/A
S7 – Business Activities	
i The maximum gross area of these activities shall not exceed 200m^2 or 15% of the total area of that MPS for indoor and 200m^2 or 15%	ii The maximum gross area of Commercial and Home Business activities shall not exceed 100m^2 (indoor and outdoor) or 15%

MPZ-R3 - Standards	
MPZ – Rural	**MPZ - Urban**
of that MPS for outdoor, whichever is the larger.	of the total area of that MPS whichever is the larger.
S8 - Community uses (includes education, spiritual and health facilities).	
i The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	ii The maximum gross area of these uses shall not exceed 100m^2 (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings

MPZ - Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

1. Chapters 1-6
2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
4. Chapter 9 Historic and Cultural Values
5. Chapter 10 Natural Environment
6. Chapter 11 Subdivision
7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

Proposed Plan Change 47 Māori Purpose Zone – Taupō District Plan.

SCHED13.11 - MPZ

Site ID	Identifier	Legal Description	Type	Standard
MPS-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174, SEC 1 SO 36174, SEC 55 TN OF Turangi	Urban	
MPS-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1	Urban	
MPS-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41	Urban	
MPS-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22	Urban	
MPS-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862	Rural	

Proposed Plan Change 47 Māori Purpose Zone – Taupō District Plan.

Part 2 –District Wide Matters

7. Energy, Infrastructure and Transport

7.2 INF – Infrastructure

INF-R5 – Stormwater Standards

3. All Residential Zones and MPZ

7.3 Transport

TRAN-R5 - Maximum Equivalent Vehicle Movements
6. Vehicle movements within the MPZ a. MPZ Rural - 200 EVM's for that MPS or 24 per dwelling whichever is higher. b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher.

12 General District Wide Matters

12.3 Earthworks

EW-R1 – Per Activities	Subject to
11. Earthworks within MPZ	a. Disturbance of the MPS at any one time while redeveloping – no maximum b. No dust or silt nuisance beyond the boundary of the MPS c. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill for MPZ-Urban d. 0.5m vertical ground alteration within the minimum building setback requirement for MPZ - Urban

12.5 Light

LIGHT-R1 PER activities within RLZ, MRZ, GRZ, LRZ, MUZ, NCZ, GIZ-PREC1-Taupō-Light Overlay, MPZ	Light X – MPZ Max Artificial Light
1. Any activity provided for as a PER activity	a. Maximum artificial light levels of 8 lux (lumens per square meter) at the boundary.

	b. For MPZ 8 LUX (lumens per square meter) at the boundary of that MPS.

12.6 Noise

Noise-R9 MPZ
The noise level arising from any activity measured within the boundary of any Residential Environment site or the notional boundary of any Rural Environment site, other than from the MPS where the noise is generated, shall not exceed the following limits: i. 7.00am – 7.00pm 50dBA L_{eq} ii. 7.00pm – 10.00pm 45dBA L_{eq} iii. 10.00pm – 7.00am 40dBA L_{eq} and 70dBA L_{max} MATTERS OF DISCRETION a. Ambient sound levels and the impact of any cumulative increase. b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment. c. The length of time and the level by which the noise limits will be exceeded, particularly at night. d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels. e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area. f. The topography of the allotment and any influence this may have on sound propagation. g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including: i. Insulation, barriers and isolation of the source of the noise.

12.7 Signs

SIGN-R1 - PER activities	Subject to
11. Signs within the MPZ	a. Maximum total face area of sign - 4m^2 b. Signage must relate to the activity undertaken on the MPS c. No flashing, reflectorised or illuminated signage d. Where a sign faces a State Highway:

	ii. A sign must not display more than 6 words, symbols, or graphics and no more than 40 characters iii. Lettering and symbols used must be at least 160 millimetres in height.

12.8 Temporary Activities

TEMP-R2 PER activities within MPZ, GRUZ and RLZ	Subject to
1. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which exceeds any standard(s).	a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and c. An allowance of 14 non-operational days in any six month period associated with the activity is not exceeded.

Part 2 –District Wide Matters - Subdivision

SUB-P14 Māori Purpose Zone

Within the Māori Purpose Zone, avoid subdivision that will alienate Māori from their customary lands.

Rules	
SUB-R12 – RDIS Activity MPZ	**Subject to**
1. Subdivision within MPZ	Matters of Discretion a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) The need for the land to remain as Māori land. c) The need to ensure an ongoing connection between the land and its ancestral owners. d) The ability of the land to meet Māori cultural needs. e) That the land is to be used for traditional activities. Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.

3 Interpretation

3.1 Definitions

Māori Purpose Sites (MPS) A contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments

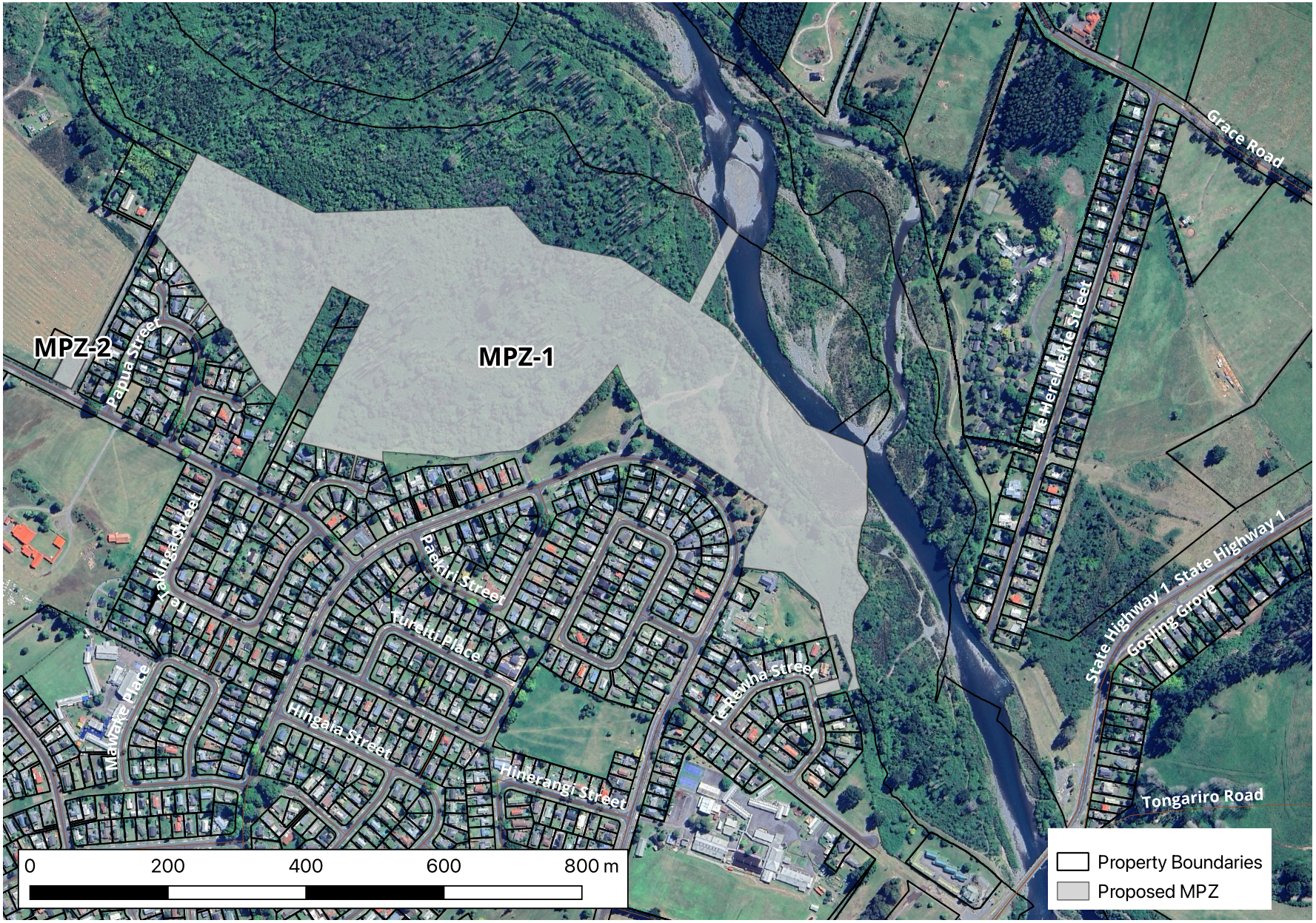
Māori Purpose Activities: means the use of land and structures for a range of activities for Māori cultural, community and living purposes, and integrated Māori development, including but not limited to one or more of the following activities:

- marae;
- papakāinga;
- urupā;
- wānanga;
- customary activities;
- home business;
- arts and cultural centres;
- cultural education and research facilities;
- Māori cultural activities;
- childcare services, kōhanga reo or kura (schools).

Māori Cultural Activities: means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga.

Marae: Means kaupapa Māori cultural complex centred around a wharenui (meeting house). A complex can include a range of ancillary structures and activities such as whare kai (kitchen & dining facilities), a whare moe (sleeping spaces), whare hui (meeting spaces), Whare paku (ablution blocks), administration spaces, whare taonga (spaces for displaying treasures), permanent hāngī pits, outdoor food preparation areas, small-scale associated storage areas, carving installations, and landscaped outdoor areas.

Maps of Proposed Māori Purpose Zones


MPZ-2
MPZ-1
Papua Street
Takitua Street
Paekiri Street
Turei-iti Place
Mawhake Place
Hingaia Street
Hinerangi Street
Te Rewha Street
Te Herekiekie Street
Grace Road
State Highway 1
State Highway 1
Gosling Grove
Tongariro Road
0
200
400
600
800 m
Property Boundaries
Proposed MPZ


MPZ-2
Hirangi Road
0
10
20
30
40 m
Property Boundaries
Proposed MPZ


Property Boundaries
Proposed MPZ
MPZ-3
State Highway 1 State Highway 1
0
20
40
60
80 m


MPZ-4
0
10
20
30
40 m
State Highway 1
Property Boundaries
Proposed MPZ


State Highway 1 State Highway 1
MPZ-5
0
50
100
150
200 m
Property Boundaries
Proposed MPZ

GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report

Plan Change 47: Māori Purpose Zone

Adopted:

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1 Introduction

This report is the summary evaluation report for Plan Change 47: Māori Purpose Zones (PC47) to the Taupō Operative District Plan ('ODP'). This evaluation report is prepared to fulfil the requirements of Section 32 of the Resource Management Act 1991 ('the RMA').

Please also refer to the Overarching Background and Engagement Report for full context of Plan Change 47 in the context of the bundle of plan changes it sits within.

Plan Change 47 to the Taupō District Plan proposes the introduction of a new Māori Purpose Zone (MPZ) to better provide for the development and utilisation of Māori land in a way that reflects the cultural, social, and economic aspirations of tangata whenua. The MPZ responds to the National Planning Standards definition of such zones as areas predominantly used for activities that specifically meet Māori cultural needs, including residential and commercial activities. The purpose of the MPZ is to support the self-determination of Māori landowners and enable a more flexible, enabling planning framework that respects kaupapa Māori, tikanga, and the relationship of Māori with their ancestral land.

This plan change introduces a standalone zone with its own objectives, policies, and rules, tailored to Māori land under Te Ture Whenua Māori Act 1993. It seeks to enable a wide range of land uses, including papakāinga, marae, community facilities, and commercial activity, while maintaining consistency with district-wide planning controls for infrastructure and natural hazards. The MPZ will be structured to allow for both rural and residential contexts, with standards that respond to the scale and infrastructure capacity of each.

Plan Change 47 responds to issues identified in the District Plan Monitoring and Issues Identification Report. This report identified that the Operative District Plan (ODP) provisions have not enabled tangata whenua to develop multiply owned Māori land and does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. The report identified that:

- Multiply owned Māori land tenure provides significant challenges for the owners. It is difficult to subdivide land and to sell it which has flow on challenges for raising capital.
- District Plan has tended to treat multiply-owned Māori land much the same as land in general title. This may have inhibited development of that land. For example, some Māori owned land has previously been identified as growth areas (within TD2050 and the District Plan) which in order to be developed requires all owners to agree on what and how development will occur. Multiple ownership can make this process difficult.
- Council has a requirement under Section 6e of the RMA to recognise and provide for the relationship with Maori and their ancestral lands.

A 2016 plan effectiveness review also identified that the ODP does not effectively recognise and provide for the importance of marae and papakaianga or the importance of ancestral lands.

The introduction of the MPZ through the 2019 National Planning Standards provided an opportunity for Taupō District Council to address these issues through the use of the new zone.

1.1 Māori Purpose Zones

PC47 proposes to introduce a new zone into the ODP. The Māori Purpose Zone provides for the social, cultural, environmental and economic needs of mana whenua and seeks to enable reconnection with sites of ancestral importance to mana whenua. The intention of this zone is to allow the development and use of Māori land in a manner that reflects traditional use of this land.

PC47 responds to guidance in the 2019 National Planning Standards that enables Plans to zone areas used predominantly for a range of activities that specifically meet Māori cultural needs, including but not limited to residential and commercial activities. The intent of MPZ is to recognise and provide for the relationship of Māori with their culture and traditions. MPZ seek to enable settlement patterns, activities and development in accordance with kaupapa Māori and tikanga.

The guidance on MPZ within the National Planning Standards was broad and an additional framework was established from the following:

- The results of initial engagement with iwi, hapu, Māori landowners and trusts.
- The direction in the Proposed Strategic Direction Chapter of the TDP, specifically supporting development of Māori land to meet the needs of landowners.
- The existing and proposed rural and residential provisions in the Taupō District Plan.

This guidance enabled a set of principles to be developed which were used to inform discussion with iwi, hapu and Māori land owners. The following principles were tested and used to inform the development of the initial framework:

- Māori land will only be zoned as MPZ if the owners choose for it to be through this process.
- The focus of MPZ will be on enabling use and development of Māori land.
- MPZ will still be subject to wider rules such as natural hazards.
- A different approach will be taken according to whether the whenua is in a rural or residential setting to reflect the surrounding infrastructure and wider setting.
- MPZ will include specific recognition of marae and will provide for their development and ongoing use and expansion.
- MPZ will provide for traditional land uses in a mixed-use environment that supports residential, community and commercial uses of land.
- Use site specific standards to recognise the unique qualities of a site.

PC47 was developed based on these principles, consideration of wider statutory direction as required and engagement with iwi, hapu and Māori landowners and other stakeholders. Section 4 of this report sets out the engagement process in more detail.

1.2 Identifying MPZ

Throughout the engagement process TDC invited Māori landowners and trusts to consider whether they wanted their lands zoned as MPZ. As noted in the principles above, the zoning process was an ‘opt in’ process where landowners choose to put their land forward for inclusion in PC47. In addition to landowners consent, the other requirement was that the land in question must be Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993.

Five areas have been proposed to be zoned as follows:

Table 1 Proposed MPZ

Site ID	Identifier	Legal Description
MPZ-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174, SEC 1 SO 36174, SEC 55 TN OF Turangi
MPZ-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1
MPZ-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41
MPZ-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22
MPZ-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862

In all cases the areas of land were requested to be included in PC47 by the owners or trustees of the land in question. All requests were made in writing.

Land can only be zoned as MPZ through the First Schedule process. Additional MPZ are able to be added through submissions on PC47 or through future First Schedule processes (Plan Changes or Variations).

2 Glossary

There are several occasions throughout this report where an external document is referred to, often by an abbreviation. This section provides a list of these documents, and the appropriate abbreviation.

Table 2 Section 32 Glossary

Document	Abbreviation	Comment
Operative District Plan	ODP	The Taupō District Plan which was made operative on 11 October 2007.
Resource Management Act 1991	RMA	As at 5 April 2025.
Waikato Regional Policy Statement	WRPS	The Waikato Regional Policy Statement which was made operative on 20 May 2016.
Bay of Plenty Regional Policy Statement	BOPRPS	The Bay of Plenty Regional Policy Statement which was made operative on 1 October 2014.
Hawkes Bay Regional Policy Statement	HBRPS	The Hawkes Bay Regional Policy Statement which was made operative on 28 August 2006.
Manawatu-Whanganui Regional Policy Statement	MWRPS	The Manawatu-Whanganui Regional Policy Statement which was made operative on 25 November 2014.
National Policy Statement	NPS	Several as promulgated by the government, see https://www.mfe.govt.nz/rma/rma-legislative-tools/national-policy-statements
National Environment Standard	NES	Several as promulgated by the government, see https://www.mfe.govt.nz/rma/rma-legislative-tools/national-environmental-standards

3 Statutory and Planning Context

Much of the Statutory Context is included within the Background and Engagement Report. Many pieces of legislation are relevant across Plan Change 44-6 and 50, so rather than it be repeated it has been summarised in the Background and Engagement report which essentially acts as an overarching section 32.

3.1 Resource Management Act 1991

The District Plan Change has been undertaken in accordance with RMA requirements. This report provides an overview of the key requirements, which are then assessed in more detail in each Section 32 report.

The matters addressed in District Plans are determined by the key functions of territorial authorities as outlined in section 31 of the RMA. The key functions for TDC are to:

- Achieve integrated management of the use, development, or protection of land and associated natural and physical resources of the district.
- Ensure sufficient development capacity in reports of housing and business land to meet the expected demands of the district.
- Control the actual or potential effects of the use and development of land, including for the purpose of avoiding or mitigating natural hazards, preventing or mitigating the adverse effects of contaminated land and maintaining biological biodiversity.
- Control the emission of noise and mitigation of noise effects.
- Control the effects in relation to surface water in rivers and lakes.

Sections 72 – 77 set out the purpose and processes associated with District Plans. District Plans allow the Council to fulfil its functions under the RMA (Section 72).

Every Council must have a District Plan that is prepared under the requirements of the 1st schedule (Section 73). The 1st schedule outlines the statutory requirements for preparing a Proposed Plan, including consultation and process matters both prior to and post District Plan public notification.

The Council needs to consider higher order documents when preparing its District Plan and also any Iwi Management Plans and their bearing on the resource management issues of the district (Section 74).

Sections 75 – 77 outline what must be and what may be included in District Plan (i.e. objectives, policies and methods) and authorises the inclusion of rules and the 'activity status' that can be given to activities.

Section 5, the purpose of the RMA, promotes the sustainable management of natural and physical resources, as outlined in Section 5(2).

In this Act, sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, that enables people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety while –

(a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

Section 6 of the RMA specifically requires that the Council recognise and provide for matters of national importance. These are:

(a) The preservation of the natural character of the coastal environment.

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, land use and development.

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.

(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu and other taonga.

(f) The protection of historic heritage from inappropriate subdivision, use and development.

(g) The protection of customary rights.

(h) The management of significant risks from natural hazards.

Section 7 of the RMA requires the Council to have particular regard to the following other matters:
(a) Kaitiakitanga
(aa) The ethic of stewardship

(b) The efficient use and development of natural and physical resources
(ba) The efficiency of the end use of energy

(c) The maintenance and enhancement of amenity values
(d) Intrinsic values of ecosystems
(e) Maintenance and enhancement of the quality of the environment
(f) Any finite characteristics of natural and physical resources
(g) The protection of the habitat of trout and salmon
(h) The effects of climate change
(i) The benefits to be derived from the use and development of renewable energy

Section 8 of the RMA requires the Council to *take into account* the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Tangata whenua, through iwi authorities have been consulted as part of the review process and the obligation to make informed decisions based on that consultation is noted.

3.1.1 SECTION 32 RMA

This report has been prepared in accordance with the requirements of section 32 of the RMA. Broadly, a section 32 evaluation involves the following steps:

- identifying the resource management issue

- evaluating the extent to which any objective is the most appropriate way to achieve the purpose of the RMA
- identifying alternative policies and methods of achieving the objective
- assessing the effectiveness of alternative policies and methods
- assessing the benefits and costs of the proposed and alternative policies, rules, or other methods
- examining the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods (meaning the nature and extent of the issue and the appropriateness of the objective)
- deciding which method or methods are the most appropriate given their likely effectiveness and their likely cost, relative to the benefit that would likely deliver
- carrying out the evaluation outlined above before the provisions being adopted and summarising the evaluation in a report.

The purpose of this report is to summarise the process and evaluations undertaken by Council and their consultants in formulating the Strategic Directions Chapter of the ODP.

The following are key terms in the application of s32 of the RMA:

Appropriateness - means the suitability of the plan provision to its proposed purpose. It has two related meanings:

In the context of section 32(3)(a) (evaluation of appropriateness of objectives) its meaning may (depending on the circumstances) include:

- relevancy
- usefulness
- achievability
- reasonableness

In the context of section 32(3)(b) (appropriateness of policies, rules or other methods) it includes the extent to which the provisions will be:

- effective
- efficient

Effectiveness - means how successful a particular option is or will be in achieving the stated objective. How successful an option is can be measured in terms of not just whether an objective will be achieved outright; but alternatively, it may relate to the extent to which progress will be made even if the objective will not be met in full. The speed at which progress is made may also be a relevant consideration.

Efficiency - means where the benefits will outweigh the costs, either immediately or over time. The most efficient policy or method will achieve the stated objective with the greatest benefit and at the least cost. Efficiency is not to be confused with the terms 'net benefit ' or 'net present value ' (a measure that implies that all benefits and costs can be converted to a common 'currency ' and netted off against one another to generate a single measure).

Costs and benefits may be quantitative, semi-quantitative and/or qualitative. A mixture of these have been relied upon in formulating this section 32 report. Section 32 in full is as follows: http://www.legislation.govt.nz/act/public/1991/0069/latest/DLM232582.html:

Section 32 Requirements for preparing and publishing evaluation reports

(1) An evaluation report required under this Act must—

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions; and

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

(2) An assessment under subsection (1)(b)(ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—

(a) the provisions and objectives of the amending proposal; and

(b) the objectives of the existing proposal to the extent that those objectives—

(i) are relevant to the objectives of the amending proposal; and

(ii) would remain if the amending proposal were to take effect.

(4) If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.

(4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

(5) The person who must have particular regard to the evaluation report must make the report available for public inspection—

(a) as soon as practicable after the proposal is made (in the case of a standard, regulation, national policy statement, or New Zealand coastal policy statement); or

(b) at the same time as the proposal is notified.

(6) In this section,

Objectives means,—

(a) for a proposal that contains or states objectives, those objectives:

(b) for all other proposals, the purpose of the proposal

Proposal means a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act

provision means,—

(a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:

(b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal.

Section 32AA of the RMA sets out the requirements for further evaluations as necessary following notification of a plan change. This relates to the public submission, hearings and decisions process, and recording evaluations in respect of changes to the notified provisions through these processes. If section 32AA evaluations are necessary, they will be added to this report as an addendum or be attached separately, with the decisions released on the Strategic Directions chapter of the ODP at the appropriate time.

3.2 The National Planning Standards

The National Planning Standards were gazetted in April 2019.

The National Planning Standards determine the sections that should be included in a District Plan. Mandatory directions are also set out that determine how the District Plan should be ordered.

The National Planning Standards contain the following direction relating to Māori Purpose Zones:

1. **Zone Framework Standard** - A district plan must only contain the zones listed in Table 13 of the NPS
2. **Mandatory Name & Purpose** – The zone must be titled *Māori Purpose Zone (MPZ)* and its purpose statement must match that set out in Table 13
3. **Distinct Function** – MPZ must contain provisions that cannot be replicated by simply layering ither rules over another rules; the National Planning Standards anticipate a materially different land-use mix and outcomes.
4. **Integrated Structure** – Place the MPZ chapter in the Special-purpose section, reference it in Strategic Direction chapters, and use schedules or precincts for site-specific variations. Rules relating to matters such as subdivision and general matters will located in those sections of the Plan.
5. **Definitions Alignment** – Use or be compatible with standard planning-standard definitions add local terms only where necessary.

Plan Change 47 complies with all mandatory directions of the National Planning Standards for Māori Purpose Zones and meets recommended mapping/colour/guidance notes. Minor implementation tasks (hyperlinking schedule and explicit overlay-hierarchy note) are administrative and will be completed prior to public notification.

3.3 National Policy Statements

There are several higher order national statutory planning documents that the District Plan must give effect to. There are five other National Policy Statements (NPS) that are currently adopted. The directions in these statements have been given effect where relevant to Māori Purpose Zones, within the individual chapters, and within the associated Section 32 reports as outlined below.

NPSs currently in effect are:

- National Policy Statement on Urban Development 2020
- National Policy Statement for Freshwater Management 2020
- National Policy Statement for Renewable Energy Generation 2011
- National Policy Statement on Electricity Transmission 2011
- New Zealand Coastal Policy Statement 2010
- National Policy Statement for Highly Productive Land 2024
- National Policy Statement for Indigenous Biodiversity 2023

3.3.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

The NPS-UD sets out objectives and policies for planning decisions that contribute to well-functioning urban environments and enable greater housing supply, particularly in areas with high demand. While the Māori Purpose Zone is not an urban intensification policy per se, it enables papakāinga and other forms of residential development on Māori land, which directly supports housing choice and provision for Māori communities. PC47 establishes a planning framework tailored to Māori land. MPZ supports the comprehensive, coordinated and efficient development of ancestral land in a manner that supports development of Māori land while still retaining the necessary controls to manage effects.

Plan Change 47 is consistent with the intent of the NPS-UD to support diverse, responsive, and equitable urban development.

3.3.2 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPS-FM)

The NPS-FM seeks to ensure that freshwater is managed in a way that prioritises the health and well-being of water bodies and freshwater ecosystems (Te Mana o te Wai), the essential health needs of people, and the ability of people and communities to provide for their social, economic, and cultural well-being. While Plan Change 47 does not directly amend freshwater management provisions, any development enabled by the MPZ (e.g., papakāinga, community facilities, or infrastructure) remains subject to regional plan requirements under the Waikato Regional Plan, including stormwater management and on-site wastewater systems.

The MPZ recognises and supports the relationship of tangata whenua with freshwater through culturally grounded development frameworks and acknowledges the importance of protecting and restoring water bodies associated with Māori land. The MPZ does not override or diminish the application of national or regional freshwater regulations but rather enables development in a way that is consistent with Te Mana o te Wai. Therefore, Plan Change 47 is not inconsistent with the NPS-FM and aligns with its principles by enabling Māori-led development while respecting freshwater management responsibilities.

3.3.3 NATIONAL POLICY STATEMENT FOR RENEWABLE ENERGY GENERATION 2011 (NPS-REG)

PC47 does not propose or restrict renewable electricity generation. While Māori landowners may pursue renewable energy initiatives, the MPZ provisions do not directly enable or constrain such development. Any

renewable generation proposals would be assessed under district-wide rules or national-level legislation. No inconsistency with the NPS-REG is anticipated.

3.3.4 NATIONAL POLICY STATEMENT ON ELECTRICITY TRANSMISSION 2011 (NPS-ET)

The MPZ does not affect the National Grid or propose activities that would impact electricity transmission. No sites have been identified that have transmission lines. Where relevant, standard district-wide provisions regarding setbacks and protection of transmission corridors would continue to apply. The plan change does not conflict with the NPS-ET.

3.3.5 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2024 (NPS-HPL)

The NPS-HPL seeks to protect highly productive land (HPL) for present and future primary production. The MPZ provisions apply to Māori freehold land, some of which may coincide with areas classified as HPL. However, the NPS-HPL acknowledges that Māori land presents unique circumstances.

Under Clause 3.8(1)(b) of the NPS-HPL, councils may allow subdivision, use, or development of HPL if it occurs on Māori land and is required to support the well-being of tangata whenua. Plan Change 47 aligns with this exception by enabling housing, cultural, and economic development on Māori land, which is fundamental to Māori well-being.

The MPZ provisions also maintain general consistency with the NPS-HPL's intent to minimise unnecessary loss of productive land by managing built form through zone-specific performance standards. Therefore, the MPZ gives appropriate effect to the NPS-HPL, balancing protection of productive land with Māori development rights.

3.3.6 NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY 2023 (NPS-IB)

The MPZ provisions recognise the presence of indigenous biodiversity and apply existing district-wide overlays for Significant Natural Areas (SNAs). Development on Māori land within MPZs will continue to be subject to ecological constraints, and the plan change does not remove or weaken protections for SNAs or other ecologically significant areas.

Under Objective 1 of the NPS-IB, local authorities are required to maintain indigenous biodiversity while recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity, including through managing indigenous biodiversity on Māori land. The MPZ achieves this by supporting development consistent with Māori values and cultural uses, while applying existing environmental constraints and assessment criteria where needed.

The MPZ is therefore consistent with the NPS-IB, particularly its dual objectives of biodiversity protection and enabling tangata whenua to exercise kaitiakitanga.

3.3.7 NPS ASSESSMENT CONCLUSION

PC47 aligns with the National Policy Statement on Urban Development (NPS-UD) by enabling well-functioning communities and housing choice on Māori land, particularly where located within urban areas. It supports the NPS-FM by retaining district-wide controls that protect freshwater bodies and by recognising the principles of Te Mana o te Wai. While the NPS for Highly Productive Land NPS-HPL applies to some Māori land, PC47 recognises the unique tenure and cultural purposes of Māori Freehold and Reservation Land, and development enabled under the MPZ is limited in scale and scope. The MPZ is also consistent with the intent of the proposed NPS for Indigenous Biodiversity, as it does not override Significant Natural Area protections and continues to

manage effects on indigenous biodiversity through district-wide provisions. Overall, PC47 is well aligned with national policy directions, and gives effect to the intent of each relevant NPS by providing a culturally responsive, environmentally responsible, and enabling framework for the sustainable use of Māori land.

3.4 National Environmental Standards

There are six National Environmental Standards that are currently in place that prescribe standards that Councils must enforce. The relevance of these are summarised below.

3.4.1 NES FOR AIR QUALITY 2004

This standard regulates discharges to air, including from domestic fires and industrial activities. While the MPZ may enable residential and small-scale commercial development, it does not directly alter air quality provisions or introduce activities likely to breach the NES. Any discharges to air would remain subject to regional council control. The MPZ is therefore not inconsistent with this NES.

3.4.2 NES FOR SOURCES OF HUMAN DRINKING WATER 2007

This NES requires that activities do not adversely affect registered drinking water sources. The MPZ provisions do not alter land use in a way that would affect the quality of drinking water sources. Any proposed development within the MPZ would still need to comply with regional rules regarding stormwater and wastewater management. As such, the plan change is consistent with this NES.

3.4.3 NES FOR TELECOMMUNICATION FACILITIES 2016

This NES permits certain telecommunication facilities as of right and sets standards for their placement and operation. The MPZ does not conflict with or amend these national provisions. Telecommunication infrastructure is likely to support development in the MPZ where required, but its control remains subject to national rules. No inconsistency is identified.

3.4.4 NES FOR ELECTRICITY TRANSMISSION ACTIVITIES 2009

This standard sets out a national framework for managing existing transmission infrastructure. The MPZ does not propose any changes that would conflict with the operation or maintenance of the national grid. District-wide rules for setbacks and protection of transmission corridors would continue to apply. The MPZ is consistent with the NES.

3.4.5 NES FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH 2011

This NES applies when land is being developed and has a history of potentially contaminating activities. The MPZ may enable residential or community development on Māori land, some of which may be subject to the NES if previous activities are listed on the Hazardous Activities and Industries List (HAIL). Where applicable, the NES-CS requirements for preliminary site investigations and remediation will continue to apply. The MPZ does not exempt development from these requirements, and therefore it is consistent with this NES.

3.4.6 NES FOR PLANTATION FORESTRY 2017

This NES manages the environmental effects of plantation forestry. While some Māori land may contain or be adjacent to plantation forestry, the MPZ itself does not enable or restrict such activities. If plantation forestry is proposed on MPZ land, it would be subject to the NES independently. The MPZ does not conflict with this standard.

3.4.7 NES FOR MARINE AQUACULTURE 2020

This NES applies only to marine aquaculture activities and has no relevance to the inland Māori land subject to the MPZ provisions. There is no connection or conflict with this NES.

3.4.8 NES FOR FRESHWATER (PART OF THE WIDER FRESHWATER NES PACKAGE – IN EFFECT 2020)

The NES-Freshwater manages activities affecting natural wetlands, rivers, and fish passage, including earthworks and vegetation clearance near these features. The MPZ provisions do not override freshwater-related restrictions and do not permit any activity that would otherwise breach the NES-Freshwater. Any development proposal within a MPZ must comply with the NES-Freshwater standards or obtain the necessary regional consents. This ensures consistency with the NES and maintains protection of freshwater values in line with Te Mana o te Wai.

3.4.9 NES ASSESSMENT CONCLUSION

The proposed Māori Purpose Zone provisions are generally consistent with the purpose and requirements of applicable National Environmental Standards. Where relevant (e.g., NES-Freshwater and NES-CS), existing national rules continue to apply alongside the MPZ framework. The plan change does not introduce inconsistencies with any current NES and complements the broader national regulatory framework by providing a culturally responsive and enabling zoning mechanism.

3.5 Regional Policy Statements and Plans

The Taupō District falls within the jurisdiction of four regional councils: Waikato Regional Council (WRC), Bay of Plenty Regional Council (BOPRC), Hawkes Bay Regional Council (HBRC) and Horizons Regional Council (HRC). Most of the district falls within WRC, and only very small portions of the district fall within HBRC and HRC. For this reason, most of the assessment is against the Waikato Regional Policy Statement, with some assessment against the other three regional policy statements proportional to the extent of the district within each region.

District Plans are required 'to give effect to' a regional policy statement. In the case of Taupō District this requires evaluation of four regional policy statements as to how the PDP gives effect to these regional documents.

District Plans also 'must not be inconsistent' with any regional plan pursuant to section 75(4) of the RMA.

3.5.1 WAIKATO REGIONAL POLICY STATEMENT (WRPS) AND REGIONAL PLAN

The WRPS covers most of the district as the Waikato regional boundary is based on the catchment of the Waikato River, including Lake Taupō.

Te Ture Whaimana o Te Awa o Waikato, the Vision and Strategy for the Waikato River, has been incorporated within the WRPS, although it has an elevated status as a national policy statement. The WRPS was made operative on 20 May 2016. The most significant plan change to the WRPS is Plan Change 1: Healthy Rivers as it seeks to provide a comprehensive response to the Vision and Strategy for the Waikato River.

There is not considered to be any element of the proposed plan change that is inconsistent with the Waikato Regional Plan.

3.5.2 BAY OF PLENTY REGIONAL POLICY STATEMENT (BOPRPS) AND REGIONAL PLAN

The BoPRPS covers a relatively small portion of the district within the Rangitaiki River catchment only. There are no settlements within this portion of the district. For this reason, lesser evaluation of the BoPRPS has been undertaken, although the imperative to 'give effect to' regional policy statements still applies. The BoPRPS itself

recognises that the Taupō District is not solely located within the Bay of Plenty region and it identifies that strong liaison and joint effort on cross-boundary issues is therefore essential. The BoPRPS was made operative on 1 October 2014.

3.5.3 HAWKES BAY REGIONAL POLICY STATEMENT (HBRSP) AND REGIONAL PLAN

The HBRPS covers a relatively small portion of the district within the Mohaka River catchment. There are no settlements within this portion of the district. The Hawkes Bay Regional Resource Management Plan contains the HBRPS and the Hawkes Bay Regional Plan combined into one document. The document identifies a range of regional issues and provides policies in response:

The Hawkes Bay Regional Resource Management Plan was made operative on 28 August 2006. Given the extent of the District within the Hawkes Bay Region as relative to the Waikato and Bay of Plenty Regions, a detailed assessment of the Hawkes Bay Regional Resource Management Plan has not been carried out. The RPS has been considered however and, the proposed objectives and policies that make up PC47 generally do give effect to those parts of the RPS considered relevant to the Taupō District.

3.5.4 HORIZONS REGIONAL COUNCIL ONE PLAN

The One Plan has been prepared by Horizons Regional Council (Manawatu-Whanganui region) and is a combined regional policy statement and regional plan. The One Plan was made operative on 25 November 2014. The One Plan covers a relatively small portion of the district only in the southern reaches of the district. There are no settlements within this portion of the district.

Given the extent of the District within the Manawatu-Whanganui region as relative to the Waikato and Bay of Plenty Regions, a detailed assessment of the Horizons Regional Council One Plan has not been carried out.

3.5.5 REGIONAL PLANS

In formulating the District Plan, regard is to be had to regional plans applying to parts of the district, with a requirement 'not to be inconsistent' with regional plans. Of note is the Waikato Regional Plan, which sets land use requirements in the Lake Taupō and Waikato River catchments.

Accordingly, regard has also been given to the following documents to the extent that they are relevant to the Strategic Directions chapter of the PDP, in addition to the Waikato Regional Plan:

- The Bay of Plenty Regional Natural Resources Plan
- Horizons One Plan
- Hawkes Bay Regional Resource Management Plan

Plan Change 47 gives effect to the Waikato Regional Policy Statement (and proportionally to BOPRC, HBRC, and HRC RPSs) by:

1. Embedding tangata whenua objectives—enabling cultural, social and economic use of Māori land.
2. Maintaining environmental safeguards—MPZ relies on district-wide and regional provisions for biodiversity, freshwater, soil, and hazards, ensuring no weakening of regional outcomes.
3. Aligning with rural settlement policy—scale limits and activity thresholds avoid ad-hoc urban sprawl or loss of productive rural land.

Commentary on Regional Plans (s 75(4) RMA)

- Waikato Regional Plan, BOP Regional Natural Resources Plan, Hawke's Bay Regional Resource Management Plan, and Horizons One Plan all retain jurisdiction over water takes, onsite wastewater, discharges, wetlands, earthworks, and biodiversity.
- Plan Change 47 does not amend or override any of those regional rules. Activities enabled in the MPZ that trigger regional rules must still obtain regional consents.
- No MPZ rule sets performance standards that conflict with, or purport to be less stringent than, any operative regional plan rule.

The proposed provisions are therefore consistent with, and give effect to, the respective regional policy statements, and they are not inconsistent with any regional plan as required by ss 75(3)(c) and 75(4) RMA.

3.6 Taupō District Operative Plan Approach

The ODP does not currently contain a Māori Purpose Zone. Supporting Māori to develop their lands for traditional uses is currently provided for within the Rural Zone though objectives and policy and rules relating to Papakainga. It is proposed to extend this approach to the Residential chapter through plan changes ## and ##. These provisions support the development of Māori land for papakaianga. This is done within the context of the underlying zoning. Within the Rural Zones, there is still an underlying expectation that the land is to be used for rural activities. While there are specific provisions that enable papakaianga the wider policy framework for those zones has a focus on protecting the amenity and use of the environment for rural land uses.

3.6.1 KEY RESOURCE MANAGEMENT ISSUES

Issue One: The ODP provisions have not enabled tangata whenua to develop multiply owned Māori land.

Issue Two: The ODP does not effectively recognise and provide for the relationship of Māori with their ancestral lands.

Plan Change 47 responds to issues identified in the District Plan Monitoring and Issues Identification Report. This report identified that the Operative District Plan (ODP) provisions have not enabled tangata whenua to develop multiply owned Māori land and does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. Section 6 of the RMA requires that the relationship of Māori, their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga be recognised and provided for as a matter of national importance. In addition, Section 7 states when managing the use, development and protection of natural and physical resources, particular regard needs to be given to Kaitiakitanga.

The recognition and acceptance that there are different understandings of resource issues between Tangata Whenua and the Council is an important issue involved within resource management.

The report identified that:

- Multiply owned Māori land tenure provides significant challenges for the owners. It is difficult to subdivide land and to sell it which has flow on challenges for raising capital.
- District Plan has tended to treat multiply-owned Māori land much the same as land in general title. This may have inhibited development of that land. For example, some Māori owned land has previously been identified as growth areas (within TD2050 and the District Plan) which in order to be developed

requires all owners to agree on what and how development will occur. Multiple ownership can make this process difficult.

- Council has a requirement under Section 6e of the RMA to recognise and provide for the relationship with Māori and their ancestral lands.

A 2016 plan effectiveness review also identified that the ODP does not effectively recognise and provide for the importance of marae and papakāianga or the importance of ancestral lands.

MPZ specifically identifies and zones Māori land for traditional uses and has a focus on mixed use. As zoned the land is not subject to a policy framework that anticipates a different use, and proposed developments do not need to consider policy that is less relevant to the anticipated land use.

3.6.2 OPERATIVE TAUPO DISTRICT PLAN

The proposed plan change needs to be considered against the wider direction within the TDP, specifically Chapter 2 Strategic Directions.

Chapter 2 of the TDP sets out key strategic and significant resource management matters for the Taupō District and includes objectives and policies to guide decision making at a strategic level.

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through the implementation of the District Plan.

For the purposes of preparing, changing, interpreting and implementing the District Plan all other objectives and policies in the wider Plan are to be developed in a manner consistent with the objectives and policies that form the strategic directions. An assessment of PC47 against the Strategic Directions can be found in Appendix 1.

In addition to the assessment of the MPZ policy the specific sites proposed to be zoned also need to be considered against the provisions of the TDP.

3.7 District Policy/Strategies

The District Plan does not sit in isolation, but rather it operates with Council's wider suite of policies, plans and strategies to provide direction for decision making. In particular, the following documents have been considered:

- Taupō Future Development Strategy
- Long Term Plan 2021 to 2031
- Financial Strategy
- Infrastructure Strategy
- Challenges Paper
- The Demographic Snapshot 2017
- Council vision and values

These plans and polices are all available on the Taupō District Council website and have been considered in preparing this report to the extent that they are relevant to the strategic directions. Further discussion on these documents can also be found in the Background and Engagement Report.

3.7.1 TAUPŌ FUTURE DEVELOPMENT STRATEGY

The Taupō Future Development Strategy (FDS) replaces and updates the 2018 Taupō District 2050 growth-management strategy.

It sets eight Outcomes and a series of spatial and non-spatial Directions for how, where, and at what pace the district should grow over the next 30 years.

Table 3 Assessment of PC47 against the Taupō Future Development Strategy Outcomes

FDS Outcome	Assessment of PC47
1. A district characterised by contained urban communities, bordered by a productive, functional rural environment.	PC47 maintains the integrity of the rural environment by applying the MPZ specifically and exclusively to Māori Land. The zone does not enable general rural subdivision or ad hoc rural sprawl. Development is managed through clear standards and rules, maintaining rural character and scale.
2. A strong, innovative and productive economy that provides opportunities for our people to thrive.	PC47 enables economic development for Māori communities by allowing compatible business, commercial and home-based activities within the MPZ. These activities are required to align with the cultural purpose of the zone and are managed to avoid inappropriate scale or impacts. This supports innovation and local economic self-determination.
3. Vibrant, diverse places and spaces where people thrive and love to live, work and play.	The MPZ allows papakāinga, marae, cultural, community, and recreational activities, enabling Māori to create culturally meaningful places that support social cohesion and identity. This contributes to the creation of vibrant, diverse communities consistent with placemaking principles.
4. Compact walking and cycling friendly urban areas where communities are connected.	Where MPZ land is located within urban areas, development is required to integrate with surrounding neighbourhoods through the recognition of MPZ Urban. The MPZ enables mixed-use development that supports compact, walkable communities aligned with the urban form objectives of the FDS.
5. Urban form in the Taupō District is closely aligned with Tāngata Whenua values and aspirations.	This outcome is directly advanced by PC47. The MPZ recognises and provides for the cultural relationship Māori have with their ancestral land. The objectives and policies embed tikanga Māori, enable kaitiakitanga, and align land use planning with iwi and hapū aspirations. PC47 operationalises Treaty principles in urban and rural development contexts.
6. Infrastructure provision is efficient and effective helping to minimise costs for our communities.	Development within the MPZ is subject to infrastructure performance standards (e.g., stormwater, vehicle movements) and must be serviced by existing or planned infrastructure. PC47 requires development to occur in a coordinated and efficient manner, supporting more cost-effective infrastructure provision.
7. Development is managed to protect and enhance the natural environment.	PC47 retains all relevant district-wide environmental protections, including those for biodiversity, SNAs, and landscape features. MPZ policies also promote activities that enhance the environment, including improved freshwater outcomes. Adverse effects are to be avoided, remedied, or mitigated through rule and policy frameworks.
8. Urban areas will be resilient to the impacts of natural	MPZ provisions (notably MPZ-P4 and MPZ-R2) require assessment of natural hazard risk before development is approved. Development that

FDS Outcome	Assessment of PC47
hazards and the effects of climate change.	increases hazard vulnerability is not supported. The MPZ supports climate-resilient land use through low-impact design requirements and retention of secondary stormwater flow paths.

Plan Change 47 is well aligned with the strategic outcomes of the Taupō District Future Development Strategy. It enables Māori landowners to realise their cultural and development aspirations while supporting compact urban form, efficient infrastructure, resilient communities, and environmental sustainability. The MPZ provides a structured, targeted, and enabling planning framework that complements the long-term growth vision of the district.

3.8 Settlement and Iwi legislation

In addition to the obligations of Te Tiriti o Waitangi, the Taupō District Council has responsibilities to Mana Whenua under the following legislation:

- Ngāti Tūrangitukua Claims Settlement Act 1999
- Central North Island Forests Land Collective Settlement Act 2008
- Affiliate Te Arawa Iwi and Hapu Claims Settlement Act 2008
- Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
- Ngāti Manawa Claims Settlement Act 2012
- Raukawa Claims Settlement Act 2014
- Hineuru Claims Settlement Act 2016
- Ngāti Tūwharetoa Claims Settlement Act 2018

This legislation, and its complementary planning documents, outline values and interests of Mana Whenua, and the matters they seek to address and outcomes sought after, either individually or collectively in partnership with each other, government agencies and/or resource users.

Through engagement and in co-operation with Mana Whenua, the Taupō District Council has identified that the key matter to inform the strategic directions for the Taupō District is to recognise Te Tiriti o Waitangi and enable the outcomes that Treaty settlement redress and legislation is intended to achieve.

Key issues that are connected to the matter of recognition of the Treaty include providing for enhanced partnership with, and participation of, Mana Whenua in resource management processes and decision making. The appropriate development and use of ancestral lands and taonga so that Mana Whenua can provide for their economic and social wellbeing has also been recognised as a key issue.

Under Schedule 1 of the Resource Management Act 1991, the Council is also required to identify resource management issues of concern/significance to iwi authorities (Mana Whenua) and how those issues will be addressed throughout the relevant sections of the District Plan.

The mauri (or holistically the environmental, cultural and spiritual health and wellbeing) of the district's natural environment, and the integrated management of its natural resources, are key resource management issues of concern to Mana Whenua in the Taupō District. The mountainous landscapes, the whenua, and the freshwater and geothermal resources encompass the historical narratives and identity of Mana Whenua. It is in this regard that the importance of mātauranga Māori (Māori knowledge) and the practice of tikanga Māori by Mana Whenua is acknowledged to inform Council's decision-making processes and implementation of the District Plan. This will ensure the Taupō District Council is meeting its statutory obligations under section 6(e) of the RMA.

3.8.1 NGATI TUWHARETOA, RAUKAWA, AND TE ARAWA RIVER IWI WAIKATO RIVER ACT 2010

The overarching purpose of the legislation is to restore and protect the health and wellbeing of the Waikato River for present and future generations. Amongst several significant features of the legislation, it provides co-management arrangements for the Waikato River. The legislation is being given effect to through joint management agreements with the iwi, and through the statutory importance of Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River.

Vision and Strategy for the Waikato River

Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River ('the Vision and Strategy') was immediately incorporated into the Waikato Regional Policy Statement and has the status of a national policy statement. The Vision and Strategy is intended by Parliament to be the primary direction-setting document for the Waikato River and activities within its catchment affecting the river. The Vision and Strategy was adopted by the Waikato River Authority ('WRA') as part of the settlement process in accordance with the legislation.

The ultimate vision is: "*the Waikato River will be safe for people to swim in and take food from over its entire length.*" The Vision and Strategy then has thirteen objectives that amplify this overall vision:

The PDP is required to 'give effect to' the Vision and Strategy, given its status as a national policy statement.

Overall Consistency Statement

1. Health & Well-being of the River: MPZ controls land-use intensity and storm-water; introduces an enhancement policy – *fully meets the Act's purpose*.
2. Co-management & Rangatiratanga: By providing an iwi-specific zoning framework, PC 47 complements formal JMAs and empowers Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi to exercise day-to-day kaitiakitanga.
3. Vision & Strategy Compliance: The plan change was tested against Te Ture Whaimana objectives with no conflicts identified; therefore PC 47 gives effect to the Vision as required by the Act.

Plan Change 47 is consistent with, and advances, the objectives and requirements of the Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010. No amendments are considered necessary to achieve compliance.

3.8.2 NGĀTI MANAWA CLAIMS SETTLEMENT ACT 2012 AND THE NGĀTI WHARE CLAIMS SETTLEMENT ACT 2012

The Ngāti Manawa Claims Settlement Act 2012 established the Rangitāiki River Forum, with representation from local authorities (Whakatane District Council, Bay of Plenty Regional Council and Taupō District Council), Ngati Whare, Ngāti Manawa, Ngāti Awa and Ngāti Tuwharetoa (Bay of Plenty) iwi. The Rangitāiki River Forum developed the Rangitāiki River document (Te Ara Whānui o Rangitāiki – Pathways of the Rangitaiki).

Both settlement Acts establish areas of cultural significance and vest land, sites, and customary associations in Ngāti Manawa and Ngāti Whare respectively. These include statutory acknowledgements and deeds of recognition over rivers, forests, and specific conservation and recreation lands. PC47:

- Recognises and respects cultural connections through its objectives (e.g. MPZ-O1 and O2), which acknowledge the enduring relationship between tangata whenua and their ancestral lands.
- Enables activities that are consistent with tikanga and intergenerational occupation of land, reflecting the intent of cultural redress provisions in the settlement legislation.

PC47 is consistent with and supportive of the cultural redress intent of both settlement Acts.

Both Acts include statutory acknowledgements over areas within or adjacent to the Taupō District, requiring decision-makers to have regard to the relevant iwi's relationship with those areas when considering resource consent and plan-making matters.

PC47:

- Does not override or conflict with statutory acknowledgements.
- Ensures that tangata whenua values are integrated into planning decisions on Māori Freehold and Reservation Land, including where such land is near or overlaps with statutory acknowledgement areas.
- Is likely to enhance the practical implementation of these acknowledgements by enabling iwi/hapū-led land development with strong cultural and environmental safeguards.

PC47 upholds and is compatible with statutory acknowledgement obligations under the Ngāti Manawa and Ngāti Whare settlement legislation.

Both settlement Acts provide for the return of land and establish governance entities (e.g. Te Rūnanga o Ngāti Manawa and Te Rūnanga o Ngāti Whare) that manage assets and lead development consistent with their respective Deeds of Settlement.

PC47:

- Aligns with post-settlement aspirations by providing an enabling zone for the development and sustainable use of Māori land, including land held or managed by post-settlement governance entities.
- Supports housing, economic development, cultural expression, and community infrastructure—all key to realising the benefits of Treaty settlements.

Conclusion: PC47 is highly consistent with the settlement Acts' intent to restore autonomy, cultural wellbeing, and economic opportunity to Ngāti Manawa and Ngāti Whare.

Both Acts affirm the importance of kaitiakitanga, co-governance, and iwi-led environmental management, particularly in relation to forests, rivers, and conservation lands.

PC47:

- Embeds kaitiakitanga and environmental responsibility into its objectives and policies (e.g. MPZ-O3, MPZ-P3).
- Ensures environmental effects are appropriately managed through integration with district-wide and regional plan provisions.
- Supports development models that are culturally appropriate and environmentally sustainable.

Conclusion: PC47 supports the kaitiaki role of Ngāti Manawa and Ngāti Whare and reinforces their environmental aspirations as articulated in the settlement Acts.

Plan Change 47 is consistent with the purpose and outcomes of the Ngāti Manawa and Ngāti Whare Claims Settlement Acts 2012. It provides a culturally grounded, enabling planning framework that supports the use and development of Māori land in ways that are aligned with Treaty settlement objectives, particularly cultural recognition, environmental stewardship, and post-settlement development. The MPZ does not conflict with any settlement provisions and actively supports the implementation of statutory acknowledgements and cultural redress mechanisms.

3.8.3 TE KAUPAPA KAITIAKI

Te Kōpu ā Kānapanapa is a co-governance body for Lake Taupō. Te Kōpu ā Kānapanapa have developed a high-level management plan for the Taupō Catchment with an aim of helping to protect, restore and enhance its environmental, cultural and spiritual health.

The plan, Te Kaupapa Kaitiaki, is underpinned by Ngāti Tūwharetoa tikanga and values and provides governance and direction to those who have a role in or responsibility for the health and wellbeing of the Taupō Catchment.

Te Kaupapa Kaitiaki has the following vision statement:

For a healthy Taupō Catchment that is capable of sustaining the whole community and that is managed in a manner that reflects Ngāti Tūwharetoa tikanga.

This vision establishes the context for a set of objectives, issues and desired outcomes for the Taupō Catchment in order to

1. Promote the sustainable and integrated management of the Taupō Catchment for the benefit of Ngāti Tūwharetoa and all people within the catchment;
2. Provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and,
3. Respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.

The objective of Te Kaupapa Kaitiaki is to support Ngāti Tūwharetoa hapū to exercise their mana and kaitiakitanga of the Taupō Catchment while enabling local authorities to understand the issues of significance to tāngata whenua, and how they can be resolved in a manner consistent with Ngāti Tūwharetoa tikanga and values.

The plan is required to recognise and provide for Te Kaupapa.

The plan is structured with reference to 'Ngā Pou e Toru' which are the three pou or pillars which, when combined reflects the aspirations for redress of ngā hapū o Ngāti Tūwharetoa. The three pou are:

- Tongariro te Maunga
- Te Mātāpuna o te Wai, Te Ahi Tāmou
- Tūwharetoa te Iwi, Tūwharetoa te Hapū

The issues, objectives and outcomes in the plan are structured under these pou as follows:

1. Tongariro Te Maunga
    a. Mana whakahaere | Authority and control
    b. Te whanake | Sustainable development
    c. Torowhanui | Holistic approach
    d. Kaitiakitanga | Intergenerational sustainable guardianship
2. Te Mātāpuna o te Wai, te Ahi Tāmou
    a. Te orange me nga hua o te taiao | health and benefits of the environment
    b. Nga taonga tuku iho | treasures handed down from generation to generation
    c. Taurima |To treat with care, to tend, to foster
    d. Te waiora me ngā mahinga kai | Life giving waters and customary food gathering
    e. Kia whakariti | Arrange, adjust, organise, balance, fulfil, perform
3. Tūwharetoa te iwi, Tūwharetoa te hapū
    a. Te oranga o te tangata | Community health and wellbeing

b. Ngā mahi a te rēhia me te ahumahi tāpoi | Recreation and tourism
c. Kia mōhio | To know, understand, realise, comprehend, recognise

The issues, objectives and outcomes that sit under each of these pou have been considered in the development of the Strategic Directions chapter. Key concepts and outcomes have been reflected in the proposed objectives and policies, specifically in the following sections:

Table 4 Assessment of PC47 against Te Kaupapa Kaitiaki

TKK Framework & Key Outcomes	Relevant MPZ Provisions	Consistency Assessment
Vision – ***"A healthy Taupō Catchment capable of sustaining the whole community and managed in a manner that reflects Ngāti Tūwharetoa tikanga."***	MPZ-O1 recognises Māori relationship with ancestral land MPZ-O3 embeds kaitiakitanga & tikanga MPZ-P1, P2, P7 enable culturally-aligned land use and environmental enhancement	Fully consistent. PC 47 is expressly founded on tikanga, enables papakāinga, marae, customary activities and overtly supports environmental restoration.
POU 1 Tongariro te Maunga (Mana whakahaere, partnership, kaitiaki participation)	MPZ-O3 (kaitiakitanga, mana whenua) MPZ-O4 (co-ordinated, comprehensive development) MPZ-P4 RDIS matters include cultural effects & infrastructure tests	Implements. The MPZ zone is a tangible mechanism for Ngāti Tūwharetoa to exercise mana whakahaere over Māori land and participate directly in consenting. No conflict.
Kaitiakitanga Outcomes – protect taonga tuku iho, recognise rāhui, spiritual connection, respect taniwha/kaitiaki	MPZ-P4 discretion on cultural effects allows conditions to protect wāhi tapu, taniwha habitats District-wide SNA/archaeology overlays remain; MPZ does not exempt them	Consistent. Traditional practices (e.g. rāhui) can be conditions on RDIS consents. Opportunity: include advisory note referencing rāhui processes (enhancement).
Te Whanake (Sustainable development) – balance economic use and protection; infrastructure meets community needs without compromising mauri	Coverage (S1–S4) and EVM (S8) caps manage intensification MPZ-S9 onsite stormwater disposal retains mauri of water Infrastructure sufficiency requirement in P4	Consistent & efficient. Standards constrain scale and demand; cultural/environmental tests protect mauri while allowing economic use (home business, tourism).
Torowhānui (Holistic management) – integrated "ki uta ki tai" approach	MPZ does not override regional water/land rules; its low-impact standards plus environmental enhancement clause (P7) support integrated outcomes.	Consistent / neutral. District responsibilities honoured; regional rules remain primary for nutrient, abstraction & discharge management.

TKK Framework & Key Outcomes	Relevant MPZ Provisions	Consistency Assessment
POU 2 Te Mātāpuna o te Wai / Te Ahi Tāmou (Water & Geothermal)		
Life-giving waters / Te Mana o te Wai hierarchy	MPZ-S9 (stormwater infiltration, retention of flow paths) P7 encourages riparian & wetland restoration Regional NES-F rules unaffected	Partially addressed – generally consistent. MPZ avoids new discharges and manages stormwater, but could include an explicit reference to Te Mana o te Wai in guidance text (enhancement, not mandatory).
Iconic taonga status of Lake Taupō & geothermal resources	MPZ applies to Māori land parcels; where geothermal or foreshore areas occur, activity is limited by coverage and by district-wide setbacks; any discharge/geothermal take remains regional jurisdiction.	Consistent. MPZ does not weaken existing lakefront/geothermal protections; cultural oversight through kaitiaki criteria strengthened.
Indigenous biodiversity decline; pest pressures	MPZ provisions do not override SNA rules. P7 promotes restoration & pest control initiatives. Permitted planting/eco-projects on Māori land allowed.	Supports outcomes.
Natural-hazard & climate-change resilience	Hazard test in P4; building setbacks & height limits. Papakāinga/live-work layout reduces emissions. Battery/EPS systems (through building design) improve resilience.	Consistent.
POU 3 Tūwharetoa te Iwi, te Hapū (Community wellbeing, knowledge, tourism)		
Community health & economic opportunities	MPZ-P1 permits papakāinga, small business, visitor accommodation. MPZ-S6/7 allow defined commercial/community floor-space.	Strong alignment. Directly creates housing, employment and enterprise opportunities for whānau/hapū.

TKK Framework & Key Outcomes	Relevant MPZ Provisions	Consistency Assessment
	No minimum lot size barrier within MPZ.	
Research, monitoring, mātauranga integration	RDIS matters allow iwi monitoring frameworks; P7 encourages environmental projects driven by hapū. PC 47 development process involved iwi working group – template for ongoing collaboration.	Consistent, with pathway for enhanced monitoring partnerships.
Recreation & tourism while protecting environment	Visitor accommodation and tourism ventures are permitted only if scale standards met and cultural/environmental effects acceptable (P4). Any activity exceeding thresholds triggers RDIS.	Balanced and consistent with TKK call for tourism that protects natural values.

Table 5 Summary of Alignment of PC47 with Kaupapa Kaitiaki

Statutory Test (s 181–182 Settlement Act)	PC 47 Performance
Recognise TKK vision, values, objectives	Embedded in MPZ objectives O1–O4 and policies
Provide for desired outcomes (housing, kaitiakitanga, environmental enhancement, economic opportunity)	Development of Māori land is facilitated, enhancement clause; home-business limits protect mauri; coverage standards etc. safeguard environment
Avoid inconsistency with TKK priorities for water quality, biodiversity and integrated management	Stormwater standard, retention of district-wide SNA, hazard and infrastructure tests; no provisions conflict with regional controls.

Plan Change 47 *recognises and provides for* the vision, objectives, values and desired outcomes of Te Kaupapa Kaitiaki. Most elements are fully implemented; minor enhancements—such as explicitly citing Te Mana o te Wai and rāhui processes in supporting text—could strengthen the expression of alignment but are not required to satisfy the statutory obligation.

3.8.4 TE TURE WHAIMANA - THE VISION AND STRATEGY

Te Ture Whaimana emerged from an agreement reached between the Crown and Waikato-Tainui in March 2008 for the settlement of the historical claims of Waikato-Tainui in relation to the Waikato River. The agreement focused on ways in which the health and wellbeing of the river could be restored and set up the Guardians Establishment Committee to begin work on a vision and strategy for the river. The Guardians Establishment Committee was launched in 2008 and the Vision and Strategy was adopted in mid-2008.

The vision is to restore and protect the health and wellbeing of the Waikato River, and there are 13 objectives which describe how the vision should be achieved.

How has PC47 given effect to the Vision and Strategy?

A significant focus of the Vision and Strategy is the improvement of water quality in the catchment. There are limited aspects that Taupo District Council has the jurisdiction to address such matters. PC47 has a focus on supporting the development of Māori land for traditional uses and as such there is little direct reference to water quality within PC47. MPZ-P7 recognises and provides for activities that will enhance the natural environment including freshwater quality. MPZ are also subject to setbacks etc under the foreshore protection rules to support access to freshwater bodies. PC47 supports the exercise of rights of kaitiakitanga by Māori on their lands.

Te Ture Whaimana Objective / Strategy	Relevance to PC 47	How PC 47 Implements or Is Consistent
Objective a – Restore and protect the health & wellbeing of the Waikato River	Māori Purpose Zones provide for the development of land in the upper Waikato catchment.	MPZ-S9 requires on-site storm-water retention (10-yr event) and secondary-flow protection, limiting contaminant runoff. MPZ-P7 incentivises enhancement activities (riparian planting, wetland creation).
Objective b–d – Restore and protect relationships of Waikato-Tainui, other river iwi, and local communities with the River.	Direct – MPZ is explicitly designed to enable Maori to live on, manage and connect with ancestral land.	MPZ-O1 recognises Māori relationship with ancestral lands. Permitted papakāinga, marae, customary activities (P1) allow daily interaction with waterways where sites are adjacent to the river or its tributaries.
Objective e / Strategy 9 – Integrated, holistic management; "whole of river" approach	Partially relevant – PC 47 is a district-plan tool; integrated catchment rules remain at regional level.	MPZ provisions do not override regional rules; they oblige applicants to demonstrate infrastructure capacity and avoid natural-hazard areas (O4, P4) – an integrated-management contribution.
Objective f / Strategy 1–4 – Precautionary approach; avoid cumulative degradation; establish targets & programmes	Relevant – small developments could contribute cumulatively.	Building-coverage standards etc. manage intensification of land.• Any activity breaching standards is RDIS, enabling assessment of effects.
Objective i – Protect & enhance significant sites, fisheries, flora and fauna	MPZ sites are of importance to Māori owners and may host culturally significant sites	Cultural effects are a matter of discretion (R2) via consideration of MPZ policy. P7 encourages enhancement projects. District-wide SNA rules remain operative.
Objectives k–m / Strategy 5, 11 – Restore swimmability, improve access, use mātauranga Māori	Indirect	MPZ supports access and use of Māori land.

3.8.5 TE ARA WHĀNUI O RANGITĀIKI - PATHWAYS OF THE RANGITAIKI RIVER

Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River is required under the Ngāti Whare Claims Settlement Act 2012 and Ngāti Manawa Claims Settlement Act 2012. Planning documents under the Resource Management Act 1991 which relate to the Rangitāiki catchment are required to give effect to the document.

Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River's vision is 'A healthy Rangitāiki River, valued by the community, protected for future generations. Tihei Mauri Ora.

A significant focus of Te Ara Whānui o Rangitāiki - Pathways of the Rangitaiki River is the improvement of water quality in the catchment. There are limited aspects that Taupo District Council has the jurisdiction to address such matters. PC47 has a focus on supporting the development of Māori land for traditional uses and as such there is little direct reference to water quality within PC47. MPZ-P7 recognises and provides for activities that will enhance the natural environment including freshwater quality. MPZ are also subject to setbacks etc under the foreshore protection rules to support access to freshwater bodies. PC47 supports the exercise of rights of kaitiakitanga by Māori on their lands.

No MPZ are currently proposed within the Rangitāiki catchment.

Where PC 47 applies within the Rangitāiki catchment, it **supports and is consistent** with the Pathways document by restoring tangata whenua presence, protecting water quality through performance standards, and explicitly encouraging river-margin restoration. No inconsistency identified.

3.9 Iwi Management Plans

Within the Taupō District, four iwi hold mana whenua status across different territories:

- Ngāti Tūwharetoa
- Turangitukua
- Ngāti Tahu / Ngāti Whaoa
- Raukawa

Each iwi is connected to the whenua through occupation and whakapapa, and plays a critical role as kaitiaki (guardians) of:

- Natural resources,
- Cultural sites, and
- Waahi tapu.

These tangata whenua groupings play a vital role as kaitiaki (guardians) of natural resources, cultural sites of significance and waahi tapu. Hapu and iwi are connected to the whenua (land) through occupation and whakapapa (genealogy).

These four iwi hold mana whenua status for different parts of the Taupō District's land area and beyond. They also collaborate with other neighbouring iwi on matters of shared interest. Below is an overview of the various environmental management plans that have been developed by these iwi – either individually, or in partnership with others.

Council has sought to understand mana whenua perspectives on rural issues as part of formulating the Rural Environment. During preparation of the Rural Chapter, a process of evaluation of the iwi environmental management plans covering portions of the district plan was carried out to understand how they relate to key topics within the district's rural areas. This process of evaluation was in addition to direct engagement with mana whenua, as described in Section 6.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities before notifying a proposed plan or policy statement, then draft plans and policy statements are provided to iwi within the district/region, with a requirement for Council to have particular regard to any advice received. At the time of writing this report this process is ongoing.

Where iwi have produced iwi environmental management plans ('IEMPs'), these have been considered in formulating the Strategic Directions chapter of the ODP. These IEMPs are:

- Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018);
- Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015);
- Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003);
- Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019);
- Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015).

In summary the key focus areas within each of the IEMP's are as described below.

Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)

This Environmental Management Plan is a high-level guidance document detailing priority issues and actions to support Te Arawa River iwi in their aspirations. The TARIT area of interest extends from the Upper Waikato River Catchment area at Huka Falls to Pōhaturoa, and policies and actions in the plan pertain to the health and wellbeing of the Waikato River.

In particular, TARIT considers itself an affected party for any activity that affects, or potentially affects, the Waikato River as regards the following:

1. Water Permits: To dam, divert, take and use from or in the Waikato River as well as surface water activities

2. Discharge Permits: To discharge contaminants into water or onto land where it may enter water

3. Land Use Consents: For riverbed disturbance – structures, drilling, plant introduction or removal, plant or animal habitat disturbance.

Table 6 Assessment of PC47 against the Te Arawa River Iwi Trust Environmental Management Plan

TARIT Kaupapa / Priority Outcome1	MPZ Provision(s) – How PC 47 Responds	Consistency Rating
1. Ki Uta ki Tai / Integrated Catchment Management **Support Te Ture Whaimana as primary framework for the Waikato River.** **Require holistic assessment of cumulative effects.**	MPZ standards (stormwater, coverage limits) minimise contaminant loads. RDIS matters require assessment of effects. PC 47 explicitly defers to regional rules that implement Te Ture Whaimana.	MPZ is a low-impact, site-specific tool that complements catchment-scale management.
2. Wai Māori – Protect health and mauri of Awa o Waikato and	S9 on-site infiltration, retention of secondary flow paths.	Provides operative land-use controls that protect water;

TARIT Kaupapa / Priority Outcome1	MPZ Provision(s) – How PC 47 Responds	Consistency Rating
tributaries; maintain Te Mana o te Wai hierarchy.	P7 encourages riparian planting & wetland enhancement. Any wastewater discharges remain subject to regional consents; MPZ does not enable new point discharges.	could add explicit reference to Te Mana o te Wai (enhancement).
3. Mahinga Kai & Fisheries – Restore tuna, koura, kōura and whitebait habitat; ensure customary harvest is sustained.	Papakāinga and marae rules facilitate tangata-whenua access to river margins. Enhancement policy supports habitat restoration projects.	Supports restoration objectives; no conflicts.
4. Ngā Wāhi Tapu / Cultural Heritage – Protect, map and manage wāhi tapu, tauranga waka, urupā, waahi kōrero.	MPZ-R2 matters of discretion include effects protection, maintenance and promotion of ngā taonga tuku iho. Activity status shifts to RDIS if standards breached. District-wide archaeological rules (Heritage NZ Act) still apply.	Consistent – Provides stronger cultural-site protection than general rural rules.
5. Kaitiakitanga & Rangatiratanga Participation – TARIT to be actively involved in resource-consent and policy processes; reinforce mātauranga Māori.	O3 embeds kaitiakitanga; P4 requires cultural-effect assessment and iwi engagement for RDIS activities. Zone rules were developed with iwi, hapu and Māori landowners.	Implements – Elevates mana whakahaere for landowners.
6. Papakāinga & Marae – Remove planning barriers; enable safe, healthy, serviced papakāinga along the river.	Core of MPZ: papakāinga, marae expansion and visitor facilities are Permitted subject to performance standards; S5 density controls removed on Māori land.	Direct Implementation – PC 47 translates TARIT housing objective into district-plan rules.
7. Whai Rawa / Sustainable Economic Development – Promote Māori-led enterprises (eco-tourism, cultural education, horticulture) that uphold Te Ture Waimana.	P1 permits small-scale business service & visitor-accommodation activities run by resident whānau; S6 floor-area thresholds allow growth without compromising environment. RDIS pathway for larger ventures includes cultural and water-quality checks.	Provides regulatory certainty for Māori enterprises while safeguarding river values.

TARIT Kaupapa / Priority Outcome1	MPZ Provision(s) – How PC 47 Responds	Consistency Rating
8. Climate Resilience & Natural Hazards – Avoid new development in flood-prone margins of Waikato River; build self-reliant energy systems.	P4 requires hazard assessment; district-wide flood overlays prevail.	Hazard management embedded in policy.
9. Waste & Contaminants – Discourage on-site wastewater unless land application is proven; prevent solid-waste dumping near river.	MPZ relies on regional discharge rules; any on-site systems must meet regional standards.	No provisions enabling non-compliant discharges.
10. Monitoring & Reporting – Promote iwi-led monitoring, cultural health indicators, Mātauranga-based reporting.	RDIS consents can impose monitoring conditions; P7 supports iwi-driven restoration activities in MPZ	Partially addressed

Plan Change 47 **recognises and provides for** the goals and policy directions of the TARIT Environmental Management Plan:

- **Water & mauri protection:** Storm-water and scale controls, plus enhancement incentives, avoid additional load on the Waikato River.
- **Cultural relationships & kaitiakitanga:** Objectives O1–O3 and RDIS cultural-effect matters put TARIT values at the heart of consent decision-making.
- **Papakāinga & economic enablement:** MPZ makes papakāinga, marae, small Māori businesses and eco-tourism permitted activities—directly delivering TARIT development aspirations.
- **Hazard avoidance & resilience:** Infrastructure and hazard filters align with TARIT climate-resilience provisions.

No provisions conflict with TARIT EMP objectives.

3.9.1 INDIVIDUAL MANAGEMENT PLANS

Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003)

Ngāti Tūwharetoa's EIMP is a high-level document that articulates issues of significance to the iwi, objectives, policies and actions to support them in their desire to participate as a partner in resource management decision making processes over their rohe. The aims of the plan are to:

1. Exercise kaitiakitanga in accordance with the kawa and tikanga of ngā hapū o Ngāti Tūwharetoa.
2. Promote and protect the mātauranga held by kaitiaki for the benefit of current ngā hāpu o Ngāti Tūwharetoa.
3. Have external parties recognise the ownership that Ngāti Tūwharetoa have e.g. ownership of Lake Taupo-nui-ā-Tia and tributaries.

The EIMP details Ngāti Tūwharetoa's goals, issues and policies on a range of environmental issues that cover water, land, fisheries, sacred spaces, indigenous biodiversity and geothermal / mineral extraction.

Table 7 Assessment of PC47 against the Ngāti Tūwharetoa Iwi Environmental Management Plan

EIMP Priority (condensed)	PC 47 Provision(s) & Response	Consistency
Kaitiakitanga – exercise active guardianship according to kawa & tikanga of hapū	**MPZ-O3** embeds kaitiakitanga and mana whenua decision-making. P4 requires cultural-effects assessment for any RDIS activity; customary activities are permitted.	MPZ enable greater use of Māori land by owners in a manner more consistent with traditional uses.
Recognition of proprietary interests – acknowledge ownership of Lake Taupō, waterways, geothermal resources	MPZ applies only to Māori freehold land; rules/standards (S9) protect water quality; geothermal activities remain under regional control and any use would trigger RDIS + iwi engagement.	MPZ does not diminish proprietary interests of Lake Taupō.
Protection & enhancement of water (wai) including tributaries	S9 stormwater infiltration & flow-path retention. P7 encourages riparian restoration projects.	PC47 includes practical methods for protecting tributaries and promotes enhancement of waterways.
Safeguard sacred spaces & wāhi tapu	Cultural effects is a mandatory RDIS matter through consideration of P4. District-wide archaeological/SNA overlays remain. Permitted customary use includes cultural protocols (e.g., rāhui).	Consent pathway protects wāhi tapu.
Encourage economic self-determination on ancestral land	P1 permits home-business, visitor accommodation, community facilities. S6/7 set scalable floor-area caps to enable commercial activity without losing mixed use focus.	Delivers economic tools sought in EIMP.

Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)

The IEMP is a comprehensive three-part document and an update to an earlier version of the same. Part one sets out the background, vision and overarching ethos for environmental management. Part two compares the historical and current state of the natural environment, as well as setting out principles for environmental management and iwi goals for each environmental resource. Part three is a collation of various action plans and associated implementation strategies.

The iwi has had customary lands returned and mana whenua established through various Treaty Settlements, making Ngati Tahu - Ngati Whaoa iwi one of the largest land holders in the Waikato River catchment. All of these have great cultural significance to the iwi and the IEMP details out at length the current state of the environment, iwi issues and proposed strategies for remedying the same over these areas. In particular, the IEMP sets out how Ngati Tahu-Ngati Whaoa will exercise kaitiakitanga over the following aspects of their rohe:

1. The waters of the Waikato River from Huka Falls to Pohaturoa at Atiamuri
2. Extensive forest areas in Tutukau and the Paeroa ranges
3. The geothermal fields of Rotokawa (Tauhara North), Broadlands (Kaingaroa No.2), Ohaki (Tahorakuri), Nga Tamariki (Tahorakuri), Reporoa (Paeroa East), Waiotapu (Paeroa East), Waikite (Rotomahana Parekarangi), Te Kopia (Rotomahana Parekarangi), Orakei Korako (Tutukau) and Atiamuri (Tatua West). In some of these fields, Iwi Trusts continue to be landowners and joint venture partners. The geothermal habitats also harbour some of the rarest plants in the country.
4. Various wahi tapu and historic sites of significance that dot the landscape, especially alongside rivers and waterways, on high hilltops and in areas of native forest and pine forestry.

Plan Change 47 is aligned with the aspirations and resource management directions of the Ngāti Tahu–Ngāti Whaoa Environmental Management Plan. The introduction of MPZ represents a meaningful response to the planning barriers experienced by Māori landowners, particularly those seeking to develop their land in ways that reflect cultural identity, support community wellbeing, and fulfil kaitiaki responsibilities.

The EMP calls for planning frameworks that enable tangata whenua to live on and utilise their whenua, while ensuring that natural, cultural, and spiritual values are upheld. PC47 gives effect to these goals through zone specific objectives and policies that support papakāinga, marae-based development, and whānau-led economic activity. It provides a culturally resonant planning tool that facilitates intergenerational wellbeing and self-determination for Māori.

Furthermore, PC47 reinforces the kaitiakitanga role of Ngāti Tahu–Ngāti Whaoa by ensuring environmental effects are managed appropriately. It retains key district-wide provisions for natural features, biodiversity, and landscape values, while also supporting water quality and freshwater protection through integration with regional and national instruments such as the Waikato Regional Plan and NES-Freshwater.

Crucially, PC47 respects the iwi's call for partnership, responsiveness to iwi-led planning documents, and an enabling approach to Māori land use.

In summary, PC47 supports the exercise of rangatiratanga, strengthens cultural resilience, and facilitates sustainable land development aligned with the values of Ngāti Tahu–Ngāti Whaoa.

Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)

Te Rautaki Taiao a Raukawa is a statement of the iwi's issues, aspirations, and priorities in relation to the environment. It provides not just a statement of Raukawa values and aspirations for environmental management, but also serves as a toolkit to guide and shape both policymaking and resource management decisions.

The plan is a wide-ranging document that touches on a diverse range of activities and environmental phenomena that impact on the iwi and the exercising of manaakitanga, whānaungatanga, mana whenua and ahi kā roa status over their rohe. Of particular relevance are the following sections of the plan:

1. Section 21: Water (Wai) - the health and wellbeing of the Waikato, Te Waihou, and the Upper Waipā River and their catchments are restored and protected for present and future generations.

2. Section 2.2: Land (Whenua): while acknowledging that the local economy is heavily dependent on the productive capabilities of the land, progressive intensification of these activities also negatively impacts on waterbodies and the indigenous biodiversity. As kaitiaki, Raukawa iwi's focus is to ensure these land activities are balanced within the environmental capacity of the whenua, to provide for the needs and wellbeing of current and future communities.

3. Section 2.4: Wetlands (Ngā Repo): ongoing loss of wetlands because of intensification of land uses and the conversion of large areas from plantation forestry to dairy production, with insufficient consideration given to the ecological importance and function of wetlands within broader natural systems.

4. Section 2.6 - Indigenous Plants and Animals (Ngā Tamariki a Tāne Whakapiripiri): several factors including the removal of indigenous vegetation; the changing nature and intensification of land use; and the ongoing modification of waterbodies and water systems have had profound impacts on indigenous biodiversity.

5. Section 2.7: Marae and Papakāinga: actualizing aspirations to provide quality housing and infrastructure and overcoming regulatory frameworks that can be a barrier to enabling the development of papakāinga.

6. Section 2.11: Infrastructure: which has resulted in ongoing adverse effects on the cultural and natural landscape through significant earthworking and damming of rivers.

7. Section 2.13: Geothermal (Ngā Wāhi Ngāwhā): geothermal resources within the rohe extend in a broad linear field from Wairākei in the south to Mangakino in the west to Okoroire in the north and Horohoro to the east. Electricity generation currently occurs at Wairākei and Mōkai, with the spa and thermal bathing facilities present at Ōkoroire. However, Raukawa iwi do not have strong relationships and understandings with major operators and landowners working within this sector, except for Tuaropaki Trust at Mōkai.

Table 8 PC47 Assessment against the Raukawa Environmental Management Plan

REMP Focus Section	MPZ Response	Consistency
2.1 Wai – Restore health of the Waikato, Te Waihou & upper Waipā	P7 restoration + S9 stormwater protections; low-coverage standards reduce contaminant run-off. Regional rules re wastewater still apply.	Consistent.
2.2 Whenua – Balance productive land use with environmental capacity	MPZ manages building coverage and promotes a mixed use for the sites.	Consistent.
2.4 Repo (Wetlands) – Halt further loss; support creation	Permitted enhancement/restoration works under P7 and RDIS criteria facilitate wetland creation on MPZ sites. SNA and regional rules still apply.	Supports outcome.

REMP Focus Section	MPZ Response	Consistency
2.6 Indigenous Biodiversity – Reverse decline	District-wide SNA rules retained; MPZ adds proactive enhancement clause.	Consistent, with additional positive effect.
2.7 Marae & Papakāinga – Remove regulatory barriers	Core of PC 47: papakāinga permitted, marae expansion streamlined, subdivision standard prevents alienation.	Specifically implements.
2.11 Infrastructure – Mitigate effects on cultural landscapes	MPZ-P4 demands compatibility tests for major infrastructure; reverse-sensitivity managed.	Consistent.
2.13 Geothermal – Strengthen iwi role in geothermal development	Not directly relevant	Neutral.

Plan Change 47 *recognises and provides for* the objectives, policies and priority actions in all three iwi management plans. It is therefore consistent with s 74(2A) RMA obligations to take those plans into account and enhances iwi aspirations for kaitiakitanga, housing, economic development and environmental restoration on Māori land.

3.10 Joint Management Plans

3.10.1 CENTRAL NORTH ISLAND FORESTS IWI COLLECTIVE (CNI): HE MAHERE PŪTAHITANGA (2018)

He Mahere Pūtahitanga is a pan tribal planning document articulating the collective aspirations of member iwi as they exercise kaitiakitanga over their Treaty Settlement Lands. The land that the plan covers specifically relates to the 176,000 hectares deeded to iwi as part of the Central North Island Forests Land Collective Settlement Act 2008.

He Mahere Pūtahitanga has been conceived as a modular, living, working document which will be added to in time. It does not supersede or replace planning documents developed by affiliate iwi but articulates CNI's desire to use their lands in a holistic manner that is mindful of the need for intergenerational equity.

4 Engagement

Please refer to the Background and Engagement Report for the full summary of engagement.

The development of Plan Change 47 has been underpinned by an extensive engagement and co-design process with iwi, hapū, and Māori landowners. This began in early 2024, with Taupō District Council engaging directly with mana whenua and Māori trusts to explore interest in and the potential benefits of a MPZ framework. Feedback from these initial engagements confirmed support for a zone that enabled culturally grounded development without the constraints of general residential or rural zoning.

In response, the Council developed draft policy and rule frameworks, including example provisions, to facilitate further discussion. Draft provisions were subsequently reviewed and refined through workshops and consultation sessions held in mid-to-late 2024, including the distribution of information sheets and targeted outreach to identified Māori landowners.

A series of scenario-based assessments were also developed to test how the MPZ provisions would apply in practice to typical Māori land development proposals, such as papakāinga, kura, marae upgrades, and kaumātua housing. These scenarios demonstrated that the MPZ framework would reduce consenting barriers and better support Māori-led land development.

By late 2024, the draft provisions were finalised and prepared for public disdussion. Formal feedback was then sought in early 2025 through a public consultation process, including written submissions, hui, and direct correspondence with affected and interested parties. The process has been iterative and collaborative, with a strong emphasis on co-design, flexibility, and respect for the unique character of Māori land across the district.

4.1 Timeline of Engagement on PC47

1. November 2023

Initial discussions on the MPZ concept began with a presentation to mana whenua and other stakeholders. Issues and options papers were shared with key iwi, hapu and trust contacts. A series of face to face and online hui were held with representatives of several hui and trusts (including Ngāti Tahu Ngāti Whaoa, Tūwharetoa Settlement Trust and Te Kotahitanga o Ngāti Tūwharetoa) who responded to the initial contact.

2. February 2024

Discussion Document One (DD1) was distributed widely, including to iwi entities and trusts, outlining the purpose and potential benefits of the MPZ. The objective of this was to seek feedback on the initial concept of MPZ.

3. March 2024

Online hui with key iwi representatives within the Taupō District. Hui was organized by David Rameka to present early policy ideas and seek feedback on barriers and opportunities.

Presentation to the Mana Whakahono ā Rohe Committee to introduce MPZ concepts and discuss implementation challenges.

4. April 2024

Presentation to the Kaimanawa and Matapuna Hapu Clusters to discuss MPZ principles and seek input from local hapū and email follow-ups with hui attendees to confirm actions and next steps for the MPZ development process.

5. **May 2024**

Presentation to the Hikuwai and Hauauru hapu Clusters emphasising the alignment of MPZs with strategic objectives for Māori land use. The MPZ Other Council Review Report was distributed to iwi and trust groups to provide insights into how MPZs have been implemented in other districts.

6. **June 2024**

Hui with specific trusts to discuss specific land parcels and the potential application of MPZ provisions. Presentation to the Hauauru Cluster Hui to provide updates and address questions on MPZ development.

7. **August 2024**

Distribution of Discussion Document 2 (DD2) to iwi entities and key stakeholders. Follow-up emails sent to individuals. Meeting with TKNT to discuss their active support for MPZ and plans to facilitate further hui with hapū.

8. **November 2024**

Presentation at a housing wānanga held in Waitahanui. Approximately 30 attendees discussed opportunities for developing Māori land under the MPZ framework.

Email correspondence with potential MPZ landowners confirming their interest in designating Kohineheke as an MPZ.

9. **December 2024**

Continued engagement with individual landowners and trustees to refine MPZ provisions and identify suitable land parcels. Discussions included exploring setbacks, building coverage, and activities permissible within MPZs.

10. **February 2025**

Draft Plan Change 47 and Discussion Document Three (DD3) made available online and sent out to engagement parties and key consultation groups.

Hui on phone, online and directly with parties who responded to the draft PC.

11. **March 2025**

Hui at Hirangi Marae and with representatives from Waitotoko Marae who expressed an interest in MPZ.

12. **April 2025**

Presentation at housing wananga at Nukuhau Pā organised by TST and discussions online and via emails with landowners interested in MPZ.

13. **May 2025**

Submissions on draft PC47 received from Ngāti Tahu-Ngāti Whaoa Runanga Trust, Taupo 2B2L41, Ngāti Tūrangitukua Charitable Trust, Sharon Fletcher, New Zealand Defense Force, Telecom, Paenoa Te Akau, Transpower, Ministry of Education, Te Runanga o Ngāti Manawa and Ngāti Kurauia.

4.2 Engagement documents

As part of this engagement process several documents were developed to support conversations and also respond to specific queries raised during engagement. These documents are attached as Appendix 3 and are summarised here:

1. A review of MPZ in New Zealand District Plans was undertaken in April 2024 in response to queries at iwi hui. The review provides an overview of how MPZ are applied across second-generation district plans in Aotearoa New Zealand. It highlights that most councils have adopted MPZs to better support Māori aspirations for the development of ancestral land, including papakāinga, marae, urupā, cultural facilities, and home-based businesses. The plans generally aim to reflect tikanga and mātauranga Māori, with many referencing iwi-endorsed masterplans or development frameworks. Activity statuses and bulk/location standards vary between districts, with rural MPZs often more enabling. Public feedback on MPZs has generally been supportive, although some concerns have arisen around rural character and reverse sensitivity. The report notes that many of the activities typically provided for within MPZs are already permitted within the Taupō District Plan (TDP) under its existing zoning framework. However, integrated or larger-scale Māori developments may still require resource consent under the current plan. Comparisons with other districts suggest that an explicit MPZ framework could provide a more enabling and culturally aligned planning pathway for Māori landowners in Taupō. The review supports refining the TDP to reflect the more enabling approaches found elsewhere, balancing cultural development with appropriate environmental safeguards.
2. MPZ Discussion Document One: Released in January 2024, this document provides a concise overview of the proposed Māori Purpose Zone being considered for the Taupō District Plan. It outlines the purpose of the zone—to better enable the development and use of Māori land by Māori landowners—and introduces key principles guiding its design, such as enabling papakāinga, supporting marae development, and applying site-specific standards. The document invites feedback from iwi, hapū, and Māori landowners, and sets out the intention to work in partnership to shape the MPZ through the formal plan change process.
3. MPZ Discussion Document Two: Released in August 2024 this document outlines the initial thinking behind the MPZ and seeks feedback from Māori landowners and iwi across Taupō District. It explains that the MPZ aims to enable the cultural, residential, and commercial development of Māori land through more flexible zoning provisions. The paper introduces draft objectives, principles, rules, and standards tailored to either rural or residential settings. It includes practical scenarios illustrating how the proposed provisions would work and how they compare with existing rules. Key features include non-notified consents, site-specific standards, and the provision for traditional land uses. The paper also outlines indicative timeframes for consultation and plan development, and invites further input from landowners and mana whenua.
4. MPZ Discussion Document Three: Released in February 2025 this document presents initial provisions for the MPZ as part of the Taupō District Plan review. It outlines a dual-zoning structure (MPZ-1 for rural and MPZ-2 for residential settings), identifies specific land uses and standards (e.g., for papakāinga, marae, and commercial activities), and compares these with existing district plan provisions. The sheet shows that MPZ provisions are generally more enabling for Māori land development and highlights the permissive approach to papakāinga and community uses. It emphasizes the importance of supporting Māori aspirations for their land, while ensuring consistency with other district-wide and regional rules.

5 Governance

Taupō District Councillors have been involved in the development of the Plan Changes through regular workshops since 2018.

Please refer to the Background and Engagement Report for the full summary of governance engagement.

6 Scale and Significance

PC47 introduces a new zoning into the ODP. Zoned areas can occur on Māori land throughout the District where requested by the owners of that land. PC47 sets out Objectives, Policies and Methods to support and manage the development of zoned lands for traditional purposes.

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	• To introduce a new zone that better enables the use and development of Māori Land for traditional uses. It replaces a more generic approach where Māori land is considered under wider zoning provisions. The change responds to national and regional policy directives and aims to support kaupapa Māori land development and associated social and cultural outcomes.	• Medium
2. Degree of shift from the status quo (current approach)	• PC47 introduces a new planning framework tailored specifically for Māori land. This is a shift from the current framework which treats Māori land under general zoning provisions that do not reflect its unique tenure, values or intended use. However, the change is geographically limited and opt-in only.	• Medium
3.Environmental effects	• Environmental effects are expected to be limited and managed. The MPZ does not override district-wide natural hazard, SNA, or infrastructure provisions. Zone-specific standards (e.g., stormwater, coverage, height) ensure sustainable development. Development remains subject to regional plan rules.	• Low
4. Economic effects	• Positive for Māori landowners. PC47 enables a wider range of economic uses (e.g. papakāinga, tourism ventures, home businesses) than current zones. This supports intergenerational wealth-building and aligns with the economic aspirations of Māori landowners.	• Medium
5.Cultural effects	• The plan change has substantial positive cultural effects. It recognises and enables Māori to reconnect with ancestral land, exercise kaitiakitanga, and undertake development consistent with tikanga. The provisions give effect to section 6(e) RMA and numerous Treaty settlement outcomes.	• High

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
6.Social effects	• The MPZ supports social well-being through the provision of housing (including kaumātua and multi-generational housing), community facilities, and marae development. It enables self-determined community living on Māori land.	• Medium
7. Who and how many will be affected?	• Direct effects are limited to Māori landowners who have opted into the zone. The general public is not directly affected. However, there are indirect benefits for the wider district through increased housing, cultural visibility, and economic activity.	• Medium
8. Degree of impact on, or interest from Iwi/Māori	• High interest and impact. PC47 was developed in direct response to Māori landowner aspirations and with significant engagement. It is a key opportunity for to support Māori landowners in realising goals for use of their ancestral lands.	• High

On this basis, the proposed provisions are significant as they will influence planning and decision making across the Taupō District.

7 Evaluation of Proposed Plan Change 47 – Māori Purpose Zones

7.1 Evaluation of the introduction of MPZ Chapter

In considering the option to introduce Māori Purpose Zones into the District Plan, it is necessary to consider the alternatives to do so. In addition to the proposed plan change, an alternative of reliance on the TDP, i.e. no change, is considered. This option would be applying the existing objectives, policies and rules, i.e. papakainga provisions, that support the development of Māori land within the District.

1. Do not introduce MPZ into the TDP and instead rely on existing provisions (Papakaianga etc) in the TDP.
2. Adopted set of provisions (as further evaluated in the tables that follow).

Table 9 Assessment of Provision Options

Option	Description and Evaluation of Alternative
Option 1: Reliance on the current approach in the ODP	Supporting Māori to develop their lands for traditional uses is currently provided for within the Rural Zone through objectives and policy and rules relating to papakāinga. It is proposed to extend this approach to the Residential chapter through plan changes ## and ##. These provisions support the development of Māori land for papakāinga however they are silent on other uses such as marae. This is done within the context of the underlying zoning. Within the Rural Zones, there is still an underlying expectation that the land is to be used for rural activities. While there are specific provisions that enable papakāinga the wider policy framework for those zones has a focus on protecting the amenity and use of the environment for rural land uses. Rural standards still apply, albeit with papakāinga specific exceptions. Existing objectives and policies that relate to supporting the development of Māori land, within the rural chapter of the TDP, still need to be considered alongside those provisions which seek to protect the rural use and amenity of that zone. **Recommendation - reject**
Option 2: Introducing MPZ into the TDP.	This option entails a more direct approach to enabling the traditional use of Māori land. The Council, through the District Plan, is required to take into account the principles of Te Tiriti o Waitangi. This is to be done at all levels of planning and decision making under the Plan. A comparatively high proportion of the district is Māori freehold or multiple-owned land. There is a strong desire for Māori to return to their ancestral land, with a range of aspirations for changed land use, land development and settlement, whilst exercising kaitiakitanga and protecting sites of cultural significance. The District Plan has an important role to play in supporting Mana Whenua in achieving these aspirations. The Council is also required, in partnership with Mana Whenua, to recognise and provide for the Māori values in resource management and decision making. These include the important relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga and to have particular regard to kaitiakitanga.

	This is to happen not just through recognition and incorporation of these matters into the Plan but also through the wider decision making and Plan implementation process. These values should not be considered as a separate matter to the wider Plan but are expected to be applied throughout all aspects of planning and decision making within the Taupō District. The District Plan Issues and Monitoring Report identified that the District Plan does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. The following issues were identified to be addressed through the District Plan Review: • Involve iwi partners through a collaborative process from the start of the review • Incorporate the Māori world view throughout the Plan • Review and where possible improve the papakainga provisions • Ensure improved understanding and knowledge of the papakainga provisions. The proposed objectives establish this direction in the plan to enable a more comprehensive approach to ensure that Māori and Māori values are reflected in planning and decision making within the Taupō District. These provisions were developed with Mana Whenua and also reflect key direction from iwi planning documents which Council is required to take into account when reviewing their District Plan. **Recommendation – take forward for further evaluation below.**

7.2 Evaluation of the Proposed Objectives against the Purpose of the Act:

Section 32(1)(a) of the Resource Management Act requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the Resource Management Act.
Any proposed objective and policy framework must give effect to higher order statutory directions.[1] The objective and policy approach for the Māori Purpose Zone is therefore directed by, and must give effect to, the relevant regional policy statements.

The proposed objectives for each strategic direction have been developed in a manner where they collectively implement the direction in question. In most cases the objectives should not be considered in isolation of each other and need to be applied collectively. Where this is the case, the objectives have been evaluated against the Act and higher order statutory directions collectively. Where there is an objective that is distinct from others and / or addresses distinct elements of a direction, they are evaluated separately.

[1] Resource Management Act 1991, section 75(3)(c).

Table 10 Assessment of Objective MPZ-01

Objective MPZ-O1 *Māori Purpose Zones recognise the relationship of Māori with their culture, traditions, and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural, and economic development.*	
Social wellbeing (Section 5)	The objective explicitly enables papakāinga housing, marae activities and other supportive facilities on ancestral whenua, facilitating inter-generational housing security, whānau cohesion and social interaction, thereby advancing social well-being.
Economic Wellbeing (Section 5)	By removing historic regulatory barriers and permitting small-scale Māori enterprises, the objective unlocks economic potential and retains wealth within hapū economies, supporting economic well-being and efficient use of resources.
Cultural Wellbeing (Section 5)	Recognition of ancestral relationships directly provides for cultural well-being and satisfies section 6(e) by embedding tikanga and ahi kā.
Health and Safety (Section 5)	Improved housing and marae infrastructure raise living standards and support public health and safety outcomes.
Section 6	The objective contributes to protection of cultural landscapes (s 6(e)), biodiversity (s 6(c)), and hazard management (s 6(h)).
Section 7	It recognises kaitiakitanga and stewardship (ss 7(a) & 7(aa)), promotes efficient use (s 7(b)), and maintains amenity and environmental quality (ss 7(c) & 7(f)).
Section 8	The objective is consistent with the principles of Te Tiriti o Waitangi by affirming mana whenua decision-making authority and promoting active partnership and rangatiratanga over ancestral land, thereby meeting section 8 obligations.
Summary	
Directly promotes enabling people & communities (whānau and hapū) to provide for their social, cultural and economic well-being (s 5(2)). Sustainability & Māori Interests – Responds to ss 6(e) & 8 by recognising and providing for the relationship of Māori with ancestral land and giving practical effect to Treaty principles through zoning that removes barriers to customary land use. Efficiency / Effectiveness – A zone-based approach avoids repeated consent costs and uncertainty, allowing efficient use of Māori land while internal standards manage effects. Risks – Without such recognition, Māori land may remain under-utilised, undermining intergenerational kaitiakitanga; objective mitigates this risk.	

Table 11 Assessment of Alternatives Objective MPZ-01

Advantages of relying on existing zones	Disadvantages of relying on existing zones	Reason alternative discarded
No additional plan change required; development continues under existing and proposed Rural/Residential provisions. Avoids up-front district-plan drafting costs and maintains flexibility for non-Māori adjoining owners.	Generic zones do not recognise and specifically support the special ancestral relationship and provide effectively for mixed use outcomes; high consent costs and uncertainty may discourage traditional uses of land.	Discarded because it fails to give effect to s 6(e) and Treaty principles and perpetuates inequitable consent burdens. Inconsistent with direction in the Strategic Direction chapter of the ODP.

Table 12 Assessment of Objective MPZ-02

Objective MPZ-O2 *Activities that specifically meet Māori cultural needs can occur in the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua with their ancestral lands.*	
Social wellbeing (Section 5)	Requiring activities to maintain or promote social interests of tangata whenua preserves communal networks that underpin social well-being.
Economic Wellbeing (Section 5)	Certainty for culturally aligned commercial activities sustains long-term economic well-being without compromising other values.
Cultural Wellbeing (Section 5)	Explicit reference to spiritual and cultural interests embeds these matters, fulfilling section 6(e) and cultural well-being.
Health and Safety (Section 5)	Protecting environmental interests indirectly delivers safe water and hazard-free living, enhancing health and safety.
Section 6	The objective contributes to protection of cultural landscapes (s 6(e)), biodiversity (s 6(c)), and hazard management (s 6(h)).
Section 7	It recognises kaitiakitanga and stewardship (ss 7(a) & 7(aa)), promotes efficient use (s 7(b)), and maintains amenity and environmental quality (ss 7(c) & 7(f)).
Section 8	The objective is consistent with the principles of Te Tiriti o Waitangi by affirming mana whenua decision-making authority and promoting active partnership and rangatiratanga over ancestral land, thereby meeting section 8 obligations.
Explicit priority to tangible and intangible values of land for tangata whenua; aligns with s 5(2)(c) (avoiding, remedying, mitigating effects) by requiring activities be undertaken "in a manner that maintains and promotes" those interests. S 6(e) & 7(a) – Actively protects the Māori relationship with ancestral land and embodies kaitiakitanga.	

Effectiveness – Sets a clear message about anticipated use of Māori land which is supported by a rule framework aligned to that use. Efficiency – Provides certainty for applicants and decision-makers, reducing transaction costs compared with ad-hoc cultural assessments across multiple zones.

Table 13 Assessment of Alternatives Objective MPZ-02

Advantages of relying on existing zones	Disadvantages of relying on existing zones	Reason alternative discarded
No additional plan change required; development continues under existing and proposed Rural/Residential provisions. Avoids up-front district-plan drafting costs and maintains flexibility for non-Māori adjoining owners.	Existing provisions lack explicit protection of Māori associations with land and associated needs.	Discarded because it does guarantee maintenance of cultural, spiritual and environmental interests across multiple consents.

Table 14 Assessment of Objective MPZ-03

Objective MPZ-O3 *Tangata whenua can exercise their responsibilities as mana whenua in the Māori Purpose Zone, including exercising kaitiakitanga and avoiding, remedying or mitigating adverse effects of activities.*	
Social wellbeing (Section 5)	Enabling mana whenua decision-making strengthens community identity and social empowerment.
Economic Wellbeing (Section 5)	Kaitiaki-led management supports sustainable economic outcomes and resource-use efficiency.
Cultural Wellbeing (Section 5)	Embedding kaitiakitanga gives practical effect to sections 7(a) and 8, reinforcing cultural well-being.
Health and Safety (Section 5)	Avoiding or mitigating adverse effects, including hazards, protects the health and safety of land users.
Section 6	The objective contributes to protection of cultural landscapes (s 6(e)), biodiversity (s 6(c)), and hazard management (s 6(h)).
Section 7	It recognises kaitiakitanga and stewardship (ss 7(a) & 7(aa)), promotes efficient use (s 7(b)), and maintains amenity and environmental quality (ss 7(c) & 7(f)).
Section 8	The objective is consistent with the principles of Te Tiriti o Waitangi by affirming mana whenua decision-making authority and promoting active partnership and rangatiratanga over ancestral land, thereby meeting section 8 obligations.

Explicitly enables kaitiakitanga (s 7(a)) and stewardship (s7(aa)); integrates sustainable management principles by embedding avoidance / mitigation of adverse effects (s 5(2)(c)). S 6(h) – Anticipates and manages natural hazards through the requirement to avoid or mitigate adverse effects. Achievable through MPZ performance standards (e.g., earthworks, stormwater) and iwi-led management plans; responsibilities sit with tangata whenua who best understand cultural effects. Does not grant unfettered rights; requires environmentally responsible exercise of mana whenua responsibilities.

Table 15 Assessment of Alternatives Objective MPZ-03

Advantages of relying on existing zones	Disadvantages of relying on existing zones	Reason alternative discarded
No additional plan change required; development continues under familiar Rural/Residential provisions. Avoids up-front district-plan drafting costs and maintains flexibility for non-Māori adjoining owners.	Reliance on consent pathway limits proactive exercise of kaitiakitanga and leaves cultural conditions to case-by-case negotiation.	Discarded because it undermines mana whenua self-determination and creates inconsistent environmental outcomes.

Table 16 Assessment of Objective MPZ-04

Objective MPZ-O4 *Māori purpose activities and the comprehensive, co-ordinated and efficient development of ancestral land are enabled in the Māori Purpose Zone while ensuring actual or potential adverse effects are avoided, remedied or mitigated.*	
Social wellbeing (Section 5)	Comprehensive and co-ordinated development fosters socially cohesive, serviced settlements.
Economic Wellbeing (Section 5)	Efficient infrastructure lowers costs and boosts economic viability, supporting economic well-being and s 7(b).
Cultural Wellbeing (Section 5)	Development framed around marae and cultural narratives reinforces cultural well-being and satisfies s 6(e).
Health and Safety (Section 5)	Integrated planning includes hazard checks and safeguards, directly supporting health and safety.
Section 6	The objective contributes to protection of cultural landscapes (s 6(e)), biodiversity (s 6(c)), and hazard management (s 6(h)).
Section 7	It recognises kaitiakitanga and stewardship (ss 7(a) & 7(aa)), promotes efficient use (s 7(b)), and maintains amenity and environmental quality (ss 7(c) & 7(f)).
Section 8	The objective is consistent with the principles of Te Tiriti o Waitangi by affirming mana whenua decision-making authority and promoting active

	partnership and rangatiratanga over ancestral land, thereby meeting section 8 obligations.
Gives effect to s 7(b) by prioritising coordinated, efficient development instead of fragmented, ad-hoc consents. Environmental Safeguards – Restates the s 5(2)(c) duty to manage adverse effects, ensuring ecological and amenity considerations are not lost in pursuit of development. Supports Māori economic development, aligning with s 5(2) and NPS-UD principles of capacity while respecting NPS-HPL avoidance of further fragmentation of highly productive land (implemented through specific MPZ standards). Effectiveness – Use of zone-specific bulk/location standards and scheduled site-specific rules provides a practical mechanism to "enable" while controlling effects.	

Table 17 Assessment of Alternatives Objective MPZ-04

Advantages of relying on existing zones	Disadvantages of relying on existing zones	Reason alternative discarded
No additional plan change required; development continues under familiar Rural/Residential provisions. Avoids up-front district-plan drafting costs and maintains flexibility for non-Māori adjoining owners.	Fragmented consenting under generic zones undermines coordinated development and infrastructure efficiency, increasing cumulative effects risk.	Discarded because it impedes comprehensive planning, leading to inefficient land use contrary to s 7(b).

In summary the assessment of the efficiency and effectiveness of the proposed Māori Purpose Zone provisions, as set out in the evaluation tables above, demonstrates that the provisions are generally the most appropriate means of achieving the objectives of the zone.

The provisions provide a planning framework that enables the development and use of Māori land in a manner that reflects the aspirations of landowners, while appropriately managing effects on the environment and infrastructure. The evaluation shows that the anticipated benefits of the proposed provisions outweigh the associated costs, and that the provisions are sufficiently certain and implementable through the Taupō District Plan framework.

The analysis identifies that the objectives (MPZ-O1 to MPZ-O4) are suitable and relevant responses to the identified issues, and appropriately implement Part II of the RMA, especially in recognising the relationship of Māori with their ancestral lands, as required under section 6(e). These objectives provide a clear and culturally grounded foundation for enabling the development of Māori land.

On this basis, the provisions are considered to be an appropriate method for achieving the objectives of the Māori Purpose Zone and give effect to higher order planning documents.

7.3 Assessment of the Provisions

It has been established that the Objectives are the most appropriate way of achieving the purpose of the Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions

are the most appropriate way to achieve the Objectives. See also the provision cascade attached to this report as Appendix 2, to understand how the provisions relate to the various objectives.

The evaluation tables below consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the objectives identified in the previous section. In this case, the provisions in question are the policies only. This reflects the nature of the strategic directions chapter to provide high level guidance and direction to the wider Plan. Similarly, the subsequent effects assessment will also be at a high level, reflecting that there is less certainty about the actual costs and benefits as they will be reliant on the specific application of these provisions. The evaluation tables are arranged based on the various objectives and corresponding policies for achieving those objectives within the Strategic Directions chapter. As the Plan review process continues, it is anticipated that there will be additional provisions developed which will further implement the proposed objectives.

MPZ-O1 Māori Purpose Zones recognise the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.	
Provisions that are the most appropriate way to achieve the above objectives: **MPZ Policies P1, P2, P3, P4, P6** **MPZ Rules R1 and R2** **MPZ Standards S1 – S9** **Rule SUB-RX**	
Benefits	**Costs**
Environmental	
Enhanced stewardship and provides for a better inclusion of iwi values and tikanga into planning and decision making. This includes better recognising the role of iwi as kaitiaki and supporting them in this role.	Minor intensification risks mitigated by existing rules.
Economic	
Unlocks investment; reduced consent costs. Supports culturally aligned development that enables economic wellbeing through small-scale enterprise, visitor accommodation, and educational facilities.	Council plan change costs
Social	
Reinforces intergenerational links with ancestral lands and supports whānau cohesion and wellbeing. Supports the wellbeing of whānau and hapū through increased housing and land use opportunities. Enhances social cohesion and self-determination.	Perceived inequity by neighbours; temporary construction effects.
Cultural	
Provides direct recognition of ancestral connection and supports tikanga and kaitiakitanga.	None identified

Provides for tino rangatiratanga and kaitiakitanga. Recognises the relationship Māori have with their land.	
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
Supports economic development and employment by supporting the development of Māori land for productive use, including housing, commercial ventures, and social infrastructure. Potential to unlock economic development and employment in areas of limited opportunity.	
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency: This objective is efficient as it allows for a targeted planning response that reduces barriers to development while maintaining appropriate environmental and cultural safeguards. It avoids a one-size-fits-all approach and ensures planning responses are proportionate to the unique status and aspirations associated with Māori land.	
Effectiveness: Strongly supports the re-establishment of whānau on ancestral land through a variety of uses that are appropriate in character and intent. The objective is effective as it clearly sets out the outcome sought in enabling Māori cultural needs and fostering the reconnection with ancestral lands. It will guide the development of policies and rules that support papakāinga, marae development, and related activities. The relevant policies are effective in achieving MPZ-O1 by directly addressing the unique status of Māori land and the aspirations of tangata whenua. MPZ-P1 ensures that the cultural significance and relationships between Māori and their land are considered in all development decisions, effectively aligning with the intent of the objective. MPZ-P2 and P3 prioritise tikanga Māori and provide for appropriate forms of development, recognising that Māori development may differ from conventional land use. MPZ-P4 and P6 establish a clear expectation that development will be guided by Māori values, promoting sustainable outcomes that reflect mana whenua priorities. Together, these policies ensure the Plan provides practical support for Māori-led development on Māori land. By embedding tikanga, acknowledging cultural relationships, and enabling appropriate land use, the policies give effect to MPZ-O1. The alignment between provisions and objective supports an enabling planning framework. Permitted Activity Rules MPZ-R1 have been developed to permit and manage a mix of activities that are appropriate for specifically meet Māori cultural needs. These rules provide clear and enabling provisions that reflect Māori aspirations for the use of their land. Rule MPZ-R1 enables a permitted baseline for landuse within MPZ where larger-scale or more intensive development are managed through a restricted discretionary regime, ensuring that development can proceed where appropriate safeguards are met. The non-notification rule aligns with the objective by encouraging development confidence and reducing potential barriers and costs to associated with the development of ancestral lands. The accompanying standards MPZ-S1 to MPZ-S9 (covering height, yard setbacks, site coverage and activity types etc.) provide necessary environmental safeguards without being unnecessarily onerous. They have been calibrated to ensure the practical feasibility of development on Māori land, particularly where access to services may be constrained.	
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))	

There is sufficient information to support this objective from engagement with mana whenua and experience with existing plan provisions. The risk of not acting is that land remains underutilised and cultural needs unmet.
Appropriateness
This objective is considered appropriate as it directly aligns with the purpose of the RMA (s5) and gives effect to s6(e), s7(a), and s8. It recognises and provides for Māori cultural needs and ancestral connections in a positive and enabling manner.
Reasons for deciding on the provisions (s32(1)(b)(iii)
The objective is necessary to address historical barriers to Māori land development and enables a responsive and integrated planning approach. It will support greater use and development of MFL in a way that reflects Māori values and aspirations.

MPZ-O2 *Activities that specifically meet Māori cultural needs can take place within Māori Purpose Zones in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua with their ancestral lands.*	
Provisions that are the most appropriate way to achieve the above objectives: **MPZ Policies P1, P3, P4, P5** **MPZ Rules R1 and R2** **MPZ Standards S1 – S9** **Rule SUB-RX**	
Benefits	**Costs**
Environmental	
Promotes sustainable development that is aligned with tikanga and kaitiakitanga. Mixed-use design reduces travel; sustainability practices embedded.	Minor risks of incompatible activities if not properly managed but mitigated by rule framework. Potential stormwater and wastewater impacts—managed by standards.
Economic	
Stimulates Māori entrepreneurship and investment on their lands. Reduces consenting costs for development of Māori land through a more permissive consenting process.	
Social	
Enhances social wellbeing through culturally appropriate residential and community activities.	Traffic, noise; managed by EVM caps and noise limits.
Cultural	

Strong alignment with the preservation and promotion of Māori cultural values.	None identified

Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

Encourages development of use of Māori land by owners, including home based businesses, small scale commercial uses and creating employment aligned with Māori identity and use of ancestral lands.

The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

Efficiency: Enables a range of outcomes and land uses on Māori land while providing criteria to assess their appropriateness on a case by case basis.

Effectiveness: Supports the comprehensive intent of the MPZ by linking use of land with broader wellbeing goals. It provides a framework for decision-making and ensures outcomes are aligned with Māori cultural frameworks.

The relevant policies under Objective MPZ-O2 have been developed to support diverse development outcomes that reflect a more mixed use outcome for Māori land. MPZ-P1 acknowledges that customary practices and kaitiakitanga may influence land use, allowing for social and cultural values to drive decision-making. MPZ-P3 and P4 explicitly provide for papakāinga, community, commercial, and marae-based activities, recognising the diverse ways in which tangata whenua may seek to derive social and economic benefits from their land. MPZ-P5 ensures development remains connected to the whenua, retaining its Māori character.

These provisions are effective in delivering the objective as they encourage a range of activities while preserving cultural integrity. The inclusion of economic opportunities ensures that tangata whenua can pursue development that supports employment and self-determination. The framework is sufficiently flexible to enable adaptive use of land, and the clarity of policy direction will support consistent and transparent decision-making.

Objective MPZ-O2 is supported through the activity framework that spans from permitted activities (MPZ-R1) and restricted discretionary discretionary activities (MPZ-R2, SUB-RX). This cascade approach allows Māori landowners to undertake a range of development types with a degree of certainty and flexibility. In particular, MPZ-S6 and S7 enables low-scale commercial and community activities that are directly tied to whānau and hapū wellbeing, including hauora clinics, kura and home based businesses.

The standards MPZ-S1 to S9 are effective in maintaining minimum expectations for development while not being overly prescriptive. This balance provides for multi-purpose development aligned with whānau aspirations.

Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is limited risk in acting. The risk of not acting includes missed opportunities to support kaitiakitanga and intergenerational wellbeing.

Appropriateness

Highly appropriate. Reflects an integrated approach to enabling land use that upholds the multifaceted values of tangata whenua.

Reasons for deciding on the provisions (s32(1)(b)(iii)

Ensures that development reflects a Māori-centric approach to land use, ensuring alignment with community values

MPZ-O3 Tangata whenua can exercise their responsibilities as mana whenua in the Māori Purpose Zone to: • ***exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu;*** • ***provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors);*** • ***ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and*** • ***avoid, remedy or mitigate adverse effects of activities***
Provisions that are the most appropriate way to achieve the above objectives: **MPZ Policies P1, P4, P5, P6, P7** **MPZ Rules R1 and R2** **MPZ Standards S1 – S9** **Rule SUB-RX**

Benefits	**Costs**
Environmental	
Indigenous biodiversity restoration; waterway protection and strengthens kaitiakitanga.	None identified
Economic	
Facilities development of Māori land.	None identified
Social	
Rangatahi engagement; cultural pride. The non-notification provision and activity status will ensure that consents are considered in a manner that reflects the importance of providing for the development of Māori land.	None identified
Cultural	
Upholds mana, promotes customary practices, supports the restoration of ahi ka.	None identified

Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))
Fosters Māori economic participation and job creation through development, commercial activity, and housing.
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))
Efficiency: Reinforces intrinsic values while providing for development.
Effectiveness: Ensures tangata whenua retain leadership and oversight over development on their land. This objective is supported by policies that integrate infrastructure planning and risk management into Māori land development. MPZ-P1 establishes the need for development to be planned in a coordinated

way, including infrastructure considerations. MPZ-P4 promotes engagement with infrastructure providers and agencies to support resilient development. MPZ-P5 ensures that infrastructure is appropriate in scale and does not compromise the cultural values associated with the land. MPZ-P6 encourages design responses that consider natural hazard risks, and MPZ-P7 ensures that servicing needs do not become a barrier to development. The policies are effective because they identify and respond to known barriers to Māori land development. By addressing infrastructure constraints and hazard resilience early in the planning process, the policies enable practical outcomes and reduce the risk of delays. The coordinated and proactive approach supports the development of long-term, sustainable Māori communities.
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
Failure to act would compromise the ability of tangata whenua to exercise customary responsibilities. Acting provides a framework for Māori self-determination. Not acting risks perpetuating disconnection from land.
Appropriateness
Clear articulation of the role of tangata whenua within the MPZ context. Highly appropriate and integral to the purpose and outcomes sought by the plan change.
Reasons for deciding on the provisions (s32(1)(b)(iii)
Supports Māori leadership in development and environmental stewardship consistent with Treaty principles.

MPZ -04 Māori purpose activities and the comprehensive, coordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	
Provisions that are the most appropriate way to achieve the above objectives: **MPZ Policies P3, P4, P5, P6, P7** **MPZ Rules R1 and R2** **MPZ Standards S1 – S9** **Rule SUB-RX**	
Benefits	**Costs**
Environmental	
Balances development with environmental sustainability in that effects are to be avoided, remedied or mitigated.	
Economic	
Encourages efficient and coordinated development, minimising costs.	
Social	
Supports whānau-led growth in a way that maintains community cohesion and protects cultural values and greater ability to use land in a meaningful way.	
Cultural	
Supports whānau-led growth in a way that maintains community cohesion and protects cultural values.	
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	

Supports sustainable development by maintaining environmental foundations. Opportunities in eco-tourism and regenerative land use.
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))
Efficiency: Encourages strategic and structured development that minimises negative effects.
Effectiveness: Supports good development practice while enabling tangata whenua aspirations. Ensures tangata whenua retain leadership and oversight over development on their land and promotes coordinated and sustainable development aligned with tangata whenua aspirations. This objective is underpinned by policies that embed tikanga Māori into the planning and development process. MPZ-P3 and P4 provide for development that supports cultural practices, including marae and customary use. MPZ-P5 recognises the importance of land-based identity and the relationship tangata whenua maintain with their whenua. MPZ-P6 and P7 support self-determination and the transmission of tikanga across generations through enabling appropriate land use. The policies are effective as they allow tangata whenua to retain and strengthen cultural identity through development. Importantly, the policies avoid prescriptive criteria, instead favouring principles that reflect Māori worldviews. This flexibility allows the planning framework to accommodate different hapū and iwi approaches. The consistency and alignment across these policy sets with each respective objective ensures that the proposed MPZ framework is robust, flexible, and provides for the development of Māori land by its owners.
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))
No significant risk in acting. Not acting may result in piecemeal development and diminished potential for economic and cultural outcomes.
Appropriateness
Well aligned with sustainable management. Ensures a pragmatic balance between enabling use and managing effects. Appropriately supports the intent of PC47.
Reasons for deciding on the provisions (s32(1)(b)(iii)
Ensures ancestral land is developed in a coordinated way that upholds cultural values and resource management best practice.

As concluded in the above evaluation tables, the policies, methods and rule provisions included in PC47 are considered to be the most appropriate way to achieve the above objectives, for the reasons given above.

The assessment undertaken demonstrates that the proposed MPZ provisions are the most appropriate way to achieve the objectives of PC47. The policies and rules proposed for the MPZ have been developed to enable Māori landowners to develop and use their land in a manner that reflects their aspirations while managing potential effects on the environment. The provisions are considered effective and efficient, with benefits across cultural, economic, social, and environmental outcomes.

The accompanying policies (MPZ-P1 to P7) provide guidance for implementing the objectives and enable a comprehensive range of outcomes, including housing, economic use, kaitiakitanga, and cultural expression. The

assessment of individual policies against the objectives confirms a strong alignment between the intent of the MPZ and the outcomes sought. Policies provide a clear framework to guide development that is responsive to the values of Māori land and the unique characteristics of such areas. They also respond to the need for flexibility, recognising the constraints and opportunities associated with Māori freehold land and ensuring that the District Plan provides a pathway for appropriate use and development. The policies strike an effective balance between enabling development and managing effects, while also integrating key matters such as infrastructure capacity, hazard avoidance, and tikanga Māori.

The rules and activity statuses have been developed to reflect the underlying context of the land (rural or residential), allowing for both permissive and (restricted) discretionary pathways depending on the scale and nature of development. These rules are effective in enabling appropriate development on Māori land while requiring further assessment where necessary to manage environmental, infrastructure, or other effects.

The zone-specific standards (MPZ-S1 to MPZ-S9) provide clear parameters that reflect the unique context of Māori land and support consistent implementation of the objectives and policies. They enable a flexible yet structured approach, particularly in relation to site coverage, building setbacks, height, infrastructure servicing, and the scale of commercial and community activities. Importantly, the standards reinforce the broader policy intent without undermining district-wide environmental or infrastructure controls.

In conclusion, the proposed provisions of PC47 are an efficient and effective response to the resource management issues identified. They give effect to the strategic and statutory obligations of the Council, including the recognition of Māori rights and interests under the RMA. The rules and standards are appropriately calibrated to ensure that development is enabled in a culturally responsive, environmentally sustainable, and infrastructure-aligned manner.

In summary, the proposed MPZ provisions are consistent with the purpose of the RMA, give effect to higher order planning instruments, and are the most appropriate method for achieving the identified objectives. The evaluation supports the inclusion of the MPZ chapter as notified.

8 CONCLUSION

This Section 32 evaluation has been undertaken in accordance with the requirements of the Resource Management Act 1991, in particular Section 32(1), (2), and (4). The evaluation considers whether Plan Change 47 (PC47) is the most appropriate way to achieve the purpose of the RMA.

As required by Section 32(1)(a), the report has identified and examined the extent to which the proposed objectives of PC47 are the most appropriate means of achieving the purpose of the RMA. The evaluation concludes that the objectives (MPZ-O1 to MPZ-O4) respond effectively to the resource management issues facing Māori landowners in the district. The objectives recognise and provide for the relationship of Māori with their ancestral lands (section 6(e)), the protection of cultural values (section 7(a)), and the need to enable the social, economic, and cultural well-being of people and communities (section 5).

In accordance with Section 32(1)(b) and (2), the report has examined whether the provisions (policies, rules, and standards) are the most appropriate way to achieve the objectives. This has included an assessment of their efficiency and effectiveness, and the identification of reasonably practicable options for achieving the objectives. The evaluation included four detailed assessment tables, which set out the costs, benefits, risks of acting or not acting, and overall appropriateness of each provision.

The policies (MPZ-P1 to MPZ-P7) were found to be aligned with the objectives and provide an appropriate balance between enabling development and managing potential adverse effects. The rules and activity statuses allow for appropriate flexibility while managing risk and supporting infrastructure planning. The MPZ-specific standards (MPZ-S1 to S9) reinforce desired development outcomes, reflect the unique characteristics of Māori land, and remain consistent with district-wide expectations.

The assessment also meets the requirement of Section 32(4) by considering the risk of acting or not acting if there is uncertain or insufficient information about the subject matter. This has been particularly relevant in relation to development capacity and infrastructure constraints, where the proposed policy framework provides for further assessment and integration with existing planning processes.

Overall, the evaluation concludes that PC47 is the most appropriate means of achieving the sustainable management purpose of the RMA. It introduces a new planning framework that better enables Māori to realise the potential of their ancestral lands in a manner that is culturally appropriate, environmentally sustainable, and aligned with the wider policy framework of the District Plan. The proposed provisions are supported by robust evidence, stakeholder engagement, and statutory alignment with higher-order planning instruments.

The MPZ provisions, as evaluated, will provide a durable and responsive planning framework for Māori land in the Taupō District. Accordingly, Plan Change 47 is recommended for adoption.

Appendix 1. Assessment against Taupō District Plan Strategic Directions

This appraisal considers thes Objectives and Policy in the Strategic Directions chapter of the TDP with the operative provisions of Plan Change 47. Where relevant, direct linkages are mapped to MPZ objectives and policies.

1. Tangata Whenua

SD-TW-O1 Mana whenua exercise rangatiratanga and kaitiakitanga over ancestral resources — *CONSISTENT / IMPLEMENTED* - MPZ-O3 explicitly enables mana whenua responsibilities; RDIS criteria require consideration of traditional uses. PC 47 replaces generic rural/residential controls with a Māori-led framework.

SD-TW-O2 Māori are supported to develop and live on their ancestral lands — *CONSISTENT / IMPLEMENTED* - MPZ-O1 recognises the relationship; MPZ-P1 lists papakāinga, marae, education, business as permitted; MPZ-S5 allows up to 15 dwellings without density limit.

SD-TW-P1 Enable use and development of Māori land that supports cultural, social & economic wellbeing — *CONSISTENT / IMPLEMENTED* - All core MPZ provisions deliver this. Compared with status quo they remove notification barriers and lower consenting costs.

SD-TW-P2 / P3 Embed mātauranga Māori and protect wāhi tapu / cultural landscapes — *CONSISTENT / IMPLEMENTED* - MPZ-P4 matters of discretion include effects on mātauranga and cultural sites; district-wide rules still apply.

SD-TW-P5 Ensure papakāinga are integrated with infrastructure — *CONSISTENT / IMPLEMENTED* - MPZ-P4 requires evidence of adequate infrastructure before establishing higher-intensity uses.

SD-TW-P6 (Treaty settlement co-management mechanisms) – addressed via separate JMA legislation, not by zoning.

Tangata Whenua direction is implemented by PC 47

2. Freshwater Quality / Te Mana o te Wai

SD-FW-O1 Mauri and health of freshwater bodies are protected — *CONSISTENT / IMPLEMENTED* - MPZ-S9 requires on-site stormwater disposal; PC 47 leaves regional discharge rules intact. Land-use intensity of MPZ is low-risk.

SD-FW-P1 Prioritise Te Mana o te Wai in decision-making — *PARTLY ADDRESSED* – Although not named, effects-management criteria in MPZ-P4 align with Te Mana o te Wai hierarchy.

SD-FW-P4 Encourage restoration / enhancement of wetlands & riparian margins — *CONSISTENT / IMPLEMENTED* - MPZ-P7 explicitly incentivises enhancement projects on Māori land, allowing greater uptake of iwi-led restoration.

Non-relevant: Policies on farm nutrient limits (SD-FW-P6-P8) – MPZ does not provide for intensive farming.

PC 47 is consistent; minor wording addition could strengthen explicit Te Mana o te Wai link.

3. Urban Form & Development

SD-UF-O2 Efficient, well-serviced growth pattern — *CONSISTENT / IMPLEMENTED* MPZ-O4 requires coordinated development; RDIS triggers for infrastructure sufficiency satisfy this objective.

SD-UF-P3 Recognise and enable papakāinga within urban and rural settings — *CONSISTENT / IMPLEMENTED* - Permitted papakāinga under MPZ-P1 directly implements policy.

SD-UF-P6 Consolidate growth within nodes; avoid isolated sprawl — *CONSISTENT / IMPLEMENTED* - MPZ parcels are pre-existing Māori blocks. Coverage limits and infrastructure tests lower risk of sporadic sprawl. FDS remains primary tool; PC 47 does not conflict.

Non-relevant: Policies on industrial land supply, commercial centres hierarchy – MPZ enables only small-scale business tied to resident whānau.

PC 47 aligns with urban form goals; no conflicts.

4. Climate Change

SD-CC-O1 Communities are resilient to climate impacts — *CONSISTENT / IMPLEMENTED* - hazard avoidance embedded in standards.

SD-CC-P2 Avoid locating new development in high-hazard areas — *CONSISTENT / IMPLEMENTED* - MPZ-P4 requires natural-hazard assessment; district-wide hazard overlays prevail. Note that land with hazard coverage can be zoned as it is not anticipated (for Rural MPZ) that the whole block will be developed and hazards can be considered through the consent process.

SD-CC-P4 Promote low-emission transport and energy — *NEUTRAL / NOT APPLICABLE* - MPZ supports live-work outcomes but lacks explicit renewable-energy policy

PC 47 generally consistent; could explicitly mention onsite renewables to strengthen alignment.

5. National & Local Infrastructure

SD-INF-O1 Protect effective operation of significant infrastructure — *CONSISTENT / IMPLEMENTED* - MPZ-P4 lists compatibility with infrastructure as consent matter; National Grid yard setbacks unaffected.

SD-INF-P3 Manage reverse-sensitivity from new sensitive activities — *CONSISTENT / IMPLEMENTED* - Sensitive activities within MPZ (dwellings, kura) are subject to infrastructure compatibility test.

Non-relevant: Policies on airport noise contours apply only near Taupō Airport – none of the proposed MPZ sites intersect the contour.

6. Natural Environment Values

SD-NE-O1 Significant indigenous vegetation and habitats are protected — *CONSISTENT / IMPLEMENTED* - MPZ does not override SNA/ONL overlays; any clearance triggers district-wide rules.

SD-NE-P3 Promote restoration and enhancement — *CONSISTENT / IMPLEMENTED* - MPZ-P7 provides explicit encouragement, enabling iwi-led biodiversity projects.

SD-NE-P5 Maintain natural landscape values — *CONSISTENT / IMPLEMENTED* - ONL rules remain; MPZ coverage/height standards help maintain landscape integrity.

Finding: PC 47 consistent and in places gives effect by adding proactive enhancement policy.

Overall Conclusion

The assessment demonstrates that Plan Change 47 is either implementing or compatible with all Strategic Direction objectives and policies relevant to Māori land development.

Appendix 2. Policy Cascade

Objective	Policies	Methods
MPZ-O1 Māori Purpose Zones recognise the relationship of Māori with their culture, traditions and ancestral lands by providing for activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.	**MPZ-P1** Provide for activities that meet Māori cultural needs. **MPZ-P2** Recognise and provide for the role, character and function of different Māori Purpose Zones.	**MPZ-R1 – PER Activities (1)** **MPZ-R1 – PER Activities (2)** **MPZ -R2 – RDIS activities (1)** **MPZ-R3 - Standards**
MPZ-O2 Activities that specifically meet Māori cultural needs can take place within Māori Purpose Zones in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua with their ancestral lands.	**MPZ-P1** Provide for activities that meet Māori cultural needs. **MPZ-P2** Recognise and provide for the role, character and function of different Māori Purpose Zones. **MPZ-P3** Manage the scale, type and intensity of activities within a MPZ. **MPZ-P4** Manage activities that are potentially compatible with the purpose, function and predominant character of the MPZ. **MPZ-P6** Subdivision of MPZ will not alienate Māori from their customary lands. **MPZ-P7** Recognise and provide for those activities in MPZ which will result in an enhancement of the natural environment.	**MPZ-R1 – PER Activities (1)** **MPZ-R1 – PER Activities (2)** **MPZ -R2 – RDIS activities (1)** **MPZ-R3 - Standards**
MPZ-O3 Tangata whenua can exercise their responsibilities as mana whenua in the Māori Purpose Zone to: 1. exercise their rights of kaitiakitanga, self-determination over their	**MPZ-P1** Provide for activities that meet Māori cultural needs. **MPZ-P3** Manage the scale, type and intensity of activities within a MPZ.	**MPZ-R1 – PER Activities (1)** **MPZ-R1 – PER Activities (2)** **MPZ -R2 – RDIS activities (1)**

Objective	Policies	Methods
ancestral lands, water, sites and wāhi tapu; 2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors); 3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and 4. avoid, remedy or mitigate adverse effects of activities.	**MPZ-P4** Manage activities that are potentially compatible with the purpose, function and predominant character of the MPZ. **MPZ-P5** Avoid land use and development which is incompatible with the purpose, function and character of the MPZ. **MPZ-P7** Recognise and provide for those activities in MPZ which will result in an enhancement of the natural environment.	
PZ-O4 Māori purpose activities and the comprehensive, coordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	**MPZ-P1** Provide for activities that meet Māori cultural needs. **MPZ-P2** Recognise and provide for the role, character and function of different Māori Purpose Zones. **MPZ-P3** Manage the scale, type and intensity of activities within a MPZ. **MPZ-P4** Manage activities that are potentially compatible with the purpose, function and predominant character of the MPZ. **MPZ-P5** Avoid land use and development which is incompatible with the purpose, function and character of the MPZ. **MPZ-P6** Subdivision of MPZ will not alienate Māori from their customary lands.	**MPZ-R1 – PER Activities (1)** **MPZ-R1 – PER Activities (2)** **MPZ -R2 – RDIS activities (1)** **MPZ-R3 - Standards**

Appendix 3. MPZ Engagement Documents

Taupō District Plan

Māori Purpose Zone (MPZ)

GREAT LAKE TAUPŌ
Taupō District Council

FACT SHEET #1

The Taupō District Council (TDC) is currently in the process of reviewing and revising the Taupō District Plan (District Plan) to enhance its efficiency and effectiveness. The District Plan serves as a rule book that governs development, activities, and environmental management within the Taupō District.

As part of the review process, TDC is considering introducing Māori Purpose Zones (MPZ) into the District Plan.

What are Māori Purpose Zones?

Māori Purpose Zones (MPZ) are defined in the National Planning Standards as:

Areas used predominantly for a range of activities that specifically meet Māori cultural needs, including but not limited to residential and commercial activities.

The intent of MPZ is to recognise and provide for the relationship of Māori with their culture and traditions. MPZ seek to enable settlement patterns, activities and development in accordance with kaupapa Māori and tikanga.

MPZ would provide for various activities that specifically meet Māori cultural needs, including but not limited to marae, residential, and commercial activities.

MPZ acknowledge existing land development while facilitating the introduction of various new land uses. This strategy aims to provide greater certainty regarding the utilisation and development of Māori land.

The details of the MPZ have yet to be determined. It is anticipated that they will be developed in a collaborative manner with iwi.

Our initial thoughts on some of the details that could be included are as follows:

- *MPZ would introduce a new zone to the District Plan with its own set of Objectives, Policies, and Rules.*
- *MPZ could be located within rural and urban parts of the District.*
- *MPZ would only be located on Māori land within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993.*
- *A schedule could be used to identify distinct features of each whenua so we are not using a one size fits all approach.*

How can I be part of this process?
If you have land that you think should be a Māori Purpose Zone, and/or would like to be involved in the development of this plan change, please get in touch with Rowan Sapsford (on behalf of Taupō District Council):

PH: 021 744 957

Email: rowan@roamconsulting.co.nz

How will MPZ be identified?

Taupō District Council (TDC) is working together with iwi and iwi entities to identify suitable whenua that could be zoned as MPZ. It is important to note that land will only be zoned as MPZ if the landowners support that decision. TDC is currently inviting landowners to express their interest in having their land considered for MPZ zoning.
Changing the zoning of land in the Taupō District Plan (TDP) requires a formal plan change process. This process allows for public input, where individuals can submit in support or opposition on all or any part of the proposed plan change. Submissions are reviewed by an independent hearing panel.

How do MPZ work with Papakāinga Provisions in the Taupō District Plan?

The TDP currently includes policies and rules that promote the development of Papakāinga on rural Māori land. These rules have recently been updated as part of Plan Change 42 to make them more enabling. Similar changes to the residential rules are also planned.
In many cases, Papakāinga rules may provide similar results to the MPZ. This will depend, however, on the final design of the MPZ provisions and also the landowners' aspirations for their whenua. It is anticipated that the MPZ will also support the development of Papakāinga on Māori land designated as MPZ.

What are the timeframes for this process?

Taupō District Council has identified the following timeframe for the MPZ plan change process:

1. **January to May 2024** – TDC meets with iwi, trusts etc to identify potential whenua that could be designated as MPZ.
2. **March to April 2024** – An iwi working group is developed to support and guide the development of the MPZ Plan Change.
3. **Mid 2024** – potential MPZ are reviewed and draft District Plan provisions are developed with the working group.
4. **Mid to late 2024** – Draft provisions are tested with landowners and the wider community.
5. **Late 2024** – Draft provisions are finalised into a proposed plan change which is ready for public notification.
6. **End of 2024** – MPZ plan change is notified for public consultation.

Taupō District Plan

Māori Purpose Zone (MPZ)

GREAT LAKE TAUPŌ
Taupō District Council

Discussion Paper

As part of the review of the Taupō District Plan (TDP), Taupō District Council is considering introducing Māori Purpose Zones (MPZ) to support the development of Māori land by tangata whenua.

This discussion paper sets out Taupō District Council (TDC) staff's initial thinking on what a Māori Purpose Zone (MPZ) in the Taupō District Plan could look like. TDC is interested in your feedback.

TDC started engagement on Māori Purpose Zones with mana whenua in late 2023. During these initial discussions, a number of parties asked what benefits there would be in having their whenua zoned as MPZ. To respond to these queries, an initial/example MPZ policy has been developed to better focus discussion on the development of a MPZ in the Taupō District.

This initial policy is not adopted Council policy and will be subject to change based on feedback and discussion with iwi, hapu, and Māori landowners.

The initial framework has been developed with guidance from the following:

- The results of initial engagement with iwi, hapu, Māori landowners and trusts.
- Direction in the National Planning Standards on MPZ as: *Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.*
- The direction in the Proposed Strategic Direction Chapter of the TDP, specifically supporting development of Māori land to meet the needs of landowners.
- The existing and proposed rural and residential provisions in the Taupō District Plan.

Māori Purpose Zone Principles

The following principles have been identified to inform the development of the initial framework:

- Māori land will **only** be zoned as MPZ if the owners choose for it to be through this process.
- The focus of MPZ will be on enabling use and development of māori land.
- MPZ will still be subject to wider rules such as natural hazards.
- A different approach will be taken according to whether the whenua is in a rural or residential setting to reflect the surrounding infrastructure and wider setting.
- MPZ will include specific recognition of marae and will provide for their development and ongoing use and expansion.
- Provide for traditional land uses in a mixed use environment that supports residential, community and commercial uses of land.
- Use site specific standards to recognise the unique qualities of a site.

Do these principles sound right?
Is there anything else that needs to be considered?

Initial Rule Framework

Similar to the wider Taupō District Plan, there will be a set of rules that govern activities and use of a zoned site. Some of these will be reliant on a set of effects based performance standards.

The preliminary thinking around these rules is as follows:

- MPZ, in contrast to Rural or Residential zones, will have an underlying objective of enabling the deevlopment of Māori.
- be Land Use Activities that meet MPZ performance standards and rules and District Wide Rules are **permitted** – no resource consent required.
- Development and operation of **Marae** and associated structures will generally be **permitted**.
- Activities that do not meet MPZ performance standards are **restricted discretionary**, whereby resource consent is required but consideration will only be given to matters of non-compliance.
- **Industrial and retail activities are non-complying** activities. Resource consent will be required for these activities but is not anticipated to be granted. These activities have been identified as not consistent with the intent of MPZ.
- **Subdivision will be restricted discretionary** with new lots expected to stay in Māori ownership and in ongoing traditional use.
- **Resource consents will not be notified** so there will not be any third party (neighbouring) input or consultation on any MPZ consent applications.
- There will be two sets of standards for MPZ; one applying to those within rural areas (MPZ 1) and one for those within residential areas (MPZ 2).

In addition to the rules and standards for Māori Purpose Zones, all district wide rules will also apply to Māori Purpose Zones. These include rules relating to Foreshore Protection, Natural Hazards, Contaminated Sites, Parking, etc. The impact of these rules will depend on the location of the site and the activities proposed.

Rules in regional plans will also apply, such as onsite wastewater discharge rules.

What are your thoughts on this approach?
Do these initial rules sound about right?
Should there be two sets of standards or one for all MPZ?

Māori Purpose Zone | Taupō District Plan: Comparison of Rules

The following tables set out the suggested performance standards for Māori Purpose Zones and compare each standard against the relevant existing Taupō District Plan provisions. The green boxes indicate the more permissive standard.

MPZ 1 - Rural Setting

Land Use / Activity	MPZ Standards (initial)	Current Rural Standards
Papakāinga	Permitted	Permitted. Lower development thresholds.
Minor dwellings	No limit	One minor dwelling per main dwelling.
Maximum density of dwellings	No maximum, however more than 15 dwellings on a site will require geotechnical assessments.	One dwelling per 10ha.
Maximum building size	No limit	5,000m2
Marae and associated structures (wharenui, wharekai, wharepaku, etc) and use	Permitted	No specific recognition, with structures governed by wider standards such as coverage.
Maximum building coverage	15% of the site or Marae + 15% where a Marae is present on site. Exception* - Marae buildings.	10% of the site.
Maximum building height	15m	15m
Minimum building setbacks	15m from all boundaries	30m from front boundary and 15m from all other boundaries.
Daily maximum vehicle movements	200, or 24 per dwelling, whichever is higher. Exception - Marae.	200 equivalent vehicle movements.
Commercial activities, home business and community uses (includes education, spiritual and health facilities)	10% of site area for indoor and 10% of site area for outdoor.	Maximum of 100m2 for indoor or 100m2 for outdoor.
Industrial or retail activities	Non Complying	Maximum of 100m2 for indoor or 100m2 for outdoor.
Subdivision	Restricted Discretionary, provided the ownership is Māori land and uses are in line with the zoning.	10ha or larger are controlled. Less than 10ha are non-complying.

* An exception means this standard would not apply to the identified activity, i.e. there is no maximum building coverage for a Marae.

MPZ 2 - Residential Setting

Land Use / Activity	MPZ Standards (initial)	Current Residential Standards*
Papakāinga	Permitted	No recognition with structures governed by wider standards.
Marae and associated structures (wharenui and wharekai, etc) and use	Permitted	No specific recognition, structures governed by standards such as coverage.
Maximum site coverage	55%, or Marae + 35% of site where a Marae is present on site. Exception - Marae buildings.	35%
Maximum total coverage	75% or Marae + 50% of site where a Marae is present on site. Exception - Marae buildings.	50%
Maximum building height	8m Exceptions to allow Pou etc etc.	8m
Daily vehicle movements	150, or 24 per dwelling, whichever is higher. Exception - Marae.	24 equivalent vehicle movements.
Setbacks	5m from front boundary and 1.5m from all other boundaries.	5m from front boundary and 1.5m from all other boundaries.
Commercial activities, home business and community uses (includes education, spiritual and health facilities)	The maximum gross area of this use shall not exceed 100m2 (indoor and outdoor) or 15% of the site, whichever is the larger. Exceptions - Marae.	The maximum gross floor area of buildings shall not exceed 50m2 and the number of vehicle trips per site shall not exceed 100 maximum.
Industrial or retail activities	None	None
Subdivision	Restricted Discretionary, provided the ownership is Māori land and uses are in line with the zoning.	Controlled Activity

* The current residential standards are under review and are likely to change, including the addition of rules providing for Papakāinga.

What do you think about these initial standards?
How would they work in practice for your whenua and any developments you may be thinking about?
Do we have the mixed use approach about right?

SCENARIOS

The following scenarios have been developed to support an understanding of how these initial provisions could work in practice. In all scenarios, all sites are in Māori ownership and would comply with the tenure requirements for a MPZ.

SCENARIO 1: Marae Upgrade

The trust for a rurally located marae is proposing to upgrade their whare kai to be able to accommodate more manuhiri. The area of the buildings that make up the existing marae complex is 1,200 m2 and they are situated on a 3,000 m2 site. The proposed upgrade would see the marae complex increase to an area of 1,300 m2.

Under the rural rules, the proposed upgrade would not comply with the 10% building coverage standard and would therefore require a Discretionary Activity resource consent. Under the initial MPZ-1 provisions, the proposed marae upgrade would be a permitted activity and no resource consent would be required.

SCENARIO 2: Papakāinga

A whanau is wanting to build a papakāinga on their currently undeveloped rural land. The area of their whenua is 2 Ha (20,000 m2) and they would like to build six whare, a communal building and two utility buildings which would have a total area of 1,850 m2.

The proposed papakāinga would be permitted under both the initial MPZ-1 rules and the TDP Rural Rules, meaning no resource consent is required. If, however, an additional whare was proposed to be built at a later stage, the initial MPZ-1 rules would not require a resource consent, but if the site was zoned Rural a Restricted Discretionary consent would be required.

SCENARIO 3: Kura

The owners of a residential site with three 150 m2 dwellings on it are proposing to develop an 80 m2 kura on the site. The proposed development would increase the building coverage on the site to 44%.

Under the current TDC residential rules, the kura would be permitted as it is less than 550m2, but because the site would not meet coverage rules and would most likely exceed permitted vehicle movements, it would require a Discretionary Activity resource consent that is likely to be notified if neighbours have not provided written approvals. Under the initial MPZ–2 rules, the development would meet the coverage rules and also the community use standards. It is also more likely to meet the vehicle movement standards and be a permitted activity. If it does not meet the vehicle movement standards it will be a Restricted Discretionary activity with no requirement for neighbour consent.



SCENARIO 4: Kaumātua Housing

Six 80m2 kaumātua units are proposed to be developed on a partially developed piece of rural land. The site is 2.2 Ha (22,000 m2) in size and has an assortment of existing dwellings and utility buildings on site with a combined area of 1,800 m2 (10.4% of site).

Under the current rural rules, the kaumātua housing and existing dwellings could be considered as a papakāinga development so that it would not be subject to the rules restricting the maximum number of dwellings on site. However, as the proposed building coverage would be over 10%, a Restricted Discretionary consent would be required. The proposed kaumātua housing would be a Permitted activity under the initial MPZ–1 rules as more than one dwelling is permitted on a site and there is a maximum building coverage of 15%.

Note that Scenarios 2 and 4 would likely also require a resource consent from the Regional Council for wastewater discharges.

Feedback

TDC would like to hear from Iwi, hapū, Māori landowners, trusts, etc within the district about MPZ.
If you have any questions, would like to discuss this further, or have land that you think should be a Māori Purpose Zone, please get in touch with Rowan Sapsford (on behalf of Taupō District Council).

Ph: 021 744 957

Email: rowan@roamconsulting.co.nz

Please get in touch before 1 November 2024.

What are the timeframes for this process?

Taupō District Council has identified the following timeframes for the MPZ plan change process:

January to June 2024 – TDC meets with iwi, trusts, etc to identify potential whenua that could be designated as MPZ.

May to June 2024 – An iwi working group is developed to support and guide the development of the MPZ Plan Change.

Mid 2024 – Potential MPZ are reviewed and draft District Plan provisions are developed.

Late 2024 – Draft provisions are tested with landowners and the wider community.

End 2024 – Draft provisions are finalised into a proposed plan change that is ready for public notification.

Early 2025– MPZ plan change is notified for public consultation and the formal plan chnage process starts.

Please note, these timeframes are indicative only. MPZ can only be introduced into the District Plan via a formal plan change process which do not happen often so please get in touch if interested.

Taupō District Plan

Māori Purpose Zone (MPZ)

GREAT LAKE TAUPŌ
Taupō District Council

INFO SHEET #3

As part of the review of the Taupō District Plan, Taupō District Council is introducing Māori Purpose Zones (MPZ) to support the development of Māori land by Māori owners.

This is your opportunity to shape the MPZ and ensure it works for you and your whānau. Contact us today to provide feedback on the draft plan change or learn more about how your land could benefit from this new zoning.

The Taupō District Council (TDC) is currently in the process of reviewing and revising the Taupō District Plan (District Plan) to enhance its efficiency and effectiveness. The District Plan serves as a rule book that governs development, activities, and environmental management within the Taupō District.

As part of the review process, TDC will be introducing Maori Purpose Zones into the District Plan.

TDC is now seeking feedback on the draft Objectives, Policies and Rules for this zone.

TDC are also wanting to hear from those whanau who would like their land to be zoned as MPZ in the District Plan.

What are Māori Purpose Zones?

The intent of Māori Purpose Zones (MPZ) is to recognise and provide for the relationship of Māori with their culture and traditions. MPZ is a proposed District Plan zone that supports the use and development of Māori land in alignment with cultural, social, and economic needs. MPZ recognise the unique relationship Māori have with their ancestral lands and aim to empower landowners to develop their whenua in a way that reflects kaupapa Māori and tikanga.

Māori Purpose Zones better enable activities such as:

- Papakāinga (communal housing)
- Marae upgrades and associated facilities
- Kaumātua housing
- Small-scale commercial and agricultural ventures
- Cultural, educational and community activities

Consultation and Feedback

For the past 18 months, Taupō District Council (TDC) has been talking to iwi, hapu and Māori landowners about MPZ. Feedback has been sought on the types of activities that should occur in this zone. Landowners have also been asked whether they would like their lands zoned as MPZ in the upcoming plan change.

TDC has now drafted the MPZ Plan Change (Plan Change 47) and are seeking feedback on this. TDC would also like to hear from those who are interested in having their land zoned as a MPZ by **02 May 2025**. The full plan change document can be viewed on the Taupō District Council website.

The following principles have been used to inform the development of Plan Change 47:

- Māori land will only be zoned as MPZ if the owners choose for it to be zoned through this process.
- The focus of MPZ will be on enabling use and development of the land.
- MPZ will still be subject to district wide rules such as natural hazard rules.
- A different approach will be taken depending on whether the whenua is in a rural or residential setting, to reflect the context and infrastructure of that setting.
- MPZ will include specific recognition of marae and will support their development, ongoing use and expansion.
- MPZ will have a focus on enabling traditional land uses and provide for a mixed use supporting residential, community and commercial uses of land.

What Does the Draft Māori Purpose Zone Plan Change Include?

The MPZ plan change introduces objectives, policies and rules to support the development of Māori land (zoned as MPZ) in both rural and urban areas. The aim of the provisions is to provide more flexibility for the development of Māori land than the existing Rural or Residential Zones.

The thinking behind these provisions is as follows:

- Land Use Activities that meet MPZ performance standards and rules and District Wide Rules are permitted – no resource consent will be required from TDC.
- Development, expansion and operation of Marae and associated structures will generally be permitted.
- Activities that do not meet MPZ performance standards are restricted discretionary, whereby resource consent is required but consideration will only be given to specified matters.
- Subdivision will be restricted discretionary with new lots expected to stay in Māori ownership and in ongoing traditional use.
- Resource consents will not be notified so there will not be any third party (neighbouring) input or consultation on any MPZ resource consent applications.
- Standards such as coverage and setback will apply to the zone as a whole, and not to separate lots within it which is the case for the wider district. This means greater development opportunities.

Standards for Development

The draft Māori Purpose Zone Plan includes specific rules and standards to guide development. Key standards include:

Building Coverage:

- MPZ-Rural: Maximum of 15% coverage of the total zone area
- MPZ-Urban: Up to 55% of the zone area can be covered

Additional flexibility will be applied for marae buildings.

Building Height:

- MPZ-Rural: Maximum height of 12m
- MPZ-Urban: Maximum height of 8m, with exceptions for pouwhenua

Setbacks:

- MPZ-Rural: 15m setback from zone boundaries
- MPZ-Urban: 1.5m setback from zone boundaries

Dwellings:

- MPZ-Rural: 15 dwellings are permitted with restricted discretionary resource consent required for more
- MPZ- Urban: no limit

Business and Community Activities:

- MPZ-Rural: 15% of the total area of that zone for indoor and 15% of that zone for outdoor
- MPZ- Urban: Community, Commercial and Home Business activities shall not exceed 100m2 (indoor and outdoor) or 15% of the total area of that zone, whichever is the larger

Subdivision:

- Land can be subdivided but must remain in Māori ownership to maintain cultural and ancestral connections.

There is also an opportunity for each MPZ to have specific standards that better reflect the nature of that specific zone and the owner's aspirations. In addition to the MPZ rules and standards, all district wide rules will apply to Māori Purpose Zones including Foreshore Protection, Natural Hazard, Noise, etc. The impact of these rules will depend on the location of the site and the activities proposed.

Rules in regional plans will also apply in rural areas, such as onsite wastewater discharge rules where multiple dwellings are proposed.



SCENARIOS

The following scenarios have been developed to support an understanding of how these MPZ provisions could work in practice. In all scenarios, all sites are in Māori ownership and would comply with the tenure requirements for a MPZ.

SCENARIO 1: Marae Upgrade

The trust of a rurally located Marae is proposing to upgrade their whare kai to accommodate more manuhiri. The area of the buildings that make up the existing marae complex is 1,200 m2 and they are situated on a 3,000 m2 site. The proposed upgrade would see the marae complex increase to an area of 1,300 m2.

Under the rural rules, the proposed upgrade would not comply with the 10% building coverage standard and would therefore require a Discretionary Activity resource consent. Under the initial MPZ-1 provisions, the proposed marae upgrade would be a **permitted activity** and no resource consent would be required. If the MPZ for the Marae included multiple lots then the permitted development rights will be increased further.

SCENARIO 2: Papakāinga

A whanau is wanting to build a papakāinga on their currently undeveloped rural land. The area of their whenua is 2 Ha (20,000 m2) and they would like to build six whare, a communal building and two utility buildings which would have a total area of 1,850 m2. A couple of whanau members also want to operate businesses and the whanau wants to sell produce from their mara kai on a separate part of the site.

The proposed papakāinga would be permitted under both the initial MPZ-1 rules and the TDP Rural Rules, meaning no resource consent is required. If, however, an additional whare was proposed to be built at a later stage, the initial MPZ-1 rules would mean that it would still be a **permitted activity** (not require a resource consent). If the site was zoned Rural, a Restricted Discretionary consent would be required. Up to 3,000m2 of the site could be used for business activities on a permitted basis, whereas only 100m2 is permitted if the site is zoned Rural.

SCENARIO 3: Kura

The owners of a residential site with three 150 m2 dwellings on it are proposing to develop an 80 m2 kura on the site. The proposed development would increase the building coverage on the site to 44%.
Under the current TDC residential rules, the kura would be permitted as it is less than 550m2, but because the site would not meet coverage rules and would most likely exceed permitted vehicle movements, it would require a Discretionary Activity resource consent that is likely to be notified if neighbours have not provided written approvals.
Under the draft MPZ–2 rules, the development would meet the coverage rules and also the community use standards. It is also more likely to meet the vehicle movement standards and be a **permitted activity**. If it does not meet the vehicle movement standards it will be a Restricted Discretionary activity with no requirement for neighbour consent.

Why is Your Feedback Important?

Why does your input matter?

The Taupō District Council is committed to ensuring the MPZ provisions are developed with input from mana whenua and reflect the aspirations and needs of Māori landowners. Your feedback will help shape the plan change to ensure it aligns with your needs and vision for your land.

Key questions for feedback:

- Do the proposed rules and standards work for your whenua? If not, what needs to change?
- Are there other activities or uses you would like included in the MPZ?
- Do you want your land considered for MPZ zoning?

Your feedback will help:

- Finalise the MPZ Plan Change (including rules and standards) for notification
- Identify land in the Taupō District suitable for MPZ zoning
- Ensure the MPZ provisions reflect the needs of Māori landowners in the Taupō District.

Timeframes and Process

Timeline and Process:

- January – 2 May 2025: Pre-notification engagement and feedback period
- May 2025: Council reviews feedback and finalises the MPZ provisions
- June 2025: Formal plan change notification and submission process begins.

Ways to Participate:

- Get in touch with us before 02 May 2025 through the contacts below.
- Visit the Council's website to read the full Plan Change and share your thoughts and suggestions at https://www.taupodc.govt.nz/property-and-rates/district-plan
- Express Interest in MPZ Zoning - let us know if you'd like your land included in the MPZ.

Contact Us:

For more information or to provide feedback:
Rowan Sapsford (on behalf of Taupō District Council)
Phone: 021 744 957
Email: rowan@roamconsulting.co.nz

Full Plan Change 47 Document:

The full draft MPZ Plan Change document, including detailed standards and rules, is available on the Taupō District Council website at https://www.taupodc.govt.nz/property-and-rates/district-plan

This is your opportunity to shape the Māori Purpose Zone and ensure it works for you and your whānau. Contact us today to provide feedback or learn more about how you could benefit from this zoning.

Date: 30 April 2024

To: Hilary Samuel, Taupō District Council

From: Rowan Sapsford, ROAM Consulting

Subject: Māori Purpose Zones – Assessment of other District Plans

Purpose

The purpose of this memo is to set out a summary and associated discussion on the approach taken by other local authorities in using Māori Purpose Zones in their District Plans. The assessment has been requested by Ngāti Turangatukua and other hapū. There was also a request to understand how MPZ had been received in other Districts based on the type of public feedback received.

Assessment

Attached to this memo is a table that summarises the key aspects of MPZ from eight District Plans throughout the Country. The table includes the following for each plan considered:

- The definition or description of the MPZ
- The number or types of zones used
- Objectives
- Rule framework
- Notes and a review of the nature of the submissions if possible.

In undertaking the assessment, key matters that were looked at were the nature and types of permitted activities, the consideration of the surrounding environment both from an effects but also amenity perspective. All of the plans considered where second generation plans that were structured as per the National Planning Standards. The assessment was undertaken conscious of the approach taken by the Taupō District Plan (TDP) specifically the Rural Environment provisions being introduced through PC42, as they represent the new approach likely to be seen in the wider plan. As to be expected, while the format for the MPZ chapters was consistent, the types of activities regulated varied widely. This reflects the rule framework of the wider plan and those activities considered to be of importance to that District. There were a wide number of activities which are permitted under the TDP but not specifically listed, such as urupa or recreation activities. For efficiency sakes, the focus of the assessment was on the MPZ chapters and not the wider plans within which they sit. The default activity status for some plans varies between discretionary or non-complying while the TDP has a default of permitted (within the Rural Environment). This also will inform the nature of activities specified in a plan.

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Observations

The intent of the MPZ throughout the plan was fairly standard. All had a general desire to provide for māori to develop their ancestral lands and undertake traditional activities on those lands. For most plans this intent was reflected in the objectives that guided the MPZ chapter. A number of plans do have reference to surrounding land uses with a stated desire to ensure that activities on MPZ will not affect neighbouring properties or surrounding activities.

Most have a single zone that was applied throughout the district. A number of plans did have types of MPZ or differentiated whether they were in a rural (or unserviced) or urban setting. The Matamata plan used precincts for rural vs urban MPZ.

The extent of most MPZ were on specific parcels of land under the same ownership. The west coast included non-māori land within their MPZ but these were excluded from the MPZ rules and defaulted to the surrounding rural zone. This approach did get an adverse response from submitters, especially those non māori landowners (and some māori landowners) within the zone. The West Coast approach was more akin to identifying broad areas as MPZ rather than the spot zoning approach favoured by most.

The nature and type of activities varied amongst the plans, as noted above, these generally reflected the wider plan.

Most MPZ chapters were developed as standalone chapters that sought to manage all potential activities within the zone. Some did include reference or defer to other chapters in an effort to be more efficient in their contents.

A number of plans identified māori customary activities which were permitted within a MPZ. The list of activities generally included the following:

a. whare (household unit);
b. Papakāinga
c. home businesses;
d. marae complexes;
e. manuhiri noho;
f. Whare taonga;
g. urupā;
h. pouwhenua;
i. mahinga kai;
j. community facilities;
k. kōhanga reo (preschool);
l. kura kaupapa (education activity and facilities);
m. whare hauora (health care facilities);
n. Māori cultural activities, including art and wānanga,
o. Hākinakina (recreation activities and facilities, excluding commercial recreation and motorised sports),

In most cases these activities were permitted but were also subject to bulk and location standards that reflected the environment where MPZ were located. Some plans included a threshold on the number of Kainga allowed on site.

Most plans anticipated mixed use of MPZ with specific reference to residential, community small business and education activities

The standards applied to these permitted activities varied, with some having quite low thresholds which would require either RDA or DA consent for land uses or activities which are not likely to lead to more than minor effects – i.e. home based education with more than four students.

Those plans which had objectives that considered effects on neighbours often had more restrictive controls on permitted activities.

Two plans included reference to iwi management plans or iwi endorsed master plans where activities consistent with those plans were permitted. Standards and wider plan rules still applied over and above these plans however.

There were no rules within any MPZ chapter that specified whether any consents would be notified or not.

In respect to the public feedback on MPZ's submissions on are either in support or support in part seeking tweaks to the rules to reflect specific interests, I.e. recognition of state highways etc. Of all the plans reviewed there was only a handful of submissions in opposition for reasons associated with race etc.

Overall, it is my view that the application of MPZ's in the plans reviewed will remove some consenting requirements for activities that specifically meet Māori cultural needs. The ability to which they ease process does vary and does relate to the context of the wider plan in question.

Taupō District Plan

This assessment gives us useful insight into how MPZ are applied within the wider country. Of particular use is the identification of the types of activities which are identified by other plans which should be reasonably anticipated to occur within a MPZ. To take this assessment a step further I have considered these activities generally against the current TDP rules and standards which are likely to apply, namely the current Residential Environment and Proposed Rural Environment[1] provisions. I consider this to be a useful exercise as it provides an indication on how the TDP without MPZ considers these activities.

The following table provides a brief summary of how various māori cultural activities would be considered by the TDP.

Activity	Plan Change 42 – General Rural	Residential Environment
Whare	A single whare in an allotment is Permitted provided that it meets all relevant standards (i.e. bulk and location). One minor dwelling is also permitted. Natural hazard and wider rules will also apply.	Whare are permitted activities provided that they meet all relevant standards. There is no limit to the number of dwellings permitted on site however standards such as vehicle movements and coverage will manage the level of development on site.

[1] As anticipated to be revised through PC42.

Activity	Plan Change 42 – General Rural	Residential Environment
Papakāinga	Permitted with conditions and non-notified. Provides for mixed use outcomes as either permitted or RDA.	As with whare, these can occur on site provided they meet with wider standards. Could be non-complying if it breaches multiple bulk and location standards.
Home Business	Permitted if it complies with the standards otherwise RDA. Can be done as part of a Papakāinga application too.	Permitted if small scale (i.e. no more than 50m^2 and 2 FTE) otherwise discretionary. Multiple home business on the same site would be discretionary.
Marae Complexes	Marae are not identified as a specific activity however new marae and alterations to existing would be permitted provided it meets the bulk and location requirements for the site. These include max floor area of 5,000m^2 or building coverage of up to 10%. Setbacks etc may not allow for buildings close to boundaries such as waharoa etc.	Marae are not identified as a specific activity but due to the degree of development on site, they would most probably require a resource consent due to bulk and location controls.
Manuhiri noho	Permitted if it complies with the standards otherwise RDA. Can be done as part of a Papakāinga application too.	Permitted if small scale (i.e. no more than 50m^2 and 2 FTE) otherwise discretionary. Multiple home business on the same site would be discretionary.
Whare Taonga	Permitted provided it complies with bulk and location standards for structures	Permitted provided it complies with bulk and location standards for structures.
Urupa	Permitted provided it complies with bulk and location standards for structures	Permitted provided it complies with bulk and location standards for structures and vehicle movements.
Pouwhenua	Permitted provided it complies with bulk and location standards for structures – namely height and setbacks.	Permitted provided it complies with bulk and location standards for structures – namely height and setbacks.
Mahinga Kai	Permitted	Permitted
Community Facilities	Permitted provided it complies with bulk and location standards for structures	Permitted provided it complies with bulk and location standards for structures and vehicle movements.

Activity	Plan Change 42 – General Rural	Residential Environment
Kohanga and Kura	Permitted if it complies with the standards otherwise RDA. Can be done as part of a Papakāinga application too.	Permitted provided that it complies with specific standards including floor area, vehicle movements and hours of operation and landscaping etc.
Whare Haora	Permitted if it complies with the standards otherwise RDA. Can be done as part of a Papakāinga application too.	Permitted provided that it complies with specific standards including floor area, vehicle movements and hours of operation and landscaping etc.
Māori cultural activities	Permitted – not regulated	Permitted – not regulated
Hakinakina	Permitted – not regulated	Permitted – not regulated

The majority of māori cultural activities can be developed within the Taupō District on a permitted basis provided they meet the relevant performance standards. Activities are more likely to be permitted if they are small scale discrete activities. If there is a number of activities proposed on a site (i.e. kainga, kura and community) a resource consent will be a likely requirement. Within the Rural Environment the Papakāinga provisions will however permit multi use papakāinga development which can include a range of land use activities on one site.

Māori Purpose Zones Comparison Table

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
Matamata Piako – Draft				
(Precinct 1) have Māori Freehold status under Te Ture Whenua Māori Act 1993. Include existing marae, and directly adjoining land that has the potential to be developed for papakāinga. Sites generally located within rural areas, where infrastructure and services are limited. (Precinct 2) have existing papakāinga. These sites are connected to Council services and can therefore provide for further housing.	Precinct 1 and Precinct 2	1. Enable Māori to maintain and enhance their traditional and cultural relationship with their ancestral land and enhance their social, economic and cultural wellbeing. 2. Enable settlement patterns, activities and development in accordance with kaupapa Māori and tikanga. 3. Manage adverse effects of buildings, structures and activities on the amenity values, character and quality of the surrounding environment.	Precinct 1: Permitted activities: • Demolition and alteration of buildings with exceptions • Relocatable buildings • Marae and marae related activities • Up to 10 kainga per site (need papakāinga development plan) • Home business (one per site) • Community and education facilities where no greater than 150m^2 and are adjoining marae and papakāinga. • Earthworks less than 1000m^3 • Other Rural PA. RDIS Activities where the PA does not comply with 1–2 performance standards – standards are general rural standards for setbacks and buildings etc. Discretionary activities: • Does not comply with three or more performance standards. • Does not comply with a specific condition. • More than 10 Kainga. Non-Complying activities: • Those activities not provided for in the wider rules within the MPZ. Precinct 2: Permitted activities: • One kainga per record of title • One kainga per 500m^2 site area (provided it is on Māori freehold land and will legally stay that way) • Relocatable buildings • Earthworks.	Strong focus on not adversely affecting neighbouring properties. Recognises specific activities, such as marae and papakāinga but has restrictions on them including wider rules in the plan. The two precincts are a useful approach for those MPZ in a rural setting (Prec 1) vs and urban one (Prec 2) by enabling a dual approach to the application of rules and standards which recognise the location and character of the location of the MPZ. Submissions in support and opposition, those in opposition concerned with rural amenity, urbanisation and reverse sensitivity issues.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
			Restricted Discretionary activities: • Does not comply with one or more performance standards where the performance standards are of an urban nature. Includes reference to complying with other rules in the plan including hazards, signage, noise, etc.	
Timaru District Plan				
The purpose of the Māori Purpose Zone is to provide for the social, cultural, environmental and economic wellbeing of mana whenua, and ensure a thriving and self-sustaining Māori community. The zone recognises and provides for the relationship of māori with the land. The MPZ is applied to areas of land originally granted as Native Reserve for Māori occupation or use. Has an aspiration to create an enabling planning regime to not only encourage the development and use of the existing Māori land, but to create a place for mana whenua to return to. Māori should benefit from these provisions and enjoy the additional activities that can be undertaken within the Zone. Māori Land is defined as that within the original Māori Reserves, that is: 1. Owned by Te Rūnanga o Ngāi Tahu or Te Rūnanga o Arowhenua; or 2. Māori communal land gazetted as Māori reservation under s338 Te Ture Whenua Māori Act 1993; or 3. Māori customary land and Māori freehold land as defined in s4 and s129 Te Ture Whenua Māori Act 1993; or	Single zone used which includes areas of non-Māori land. Note that non-Māori land parcels default to rural but are still identified as MPZ in the plan.	1. The occupation of ancestral land by mana whenua is recognised and provided for within the Māori Purpose Zone. 2. The Māori Purpose Zone specifically provides for mana whenua needs and activities, including papakāinga, to achieve a thriving, sustainable and self-sufficient Māori community. All submissions on MPZ are either in support or support in part seeking tweaks to the rules to reflect specific interests or the identification of additional areas of land.	Permitted activities: Has a range of permitted activities including papakāinga, visitor accommodation, primary production, home business, retail, domestic pig production, keeping of poultry, public amenity buildings and conservation activities if they meet specified size or other limits or standards. Those activities not meeting the specified standards etc will be RDA, discretionary and in a few cases Non-Complying. Discretionary activities: The following activities have been specifically identified as Discretionary Activities within MPZ – industrial and rural industrial activities, urupa and seasonal workers accommodation. Non-Complying activities: A range of activities are identified as non-complying activities including quarrying, plantation forestry, intensive primary production, effluent ponds, brothels, airstrips etc. The plan also includes a list of standards relating to setbacks, building height, outdoor storage and servicing. Papakāinga has a smaller setback (3-5m) than other structures.	The plan includes the regulation of several activities which are not regulated in the TDP. These include farming and conservation activities. The rules in the plan only apply to Māori land within MPZ. All other lands default to rural. No limit to the number of Kainga within a papakāinga, and papakāinga has a very broad definition that includes the following activities: a. whare (household unit); b. home businesses; c. marae complexes; d. manuhiri noho; e. whare taoka; f. urupā; g. pouwhenua; h. mahika kai; i. community facilities; j. kōhanga reo (preschool); k. kura kaupapa (education activity and facilities); l. whare hauora (health care facilities); m. Māori cultural activities, including art and wānanga;

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
4. Owned by a person or persons with evidence of whakapapa connection to the land (where documentary evidence of whakapapa connection is provided from either the Māori Land Court or the Te Rūnanga o Ngāi Tahu Whakapapa Unit), or 5. Is vested in a Trust of Māori Incorporation under the Te Ture Whenua Māori Act 1993. For other land within the Māori Purpose Zone the General Rural Zone provisions apply.				n. Hākinakina (recreation activities and facilities, excluding commercial recreation and motorised sports), and o. ahuwhenua (primary production). If considered next to the current rural provisions in the TDP it would be more enabling, specifically as it applies to community and education facilities. There was significant opposition to the introduction of MPZ in the plan. It appears to be from other landowners who are either within or adjacent to the proposed MPZ.
Auckland Unitary Plan				
Māori Purpose Zones are those with existing or proposed marae development or other Māori cultural institutions such as marae and papakāinga-style development to be established in specific areas of Auckland, on general or Māori land.	Single Zone	1. Recognise the continued occupation by Māori of the Auckland area over many centuries and the holistic nature of traditional Māori village settlement. 2. The unique social and cultural needs of Auckland's Māori communities are met in both rural and urban settings including in coastal areas and outside the Rural Urban Boundary. 3. Areas are sustainably developed and used in accordance with mātauranga and tikanga Māori. 4. The quality of the local environment, including the amenity values of adjoining properties, the natural environment and local landscape values, is protected. 5. Opportunities to establish supporting economic activities of an appropriate scale are provided.	Permitted Activities: • Home occupations • Up to three dwellings per site • Care centres and community, healthcare and education facilities up to 250m^2 • Māori cultural activities • Marae and urupa • Markets, produce stalls and retail up to 100m^2 • New structures or buildings associated with Māori cultural activities and the alteration and addition to buildings. Restricted Discretionary: • More than four dwellings per site • Care centres and community, healthcare and education facilities greater than 250m^2 • Organised sport and recreation • Retail greater than 100m$^{2.}$ Discretionary Activities: • Visitor accommodation • Offices • 'Integrated Māori development', which includes a mix of development types (marae, residential	Provides for a mixed-use environment with a base level of development permitted. Use of RDA allows for activities with a greater intensity to be considered based on the specific effects of the increased level of development. Standards relating to setbacks etc and objectives relating to neighbouring properties do recognise effects on neighbours and the wider environment. Reference to 'Integrated Māori Development' essentially allows for a master planning approach under a Discretionary Activity status. Includes some activities that are not regulated in the TDP such as farming and sport and recreation.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
			and healthcare etc.) considered as a single application. • Farming. Non-complying – all other activities: There is also a range of other standards relating to bulk and location etc, including specific structure exceptions for Marae and Pou haki.	
Waitomo District Plan				
The zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993. The zone also acknowledges that the nature of multi-ownership tenure can be problematic when trying to align with the current legislation pertaining to land. To allow mana whenua to utilise land resources sustainably and to contribute to restoring customary activities on Māori whenua, the zone allows marae complexes and papakāinga as a permitted activity.	Single zone	1. Enable mana whenua to use, manage and enjoy their traditional resources and maintain their relationship with ancestral lands in accordance with tikanga Māori and matauranga Māori. 2. Support the aspirations of mana whenua to create prosperous, healthy, innovative communities that offer opportunities for growth while managing the adverse effects on the environment. 3. Ensure new development or re-development does not exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision. 4. Ensure the potential for reverse sensitivity effects to arise is minimised.	The following activities are permitted within MPZ: • Marae complex and up to 10 papakāinga units per each individual zone • Urupa under Te Ture Whenua Māori Act 1993 and private cemeteries under the Burial and Cremation Act 1964 • Tanks and silos • Accessory buildings ancillary to any permitted activity • Construction, additions and alteration of buildings for any permitted activity • Healthcare facilities, educational facilities, community facilities, arts and cultural centres less than 250m^2 in size • Boarding houses • Retail activities • Tourism activities • Home business and agricultural, pastoral and horticultural activities. All such activities are subject to a range of exceptions and performance standards. Those activities specified which are unable to meet the permitted activity rules generally default to Restricted Discretionary Activities. The following activities are specifically identified as Discretionary Activities: • More than 10 Papakāinga units per zone • Visitor accommodation and camping grounds • Retirement villages • Industrial villages • Rural industry.	Covers a range of activities, many of which are not currently regulated in the TDP. Is a consistent zone across all parts of the District and uses performance standards to manage the scale of development on a site. All submissions on MPZ are either in support or support in part seeking tweaks to the rules to reflect specific interests.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
			There is a set of performance standards which include minimum setbacks, height to boundary, noise insulation, servicing and building coverage (35%). The setback requirements differ depending on the adjacent zone while the coverage is standard for all MPZ.	
New Plymouth District Plan				
The purpose of the Māori Purpose Zone is: • To enable Pā/marae, papakāinga and associated activities on land owned by tangata whenua, and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the district. • Recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993. • Also applies to some areas of land granted as Native Reserve for Māori occupation or use. • Some MPZ apply beyond Māori land or Native Reserve land, to ancestral land owned by iwi or hapū. • Enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. • Pā/marae provide an important community focal point for social gatherings and cultural activities. • Papakāinga provides another housing choice for Māori and enables tangata whenua to maintain or re-establish connections to their Māori identity, culture, whānau and whenua.	Single zone approach.	1. Tangata whenua are able to exercise their responsibilities as kaitiaki in the Māori Purpose Zone to protect, maintain and promote their spiritual, cultural, social, economic and environmental interests and associations. 2. Tangata whenua are able to exercise their responsibilities as mana whenua in the Māori Purpose Zone to: a. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors); b. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and c. avoid, remedy or mitigate adverse effects of activities. Māori purpose activities and the comprehensive, co-ordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.	The following land use activities are identified as being permitted within an MPZ: • Māori purpose activities (marae, pa, papakāinga, urupa, home business, childcare etc) • Māori cultural activities • Living activities (residential activities and units, rest homes, supported residential care and boarding houses) • General retail • Business service activities • Educational facilities • Visitor accommodation • Agricultural, pastoral, and horticultural activities • Community activities. The plan also has permitted building activities that relate to building standards (such as setbacks and heights etc). It also recognises the presence of iwi or hapū development plans. Such plans are identified as a plan developed by whanau, hapū or iwi that provides guidance to the Council when administering activities located within the Māori Purpose Zone or other areas of iwi or hapū influence. They may reflect iwi or hapū aspirations or highlight important locational resources. Building activities in accordance with such plans are permitted. Discretionary activities: • industrial activities • primary production • rural industry • commercial • supermarkets • entertainment and hospitality activities.	The approach of the plan is to allow activities which are compatible with the role, function and predominant character of the MPZ. A single zone approach is used whereby the MPZ could be within urban and rural areas. The list of permitted land use activities is quite broad (and therefore permissive) relative to other plans. All submissions on MPZ either in support or support in part seeking tweaks to the rules to reflect specific interests.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
• Other activities that support and are compatible with Māori Purpose Activities are anticipated in this zone, such as small scale offices and general retail activities.			Building standards such as setbacks vary depending on the adjacent zone.	
Gore District Plan				
Māori Purpose Zones recognise and further enable whānau Māori within the Gore District to provide for their cultural, social, environmental, and economic wellbeing in ways that reflect their unique rights and interests as mana whenua and tangata whenua. This zone provides for a range of activities to be undertaken, such as Māori cultural hubs (including marae complexes), papakāinga, community-focused activities, and environmental and economic activities which support Māori values and aspirations. These provisions recognise that there are some activities that should be permitted across all Māori Purpose Zones (such as cultural activities), whilst other activities (such as residential activities or commercial activities) may be appropriate only in specific zones, depending on the constraints of the site.	There are four Māori Purpose Zones included in the Gore District Plan. They are: • Hokonui Rūnanga (Charlton Road, Gore) • Mataura Marae (Dorset Street, Mataura) • Te Ika Rama Marae (McKinnon Road, McNab) • Hokonui Marae (Hyde Street, Gore)	1. Enable a range of social, cultural, environmental, and economic development opportunities that support the occupation, use, development, and ongoing relationship between mana whenua and tangata whenua, and both their ancestral lands and the natural environment. 2. Mana whenua and tangata whenua are able to exercise rangatiratanga and kaitiakitanga to the fullest extent practicable within a Māori Purpose Zone. Use and development in the Māori Purpose Zone is enabled where adverse effects on the health and safety of people and the environment are avoided or mitigated.	The following activities are permitted: • Māori customary activities • Conservation activities • Marae or papatipu rūnanga complex • Emergency services • Primary production • Cluster housing • Residential activities • Community facility • Commercial activity • Visitor accommodation • Urupa. Activities that do not meet the associated standards are restricted discretionary. All other activities are discretionary activities. Performance standards such as setbacks etc are more aligned with rural than urban standards. This includes restricting permitted building coverage to 1,000m^2 per site. Wider district plan rules may also apply.	The provisions provide for a range of activities to occur within a MPZ. These are relative to the wider plan and establish an anticipated list of activities within the zone. Most submissions on MPZ are either in support or support in part seeking tweaks to the rules to reflect specific interests. Those in opposition are either seeking reference to flood risk or recognition that MPZ are not the only parts of the district where cultural values and activities can occur.
West Coast Combined Plan				
The purpose of the MPZ is to enable tino rangatiratanga for Poutini Ngāi Tahu in relation to their own lands, and allow for their unique social, cultural, environmental and economic needs to be met within Te Tai o Poutini/the West Coast. A key element of the rules in the zone is the development of Iwi/Papatipu	Single zone used which includes areas of non-Māori land. Note that non-Māori land parcels are not subject to MPZ rules.	1. The use and possession of ancestral land by Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu is recognised and provided for within the MPZ - Māori Purpose Zone, within which Ngāi Tahu are able to exercise tino rangatiratanga. 2. The MPZ - Māori Purpose Zone specifically provides for Poutini Ngāi Tahu needs and activities, including residential, social,	The following activities are permitted within MPZ: • Māori Purpose Activities subject to bulk and location standards (max. building area is 500M^2 per building, 10m ht, and coverage of 40%). There is also a density standard which differs depending on whether in a serviced area or not. • Agricultural, pastoral or horticultural activities or buildings • Conservation and recreation standards	Reference to Māori Purpose Activities does provide for a permissive approach to development within MPZ. Bulk and location standards are also reasonably permissive and responsive to the wider environment. The standards are relative to the wider plan approach and include some activities which are not regulated within the TDP.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
Rūnanga Management Plans. These plans will be developed by Poutini Ngāi Tahu and endorsed by the relevant rūnanga - Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio. In areas where their takiwa overlaps, the plan(s) will need to be endorsed by both rūnanga. These Iwi/Papatipu Rūnanga Management Plans will enable Poutini Ngāi Tahu to undertake activities on specific sites that reflect the unique identities and values of the sites, while managing the effects of the activities. Once the Iwi/Papatipu Rūnanga Management Plan is lodged with the Council, many activities become Permitted. Prior to that, the zone still provides for a wide range of Permitted Activities which enable Poutini Ngāi Tahu to use and develop the land within a cultural framework.		cultural, environmental and economic use and development to: a. Provide a safe, nurturing environment for ngāuri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors); b. Ensure the whenua is managed in accordance with tikanga Māori; and c. Ensure the protection and maintenance of ngā taonga tuku iho (treasures). 3. The significant coverage of identified natural environment overlays across some parts of the MPZ - Māori Purpose Zone and the contribution their values make to the wider community is recognised, and the appropriate use and development of the Zone is provided for.	• Residential activities (standards the same as Māori Purpose Activities) • Minor Structures • Fences, Walls and Retaining Walls • Relocated Buildings • Visitor Accommodation that is not in a marae complex • Community facilities • Buildings and Other Activities in Accordance with an Iwi/Papatipu Rūnanga Management Plan not provided for in another Permitted Activity Rule. Activities that do not meet the associated standards are either Restricted Discretionary or Discretionary activities. Māori Purpose Activities include: • marae/pā; • visitor accommodation for manuhiri; • papakainga; • urupā; • wānanga; • mahinga kai; • customary activities; • pou whenua; • home business; • sale of produce, mahi toi and other products grown or manufactured on site; • arts and cultural centres; • health and medical centres; • cultural education and research facilities; • Māori cultural activities; • cultural tourism activities; • pounamu and aotea mining, processing, polishing and carving; • childcare services, kohanga reo; • events, markets and festivals; • education and kura (schools); • whare karakia (Māori church). The plan includes non-complying activities which are those not provided for in another rule in the Zone.	Most submissions on MPZ are either in support or support in part seeking tweaks to the rules to reflect specific interests. No submissions in opposition but some seeking amendments to include additional regulations such as the protection of indigenous biodiversity.

DEFINITION	ZONINGS	OBJECTIVES	RULES	NOTES
			The MPZ are subject to additional overlays and district wide rules.	
Far North District Plan				
The Māori Purpose zone provides for the use and development of Māori land that can support the social, cultural and economic aspirations of tangata whenua. MPZ also enable a range of activities to be undertaken, such as marae, papakāinga, and economic activities that reflect Māori customs and values, while enabling tangata whenua to exercise kaitiakitanga.	Māori land is categorised into either: • Māori Purpose Zone - Urban, where the land adjoins the General Residential zone and is residential in character. • Māori Purpose zone - Rural, where the land adjoins Rural zones, is rural in character and surrounded by a working rural environment with a wide range of productive activities.	1. The viability of the Māori Purpose zone is ensured for future generations. 2. The Māori Purpose zone enables a range of social, cultural and economic development opportunities that support the occupation, use, development and ongoing relationship with ancestral land. 3. Use and development in the Māori Purpose zone reflects the sustainable carrying capacity of the land and surrounding environment.	The following activities are permitted within MPZ: • New buildings or structures, and extensions or alterations to existing buildings or structures • Impermeable surfaces less than 50% of site • Farming (inoffensive) • Residential activity (except for papakāinga) on sites greater than 600m^2 for urban and 40ha for rural • Papakāinga on sites greater than 600m^2 for urban and 40ha for rural • Visitor accommodation where occupancy is no more than 6 guests per night • Marae • Community facility • Customary activity • Urupa • Home Business where it is undertaken within a residential unit • Conservation, recreation and education activities. Education activities to be undertaken in a residential unit and no more than four people in attendance. • Commercial and rural tourism activity that does not exceed 250m$^{2.}$ In most cases, where these rules and associated standards are not met, the activity defaults to discretionary. The Plan contains a list of discretionary activities which are generally associated with industrial and quarrying activities. Non-complying activities include heavier industry activities. There is a set of associated bulk and location standards. These standards vary depending on whether the site is located within a rural or urban setting.	Reference to Māori Purpose Activities does provide for a permissive approach to development within MPZ. Bulk and location standards are also reasonably permissive and responsive to the wider environment. The standards are relative to the wider plan approach and include some activities which are not regulated within the TDP. Most submissions on MPZ are either in support or support in part seeking tweaks to the rules to reflect specific interests.

Appendix 4. Draft Provisions Consulted on in February to May 2025

Draft MPZ – Māori Purpose Zone Chapter – Taupō District Plan.

MPZ – Māori Purpose Zones

The purpose of the Māori Purpose Zone is to enable a range of activities that specifically meet Māori cultural needs on land owned by tangata whenua and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone recognises and provides for the relationship of Māori with Māori land.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business activities, community and educational activities.

District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.

Māori Purpose Zones are mapped on district planning maps and listed in MPZ – Schedule01 – Māori Purpose Zones at the end of this chapter.

MPZ - Objectives

MPZ-O1 Māori Purpose Zones recognise the relationship of Māori with their culture, traditions and ancestral lands by providing for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to establish and maintain an ongoing relationship with their ancestral lands.

MPZ-O2 Activities that specifically meet Māori cultural needs can take place within Māori Purpose Zones in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua with their lands.

MPZ-O3 Tangata whenua can exercise their responsibilities as mana whenua in the Māori Purpose Zone to:

1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu.
2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors);
3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and
4. avoid, remedy or mitigate adverse effects of activities.

MPZ-O4 Māori purpose activities and the comprehensive, coordinated and efficient development of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.

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MPZ Policies

MPZ-P1 Provide for activities within Māori Purpose Zones that meet Māori cultural needs, including:

1. Māori purpose activities;
2. Māori cultural activities;
3. living activities;
4. general retail activities;
5. business service activities;
6. educational facilities;
7. visitor accommodation;
8. residential visitor accommodation;
9. agricultural, pastoral and horticultural activities; and
10. community facilities.

MPZ-P2 Recognise and provide for the role, character and function of different Māori Purpose Zones including those located within rural and urban settings.

MPZ-P3 Manage the scale, type and intensity of activities within a MPZ to ensure that they are compatible with the purpose, function and character of that Māori Purpose Zone.

MPZ-P4 Manage activities that are potentially compatible with the purpose, function and predominant character of the Māori Purpose Zone and ensure it is appropriate for such activities to establish in the Māori Purpose Zone having regard to whether:

1. the purpose of the activity assists tangata whenua to achieve MPZ-O1 - MPZ-O4;
2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs;
3. there is adequate existing and/or planned infrastructure to service the activity;
4. any adverse effects can be appropriately avoided or appropriately remedied or mitigated;
5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated; or
6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site.

MPZ-P5 Avoid land use and development which is incompatible with the purpose, function and character of the Māori Purpose Zone.

MPZ-P6 Subdivision of Māori Purpose Zones will not alienate Māori from their customary lands.

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MPZ Rules

MPZ-R1 – Permitted Activities	Subject to
(1) Any activity, building, or structure	a) Compliance MPZ-S1 to S16 including any identified Exception in MPZ-Sched01 – Māori Purpose Zones; and b) Compliance with all relevant standards in District Wide chapters, and c) is not identified as a CON, RDIS, DIS or NC activity within the MRZ, and d) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
(2) Business Activities	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban c) Compliance with MPZ S1 to S16 including any identified Exception in MPZ-Sched01 – Māori Purpose Zones; and; d) Compliance with all relevant standards in District Wide chapters, and e) is not identified as a CON, RDIS, DIS or NC activity within the MPZ, and f) is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters.
MPZ -R2 – Restricted Discretionary activities	**Matters of Restricted Discretion**
(1) Any activity that is not a permitted or discretionary activity	a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) Those performance standards in 4b.2 which the proposal does not comply with c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and its ability to function effectively as mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S5. Notification: Applications under MPZ-R2-RDIS (1) will not be notified.
(2) Subdivision	a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) The need for the land to remain as Māori land.

	c) The ability of the land to meet Māori cultural needs. d) That the land is to be used for traditional activities. Notification: Applications under MPZ-R2-RDIS (2) will not be notified.

MPZ Standards

NOTE: References to 'zone' on the standards refer to the specific Māori Purpose Zone which that activity is to take place.

MPZ – Rural	MPZ - Urban
S1 – Maximum Building Coverage	
i 15% of the total area of that zone or where a marae is present on the site, 15% of that part of the zone not covered by Marae buildings. Exception: Marae buildings	ii 55% of the total area of that zone where a marae is present on the site 40% of that part of the zone not covered by Marae Buildings. Exception: Marae Buildings
S2 - Maximum Total Coverage	
N/A	iii 75% of the zone Or where a marae is present on the zone, 50% of that part of the zone not covered by Marae Buildings. Exception: Marae Buildings
S2 – Maximum Height to Boundary	
N/A	i 2.5m Height at the boundary of the zone with a 45° recession plane except for common wall boundaries.
S3 – Maximum Building Height	
i 12m	ii 8m Exception: pouwhenua
S4 – Minimum Building Setbacks from zone boundary	
i 15m from the zone boundary. Exception Marae Buildings	ii 1.5m from the zone boundary

MPZ – Rural	MPZ - Urban
S5 Number of Dwellings per zone	
i 15 per zone	N/A
S6 – Business Activities	
i The maximum gross area of these activities use shall not exceed 15% of the total area of that zone for indoor and 15% of the that zone for outdoor.	ii The maximum gross area of Commercial and Home Business activities shall not exceed 100m^2 (indoor and outdoor) or 15% of the total area of that zone whatever is the larger.
S7 - Community uses (includes education, spiritual and health facilities).	
i The maximum gross area of these activities use shall not exceed 15% of the total area of that zone for indoor and 15% of the that zone for outdoor. Exception Marae Buildings	ii The maximum gross area of these uses shall not exceed 100m^2 (indoor and outdoor) or 15% of the total area of that zone whatever is the larger. Exception: Marae Buildings
S8 - Vehicle Movements	
i 200 EVM's for that zone or 24 per dwelling whichever is higher	ii 150 EVMs for that zone or 24 per dwelling whichever is higher.
S9 – Signage	
4m^2 Total Face Area of all signs within that zone.	
S10 -Parking, Loading and Access	
In accordance with Section 6: Parking, Loading and Access.	
S11 - Max artificial Light	
8 LUX (lumens per square meter) at the boundary of that zone.	
S12 - Maximum Noise Limits	
Maximum Noise Limits	The noise level arising from any activity measured within the boundary of any Residential Environment site or the notional boundary of any Rural Environment site, other than from the MPZ Zone where the noise is generated, shall not exceed the following limits: i. 7.00am – 7.00pm 50dBA L_{eq} ii. 7.00pm – 10.00pm 45dBA L_{eq} iii. 10.00pm – 7.00am 40dBA L_{eq} and 70dBA L_{max}

MPZ – Rural	MPZ - Urban
S13 - Maximum Noise Measurement	
The noise levels shall be measured in accordance with the requirements of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.	
S14 - Maximum Noise Construction Noise	
All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise	
S15 - Maximum Odour	
There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site. Notes: i. In determining whether an odour is offensive or objectionable, the Council shall have regard to the assessment guide contained in schedule 7.7. ii. The Regional Council may also require that resource consent be obtained for discharges to air (including odour discharges).	
S16 - Stormwater	
i. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10 year return period of 1 hour duration (45mm). ii. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. iii. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	

MPZ-Sched01- Māori Purpose Zones

Site ID	Identifier	Type	Exceptions	Map ref
MPZ1	address	Res or rural	Reference specific existing or proposed activities associated with that Zone.	
MPZ2				
MPZ3				

Definitions

Marae: Means kaupapa Māori cultural complex centred around a wharenui (meeting house). A complex can include a range of ancillary structures and activities such as whare kai (kitchen & dining facilities), a whare moe (sleeping spaces), whare hui (meeting spaces), Whare paku (ablution blocks), administration spaces, whare taonga (spaces for displaying treasures), permanent hāngī pits, outdoor food preparation areas, small-scale associated storage areas, carving installations, and landscaped outdoor areas.

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Requiring Authority: CNZ - Chorus NZ Ltd

Taupō Exchange	
Designation Unique Identifier	CNZ01
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Whakaipo Avenue, Taupō Lots 132, 133 and 134 DP 22989 and Part Lot 8 DPS 743
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D20.

Tūrangi Exchange	
Designation Unique Identifier	CNZ02
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Tautauhanga Road, Tūrangi Lot 90 DP 28176
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D31.

Mangakino Exchange	
Designation Unique Identifier	CNZK03
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Commerce Street, Mangakino

	Part Pouakani Block
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D6.

Omori Exchange	
Designation Unique Identifier	CNZ04
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Omori Road, Omori Lot 1 DP 65642
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D11.

Pihanga Radio Station	
Designation Unique Identifier	CNZ05
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	State Highway 1, Pihanga Section 1 SO 26546
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary

Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D12.

Rangitaiki Exchange	
Designation Unique Identifier	CNZ06
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	State Highway 5, Rangataiki Part Runanga 2A Block
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D14.

Wairakei Exchange	
Designation Unique Identifier	CNZ07
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Raukawa Cresent, Wairakei Part Section 29 Block X Tatua SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification.

	Prior reference: D36.

Whakaparataringa Radio Station	
Designation Unique Identifier	CNZ08
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Tutukau Road, Orakeikorako Parts Tahorakuri No 3 Block
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D39.

Whakatau Radio Station	
Designation Unique Identifier	CNZ09
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Matea Road, Rangitaiki Section 1 SO 47542
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D40.

Requiring Authority: KL – Kordia Limited

Tuhingamata Broadcast Facilities	
Designation Unique Identifier	KL01
Designation Purpose	Broadcasting, Telecommunication (including radio and microwave communications) and ancillary and associated purposes.
Site Identifier	Highland Drive, Acacia Bay Part Lot 3 DPS 67095 with easements and right of way DPS 34803, over Lot 42 DPS 34803
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – KL01
Additional Information	~~n/a~~ Prior reference: D94

Requiring Authority: MCOR – Minister of Corrections

Tongariro Prison	
Designation Unique Identifier	MCOR01
Designation Purpose	Prison Purpose
Site Identifier	~~State Highway 1~~ ~~Part Section 1 SO 37156~~ Area 1 DP 489525
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D29

~~Taupō Periodic Detention Centre~~ **CCS Taniwha Street Taupō**	
Designation Unique Identifier	MCOR02
Designation Purpose	~~Periodic Detention Centre~~ Community Corrections Activity
Site Identifier	Taniwha Street, Taupō Section 1 Block XI Town of Taupō
Lapse Date	Has been given effect to.

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D23

~~Tūrangi Probation Reporting and Periodic Detention Centre~~ **CCS Atirau Road Tūrangi**	
Designation Unique Identifier	MCOR03
Designation Purpose	~~Probation Reporting and Periodic Detention Centre~~ Community Corrections Activity
Site Identifier	Atirau Road, Tūrangi Section 1 SO 35426
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D32

Requiring Authority: MCOU – Minister for Courts

Taupō Court House	
Designation unique identifier	MCOU01
Designation purpose	~~Taupō Court House~~ Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes
Site identifier	Story Place, Taupō Section 1 SO Plan 57934 Block II Tauhara SD
Lapse date	Has been given effect to.
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Rollover designation with modification. Prior reference: D19

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Requiring Authority: MSNZ – Meteorological Services of New Zealand

Taupō Automatic Weather Station	
Designation Unique Identifier	MSNZ01
Designation Purpose	Meteorological Purposes
Site Identifier	Taupō Airport, Taupō ~~Part Lot 49 SO 43084 Block IV Tauhara SD~~ Section 1 SO 534655
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D33

Requiring Authority: MEDU – Minister of Education

Hilltop School	
Designation unique identifier	MEDU-01
Designation purpose	~~School~~ Education Purposes
Site identifier	Hilltop School Rokino Road, Taupō Part Section 7 Block II Tauhara SD (SO 42209)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D2. Rollover designation with minor correction.

Te Kura o Hirangi ~~School~~	
Designation unique identifier	MEDU-02
Designation purpose	~~School~~ Education Purposes
Site identifier	Te Kura o Hirangi Mawake Place, Tūrangi Lot 104 DP 2822
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D3. Rollover designation with minor correction.

Kuratau School	
Designation unique identifier	MEDU-03
Designation purpose	~~School~~ Education Purposes
Site identifier	Kuratau School State Highway 41, Tūrangi

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	Waituhi Kuratau 1A1A Block
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D4. Rollover designation with minor correction.

Mangakino ~~Area~~ School	
Designation unique identifier	MEDU-04
Designation purpose	~~School~~ Education Purposes
Site identifier	Mangakino School Karam~~u~~u Street, Mangakino Part Pouakani 2 Block (SO 42746)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D5. Rollover designation with minor correction.

Marotiri School	
Designation unique identifier	MEDU-05
Designation purpose	~~School~~ Education Purposes
Site identifier	Marotiri School Tihoi Road, Whakamaru Part Tihoi 3B, 8B, 2B, 3, 4, 6& 8 subdivision of B Block (SO 4256)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No

Additional information	~~n/a~~ Refer to explanatory note. Formerly D7. Rollover designation with minor correction.

Mountview School	
Designation unique identifier	MEDU-06
Designation purpose	~~School~~ Education Purposes
Site identifier	Mountview School Rangatira Street, Taupō Lot 42 DPS 13555
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D9. Rollover designation with minor correction.

Rangitaiki School	
Designation unique identifier	MEDU-07
Designation purpose	~~School~~ Education Purposes
Site identifier	Rangitaiki School Rangitaiki School Road, Rangitaiki Part Wharetoto ~~No.~~9 Block (SO 58884)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Prior reference: D15. Rollover designation with minor correction.

Tauhara College

Designation unique identifier	MEDU-08
Designation purpose	~~School~~ Education Purposes
Site identifier	Tauhara College Invergarry Road, Taupō ~~Part Lot 1 DP 13303, Part Section 30 Block II Tauhara SD (SO 48662)~~ Section 1-2 Survey Office Plan 48662
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D17. Rollover designation with minor correction.

Tauhara School	
Designation unique identifier	MEDU-09
Designation purpose	~~School~~ Education Purposes
Site identifier	Tauhara School Crown Road, Taupō Part Section 30 Block II Tauhara SD (SO 38578), and Part Section 30 Block II Tauhara SD (SO 40838)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D18. Rollover designation with minor correction.

Taupō Intermediate	
Designation unique identifier	MEDU-10
Designation purpose	~~School~~ Education Purposes
Site identifier	Taupō Intermediate

	K~~o~~ōtare Street, Taupō Part Section 30 Block II Tauhara SD (SO 42527), and Section 1 SO 57384 ~~Part Section1 SO 56911~~
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D21. Rollover designation with minor correction.

Taupō Nui-A-Tia College	
Designation unique identifier	MEDU-11
Designation purpose	~~School~~ Education Purposes
Site identifier	Taupō Nui-A-Tia College Spa Road, Taupō ~~Section 5 Suburbs of Taupō, Allotments 3 and 4 Surburbs of Taupō, Closed Street Block II Tauhara SD (SO 37406), Lot 1 and 2 DP 36655, Section 22 Block II Tauhara SD~~ Section 3-5 Suburbs of Taupo and Closed Road Survey Office Plan 37406 and Lot 1-2 Deposited Plan 36655 and Section 22 Suburbs of Taupo
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D22. Rollover designation with minor correction.

Taupō School

Designation unique identifier	MEDU-12
Designation purpose	~~School~~ Education Purposes
Site identifier	Taupō School Tamamutu Street, Taupō ~~Sections 1 to 16~~ Block XV Town of Taupō
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D24. Rollover designation with minor correction.

Tirohanga School	
Designation unique identifier	MEDU-13
Designation purpose	~~School~~ Education Purposes
Site identifier	Tirohanga School Tirohanga Road, Tirohanga Section 17 Block XII Atiamuri SD (SO 39498)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D27. Rollover designation with minor correction.

TKKM o Whakarewa I Te Reo ki Tuwharetoa	
Designation unique identifier	MEDU-14
Designation purpose	~~School~~ Education Purposes
Site identifier	TKKM o Whakarewa I Te Reo ki Tuwharetoa Waikato Street, Taupō ~~Block II Tauhara SD,~~ Section 1 SO 59805

Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D16. Rollover designation with minor correction.

Tongariro ~~High~~ School	
Designation unique identifier	MEDU-15
Designation purpose	~~School~~ Education Purposes
Site identifier	Tongariro School Waipapa Road, Tūrangi Part Lot 1 DP 29783
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D28. Rollover designation with minor correction.

Waipahihi School	
Designation unique identifier	MEDU-16
Designation purpose	~~School~~ Education Purposes
Site identifier	Waipahihi School Parata Street, Taupō Part Section 39 Block VI Tauhara SD and Lot 270 DPS 22877 ~~& Part S39 Block VI Tauhara SD~~
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note.

	Formerly D34. Rollover designation with minor correction.

Wairakei School	
Designation unique identifier	MEDU-17
Designation purpose	~~School~~ Education Purposes
Site identifier	Wairakei School Kauri Drive, Wairakei Village Lot 115 DPS 53288 ~~Part Block X Tatua SD~~
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D35. Rollover designation with minor correction.

Te Kura o Waitahanui ~~Bilingual School~~	
Designation unique identifier	MEDU-18
Designation purpose	~~School~~ Education Purposes
Site identifier	Te Kura o Waitahanui State Highway 1, Waitahanui Part Tauhara Middle ~~No~~ 4A Block
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D37. Rollover designation with minor correction.

Whakamaru School	
Designation unique identifier	MEDU-19

Designation purpose	~~School~~ Education Purposes
Site identifier	Whakamaru School Kaahu Road, Whakamaru ~~Pouakani Part B10 Block~~ Section 1 SO 39744
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	~~n/a~~ Refer to explanatory note. Formerly D38. Rollover designation with minor correction.

Requiring Authority: MPOL – Minister of Police / NZ Police

Mangakino Police Station	
Designation Unique Identifier	MPOL01
Designation Purpose	Police Station
Site Identifier	~~Rimu Street, Mangakino~~ 88 Rangatira Drive, Mangakino Part Pouakani Māori Land Plan: ML 14984 SO 42746
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D42

Taupō Police Station	
Designation Unique Identifier	MPOL02
Designation Purpose	Meteorological Purposes
Site Identifier	~~21~~ 20 Story Place, Taupō Sec 2 SO 57934
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D43

~~**Tūrangi Police Station**~~	
~~Designation Unique Identifier~~	~~MPOL03~~
~~Designation Purpose~~	~~Police Station~~
~~Site Identifier~~	~~3 & 5 Tautahanga Road, Tūrangi~~ ~~Lot 172 - 173 DP 28538~~

~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

Tūrangi Police Station	
Designation Unique Identifier	MPOL04
Designation Purpose	Police Station
Site Identifier	~~Lots 239 - 242 DP 28538~~ 2 & 4 Ohuanga Road
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Prior reference: D45

Requiring Authority: NZME – New Zealand Media and Entertainment

Karangahape Transmission Site	
Designation Unique Identifier	MEDU06
Designation Purpose	Radio-communication, Telecommunication and ancillary purposes and land uses
Site Identifier	Karangahape Road Whakarawa Block situated in Blocks VIII and XII Puketapu SD and Block V, IX and X Karangahape SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Requiring Authority: NZTA – New Zealand Transport Agency

~~**SH1-SH5 Roundabout**~~ **State Highway 1**	
Designation Unique Identifier	NZTA01
Designation Purpose	~~State Highway 1~~ To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure.
Site Identifier	~~Auckland – Wellington~~ **State Highway 1** from the South Waikato District boundary in the north to the Ruapehu District boundary in the south.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	~~Primary~~ Varies
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D80, D95, D101, D102 The following sections of State Highway 1 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Atiamuri River Bridge to SH 5, Gaz 1997 p 1573 • Mapou Road to Tawhaa Road, Gaz 1997 p 3871 • Tawhaa Road to Blake Road at Waitahanui, Gaz 1975 p 1303 • Blake Road to North abutment of Tauranga/Taupō Bridge, Gaz 2002 p 1035 • Tauranga-Taupō River to 3B/6 Roads District boundary, Gaz 1978, p 730 • No 316 Rds District boundary to Tongariro River Bridge / Northern boundary of Hautu 1A (60 chains north of Waimarino, Gaz 1969, p 865 • Taupehi Road to SH 47 junction (Rangipo) / Northern boundary of Ohuanga North 5A to SH 47 at Rangipo, Gaz 1973 p 95

~~State Highway 1~~	
~~Designation Unique Identifier~~	~~NZTAO2~~
~~Designation Purpose~~	~~State Highway 1~~
~~Site Identifier~~	~~Auckland – Wellington~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

State Highway 41	
Designation Unique Identifier	NZTA03
Designation Purpose	~~State Highway 41~~ To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site Identifier	~~Taumarunui – Tūrangi~~ **State Highway 41** from the intersection with State Highway 1 in the south-east to the Ruapehu District boundary in the west.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D103 The following sections of State Highway 41 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Ngapuke Road to Kuratau River Bridge, Gaz 1976 p 2506 • Kuratau River Bridge to Waihi Road, Gaz 1976 p 2664 • Waihi Road to 4 mile south of Te Pananga Saddle Road, Gaz 1969 p 614

State Highway 5	
Designation Unique Identifier	NZTA04

Designation Purpose	~~State Highway 5~~ To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure.
Site Identifier	~~Rotorua – Taupō – Napier~~ **State Highway 5** from the Rotorua Lakes District boundary in the north-east to the Hastings District boundary in the south-east.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	~~Primary~~ Varies
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D104 The following sections of State Highway 5 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Southern abutment of Mihi Bridge, Gaz 1997 p 3871 • Taupō Borough boundary to Southern boundary (extended) of Part 4A2A, Blocks III and VII, Tauhara S.D., Gaz 1973 p 2768

State Highway 30	
Designation Unique Identifier	NZTA05
Designation Purpose	~~State Highway 30~~ To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site Identifier	~~Te Kuiti – Whakamaru~~ **State Highway 30** from the intersection with State Highway 32 in the east to the Waitomo District boundary in the west.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	~~Primary~~ Varies
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D105

State Highway 32	
Designation Unique Identifier	NZTA06

Designation Purpose	~~State Highway 32~~ To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site Identifier	~~Rotoaira~~ **State Highway 32** from the intersection with State Highway 30 in the north to the intersection with State Highway 41 in the south.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	~~Primary~~ Varies
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D106 The following sections of State Highway 32 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Taupō/Taumarunui City boundary to SH 41 junction, Gaz 1971 p 1229

State Highway 46	
Designation Unique Identifier	NZTA07
Designation Purpose	~~State Highway 46~~ To construct, operate, maintain, and improve a state highway and associated infrastructure.
Site Identifier	~~Rotoaira~~ **State Highway 46** from the intersection with State Highway 1 in the east to the to the Ruapehu District boundary in the west
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover designation with modification. Prior reference: D106

~~**East Taupo Arterial**~~	
~~Designation Unique Identifier~~	~~NZTA08~~
~~Designation Purpose~~	~~Road~~
~~Site Identifier~~	~~**Stage 1:** Pt Sec 39 VI Tauhara SD, Pt Sec 39 VI Tauhara SD, Pt Sec 39 VI Tauhara SD, Pt Sec 39 VI Tauhara SD, Pt Lot 1 DPs 84206, Legal Road State~~

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	~~Highway 1, Pt Sec 49 VI Tauhara SD, Pt Sec 52 VI Tauhara SD, Pt Sec 39 VI Tauhara SD, Pt Lot 1 DPs 72795, Pt Sec 39 VI Tauhara SD, Pt Lot 1 DPs 72795, Pt Sec 39 VI Tauhara SD, Pt Lot 2 DPs 84206, Legal Road, Pt Lot 3 DPS 84206~~ ~~**Stage 2:** Crown Road, Pt Tauhara Middle 1 shown D on SO 47435, Pt Lot 4 DPs 84206, Pt Tauhara Middle 1 shown C on SO 47435, Pt Tauhara Middle 1 shown I on SO 47436, Pt Tauhara Middle 1 shown B on SO 47435, Pt Tauhara Middle 1 shown H on SO 47436, Pt Lot 4 DPs 78266, Pt Tauhara Middle 1 shown G on SO 47436, Pt Tauhara Middle 1 shown F on SO 47436, Broadlands Road,~~ ~~**Stage 3:** Pt Sec 1 SO 58811, Pt Sec 1SO 59446, Pt Sec 1 SO 61664, Pt Sec 2 SO 58811, Pt Sec 3 SO 58811, Centennial Drive,~~ ~~**Stage 4:** Pt Tauhara Middle No 1, Pt Lot 1 DPs 83743, Pt Tauhara Middle No 1, Pt Lot 1 DPs 70992, Pt Lot 1 DPs 78266, Pt Sec 2 XIV Tatua SD, Sec 1 SO 61115, Waikato River, Pt Sec 6 SO 61681, Pt Lot 2 DPs 70827, Pt Wairakei Blk Pt Wairakei Streambed, Pt Oruanui 1 Blk, Pt Closed Road, Pt Oruanui 1 Blk, Legal Road, Pt Sec 8 SO 61681~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~Yes – Refer to SCHED15-CCD – NZTA01~~
~~Additional Information~~	~~n/a~~

~~**Quarry Reserve**~~	
~~Designation Unique Identifier~~	~~NZTA09~~
~~Designation Purpose~~	~~Quarry Reserve~~
~~Site Identifier~~	~~Taupō Airport~~ ~~Pt 39 SO 45642~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

State Highway 47	
Designation Unique Identifier	NZTA10
Designation Purpose	**State Highway 47** from the intersection with State Highway 41 in the north-east to the Ruapehu District boundary in the south-west.
Site Identifier	
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Requiring Authority: SPK – Spark New Zealand Trading Ltd

Taupō Exchange	
Designation Unique Identifier	SPK01
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	Whakaipo Avenue, Taupō Lots 132, 133 and 134 DP 22989 and Part Lot 8 DPS 743
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	~~Primary~~ Secondary
Conditions	No
Additional Information	~~n/a~~ Formerly D20. Rollover designation with minor correction.

Mt Maroanui Radio Station	
Designation Unique Identifier	SPK04
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes.
Site Identifier	State Highway 1, Mt Maroanui

	Part Tatua East 23B No.2 Block
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Formerly D10. Rollover designation with minor correction.

Requiring Authority: TDC – Taupo District Council

Kinloch Reservoir & Treatment Site	
Designation Unique Identifier	TDC01
Designation Purpose	Utility Reserve
Site Identifier	Whangamata Road, Taupō Lot 2 DPS 27304 Blocks VI and VII Tuhingamata West SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Acacia Bay Reservoir Site	
Designation Unique Identifier	TDC02
Designation Purpose	Local Purpose Reserve, Acacia Bay Water
Site Identifier	Mapara Road, Acacia Bay

	Lot 1 DPS 14240 Block IV Tuhingamata East
Lapse Date	Has been given effect
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Cherry Lane Reservoir Site	
Designation Unique Identifier	TDC03
Designation Purpose	Local Purpose and Scenic Reserve, Mapara Water Supply Area
Site Identifier	Acacia Heights Drive, Acacia Bay Lot 5 DPS 44798 Block IV Tuhingamata East SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Tauhara Reservoir	
Designation unique identifier	TDC04
Designation purpose	Utility Reserve Reservoir
Site identifier	Crown Road, Taupō ~~Lot 4 DPS 78266~~ Lot 1 DP 315897
Lapse date	Has been given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	n/a

Hot Water Beach	
Designation Unique Identifier	TDC05

Designation Purpose	Recreation Reserve
Site Identifier	Lake Terrace, Taupō Part Lot 2 DPS 21665, Part Lot 1 DPS 21665, Part Lot 1 DPS 4894, Lot 2 DPS 4894, Lot 1 DP 23446, Part Lot 1 DPS 29933, Part Lot 3 24539, Part Lot 21 7633, Part Lot 1 DPS 7633, Part Lots 26, 27, 28 DP 23448, Lot 1 DP 29954, Lot 6 DP 25372, Lots 7 & 8 DP 25372, Lot 12 DP 25372
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

All Weather Synthetic Sports Field Site (Hockey Turf)	
Designation unique identifier	TDC06
Designation purpose	Recreation purposes
Site identifier	AC Baths Ave, Taupō Sec 80 SO 42624 Sec 1 SO 40260 Lots 1 2 DPS 75775
Lapse date	Has been given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TDC01
Additional information	n/a

~~**West Kinloch Arterial Road (WeKA)**~~	
~~Designation Unique Identifier~~	~~TDC07~~
~~Designation Purpose~~	~~Road~~
~~Site Identifier~~	~~Poihipi Road to Tukairangi Road~~ ~~Lot 2 DPS 73656, SA59B/489~~ ~~Sect 1 SO58773, SA59B/490~~ ~~Pt Rangatira E SA~~ - ~~Tukairangi Road to Mapara Road~~

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	~~Lot 10 DP35901~~ ~~Lot 9 DP359701, 242866~~ ~~Lot 14, DP359701, 242871~~ ~~Lot 2 DPS91690, SA72C/215~~ ~~Lot 2 DPS62308, SA50C/310~~ ~~SECT 19, SO52695 Blk II Tuhingamata East SD, SA50A/550~~ - ~~Mapara Road to Whangamata Road~~ ~~Lot 1 DP326821, 108842~~ ~~Lot 2 DP69458, SA55D/114~~ ~~Lot 1 DPS59636, SA50B/686~~ ~~Lot 10 DP335829, 146837~~ ~~Lot 2 DPS59636, SA50B/687~~ ~~Lot 9 DP335829, 146836~~ ~~Lot 2 DP 305527, 22160~~ ~~Lot 4 DP305527, 22162~~ ~~SECT 8, Blk II Tuhingamata East SD, SA52A/259~~ ~~SECT 3, Blk II Tuhingamata East SD, SA52A/259~~ ~~Pt SECT 13, Blk II Tuhingamata East SD, SA50C/661~~ ~~Lot 2 DP350819, 208118~~ ~~Lot 58 DPS88315, SA69D/863~~ ~~Lot 1 DP350819, 208115~~ ~~Lot 3 DP 329933, 122361~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

Lake Terrace Water Treatment Plant	
Designation unique identifier	TDC08
Designation purpose	Water Treatment Plant
Site identifier	151 Lake Terrace, Taupō Pt Section 312 Block II Tauhara SD Rec Res & Sec 1 SO 59764
Lapse date	Has been given effect

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Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TDC02
Additional information	n/a

Locheagles Water Reservoirs	
Designation Unique Identifier	TDC09
Designation Purpose	Water Storage
Site Identifier	Locheagles Rise, Kinloch Lot 1 DP 392784
wasdtrLapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Kinloch Water Treatment Plant	
Designation unique identifier	TDC10
Designation purpose	Water Treatment Plant
Site identifier	231 Kinloch Road, Kinloch Lot 1 DPS 14571
Lapse date	Has been given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC03
Additional information	n/a

Atiamuri Water Treatment Plant	
Designation Unique Identifier	TDC11
Designation Purpose	Water Treatment Plant
Site Identifier	9 Moana Ave, Atiamuri Lot 1 DPS 61120 contained within Record of Title 523140

Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC04
Additional Information	n/a

River Road Water Treatment Plant	
Designation unique identifier	TDC12
Designation purpose	Continued operation and maintenance of a water treatment plant and associated buildings and infrastructure.
Site identifier	145 Tiverton Downs Road, Broadlands Lot 1 DPS 67464 contained within Record of Title SA54A/663 and proposed Lot 2 of Lot 1 DPS 78742 contained within Record of Title SA54A/664
Lapse date	Has been given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC05
Additional information	n/a

Omori Water Treatment Plant	
Designation Unique Identifier	TDC13
Designation Purpose	Water Storage
Site Identifier	220, 224 & 226 Omori Road, Omori Section 12 Block II Puketi SD contained within Record of Title WN26C/769; Section 10 Block II Puketi SD contained within Record of Title WN26C/767; Section 9 Block II SD contained within Record of Title WN26C/766
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC06
Additional Information	n/a

Tauhara Ridge Reservoir	
Designation unique identifier	TDC14
Designation purpose	Enable the construction, operation, inspection and maintenance of one water reservoir, and associated ancillary infrastructure.
Site identifier	State Highway 1, Taupō Lot 100 DP 538371
Lapse date	9 August 2029
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC07
Additional information	n/a

Whareroa Water Treatment Plant	
Designation Unique Identifier	TDC15
Designation Purpose	Water supply and treatment, and the continued operation and maintenance of a water treatment plant including new buildings and associated infrastructure.
Site Identifier	49 Ngati Parekaawa Drive, Whareroa Lot 1 & Lot 2 DP 593716 contained within Record of Title 1149015
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC08
Additional Information	n/a

Aratiatia Water Treatment Facility	
Designation Unique Identifier	TDC18
Designation Purpose	Water Treatment Facility
Site Identifier	96 Aratiatia Road, Taupō

Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Blue Ridge: Water Supply	
Designation Unique Identifier	TDC19
Designation Purpose	Water Treatment Facility
Site Identifier	Blue Ridge Drive, Acacia Bay (Valuation Reference 0738351600)
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Motuoapa Water Treatment Facility and Wastewater Treatment Facility	
Designation Unique Identifier	TDC20
Designation Purpose	Water Treatment Facility and Wastewater Treatment Facility
Site Identifier	38 Parekaawa Drive, Motuoapa
Lapse Date	XX Month 2031
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Omori Water Treatment Facility	
Designation Unique Identifier	TDC21
Designation Purpose	Water Treatment Facility
Site Identifier	81 Omori Road, Omori
Lapse Date	Has been given effect to.

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Whakamoenga Point Water Treatment Facility	
Designation Unique Identifier	TDC22
Designation Purpose	Water Treatment Facility
Site Identifier	48 Whakamoenga Point, Acacia Bay
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES- Refer to SCHED15-CCD – TDC09
Additional Information	New designation.

Atiamuri Wastewater Treatment Facility	
Designation Unique Identifier	TDC23
Designation Purpose	Wastewater Treatment Facility
Site Identifier	3071 State Highway 1, Kinleith Forest, Taupō
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Mangakino Wastewater Treatment Facility	
Designation Unique Identifier	TDC24
Designation Purpose	Wastewater Treatment Facility
Site Identifier	2 Lake Road, Mangakino
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD - TDC10
Additional Information	New designation.

Whareroa Wastewater Treatment Facility	
Designation Unique Identifier	TDC25
Designation Purpose	Wastewater Treatment Facility
Site Identifier	453 Whareroa Road, Tongariro
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Acacia Bay Wastewater Treatment Facility	
Designation Unique Identifier	TDC26
Designation Purpose	Wastewater Treatment Facility
Site Identifier	650 Acacia Bay Road, Taupō
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Omori Wastewater Treatment Facility	
Designation Unique Identifier	TDC27
Designation Purpose	Wastewater Treatment Facility
Site Identifier	10 Morunga Street, Omori
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Whakamaru Wastewater Treatment Facility	
Designation Unique Identifier	TDC28
Designation Purpose	Wastewater Treatment Facility

Site Identifier	33 Pokuru Road North, Whakamaru
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Requiring Authority: TLC – The Lines Company

Marotiri Substation

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Designation Unique Identifier	TLC01
Designation Purpose	Electricity Substation
Site Identifier	1929 Tihoi Road, Tihoi Part Section 15 Block III Marotiri SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rolled over. Prior reference: 89.

Maraetai Electrical Substation	
Designation Unique Identifier	TLC02
Designation Purpose	Electricity Substation, Outdoor Switchyard
Site Identifier	Waipapa Road, Mangakino Section 1, SO Plan 59589
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rolled over. Prior reference: 116.

Requiring Authority: TPR – Transpower New Zealand Limited

Aratiatia Electricity Outdoor Switch Yard	
Designation Unique Identifier	TPR01
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Aratiatia Village Section 1 SO 59582 Block XI
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior reference: D81

Atiamuri Electricity Outdoor Switch Yard	
Designation Unique Identifier	TPR02
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	State Highway 1, Atiamuri Section 1, SO 59579, Atiamuri SD Section 22 SO 514338
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR02
Additional Information	~~n/a~~ Rollover with modification to the legal description, mapping and conditions. Prior reference: D82.

Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B ~~Maraetai Outdoor Switchyard II~~	
Designation Unique Identifier	TPR03
Designation Purpose	Electricity Outdoor Switchyard

Site Identifier	Waipapa Road, Mangakino ~~Section 2 SO 59599~~ Section 2 SO 59598 Section 1 SO 59598
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior Reference: D38.

Ohakuri Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR04
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Ohakuri Road, Atiamuri Section 1 SO 59578
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior reference D84.

Rangipo Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR05
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	~~State Highway 22 Rangipo~~ Kaimanawa Road, Rangipo ~~Section 1 SO 37059 Block XVI Pihanga SD~~ Section 3 SO 455493

Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior reference D85.

Tokaanu Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR06
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	State Highway 1 Tokaanu Section 1 SO 37058 Block X Puketi SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior reference D86.

Wairakei Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR07
Designation Purpose	Electricity Outdoor Switchyard and Ancillary Structures and Activities. ~~the construction, operation, maintenance and protection of a new termination bay for the new double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and the existing termination bay for the Ohaaki - Wairakei A Line. This includes all structures and activities including gantries, circuit breakers, switch gear, transformers and other electrical equipment, temporary construction~~

	~~areas and facilities, earthworks, and construction works.~~
Site Identifier	746 State Highway 1, Wairakei ~~Lot 1 DP 73757 and~~ Section 1 SO 59580
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	~~n/a~~ Rollover with minor modifications. Prior reference: D87.

Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections	
Designation Unique Identifier	TPR08
Designation Purpose	Electricity Substation, Switchyard, and Line Connections. ~~The construction, operation and maintenance of a new 220 kV substation and other components at the existing Whakamaru Substation and a new 400 kV substation, on a staged basis as part of the upper North Island Grid Upgrade Project, including support structures and line connections.~~
Site Identifier	State Highway 30, Whakamaru Pt Sec 81, and Secs 83 and 96 Blk X Whakamaru SD; Lots 1, 2 and 3 DPS 42222; Pt Pouakani 1 Blk; and Lot 2 DP 501855 ~~Sec 1 SO 59577~~
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR08
Additional Information	Rollover with minor modifications. Prior reference: D108.

Whakamaru to Brownhill Electricity ~~Overhead~~ Transmission Line

Designation Unique Identifier	TPR09
Designation Purpose	Electricity Transmission Line ~~The construction, operation, and maintenance of part of a 400 kV capable transmission line.~~
Site Identifier	State Highway 30, Whakamaru Lake Maraetai, Crown Lands Survey Office Plan 36206, ~~Sec 2 BLK X Whakamaru SD; and~~ Sec 2 BLK VI Whakamaru SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR09
Additional Information	Rollover with minor modifications. Prior reference: D109.

Whakamaru to Brownhill Electricity ~~Overhead~~ Transmission Line	
Designation Unique Identifier	TPR09
Designation Purpose	Electricity Transmission Line ~~The construction, operation, and maintenance of part of a 400 kV capable transmission line.~~
Site Identifier	State Highway 30, Whakamaru ~~Lake Maraetai,~~ Crown Lands Survey Office Plan 36206, ~~Sec 2 BLK X Whakamaru SD; and~~ Sec 2 BLK VI Whakamaru SD
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR09
Additional Information	Rollover with minor modifications. Prior reference: D109.

Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line	
Designation Unique Identifier	TPR10
Designation Purpose	Electricity Transmission Line ~~The construction, operation, maintenance and protection of a double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and ancillary structures and works including but not limited to support structures (towers), conductors, earth wires~~

	~~(including fibre optic telecommunication cables), insulators and fittings, temporary construction areas and facilities, temporary hurdles, earthworks, vegetation removal, vegetation trimming and planting, and construction works.~~
Site Identifier	The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2 for the designation. Sec 1 SO 59580, ~~Lot 1 DPS 73757,~~ ~~Sec 8 SO 61681,~~ ~~Sec 1 SO 355555,~~ Sec 2 SO 355555, Sec 4 SO 355555, ~~Sec 1 SO 58808,~~ ~~Lot 2 DPS 21500,~~ Sec 35 Blk IX Tatua SD, Lot 11 DPS 12765, Lot 3 DPS 13187, Lot 3 DPS 84787, Lot 2 DPS 77167, Lot 1 DPS 77167, Lot 4 DPS 32836, Lot 3 DPS 32836, Lot 2 DPS 32836, Lot 1 DPS 66446, Lot 2 DPS 66446, Lot 3 DP 309900, Lot 2 DP 309900, Lot 1 DPS 86062, Pt Sec 1 Blk IV Tuhingamata West SD, ~~Lot 1 DPS 38737,~~ Lot 2 DP 369311, ~~Lot 1 DP 338327,~~ ~~Lot 2 DPS 51496,~~ Pt Waipapa 6, Pt Tuaropaki E, Pt Pouakani B6B (Roadway), ~~Pt Waipapa 9,~~ Pt Pouakani D2B1, ~~Sec 34 Blk III Marotiri SD,~~ Lot 1 DPS 85325, Pt Sec 19 Blk XV Whakamaru SD, Sec 17 Blk XV Whakamaru SD, ~~Sec 16 Blk XV Whakamaru SD,~~ ~~Lot 2 DP 373946,~~ Sec 14 Blk XI Whakamaru SD, Sec 12 Blk XI Whakamaru SD, Lot 1 DP 373946, ~~Sec 5 Blk XI Whakamaru SD,~~

	Sec 7 SO 326120, Sec 9 Blk X Whakamaru SD, Sec 1 SO 59108, Pt Pouakani 1, Sec 1 SO 59577, Sec 83 Blk X Whakamaru SD, Lot 2 DPS 42222, Sec 96 Blk X Whakamaru SD ~~and~~ Pt Sec 81 Blk X Whakamaru SD Lot 4 DP 579518 Lot 1 DP 585936 Lot 3 DP 527990 Lot 2 DP 450835 Section 51 SO 435728 Lot 2 DP 451519 Lot 4 DP 550717 Lot 3 DP 454472 Section 23 SO 438784 Section 21 SO 438784 Section 20 438784
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR10
Additional Information	Rollover with minor modifications. Prior reference: D112.

Tauhara Electricity Substation	
Designation Unique Identifier	TPR11
Designation Purpose	~~To establish a designation for the purposes of an electricity substation, for the continued and future operation of the substation and associated buildings and infrastructure.~~ Electricity Substation
Site Identifier	261 Broadlands Road, Taupō ~~Proposed Lot 1 LT 598890 of~~ Lot 1 DP 445148 ~~contained within Record of Title 563557~~
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	~~No~~ Yes - Refer to SCHED15-CCD – TPR12
Additional Information	~~n/a~~

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	Notice of Requirement accepted on 17 December 2024

Requiring Authority: TRU – Trustpower

~~**Wheao/Flaxy**~~	
~~Designation Unique Identifier~~	~~TRU01~~
~~Designation Purpose~~	~~Hydro Electric Power Generation and Electricity Transmission~~
~~Site Identifier~~	~~Goudies Road, Taupō~~ - ~~Easement over part of Kaingaroa and Whirinaki Forests situated in Blocks XIII, XIV and XV Wheao SD being Lot 1 DPS 55758, Lots land 2 DPS 47328 being more particularly disclosed on DPS 66966, DPS 66964 and DPS 55758 & Blocks XIII, XIV and XV Wheao SD~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

Requiring Authority: UNL – Unison Networks Limited

Waikato Street Substation	
Designation Unique Identifier	UNL01
Designation Purpose	Substation
Site Identifier	47 Waikato Street, Taupō Lot 3 DPS 9441
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL01
Additional Information	n/a

Marshall Ave Substation	
Designation Unique Identifier	UNL02
Designation Purpose	Substation
Site Identifier	2/81 Marshall Ave, Taupō Lot 2 DPS 57915
Lapse Date	Has been given effect to.

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL02
Additional Information	n/a

Rakaunui Road Substation	
Designation Unique Identifier	UNL03
Designation Purpose	Substation & Depot
Site Identifier	100 Rakaunui Road, Taupō Sec 399 Blk II Tauhara SD Centennial Drive Water Supply Area
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL03
Additional Information	n/a

Unison Networks Electricity Distribution Substation & Depot	
Designation Unique Identifier	UNL04
Designation Purpose	Substation & Depot
Site Identifier	21 Fleet Street, Taupō Lot 4 DP 345436
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL04
Additional Information	n/a

Te Toke Road Electricity Distribution Substation	
Designation Unique Identifier	UNL05
Designation Purpose	Substation

Site Identifier	7/2193 State Highway Five, Rotorua. Substation located on Te Toke Road. Tahorakui A2 Block
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Mapara Road Substation	
Designation Unique Identifier	UNL06
Designation Purpose	Electricity Distribution Substation
Site Identifier	1086 Mapara Road, Taupō Lot 1 DP 407716
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Tauhara Power Station	
Designation Unique Identifier	UNL07
Designation Purpose	Substation
Site Identifier	426 Broadlands Road, Taupō Lot 1-6 DP 445148
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL07
Additional Information	n/a

Te Huka Substation	
Designation Unique Identifier	UNL08
Designation Purpose	Substation
Site Identifier	Centennial Drive, Taupō Lot 1-6 DP 445148 contained within Record of Title 563557
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL08
Additional Information	n/a

Centennial Drive Substation	
Designation Unique Identifier	UNL09
Designation Purpose	Substation
Site Identifier	Centennial Drive, Taupō Lot 1 DP 602133 (title pending)
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL09
Additional Information	n/a

Requiring Authority: WRC – Waikato Regional Council

~~**Waikato Regional Council Depot**~~	
~~Designation Unique Identifier~~	~~WRC01~~
~~Designation Purpose~~	~~Pest Destruction and Water and Soil Purposes~~
~~Site Identifier~~	~~Broadlands Road, Taupō~~ - ~~Section 21 Block III Tauhara SD~~
~~Lapse Date~~	~~Has been given effect to.~~
~~Designation Hierarchy under Section 177 of the Resource Management Act~~	~~Primary~~
~~Conditions~~	~~No~~
~~Additional Information~~	~~n/a~~

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SCHED15-CCD – Conditions of Consent for Designations

SCHED15-CCD – KL

Designation Unique Identifier: KL01 **Condition Schedule: KL01** **Purpose - Tuhingamata Broadcast Facilities**

Conditions:

a. That the area subject to the designation apply only to the 7330m^2 leased allotment of lot 1 DPS 92136; and not include the right of ways over part lot 3 DPS 67095 and part lot 42 DPS 34803.
b. That all radio frequency radiation emissions from the site shall comply with standard NZS 2772. 1:1999 radio frequency fields [maximum exposure levels - 3khz to 300GHz].
c. That, should any occupier of the designated area seek to increase the scale or intensity of electromagnetic emissions above the peak levels used in the calculations of the broadcast communications limited EMR compliance report [dated 19 February, 2002], Broadcast Communications shall recalculate the predicted cumulative electromagnetic radiation emissions. All such monitoring calculations shall then be audited every two years by a suitably qualified, independent party, and the audited report shall be submitted to Taupō District Council within one calendar month of the anniversary of the confirmation of this requirement.
d. Measurements of actual cumulative electromagnetic radiation emissions from the designated area shall be taken within three calendar months of a written request from Taupō District Council. Auditing of the results are to be undertaken by a suitably qualified, independent party prior to its submission to Taupō District Council.
e. Any appendage may be affixed to the lattice work tower, provided that:
    - The combined width of the tower and one or more appendages will not result in an increase of more than 10% of the width of the tower itself, when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the tower that are horizontally adjacent to the affixed appendage(s)
    - This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage on the same face of the tower.
f. Any appendage may be affixed to a mast on the site, provided that:
    - The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction. ~~4115 t~~This measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s)
    - This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage.

g. Temporary structures may be erected for the purpose of affixing appendages in compliance with the above standards, or for the purpose of maintenance and repair, without the need for further outline plan approval, provided that:
    - The temporary structure shall not remain standing on the site for a period of more than six weeks.
    - Once dismantled, the same or similar structure shall not be erected until a minimum period of four weeks has elapsed.
    - This standard shall not apply to temporary structures less than 5m in height.

h. any appendage or temporary structure exceeding the above standards will be subject to outline plan approval.

i. The erection of additional masts or buildings be subject to outline plan approval.

j. The erection of additional lattice work towers require a fully notified alteration to the designation.

SCHED15-CCD - TDC

Designation Unique Identifier: TDC22

Condition Schedule: TDC09

Purpose - Whakamoenga Point Water Treatment Facility

Conditions:

Ecology

1. Identification, and implementation, of management responses to avoid or mitigate the adverse effects on natural values, including those matters identified in the NPS-Indigenous Biodiversity (2024) Clause 3.10(2), associated with the removal of indigenous vegetation where the vegetation to be cleared:

    (a) exceeds 3 metres in height; and

    (b) exceeds 1% of the site;

    for the purpose of providing access or for the renewal of buildings associated with reservoir replacement.

Designation Unique Identifier: TDC24

Condition Schedule: TDC10

Purpose - Mangakino Wastewater Treatment Facility

Conditions:

Height

1. The maximum height of any building or structure shall be 5m.

Landscaping

2. Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping.

Construction Noise

3. Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics.

SCHED15-CCD – TPR

Designation Unique Identifier: TPR02

Condition Schedule: TPR01

Purpose - Atiamuri Electricity Outdoor Switchyard

Conditions:

The recommendation is also subject to the following conditions in relation to the new treatment building and associated plant to be established within the new designation area:

Height:

The maximum height of any structures above ground level shall not exceed 22.75m. This excludes any lightning rods attached to the structure which does not exceed 0.6m in any horizontal dimension and does not exceed the permitted height by more than 1.5m.

Outline Plans:

An outline shall not be required for any repair, maintenance or like for like replacement of equipment.

Noise:

Noise resulting from activities within Area A shall be measured and assessed:

a. Within the notional boundary of any dwelling on a rural environment site, or
b. Within the boundary of any residential environment site, other than the site where the noise is generated. And shall comply with the following limits:

    i. 7.00am – 10.00pm 55dB LAeq

    ii. 10.00pm – 7.00am 40dB LAeq and 70 dB LAFmax

Noise levels shall be measured in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental Noise”.

Designation Unique Identifier: TPR08 and TPR09

Condition Schedule: TPR02

Purpose - Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections; and Whakamaru to Brownhill Electricity ~~overhead~~ transmission line

Documents:

1. Subject to the conditions below, the initial works to give effect to the designation shall be generally in accordance with the following plans and profiles:

a. Final Centreline Plan & Profiles, Structures: 423–429 (excluding tower 429). NIGUP-NOR, sheet 63/63, revision B contained in Transpower Map Book Series 6a–Plans and Profiles (undated and no page number).

Tower Heights and Locations:

2. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:

a. tower height can exceed that shown on the plans and profiles by up to three metres;
b. where tower locations are moved in accordance with (d) and (e) below, tower heights can exceed those in the plans and profiles by up to five metres;
c. no tower shall exceed 70 metres in height;
d. tower sites may be moved up to five metres laterally;
e. tower sites may be moved up to 40 metres along the alignment.

Archaeology:

3. All Site Works Plans shall contain a warning of the possibility of archaeological sites being found, particularly in the vicinity of rock outcrops and larger streams. This warning shall apply to geotechnical testing, vegetation clearance and construction works.

Waikato Hydro Scheme

4. The requiring authority shall undertake all works or activities, including the erection of structures, in a manner that does not prevent or hinder the continued operation of the Waikato Hydro Scheme in accordance with resource consents held by Mighty River Power Limited (issued by Waikato Regional Council, commencing on 10 April 2006, and numbered 105226 to 105240 inclusive).

Cultural / Spiritual

5. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:

a. works in the immediate vicinity of the site that has been exposed shall cease;
b. the site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;

c. the site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, Taupo District Council and, in the case of human remains, the New Zealand Police; and
d. the notification in c. above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

~~**Social**~~

~~6. Transpower shall prepare a counselling/stress relief plan, after consultation with the territorial authority. The plan shall include:~~

~~a. an offer of counselling to those persons directly affected by the designation crossing their property to manage undue stress related to implementing the Upper North Island Grid Upgrade Project;~~
~~b. an 0800 number for the service;~~
~~c. no requirement for contact with Transpower personnel to access the service;~~
~~d. such offer remaining open for acceptance for the period ending six months after confirmation of the designation; and~~
~~e. such offer extending to a maximum of four counselling sessions, which may occur beyond the period referred to in d. above, but which must be completed within 12 months of confirmation of the designation.~~

~~7. The implementation of the counselling/stress relief plan, and any counselling of directly affected persons, shall be at Transpower's cost.~~

~~8. Transpower shall not be in breach of the condition 6 if the offer of counselling is not take up by any directly affected persons.~~

Electric and Magnetic Fields (EMF)

9. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494– 552) (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100 μT for magnetic flux density at one metre above ground under maximum normal operating conditions (ie, when there are no faults in the transmission system).

10. In order to reduce long-term public exposure to EMFs no building shall be constructed within the designated corridor for the 400-kV capable transmission line.

Earth potential rise / induced currents

11. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.

12. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.

13. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out mitigation measures to address significant risks relating to earth potential rise and induction effects associated with the line.

Radio frequency interference

14. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Operational noise

15. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation. Measurements shall not be undertaken during heavy rain.

16. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

~~**Landscape mitigation**~~

~~**General**~~

~~17. Within two months of confirmation of the designation, Transpower shall appoint a suitably qualified and experienced landscape architect for the role of certifying that any of the thresholds in conditions 24 and 26 have been reasonably met (the landscape certifier). The person appointed shall be endorsed by the NZ Institute of Landscape Architects in writing as suitable for the role, having been advised of the role and responsibilities.~~

~~18. Any decision made by the landscape certifier in relation to the matters addressed in condition 24(b) and 26 shall be in writing (including reasons).~~

~~19. Any landowner may ask the landscape certifier to certify that any decision under condition 24(b) and 26 is reasonable given the thresholds in those conditions. The landscape certifier shall set his or her own procedure for any such certification.~~

~~**Landscape mitigation: private land**~~

~~20. Within two months of confirmation of the designation, Transpower shall write to the owners of properties having an occupied house, existing at the date of the Board's draft decision on the~~

Notices of Requirement, within one kilometre of the centre line of the designation. Appendix O: Overhead Line Section : Taupō District Council Conditions 139

21. The letter shall inform the landowner/s of the properties referred to in condition 18 of their possible entitlement to a landscape mitigation assessment in accordance with condition 24. This condition shall not apply to any property where an agreement relating to landscape mitigation has already been reached between Transpower and the landowner.

22. The written offer required by condition 20 shall inform the landowner that he/she may request Transpower to consider landscape mitigation at his/her option prior to, or after, construction of the overhead line, and outline the process established by these conditions (including the role of the landscape certifier).

23. Within two months of commissioning of the line, Transpower shall repeat the offer required by condition 20 to all landowners who have not already indicated preliminary acceptance of Transpower's offer. Transpower shall expressly state that the offer shall remain valid for 12 months following commissioning of the overhead line.

24. In the case of each landowner who has indicated acceptance of the offer of landscape mitigation assessment, the following process shall be adhered to:

a. An onsite meeting shall be arranged between the landowner and a qualified landscape architect (the landscape architect) appointed by Transpower.

b. The landscape architect shall determine whether mitigation is appropriate in terms of the criteria in Table 1. If the determination is that no mitigation is appropriate, the landscape architect shall advise Transpower with reasons, and Transpower shall advise the landowner.

c. If the landscape architect identifies that mitigation is appropriate in terms of the criteria in Table 1, he/she shall prepare a plan (the concept plan) to mitigate the adverse visual effects of the overhead line when viewed from the dwelling and the immediate curtilage of the dwelling. The mitigation techniques shall take into account the factors and criteria in Table 1.

Table 1

Factors	**Criteria**
Degree of Likely Visual Amenity Effect	• Moderate to very high degree of effect
Basis for Assessment of Degree of Effect	• Distance from the line and towers • Orientation of the house and outdoor living areas • Existing screening and nature of intervening landscape • Relative elevation
Mitigation Technique	• Planting that may screen or partially screen towers • Planting that may create an alternative foreground focus

	• Planting that may focus the outlook on an alternative view • Planting that may increase the sense of depth in a view towards the line
Practicality	• Land available in the resident's ownership for landscape mitigation • Existing garden design or landscape constraints • Farm management constraints
Owner's Preference	• Preferences identified during the consultation and design process

25. The concept plan shall be prepared in draft and following review by Transpower, shall be submitted to the landowner for comment.

26. The concept plan shall be reviewed by the landscape architect following the receipt of comments, and following such further consideration, investigation, and discussion with the landowner and Transpower as the landscape architect considers necessary, taking into account the criteria in Table 1 and the cost and practicality of implementing any specific request. The revised plan (the final plan) will be provided to the landowner as soon as reasonably practicable.

27. On receipt of written acceptance of the final plan, Transpower shall implement it within the first planting season following that acceptance, unless otherwise agreed with the landowner.

28. Transpower shall maintain the planting for 12 months after completion of planting.

29. In the event that a landowner advises Transpower that the landowner wishes to implement the final plan themselves, within 30 days following completion of all work specified in the final plan to the reasonable satisfaction of the landscape architect, Transpower shall pay the landowner the sum of money allocated in the approved concept plan. Where this occurs, condition 25 shall not apply.

30. In the event that a landowner advises Transpower that the landowner wishes to maintain the planting themselves, within 30 days following completion of all works specified in the final plan, Transpower shall pay the landowner the sum of money allocated in the approved concept plan for maintenance. Where this occurs, condition 28 shall not apply.

Landscape mitigation: public land

31. Within 12 months of confirmation of the designation, Transpower shall write to the Taupō District Council (Council), and where relevant NZTA, informing it or them of its proposal to carry out landscape mitigation along specific sections or locations of roads and State

~~highways in the Council's district, as shown on Maps 32–39 of Appendix V, and seeking the Council's involvement in implementing the mitigation. The offer shall be for the purpose of mitigation of adverse visual effects of the overhead line when viewed from the public roads or other viewpoints shown in the plan.~~

~~32. On receiving a positive response from the Council and/or NZTA (as applicable), Transpower shall provide a draft development plan, specifications, and costing prepared by a qualified landscape architect as an offer to the Council and/or NZTA. The offer shall remain open for 12 months following commissioning of the line.~~

~~33. Transpower shall review any comments provided by the Council and/or NZTA and shall issue a final plan. The final plan shall be provided as soon as practicable to the Council and/or Transit.~~

~~34. On the Council's and/or NZTA's written acceptance of the plan (where relevant) and agreement to implement the mitigation, Transpower shall, within 30 days, pay to the Council and/or NZTA the cost specified in the accepted plan (which shall include an estimate for a year of maintenance).~~

~~35. Transpower shall not be in breach of condition 28 in the event the Council and/or NZTA do not undertake the planting as provided in the final plan.~~

Pre-construction activities

36. Prior to construction commencing, Transpower shall appoint a Landowner Liaison Officer, who will:
    a. be responsible for maintaining contact with landowners and occupiers of each property prior to, and during construction; and
    b. have a contact role with the landowner during the development of the Site Works Plan (SWP) for individual properties.
37. Transpower shall make copies of individual SWPs available to Taupō District Council for information purposes, upon request.

Construction Management Plan (CMP)

38. Prior to commencement of any construction activity authorised by the designation, Transpower shall submit a construction management plan to the Council's Consents Officer for approval. The Council's Consents Officer shall respond within 15 working days. Approval shall not be unreasonably withheld. The construction management plan shall outline Transpower's intended approach to:

a. land stability management and sediment controls;
b. storage and reuse of topsoil;
c. management and disposal of spoil;
d. groundwater and stormwater management, treatment, and disposal;
e. silt and dust control, during earthwork stages;

f. traffic/access management;
g. temporary activities and equipment storage in specified areas;
h. security and lighting during construction;
i. contaminated land management procedures;
j. construction noise (as set out in conditions 39–42), dust and vibration;
k. hours of work;
l. existing network utilities' protocols and guidelines;
m. subject to other specific conditions, cultural protocols, and archaeological requirements;
n. vegetation clearance, disposal, and restoration;
o. the intended construction programme (including staging if appropriate);
p. protocols and procedures for road controlling authorities and rail operators, where the line crosses that infrastructure;
q. community information and liaison;
r. contractor training; and
s. generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Council, or any other party, to require more onerous controls than contained in the designation conditions.

Construction and maintenance noise

39. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics– Construction Noise at locations set out in section 6.2 of that standard.

40. The noise limits required by condition 39 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (eg, at night time).

41. Prior to any significant construction work taking place, including any earthworks, a noise management plan applicable to the construction and commissioning stages shall be prepared for the whole of the line, with the assistance of a suitably qualified and experienced person. The plan shall set out the management procedures in terms of section 8 and Annex E of NZS6803:1999 and the works shall be undertaken in accordance with that noise management plan.

42. The noise management plan required by condition 41 shall be submitted to the Council's Consents Manager at least 20 working days prior to the works commencing.

Vibration

43. Vibration from all construction activities shall not exceed the limits of, and shall be measured in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

44. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Ardmore Airport Limited (in relation to the towers within the conical surface only, as set out in the Appendix Map 8, Ardmore Aerodrome Protection Measures, Manukau Operative District Plan, 2002) of the construction activities completed in the previous month, and intended to be undertaken in the following month including:

a. erection of specific towers (with locations and heights); and
b. stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 44 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

Traffic Management Plan (TMP) for road crossings and local roads

45. Transpower shall prepare a series of traffic management plans for road crossings and local roads used by heavy traffic (TMPs) in accordance with Transit New Zealand's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):

a. Taupō District Council (Road Controlling Authority);
b. New Zealand Transport Agency (NZTA); and
c. the following key stakeholders:
i. emergency services (including police);
ii. bus operators;
iii. schools;
iv. Housing New Zealand Corporation;
d. any additional key stakeholders identified by Taupō District Council.

46. A TMP shall be submitted to the Council and NZTA (where relevant) at least 20 working days prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The plans may be submitted in stages, with each stage being submitted at least 20 working days prior to the commencement of the work the subject of that stage.

47. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.

48. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:

a. details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;

b. details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be effected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
c. where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
d. details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
e. details of methods of proposed information dissemination regarding construction activities and associated traffic effects, including but not limited to public notices in newspapers, radio announcements, information packages and direct contact with affected persons. (Such information dissemination, and the chosen method of dissemination is to be proportional to the impact);
f. details of prior consultation or community liaison undertaken with affected residents, stakeholders, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise; and
g. identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads.

49. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).

50. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic.

General advice note:

1. *In relation to the ARI-PAK A towers outside of the designated area, Transpower shall use its best endeavours to establish and follow the procedures in the conditions in relation to cultural/spiritual matters, construction noise, the preparation of the construction management plan and pre-construction activities*.

Designation Unique Identifier: TPR10

Condition Schedule: TPR03

Purpose - Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line

Purpose

The construction, operation, maintenance and protection of a double circuit duplex 220 kV transmission line between the Wairakei and Whakamaru Substations, and ancillary structures and works including but not limited to support structures (towers), conductors, earth wires (including fibre optic telecommunication cables), insulators and fittings, temporary construction areas and facilities, temporary hurdles, earthworks, vegetation removal, vegetation trimming and planting, and construction works.

Land that is subject to the Designation

The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2.

Lapse

1. The designation shall not lapse for a period of 10 years after incorporation in the Taupō District Plan.

General Conditions

2. Subject to the conditions below, the works to give effect to the designation shall be generally in accordance with following information and plans:

a. The Notice of Requirement dated 28 October 2010 and Assessment of Environmental Effects dated October 2010;
b. The Land Requirement Plans (Maps 1 – 22 dated 20 October 2010); and
c. The Transmission Line Plans and Profiles (Plan TLSK4-Rev 2 Sheets 1 - 16).

Construction Conditions

Tower Heights and Locations

3. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:

a. Tower height can exceed that shown on the Transmission Line Plans and Profiles by up to 5 metres up to a maximum height of 53 metres for all towers, except for Towers 102 and 103 which have a maximum height up to 57 metres;
b. Where tower locations are moved in accordance with (c) and (d) below, tower heights can exceed those in the Transmission Line Plans and Profiles in accordance with (a) above;
c. Tower sites may be moved up to 5 metres laterally;
d. Tower sites may be moved up to 20 metres in either direction along the alignment.

Any changes in tower heights and sites in accordance with (a) – (d) above, shall ensure the transmission line (and its safety and operational requirements) is contained with the designated area shown on the Land Requirement Plans.

Cultural/Spiritual

4. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:

a. Works in the immediate vicinity of the site that has been exposed shall cease;
b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
c. The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand **Historic Places Trust**, Environment Waikato, Strategic Relationships Manager: Taupō District Council and, in the case of human remains, the New Zealand Police; and
d. The notification in (c) above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

Electric and Magnetic Fields (EMF)

5. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494–552) (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100

µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system).

Earth Potential Rise / Induced Currents

6. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.
7. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
8. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out reasonable mitigation measures identified in the above risk assessment to address any identified significant risks relating to earth potential rise and induction effects associated with the line.

Radio Frequency Interference

9. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

~~**Landscape Mitigation**~~

~~10. Transpower shall engage a Registered Landscape Architect to prepare landscape mitigation plans for the Mokai community area and individual site identified in condition 11 below. The objective of the landscape mitigation is to mitigate as far as practicable the visual effects of the nearby towers when viewed from existing residential dwellings on the property listed in condition 11 and the existing community facilities at Mokai (i.e. the Marae and early childcare centre). The landscape mitigation is anticipated to be in the form of screen planting and/or fencing.~~

~~11. Prior to construction commencing, Transpower shall prepare a landscape mitigation plan for 41-43 Oruanui Road (Section 35 Blk IX Tatua SD). The landscape mitigation plan shall be prepared in consultation with the property owner. Transpower shall submit the landscape mitigation plan to the Consents and Regulatory Manager, Environmental Services, for approval no less than 20 working days prior to the construction commencing. As a guide, the Council will review and respond within 10 working days following receipt of the plan either certifying the plan achieves the objective in condition 10 or detailing whether any additional information is necessary.~~

~~The landscape mitigation plan shall include the following information (as a minimum):~~

~~a. The location and pattern of all screen and/or amenity planting proposed.~~

~~b. Plant species, planting densities, minimum heights at time of planting, and minimum heights to be achieved.~~

~~c. Timing for implementation of all landscape mitigation measures including planting.~~

d. Any vegetation protection measures, such as fencing or tree guards.

12. Prior to construction commencing, Transpower shall prepare a landscape mitigation plan for the Mokai community area. Transpower shall prepare this landscape mitigation plan in consultation with representatives of the Mokai community. Transpower shall submit the Mokai community area landscape mitigation plan to the Consents and Regulatory Manager, Environmental Services, for approval no less than 20 working days prior to the construction commencing. As a guide, the Council will review and respond within 10 working days following receipt of the plan either certifying the plan achieves the objective in condition 10 or detailing whether any additional information is necessary.

The landscape mitigation plan shall include the following information (as a minimum):

a. The location and pattern of all screen and/or amenity planting proposed.
b. Plant species, planting densities, bag size and/or minimum heights at time of planting, and approximate minimum heights to be achieved.
c. Timing for implementation of all landscape mitigation measures including planting.

13. Transpower shall implement the landscape mitigation plans required by conditions 11 and 12 within the first planting season following commissioning of the WRK-WKM C Line, depending on the following circumstances:

a. In areas subject to construction works, following completion of all construction activities; or
b. In areas not subject to construction works, following certification by Taupō District Council; an
c. The landowner consent to carry out the landscape mitigation.

14. Within 20 working days of Tower 25 being erected to its full height, Transpower shall make an offer to the landowners of 1134 Poihipi Road (Lot 14 DPS 58959) to prepare a planting plan for planting on that property designed to minimise the visual effects of Tower 25 when viewed from the 1134 Poihipi Road dwelling(s) (existing at 9 March 2011). The offer shall remain open for 3 months. If the offer is accepted, Transpower shall prepare the planting plan in consultation with the property owner, and implement it within the first planting season following commissioning of the WRK-WKM C Line (provided landowner consent is given for this work to be carried out).

Ecological Mitigation

15. Prior to construction commencing, Transpower shall engage a suitably qualified and experienced ecologist or arborist who shall work with an electrical engineer to assess the indigenous trees between Towers 54 and 61 and Towers 99 and 100 to identify which trees are to be removed, which trees are to be retained but require trimming (and extent of trimming), and which trees are to be retained without any trimming. As far as practicable, trees are to be retained without compromising safe conductor clearance distances for the operation of the transmission line.
16. Within six months of the WRK-WKM C Line being commissioned, Transpower shall erect a stock-proof fence around the perimeter of the remnant of podocarp (totara, rimu, matai and

~~kahikatea) forest in the vicinity of Towers 60 – 61 as shown on Figure 6 in the Ecological Assessment Report prepared by Boffa Miskell. This fencing is subject to the landowner consent to carry out the fencing.~~

~~17. If under Condition 15 above, indigenous trees are to be removed between Towers 99 and 100, Transpower shall undertake for a twelve-month period following the commissioning of the WRK-WKM C Line a programme to control invasive plant pests (barberry (Berberis glucocarpa); blackberry (Rubus fruiticosa); and broom (Cytisus scoparius) for the area within the designation between Towers 99 and 100 where the trees have been removed. This weed control is subject to the landowner consent to carry out the ecological mitigation.~~

Construction Management Plan (CMP)

~~18.~~ 10. Prior to commencement of any construction activity authorised by the designation, Transpower shall prepare a Construction Management Plan in consultation with property owners on whose land the works will occur. The Construction Management Plan shall be submitted to the Council's Consents and Regulatory Manager, Environmental Services for approval. As a guide, the Council's Consents and Regulatory Manager, Environmental Services shall respond within 20 working days.

Approval shall not be unreasonably withheld. The Construction Management Plan shall outline Transpower's intended approach to:

a. Land stability management and sediment controls;
b. Storage and reuse of topsoil;
c. Management and disposal of spoil;
d. Groundwater and stormwater management, treatment and disposal;
e. Silt and dust control, during earthwork stages;
f. Traffic/access management;
g. Temporary activities and equipment storage in specified areas;
h. Security and lighting during construction;
i. Contaminated land management procedures;
j. Construction noise (as set out in conditions 19 to 20), dust and vibration;
k. Hours of work;
l. Existing network utilities' protocols and guidelines;
m. Other specific conditions, cultural protocols and archaeological requirements;
n. Vegetation clearance, disposal and restoration;
o. The intended construction programme (including staging if appropriate);
p. Response times to landowner enquiries;
q. Protocols and procedures for road controlling authorities, where the line crosses that infrastructure;
r. General community information and liaison;
s. Requirements for contacting landowners to arrange access to property;
t. Requirements for, and timing of, ongoing liaison to ensure landowners within the designation are kept well informed of construction matters;
u. Contractor training; and

v. Generic contents of Site Works Plans (SWPs).
Nothing in this condition allows the Taupō District Council, or any other party, to require more onerous controls than contained in these designation conditions.

Construction noise

~~18.~~ 11. All construction work shall be designed, managed and conducted to ensure that construction noise received beyond the boundaries of the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
~~19.~~ 12. The noise limits required by condition 19 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Vibration

~~21.~~ 13. Vibration from all construction activities must comply with the peak particle velocity limits in Table 1 of German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

~~22.~~ 14. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Taupō Airport of the construction activities completed in the previous month, and intended to be undertaken in the following month including:

a. Erection of specific towers (with locations and heights); and
b. Stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 22 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

~~23.~~ 15. Transpower shall consult with the Civil Aviation Authority of New Zealand (CAA) in order to eliminate the potential for any danger to aircraft (whether direct or indirect).

23. Should Transpower propose to erect any tower exceeding 60m in height it shall commission an aeronautical study from the CAA in respect of the application, if recommended to do so by CAA.
24. As soon as practicable following the completion of the line, Transpower shall provide as-built surveyed plans or maps showing the tower positions and heights to the Airways Corporation of New Zealand Limited (Airways AIM unit).

Traffic Management Plan (TMP) for road crossings and local roads

26. Transpower shall prepare a series of traffic management plans (TMPs) which cover all construction works that will potentially affect the roading network. The TMPs shall be prepared in accordance with New Zealand Transport Agency's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):

a. Taupō District Council (Road Controlling Authority);
b. New Zealand Transport Agency (NZTA); and
c. the following key stakeholders:
i. Emergency services (including police);
ii. Bus operators;
iii. Schools;
d. Any additional key stakeholders identified by Taupō District Council, which may include but is not limited to landowners of directly adjacent properties subject to any road closures.

27. The TMPs prepared in accordance with condition 26 shall be submitted to the Council and New Zealand Transport Agency (where relevant) prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The TMPs be submitted in stages, with each stage being submitted at least 5 working days prior to the commencement of the work the subject of that stage.
28. The TMPs shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
29. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:

a. Details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
b. Details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be affected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
c. Where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
d. Details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
e. Identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such as speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads

30. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).

31. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic, including where such locations are beyond the boundaries of the designation.

Operational Conditions

Operational noise

32. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation.
33. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Maintenance work noise

34. All maintenance work shall be designed, managed and conducted to ensure that maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics– Construction Noise at locations set out in section 6.2 of that standard.
35. The noise limits required by condition 34 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Designation Unique Identifier: TPR11

Condition Schedule: TPR04

Purpose - Tauhara Substation

Conditions:

Height of Structures

1. The maximum height of any structures shall not exceed 20m above finished ground level.

Outline Plans

2. An outline plan shall not be required for any buildings or structures that otherwise comply with the Taupō District Plan, or for any repair, maintenance or like-for like replacement of equipment.

Operational Noise

3. Noise emitted from the Fixed Elements shall not exceed the following limits when measured at any point within the notional boundary of any dwelling on another site:

Daytime 7am to 10pm

LEQ (15 minute) 55DBA

Night time 10pm to 7am

LEQ (15 minute) 40DBA

Night time 10pm to 7am

LMAX 70 DBA All sound levels are to be measured in accordance with New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Noise, and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Assessment Of Environmental Noise. Noise emitted from High Pressure Venting Structures, pressure release devices, and during emergencies shall be excluded from compliance with this condition.

Construction Noise

4. All construction work shall be designed, managed and conducted to ensure that construction noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

Lighting

5. Except where required in emergencies, all exterior light sources shall be located, designed, installed and operated to comply with AS 4282 “Control of Obtrusive effects of Outdoor Lighting” Table 2.1 for an area with dark surrounds.

Taupō District Plan

Plan Change 49

Minor Corrections

New proposed text is shown in green.

Deleted text is shown in ~~red strike through.~~

Existing unchanged text (out of scope of the plan change) is shown in black.

Draft Plan Change 49 – Minor Corrections

Plan Change 49 proposes a number of minor alterations to correct errors and/or improve the workability of the Operative District Plan. Additions are shown as green and deletions are shown as ~~red strikethrough~~.

3.1 Definitions

Residential unit	*Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.* ~~If a residential extension includes all of these facilities but is attached to the house, it must be able to be accessed from inside the house (garage not included) for it not to be considered a second or subsequent residential unit.~~
Papakāinga	~~*For the purposes of the Taupō District Plan, Papakainga is defined as:*~~ ~~• *Any dwellings erected to exclusively house members of the same whanau, hapu or iwi on land which is owned by the whanau, hapu, or iwi, and;*~~ ~~• *is located on Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993, and*~~ ~~• *is consistent with any licence to occupy Maori land that has been issued by the Maori Land Court.*~~ Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi. • Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and • Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court.

Reasons for the change:

1. To align the definition of Residential Unit to the definition in the National Planning Standards. This definition is used by many other councils in New Zealand.
2. The definition of papakāinga was inadvertently changed through the conversion of the District Plan into National Planning Standards format. This change will revert it back to the definition from the Operative District Plan, adopted through Plan Change 42.

Draft Plan Change 49 – Minor Corrections

7.2 INF – Infrastructure

INF – R5 – Stormwater Standards
4 GRUZ – General Rural Zone & Rural Lifestyle Zone All stormwater to be disposed of so as to avoid inundation or erosion of other land (excluding water bodies).

Reason for the change: This provision was missed during the development of PC42 and should be reinstated to protect the environment.

7.3 TRAN – Transport

TRAN-R8 - PARKING, LOADING & ACCESS

9. Vehicle Crossing Requirements

		a.	b.	c.	d.
	Zone	Min	Min	Max	Max
	Posted Speed Km/hr	**Distance between crossings** Local and Collector roads	**Distance between crossings** Arterial road	**Number of crossings**	**Width of crossing at boundary**
i	GRZ and TCZ ≤ 80 Km/hr	N/A	N/A	1 per allotment	6m
ii	GIZ and HIZ ≤ 80 Km/hr	N/A	N/A	2 per allotment	8m
iii	GRUZ ~~>80km/hr~~	100m	200m	N/A	6m

Reasons for the change:

1. TRAN-R8 - Currently the table only applies to properties in GRUZ that adjoin a road with a speed limit greater than 80km/hr. There are roads in GRUZ which have a speed limit of less than 80km/hr. To ensure the safety of all road users, the vehicle crossing requirements should apply to all properties in GRUZ, regardless of what the speed limit is on the adjoining road/s.

Schedule 9.2 NT-AT – Amenity Trees

~~NT-AT24~~	~~Red oak~~	~~Single~~	~~Outside 47 Taupahi Road,~~	~~Road Reserve (no legal)~~

	~~(Quercus rubra)~~		~~Tūrangi~~	

Reason for the change: This tree was significantly altered, and no longer has amenity values.

11 SUB – Subdivision

SUB-R34 Other Plan Matters
All activities shall comply with the relevant matters where applicable as identified below: 1. Chapters 1-6 2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport 3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards 4. Chapter 9 Historic and Cultural Values 5. Chapter 10 Natural Environment 6. Chapter 11 Subdivision 7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities 8. Section 13 - Area Specific Matters 9. Section 14 Development Areas

Reason for the change: Requirement for compliance with these standards was missed during the conversion to the National Planning Standards.

12.2 AIR – Air Emissions

AIR-R2 ~~R~~DIS activities within RESZ, NCZ, TCZ,GIZ, HIZ	
Any activity which does not comply with one or more of the standards for PER activities.	**Matters of Discretion** Restricted to only the matters of non-compliance specified in that standard

Reason for the change: Non-compliance with the air emissions standards was accidently changed to a RDIS through the conversion to the National Planning Standards. It should be a DIS activity. This amendment seeks to reinstate the provisions.

12.3 EW – Earthworks

EW - Rules	
EW-R1 - PER activities	**Subject to**

4. Earthworks within the GRUZ and RLZ	a. No dust or silt nuisance beyond the boundaries of the allotment (except internal boundaries) b. Outstanding Landscape Areas - Refer to rule EW-R2.4
EW-R2 RDIS activities	**Subject to**
1. Any earthworks within GRZ, RLZ MRZ, LRZ that does not comply with any one part of the standards for PER activities.	**Matters of Discretion** Restricted to only the matters on non-compliance specified in that standard

Reason for the change: These earthworks provisions should have applied to RLZ as part of PC42 but did not.

12.5 LIGHT – Light

LIGHT-R2 ~~R~~DIS activities within MRZ, GRZ, LRZ, MUZ, NCZ	
Any activity which does not comply with one or more of the standards for PER activities.	**Matters of Discretion** Restricted to only the matters on non-compliance specified in that standard
LIGHT-R3 ~~R~~DIS within GIZ-PREC1-Taupō-Light Overlay	
1. Any activity which does not comply with the standards and is not otherwise identified as a CON or DIS activity	Matters of Discretion LIGHT-R5 for GIZ-PREC1-Taupō- Light Overlay

Reason for the change: Non-compliance with the light standards was accidently changed to a RDIS through the conversion to the National Planning Standards. This amendment seeks to reinstate the provisions.

12.7 SIGN – Signs

SIGN-R2 ~~R~~DIS activities within MRZ, GRZ, LRZ, TCZ, GIZ	**Subject to**
1. Any signage that does not comply with any of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard.
SIGN-R3 DIS activities	
1. Any activity within the GRUZ, RLZ, TCZ, GIZ and HIZ that is not a PER, CON or RDIS activity.	**Matters of Discretion for GRUZ**

	Refer to SIGN-R4 for TCZ, GIZ and HIZ a. Location (off or on the allotment), design and appearance of the sign. b. Adverse effects on the scale and character of the allotment and of the rural landscape and zone, including the nature and proximity of other signage within the surrounding area. c. Visibility from roads or public open spaces in the vicinity including the effect on views from other allotments in the surrounding area. d. Effect on the openness and attractiveness of the streetscape. e. Effect on the amenity of adjoining allotment in terms of such matters as noise, artificial light and glare occurring as a result of the sign. f. Necessity of sign to direct people to the activity. g. Effect on the safe and efficient operation of the roading network within the area including the possible distraction or confusion of motorists.

Reason for the change: The RLZ was missed through the conversion to the National Planning Standards. Non-compliance was changed to RDIS where it should have been DIS. This amendment seeks to reinstate the provisions.

13.4 GRUZ – General Rural Zone

GRUZ-Rules	
GRUZ-R1 - PER activities	**Subject to**
1. Any activity that complies with the standards.	a. Compliance with standards GRUZ-R4.1 to GRUZ-R4.~~6~~7 b. Compliance with standards from GRUZ-R5 Other Plan Matters c. is not identified as a CON, RDIS, DIS or NC activity within the GRUZ, and d. is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters
~~7. One accessory building per allotment.~~	~~a. The maximum gross floor area of the accessory building shall not exceed 6m^2~~ ~~b. The maximum height of the accessory building shall not exceed 2m~~
~~8. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~9. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge poot and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in GRUZ-R1.8 and GRUZ-R1.9 - i.e., those that exceed 1m in height - shall be provided for in GRUZ-R1.1.~~	
~~10. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~11. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level.~~ ~~12. Retaining walls of 2m in depth or less below ground level.~~	

~~13. Temporary structures associated with maintenance activities and construction works.~~	

GRUZ-R4 Standards	
1. Footprint	
a. Maximum Combined Coverage	10% of the total allotment area EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
2. Building Setbacks (~~minimum~~ including Structures)	
b. All other boundaries	i. 15m for residential units, and minor residential units and other buildings or structures. ii. 200 metres for buildings for the management of farmed animals. Buildings with a floor area of 150 m2 or less are exempt iii. 30 metres for all new buildings from the legal boundary of an existing plantation forest

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	iv. 5 metres adjacent to Foreshore Protection Area boundary EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.
~~EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.~~	
3. Height ~~(Maximum)~~	
a. ~~Building~~ Maximum Height	i. 10 metres ii. 5 metres in a height restricted area iii. 5 metres in an Outstanding and Natural Features Landscape EXCEPTIONS: i. Any structure attached to the building that which does not exceed 0.6m in any horizontal distance. ii. Wind monitoring masts – no height limit. iii. Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit.

	iv. Drilling Rigs for up to 60 days per well – no height limit v. Temporary structures associated with maintenance activities and construction works.
6. **Commercial and Industrial Activities, and Home Businesses** a. Any indoor or outdoor space used for commercial, industrial (excluding rural industry) or home business purposes, shall have a gross floor area less than 100 m2 for indoor activities, or 100m2 of land area for outdoor activities. b. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates. EXCEPTIONS: 1. Home business or commercial activities within a Papakāinga. 2. Storage sheds	

NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities.~~

Reasons for the change:

- GRUZ-R4 2biv was missed during the development of PC 42 and should be reinstated to protect the foreshore.
- Storage sheds are an anticipated activity in the GRUZ and should not be subject to the gross floor area restrictions that apply to other commercial, industrial and home businesses.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards – where appropriate or applicable - instead of as listed activities.

13.5 RLZ – Rural Lifestyle Zone

RLZ-Rules	
RLZ-R1 - PER activities	**Subject to**
~~7. One accessory building per allotment.~~	~~a. The maximum gross floor area of the accessory building shall not exceed 6m^2~~ ~~b. The maximum height of the accessory building shall not exceed 2m~~

~~8. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~9. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in GRUZ-R1.8 and GRUZ-R1.9 - i.e., those that exceed 1m in height - shall be provided for in GRUZ-R1.1.~~	
~~10. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~11. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level.~~ ~~12. Retaining walls of 2m in depth or less below ground level.~~	
~~13. Temporary structures associated with maintenance activities and construction works.~~	

RLZ-R5 Standards		
1. Footprint		
a. Maximum Combined Coverage	RLZ – 10% of the total allotment area	Kinloch-RL Area – 2.5%
	EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level	

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	v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
2. Building Setbacks (~~minimum~~ including structures)	**RLZ**	**Kinloch-RL Area**
b. All other boundaries	a. 15m for residential units, and minor residential units and other buildings **and structures** except for where they adjoin a GRUZ they shall be setback 50 metres. b. 5 metres adjacent to Foreshore Protection Area boundary ~~EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.~~	a. 10m b. 20m if boundary adjacent to Whanga-mata Okaia, Otaketake scenic reserves and Lake Shore reserves.
	EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided	

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	the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
3. Height ~~(Maximum)~~		
a. Maximum ~~Building~~ Height	RLZ – The maximum height of a building or structure shall not exceed 10m.	Kinloch – RL Area – 7.5m
	EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m^2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
~~**4. Provided that the following shall meet the standards in RLZ-R5.1 to RLZ-R5.3**~~ ~~a. Any uncovered deck, terrace, platform or bridge which is less than 1m above ground level~~ ~~b. Any pool or tank less than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub)~~ ~~c. Any mast, pole or radio or television aerial which exceeds 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level~~ ~~d. Fences and walls~~ ~~No fences or walls or a combination of these (whether separate or joined together) shall;~~ ~~i. exceed 2m in height within the yard setback; or~~		

~~ii. exceed the maximum height and height to boundary rules outside of the yard setback.~~

Reason for the change:

- RLZ-R52b was missed during the development of PC42 and should be reinstated to protect the foreshore.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards – where appropriate or applicable - instead of as listed activities.

13.6 MUZ – Mixed Use Zone

MUZ-Rules	
MUZ-R1 - PER activities	**Subject to**
1.Any activity that complies with the standards.	a. MUZ-R4 b. Compliance with standards from Other Plan Matters MUZ-R7
~~3. One accessory building per allotment.~~	
~~4. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~5. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in MUZ-R1.4 and MUZ-R1.5 – i.e., those that exceed 1m in height – shall be provided for in MUZ-R1.1.~~	
~~6. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~7. Fences and walls – or any combination of these, whether separate or joined together.~~ ~~8. Retaining walls of 2m in depth or less below ground level.~~	~~a. The maximum height of the structure shall not exceed 2m; or~~ ~~b. Compliance with MUZ-R4.10 outside of the yard setback.~~

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~~9. Temporary structures associated with maintenance activities and construction works.~~	

MUZ-R4 Standards
Coverage
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities.~~
Building Setbacks (~~minimum~~ including structures)
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
Height ~~(Maximum)~~
~~Building~~ Maximum Height

Reason for the change: this was missed during the conversion to National Planning Standards.

- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

13.8 TCZ – Town Centre Zone

TCZ-Rules	
TCZ-R1 - PER activities	**Subject to**
1. Any activity that complies with the standards.	a. TCZ-R4.1 to TCZ-R4.~~6~~7 or TCZ-R5.1 to TCZ-R5.~~5~~6 b. Compliance with standards from Other Plan Matters
~~2. One building per allotment not exceeding 2m in height and 6m2 in GFA.~~	~~a. Provided the height to boundary standard is met~~
~~3. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in TCZ-R1.3 and TCZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in TCZ-R1.1.~~	
~~5. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~6. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level.~~ ~~7. Retaining walls of 2m in depth or less below ground level.~~	
~~8. Temporary structures associated with maintenance activities and construction works.~~	

TCZ -R5 – PREC2 – Tūrangi and Mangakino
1. Building Setbacks (including structures)
Minimum ~~Building~~ Setbacks
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
2. Height
Maximum ~~Building~~ Height
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.

Reason for the change:

- this was missed during the conversion to National Planning Standards.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National

Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

13.9 GIZ – General Industrial Zone

GIZ-Rules	
GIZ-R1 - PER activities - All	**Subject to**
1. Any activity that complies with the standards.	a. GIZ-R8.1 to GIZ-R8.~~4~~5 b. Compliance with standards from Other Plan Matters
~~2. One accessory building per allotment.~~	~~a. The maximum gross floor area of the accessory building shall not exceed 6m2~~ ~~b. The maximum height of the accessory building shall not exceed 2m~~
~~3. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge poot and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in GIZ-R1.3 and GIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in GIZ-R1.1.~~	
~~5. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~6. Fences and walls - or any combination of these, whether separate or joined together - not exceeding 2m in height.~~ ~~7. Retaining walls of 2m in depth or less below ground level.~~	
~~8. Temporary structures associated with maintenance activities and construction works.~~	

GIZ-R8 Standards		
Height		
3. Maximum ~~Building~~ Height		
EXCEPTIONS: x. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; xi. Masts and poles less than 2m in height above ground level; xii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height xiii. Uncovered decks not more than 1m above ground level xiv. Uncovered swimming pools no higher than 1m above ground level xv. Up to 0.6m of overhanging eaves xvi. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; xvii. Temporary structures associated with maintenance activities and construction works; xviii. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.		
4. Maximum Combined Coverage and Plot Ratio		
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.		
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities~~.		
Building Setback **(including structures)**		
3. Minimum ~~Building~~ Setback	a. 3m front boundary, to be landscaped. b. 5m boundaries adjoining another zone, to be landscaped. c. 5m boundaries along roads at the interface of the GIZ and another zone, to be landscaped.	a. 5m ~~building~~ setback from Miro Street, Crown Road, Broadlands Road and any new district arterial road. b. 15m ~~building~~ setback from Centennial Drive, Napier Road and

		the East Taupō Arterial road (to become State Highway 1). c. 3m ~~building~~ setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.
EXCEPTIONS: i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level; ii. Masts and poles less than 2m in height above ground level; iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height iv. Uncovered decks not more than 1m above ground level v. Uncovered swimming pools no higher than 1m above ground level vi. Up to 0.6m of overhanging eaves vii. One building per allotment not exceeding 2m in height and 6m2 in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.		

Reason for the change:

- this was missed during the conversion to National Planning Standards.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

13.10 HIZ – Heavy Industrial Zone

HIZ-Rules	
HIZ-R1 - PER activities	**Subject to**
1. Any activity that complies with the standards.	a. HIZ-R5.1 to HIZ-R5.~~4~~5 b. Compliance with standards from Other Plan Matters
~~2. One accessory building per allotment.~~	~~a.~~ ~~The maximum gross floor area of the accessory building shall not exceed 6m2~~ ~~b.~~ ~~The maximum height of the accessory building shall not exceed 2m~~
~~3. Any uncovered deck, terrace, platform or bridge; and/or~~ ~~4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub).~~ ~~Not exceeding 1m above ground level.~~ ~~NOTE: structures not provided for in HIZ-R1.3 and HIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in HIZ-R1.1.~~	
~~5. Any mast, pole or radio, or television aerial.~~	~~The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.~~
~~6. Fences and walls - or any combination of these, whether separate or joined together - not exceeding 2m in height.~~ ~~7. Retaining walls of 2m in depth or less below ground level.~~	
~~8. Temporary structures associated with maintenance activities and construction works.~~	
HIZ-R5 Standards	
1. Maximum ~~Building~~ Height	
2. Maximum Combined Coverage	
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities.~~	
Building Setback **(including structures)**	

3. Minimum ~~Building~~ Setback	a. 5m ~~building~~ setback on any new district arterial road. b. 15m ~~building~~ setback from Centennial Drive, Napier Road and State Highway 1. c. 3m ~~building~~ setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.

Reason for the change: this was missed during the conversion to National Planning Standards.

GREAT LAKE TAUPŌ
Taupō District Council

District Plan Change 49

Minor Corrections

Section 32 Evaluation Report

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1. Introduction

This plan change seeks to make minor changes and amendments to the Operative District Plan. Making these changes will correct errors and/or improve the workability of the District Plan. The changes are summarised below:

1. 3.1 Definitions – amend the definition of 'residential unit' to the National Planning Standards definition.
2. 3.1 Definitions – amend the definition of 'papakāinga' to revert back to pre-National Planning Standards plan definition.
3. 7.2 INF-R5 – add in requirement for stormwater in GRUZ and RLZ not to create any erosion.
4. 7.3 TRAN-R8 9.iii - remove >80km/hr from the vehicle crossing requirements table relating to GRUZ. This is because there are roads in the GRUZ which have a speed limit of less than 80km/hr. The vehicle crossing requirements should apply to all new crossings, regardless of the speed limit on the road the crossing is gaining access from.
5. Schedule 9.2 NT-AT – Amenity Trees – remove NT-AT24 as it has been damaged and is no longer considered an amenity tree.
6. 12.2 AIR-R2 – clarify that activities that do not comply with the performance standards are DIS not RDIS.
7. 12.3 EW-R1 4 – add in RLZ so that the GRUZ earthworks permitted activity standard also applies to the RLZ Zone.
8. 12.5 LIGHT-R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS.
9. 12.7 SIGN – R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS. Include RLZ in the standard.
10. 13.4 GRUZ-R4 2B – add a building setback from the Foreshore Protection Area.
11. 13.4 GRUZ-R6 – add in storage sheds as an exception from this rule, which relates to commercial and industrial activities and home businesses.
12. 13.5 RLZ-R5 2b - Add a building setback from the Foreshore Protection Area.
13. Add in height restriction for fences and walls in the following zones: GRZ, MRZ, LRZ, GRUZ, MUZ, NCZ, TCZ, GIZ and HIZ. The ODP already has height restrictions for walls and fences.

Note – the abbreviations used are as per the National Planning Standards and are below –

- *EW = Earthworks*
- *GIZ = General industrial zone*
- *GRZ = General residential zone*
- *GRUZ = General rural zone*
- *HIZ = Heavy industrial zone*
- *LRZ = Low density residential zone*
- *MRZ = Medium density residential zone*
- *MUZ = Mixed used zone*
- *NCZ = Neighbourhood centre zone*
- *RLZ = Rural lifestyle zone*
- *TCZ = Town centre zone*

2. Statutory Framework

The preparation of PC49 has been undertaken in accordance with the First Schedule of the Resource Management Act 1991 (RMA).

Sections 74 of the RMA sets out the requirements for changes to district plans, while section 75(3) and section 75(4) sets out the following matters:

> (3) A district plan must give effect to—
>
> (a) any national policy statement; and
>
> (b) any New Zealand coastal policy statement; and
>
> (ba) a national planning standard; and
>
> (c) any regional policy statement.
>
> (4) A district plan must not be inconsistent with—
>
> (a) a water conservation order; or
>
> (b) a regional plan for any matter specified in section 30(1).

These requirements are addressed in the following sections of this report.

Section 74(1) directs that Council must undertake changes to its district plan in accordance with s31, provisions under Part 2 and s32.

PC49 is considered to be in accordance with s31(a) and (b) as the provisions will achieve the integrated management of the natural resources of the district and the control of any actual or potential effects of use or development. An evaluation of PC49 has also been undertaken in accordance with Section 32 of the RMA and is appended to this report.

Clauses 1 to 20A of the First Schedule to the RMA sets out the procedures for a plan change, including consultation and notification requirements.

Clauses 3 and 3B set out the relevant procedures for consultation. Clause 3(1) states that during the preparation of a proposed policy statement or plan, the local authority concerned shall consult with the Minister for the Environment, other Ministers of the Crown who may be affected by the plan change, local authorities who may be so affected, and the tangata whenua of the area who may be so affected, through iwi authorities, and the board of any foreshore and seabed reserve in the area.

Clause 3(2) sets out that “a local authority may consult anyone else” in preparing a plan change, subject to Clause 3(4) which requires that such consultation must be undertaken in accordance with Section 82 of the Local Government Act 2002 (‘LGA’). Accordingly, Council must consult with the parties identified in clause 3(1) but retains discretion to consult with anyone else. If Council elects to undertake discretionary consultation, it must do so in accordance with the principles in section 82 of the LGA. Clause 3B relates to consultation with iwi authorities.

Details of the consultation undertaken for PC49 are provided in Section 2.3 of this report. The consultation meets the requirements of the First Schedule. Clauses 5 to 11 of the First Schedule set out procedures for notification, receipt of submissions, hearings and notification of decisions in relation to plan changes. In processing the plan change, it will be necessary for compliance to be achieved with the requirements of these provisions.

2.1 Relevant Planning Documents

The relevant planning documents are assessed below.

2.1.1 National Policy Statement on Urban Development

The National Policy Statement for Urban Development (NPS-UD) came into force on 20 August 2022. It is the government's policy direction to ensure sufficient development capacity and well-functioning urban environments to meet the different needs of people and communities. PC49 will result in minor amendments to the District Plan which will support it to continue to enable efficient use of the urban land resource in accordance with Policy 1 of the NPS-UD.

2.1.2 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management (NPSFM) 2020 came into effect on 3 September 2020 and provides direction on how freshwater should be managed under the RMA. The NPSFM supports improved freshwater management in New Zealand by directing regional councils to establish objectives and set limits for fresh water in their Regional Plans. The fundamental concepts, objectives, and policies of the NPSFM are discussed below.

Te Mana o te Wai is the fundamental concept underpinning the NPSFM 2020. It recognises that protecting the health of freshwater protects the health and well-being of the wider environment and protects the mauri of the wai. Te Mana o te Wai involves restoring and preserving the balance between the water, the wider environment, and the community.

The objective of the NPSFM 2020 is to ensure that natural and physical resources are managed in a way that prioritises:

a) First, the health and wellbeing of water bodies and freshwater ecosystems;

b) Second, the health needs of people (such as drinking water); and

c) Third, the ability of people and communities to provide for their social, economic, and cultural wellbeing, now and in the future.

As the proposed changes to the plan will have no effect on the generation of stormwater, the provisions would not be contrary to the NPS for Freshwater.

2.1.3 Regional Policy Statement

The Taupō District falls within the jurisdiction of four regional councils: Waikato Regional Council (WRC), Bay of Plenty Regional Council (BOPRC), Hawkes Bay Regional Council (HBRC) and Horizons Regional Council (HRC). Most of the district falls within WRC, and only very small portions of the district fall within BOPRC, HBRC and HRC.

District Plans are required 'to give effect to' a regional policy statement. Because the impacts of this proposed plan change are so minimal, it is considered that it would reasonably give effect to the relevant regional policy statements.

2.1.4 Iwi Management Plans

There are four iwi management plans:

- Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan
- Ngāti Tūwharetoa Environmental Iwi Management Plan
- Te Rautaki Taiao a Raukawa
- Whakamarohitia ngā wai o Waikato Te Arawa River Iwi Trust Environmental Plan

As this proposed plan change will not result in any change to the creation of stormwater, the plan change is considered to take into account the matters contained in the iwi management plans in accordance with section 74(2A) of the RMA.

2.1.5 TD2050 – Taupō District Future Development Strategy

The Taupō District Future Development Strategy outlines where Council prefers future urban growth to occur, and the nature and scale of such growth. This plan change has appropriate regard to the anticipated outcomes of this strategy.

2.1.6 Waikato Regional Plan

In accordance with Section 75(4)(b) of the RMA, an operative plan change must not be inconsistent with a regional plan for any matter under section 31. PC49 is not inconsistent with the Waikato Regional Plan, as it is only making minor alterations and corrections to the Operative District Plan.

2.2 Taupō District Operative Plan Approach

This plan change continues the approach of the Operative District Plan, by making minor alterations and corrections.

2.3 Engagement

Section 3 of the RMA sets out the consultation requirements as below:

> 3(1) During the preparation of a proposed policy statement or plan, the local authority concerned shall consult –
>
> (a) the Minister for the Environment; and
>
> (b) those other Ministers of the Crown who may be affected by the policy statement or plan; and
>
> (c) local authorities who may be so affected; and
>
> (d) the tangata whenua of the area who may be so affected, through iwi authorities; and
>
> (e) any customary marine title group in the area.
>
> 3(2) A local authority may consult anyone else during the preparation of a proposed policy statement or plan Section 3(1) above is mandatory while Section 3(2) is at the discretion of the Council.

The Background and Engagement report outlines the approach for all plan changes being undertaken as this bundle, including PC49.

In this instance, Council did not undertake discretionary consultation in relation to this amendment. The changes and alterations are required as a result of converting the plan to the National Planning Standards format, or provisions that were missed during PC42 (Rural and Rural Lifestyle Zones). The scale of significance of PC49 is so minor that no engagement was considered necessary, beyond what was required by the Act.

2.3.1 Iwi Authority Consultation

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with tangata whenua and iwi authorities. Details of the consultation undertaken for PC49 are provided in the Background and Engagement Report which covers consultation and engagement for the full suite of plan changes 44-49. No specific feedback was received from iwi partners in relation to PC49.

During May and June 2025 officers offered all iwi authorities a meeting to discuss the full bundle of plan changes. Some iwi authorities took up this opportunity. The final draft of Plan Change 49 was sent to iwi authorities in June to seek final feedback prior to notification.

2.5.2 Governance

Details of the consultation undertaken for PC49 are provided in the Background and Engagement Report which covers consultation and engagement for the full suite of plan changes 44-49. The Minor Corrections plan change was covered in a Council workshop in May 2025.

3. Key Resource Management Issues

Throughout recent plan changes, and conversion of the plan to the National Planning Standards, there have been several provisions which have been inadvertently missed from the district plan. PC49 seeks to correct these omissions. The provisions that have been affected, and their reasons why are included below.

Note – the abbreviations in the table below are the ones from the National Planning Standards, which must be used in the District Plan. The relevant abbreviations are:

- *EW = Earthworks*
- *GIZ = General industrial zone*
- *GRZ = General residential zone*
- *GRUZ = General rural zone*
- *HIZ = Heavy industrial zone*
- *LRZ = Low density residential zone*
- *MRZ = Medium density residential zone*
- *MUZ = Mixed used zone*
- *NCZ = Neighbourhood centre zone*
- *RLZ = Rural lifestyle zone*
- *TCZ = Town centre zone*

Table 1 – Description of amended District Plan provisions, and commentary text

	Description of amended provision	Comment
1.	3.1 Definitions – amend the definition of 'residential unit' to the National Planning Standards definition. The following sentences within the current definition will be deleted. ~~If a residential extension includes all of these facilities but is attached to the house, it must be able to be accessed from inside the house (garage not included) for it not to be considered a second or subsequent residential unit.~~	The introduction of the National Planning Standards has introduced the following mandatory definition of 'residential unit'. "*Means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.*" It is considered that the National Planning Standards definition is adequate.
2.	3.1 – Definitions – change definition back to the definition that was in the plan prior to conversion to the National Planning Standards. ~~*For the purposes of the Taupō District Plan, Papakainga is defined as:*~~ • ~~*Any dwellings erected to exclusively house members of the same whanau, hapu or iwi on land which is owned by the whanau, hapu, or iwi, and;*~~ • ~~*is located on Maori land within the meaning of Section 129 (1) (a, b or c)*~~	The definition of papakāinga was inadvertently changed through the conversion of the District Plan into Planning Standards format. This change will revert it back to the definition from the Operative District Plan.

	Description of amended provision	Comment
	~~of Te Ture Whenua Maori Land Act 1993, and~~ • ~~is consistent with any licence to occupy Maori land that has been issued by the Maori Land Court.~~ Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi. • Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and • Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court.	
3.	7.2 INF-R5 – add in requirement for stormwater in GRUZ and RLZ to not create erosion.	This requirement was inadvertently dropped off during the development of PC42.
4.	7.3 TRAN-R8 9.iii - remove >80km/hr from the vehicle crossing requirements table relating to GRUZ.	This is because there are roads in the GRUZ which have a speed limit of less than 80km/hr. The vehicle crossing requirements should apply to all properties in GRUZ, regardless of the speed limit.
5.	Schedule 9.2 NT-AT – Amenity Trees – remove NT-AT24	Amenity Tree NT-AT24 has been damaged and is no longer considered an amenity tree.
6.	12.2 AIR – Air Emissions – R2 – change non-compliance with performance standards from RDIS to DIS.	Non-compliance with the air emissions standards was accidently changed to a RDIS activity through the conversion to the National Planning Standards. Under the previous Operative Plan, it was a DIS activity.
7.	12.3 EW-R1 – PER activities and EW-R2 RDIS to now apply to the RLZ	These provisions were inadvertently missed through PC42 Rural. Earthworks in the RLZ will now need to ensure that there is no dust or silt nuisance beyond the boundaries of the allotments. It also means that any earthworks that do not comply with EW-R1-PER will be a RDIS activity.
8.	12.5 LIGHT-R2 & R3 - change non-compliance with performance standards from RDIS to DIS.	Non-compliance with the light standards was accidently changed to a RDIS through the conversion to the National Planning Standards.

	Description of amended provision	Comment
		Under the previous Operative Plan, it was a DIS activity.
9.	12.7 SIGN-R2 & R3 - change non-compliance with performance standards from RDIS to DIS. Include RLZ in standards.	Non-compliance with the signage standards was accidently changed to a RDIS through the conversion to the National Planning Standards. Under the previous Operative Plan, it was a DIS activity.
10.	13.4 GRUZ-R4 2B – add a building setback from the Foreshore Protection Area.	This provision was inadvertently dropped off through PC42. This will reinstate the requirement that buildings should be set back 5m from the Foreshore Protection Area.
11.	13.4 GRUZ-R6 – add in storage sheds as an exception from this rule, which relates to commercial and industrial activities and home businesses.	Storage sheds are an anticipated activity in the GRUZ, and therefore should not be restricted by the size restrictions that apply to other commercial and industrial activities.
12.	13.5 RLZ-R5 2b - add a building setback from the Foreshore Protection Area.	This provision was inadvertently dropped off through PC42. This will reinstate the requirement that buildings should be set back 5m from the Foreshore Protection Area.
13.	In all zones except RLZ, add in a standard that all fences and walls must be no higher than 2m high.	These provisions were inadvertently missed during the conversion of the plan to National Planning Standards format. The exception was for the RLZ. A standard has been added to all other zones.

3.2 Scale and Significance

The proposed amendments are minor. They will apply to:

- Two definitions
- Three individual provisions in the district plan that relate to activities within either the GRUZ or RLZ zones
- Discreet general provisions in the District Wide chapters.
- Adding in height restrictions to fences/walls in all zones except RLZ.

The scale and significance is considered to be low, and will not affect the ability of residents to provide for their economic, social, cultural and environmental wellbeing.

3.3 Evaluation of the Objectives

There are no proposed objectives or amendments to objectives and thus an assessment of the objectives against the Purpose of the Act is not required.

3.4 Assessment of the Provisions

This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the Objectives. The provisions may relate to more than one Objective.

Identification of Provision Options

1. Status quo
2. Amend provisions as proposed

Table 2 Identification of options analysis

Option	Source	Relevance	Recommendation
Option 1: Status Quo	Current definitions and performance standards	Will not fully meet the objectives and policies in the District Plan	Discard, as the status quo will not correct the minor alterations and corrections that are required to improve the workability of the plan.
Option 2: Amend provisions as proposed	Council held register of corrections that should be made to the Operative District Plan	Will meet the objectives and policies in the District Plan	Preferred option

Table 3 Preferred Option Evaluation

Preferred Option - Amend provisions as proposed	
Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
The effects of earthworks undertaken in the GRUZ and RLZ zones will have to be contained within the allotment. Reinstating the building setback from the Foreshore Protection Area in the GRUZ and RLZ will help to protect the foreshore of Lake Taupō Removal of amenity tree. Make AIR & LIGHT & SIGN DIS, not RDIS Apply GRUZ earthworks rule to RLZ Allow storage sheds in GRUZ Restricting fence heights improves passive surveillance and safety in public areas.	No environmental costs

Economic	
Amending the definition of *Residential unit* to align with the National Planning Standards definition will ensure consistency against other District Plans, helping to achieve economic benefits Storage sheds in GRUZ will no longer be restricted by size, like other commercial and industrial activities. Removal of amenity tree.	No economic costs
Social	
New vehicle accessways in GRUZ will have to comply with the standards, regardless of the speed limits that apply to the road, improving safety for road users. Restricting fence heights can help maintain an open streetscape, supporting walkability and opportunity for passive surveillance which can make environments feel safer and more connected.	No social costs
Cultural	
The most appropriate definition of papakāinga will be used, helping iwi and hapū to provide for living on their land.	No cultural costs
Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
These changes will improve the effectiveness of the District Plan, which help to encourage growth and employment opportunities across the district.	
The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
Efficiency and Effectiveness: These changes will improve the effectiveness of the District Plan, by correcting errors and omissions	
Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c)):	
There is no uncertainty or insufficient information.	
Appropriateness:	
The amendments are appropriate as they will correct errors in the District Plan.	
Reasons for deciding on the provisions (s32(1)(b)(iii)	
The provisions were chosen as they will improve the workability of the District Plan.	

Conclusion

PC49 supports a change of definitions and provisions to improve the workability of the Operative District Plan. It largely corrects errors arising from implementation of the National Planning Standards, and reverts the Plan to its previous format which was developed through the Schedule 1 process. It will lead to positive outcomes for users of the District Plan.

Appendix A – Significance of the Effects

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the Proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	To make minor alterations/corrections to the District Plan	Low
2. Degree of shift from the *status quo (status quo* defined as the current approach)	Minor tweaks to one definition and six provisions.	Low
3. Environmental effects	Described in table 3	Low
4. Economic effects	Described in table 3	Low
5. Cultural effects	Described in table 3	Low
6. Social effects	Described in table 3	Low
7. Who and how many will be affected?	It will affect effects for those in the GRUZ and RLZ zones, and those who use the definition 'Minor residential unit'	Medium
8. Degree of impact on, or interest from iwi/Māori	Limited impacts on iwi/Māori	Low

Abbreviations

These abbreviations are mandatory under the National Planning Standards

EW	Earthworks
DIS	Discretionary Activity
GIZ	General industrial zone
GRZ	General residential zone
GRUZ	General Rural Zone
HIZ	Heavy industrial zone
LRZ	Low density residential zone
MRZ	Medium density residential zone
MUZ	Mixed use zone
NCZ	Neighbourhood centre zone
TCZ	Town centre zone
TRAN	Transport
RDIS	Restricted discretionary Activity
RLZ	Rural lifestyle zone

Hilary Samuel

Subject: FW: Draft District Plan Changes

From: Tarit ceo [redacted]
Sent: Tuesday, 8 July 2025 12:25 pm
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Draft District Plan Changes

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary

Thanks for keeping TARIT involved in your plan change activity and appreciate the time you have taken to brief us. We believe your engagement and involvement with us regarding changes meet the intent of our JMA.

At this stage in the process TARIT is comfortable with the plan changes mentioned below, especially those that impact on Te Ture Whaimana:

- Plan change 44 – Relevant residential areas are Mangakino, Whakamaru, Ohakuri and River Road.
- Plan change 45 – one new neighbourhood shop zone for an existing group of shops at Whakamaru.
- Plan Change 46 – Various open spaces along the Waikato River and inlets, at Mangakino and Whakamaru.
- Plan Change 47 – All proposed Maori Purpose Zones are at the southern end of the lake.
- Plan Change 48 – Will be addressed through submissions.

I would like to reiterate points we have discussed previously:

- TARIT recommends post-settlement governance entities are recognised in the district plan as these groups have a legislated role as treaty partners with Taupo District Council when giving effect to relevant legislation such as Te Ture Whaimana-The Vision and Strategy for the Waikato River and the NPS-FM.
- Te Mana o te Wai must be considered when increasing the supply of industrial land or amending rules to allow for higher density residential development to minimise any risk of contamination in waterways.
- TARIT recognises the partnership model mana whenua currently have with Taupo District Council and are in full support of mana whenua promoting and protecting their values, rights and interests within that model.
- TARIT supports the intent of the Maori Purpose Zones but also reserve the right to continued engagement as this moves through the formal RMA process.
- TARIT recommends engagement continue with our affiliate iwi Ngāti Tahu-Ngāti Whaoa in terms of the detail of the proposed changes.

Nga mihi

Jo

TE ARAWA RIVER IWI TRUST

Jo Ireland
CEO - Tumu Whakarae

E [redacted]

www.tarit.co.nz

Te Arawa River Iwi Trust
Ground Level| GHA Centre|1108 Fenton Street | ROTORUA 3040

Hilary Samuel

Subject: FW: Plan Changes resolution

From: Zoe Thomas [redacted]
Sent: Wednesday, 13 August 2025 4:59 pm
To: Hilary Samuel [redacted]
Subject: RE: Plan Changes resolution

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary,

My apologies for the delay, it took longer than anticipated to get access to the approval. I have cut and pasted two versions of the decision by the RCT trustees at the most recent Board hui. Please let me know if this isn't sufficient, and I will see what I can do.

6.3 LATE - Taupō DC Plan Change

Recommendation

That the Raukawa Charitable Trust:
I. Receive the contents of this report and attachments;
II. Recommend the notification of Plan Changes 44, 45, 46, 47, 48 and 49 to Taupō District Council with their current content.

Decision Date:	15 Jul 2025
Mover:	Kataraina Hodge
Seconder:	Steve Oxenham
Outcome:	Approved

Decision:

That the Raukawa Charitable Trust:
I. Receive the contents of this report and attachments;
II. Recommend the notification of Plan Changes 44, 45, 46, 47, 48 and 49 to Taupō District

Outcome:	Approved	**Mover:**	K
Decision Date:	15 Jul 2025	**Seconder:**	S

Ngā mihi nui,
Zoe Thomas
Policy Advisor - Te Uraura Regional Strategy