



ATTACHMENTS

UNDER SEPARATE COVER 1

Ordinary Council Meeting

31 March 2026

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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.

NB – This Plan Change is Subject to the “Plan Stop” Exemption process. Plan Change 44 was approved in part. Only the following aspects were approved for change, the rest of Plan Change 44 was declined. This means all other aspects of the Residential Chapters remain as per the Operative Plan.

3 Interpretation

3.1 Definitions

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.”*

Plot Ratio	The ratio of the total floor area of a building/s to the total area of the land within the allotment, where the total floor area is the sum of all the floors of all the buildings on an allotment measured in m ² , from the exterior faces of exterior walls or from the centre lines of common walls; provided that the area occupied by a deck at first floor level which is not covered by a roof, pergola, deck or balcony above, shall only be included once, whether or not the area underneath is used for a residential or accessory purpose.
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13.1 GRZ – General Residential Zone

Overview....

GRZ-R2 – RDIS activities

3. Any Comprehensive Housing Development

Subject to:

- a. Compliance with MRZ-R6.1-MRZ-R6.5, and GRZ-R5.6-GRZ-R5.7; and
- b. Compliance with all relevant standards in District Wide chapters.

GRZ-R1 – PER activities		
<p>5.—One accessory building per allotment:</p>	<p>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 GRZ-R5.8</p>	
<p>6.—Any uncovered deck, terrace, platform or bridge; and/or 7.—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.</p>		
<p>8.—Any mast, pole or radio, or television aerial:</p>	<p>The maximum height of the structure shall not exceed 2m in height (excluding dish</p>	

	antenna greater than 1.2m in diameter) above the <u>ground level</u> .	
9. Fences and walls or any combination of these, whether separate or joined together 2m in height or less above ground level. 10. Retaining walls of 2m in depth or less below ground level.	a. Compliance with GRZ-R5.8 outside of the yard setback.	
11. Temporary structures associated with maintenance activities and construction works.		

GRZ-R5 - Standards			
Footprint	GRZ	DEV1-Kinloch Development Area- GRZ	DEV3-Nukuhau Development Area - GRZ
1. Maximum Combined Coverage	40%	a. 30% b. 35% within a <u>Height</u> Restricted Area	35% 40%
2. Maximum <u>Plot Ratio</u>	40%	a. 30% b. 40% within a <u>Height</u> Restricted Area	40%
2. Maximum <u>Total Coverage</u>	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) Minimum Setbacks			
<p>3. Front boundary</p> <p>This standard does not apply to:</p> <p>i. Fences or walls not exceeding 2m in height.</p>	5m	<p>a. 5m</p> <p>b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and <u>Lake</u> Shore reserves</p>	5m
<p>4. All other boundaries</p> <p>This standard does not apply to:</p> <p>i. Accessory buildings less than 10m² in area.</p> <p>ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000L.</p> <p>iii. Fences or walls not exceeding 2m in height.</p>	<p>a. 1.5m or</p> <p>b. 5m Foreshore Protection Boundary</p>	<p>a. 1.5m</p> <p>b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and <u>Lake</u> Shore reserves</p>	1.5m

5. Common wall boundaries	0m		
EXCEPTION: Up to 0.6m of overhanging eaves.			
Height (maximum)			
6. Building Maximum Height	a. 8m or b. 5m within <u>Height Restricted Areas</u> unless otherwise indicated on Map D2.	a. 7.5m b. 4.5m within Kinloch <u>Height Restricted Area</u> and for <u>residential units</u> within 50m of the Whangamata, Okaia, Otaketake scenic reserves and <u>Lake Shore reserves</u>	8m
EXCEPTION: Any <u>structure</u> attached to the a <u>building</u> which does not exceed 0.6m in any horizontal distance, or exceed the permitted <u>height</u> by more than 1.5m.			
7. <u>Height</u> to boundary	<p>2.5m height at the boundary with a 45° recession plane except for common wall boundaries.</p> <p><u>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.</u></p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <u>i. Road boundaries.</u> <u>ii. Adjoining sites that have a common wall along a shared boundary.</u> <u>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.</u> <u>iv. Boundaries adjoining sites zoned Centre, Mixed Use, or Industrial.</u> 		<p>a.—2.5m height at the boundary with a 45° recession plane except:</p> <p>b.—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</p>

	<p>v. <u>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.</u></p> <p>vi. <u>Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).</u></p>	
<p><u>Height</u> to boundary means the plane measured at the boundary of an <u>allotment</u> from <u>ground level</u>, through which no part of any <u>building or structure</u> including eaves may project, except for a chimney, <u>mast</u> or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.</p>		
<p>Refer to <u>DEV3-Nukuhau 9</u>. for additional standards on <u>Landscaping</u> and <u>Stormwater</u> Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access.</p>		

13.2 MRZ – Medium Density Residential Zone

Overview...

MRZ-R6 Standards		
	MRZ	DEV3-Nukuhau Development Area – MRZ
<p>G.—One accessory building per allotment:</p>	<p>a.—The maximum gross floor area of the accessory building shall not exceed 6m²</p>	

	<p>b.—The maximum height of the accessory building shall not exceed 2m</p> <p>c.—Compliance with MRZ-R6.8</p>	
<p>7.—Any uncovered deck, terrace, platform or bridge; and/or</p> <p>8.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub):</p> <p>Not exceeding 1m above ground level:</p> <p>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:</p>		
<p>9.—Any mast, pole or radio, or television aerial:</p>	<p>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:</p>	
<p>10.—Fences and walls — or any combination of these, whether separate or joined together — 2m in height or less above ground level:</p>	<p>a.—Compliance with MRZ-R6.8 outside of the yard setback:</p>	

<p>11. Retaining walls of 2m in depth or less below ground level.</p>		
<p>12. Temporary structures associated with maintenance activities and construction works.</p>		
<p>MRZ-R1 – PER activities</p>		
<p>1. One accessory building per allotment:</p>	<p>d. The maximum gross floor area of the accessory building shall not exceed 6m² e. The maximum height of the accessory building shall not exceed 2m f. Compliance with MRZ-R6.8</p>	
<p>2. Any uncovered deck, terrace, platform or bridge; and/or 3. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub):</p> <p>Not exceeding 1m above ground level.</p> <p>NOTE: structures not provided for in MRZ-R1.7 and MRZ-R1.8 – i.e., those that</p>		

exceed 1m in <u>height</u> shall be provided for in MRZ-R1.1:		
4. — Any mast, pole or radio, or television aerial:	The maximum <u>height</u> of the <u>structure</u> shall not exceed 2m in <u>height</u> (excluding dish antenna greater than 1.2m in diameter) above the <u>ground level</u> .	
5. — Fences and walls — or any combination of these, whether separate or joined together — 2m in height or less above ground level. 6. — Retaining walls of 2m in depth or less below ground level.	b. — Compliance with MRZ-R6.8 outside of the yard setback.	
12. Temporary structures associated with maintenance activities and construction works.		
Footprint		
1. Maximum Combined Coverage	55% 60%	60%
2. — Maximum <u>Plot Ratio</u>	100%	100%
2. Maximum <u>Total Coverage</u>	a. 75% b. 3m landscape strip along front boundary	80%

	c. <u>DEV3-Nukuhau Development Area – MRZ 80%</u>	
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NOTE: Maximum Combined Coverage is a calculation of the combined coverage of [BuildingFootprint](#) and any [Structures](#) that are not otherwise provided for as permitted activities.

<u>Building Setbacks (minimum) Minimum Setbacks</u>		
3. Front Boundary	a. 5m 3m b. 10m if property fronts Lake Tce between Rifle Range and Taharepa Roads This standard does not apply to: i. Fences or walls not exceeding 2m in height.	3m
4. All Other Boundaries	1.5m This standard does not apply to: i. Accessory buildings less than 10m ² in area.	1.5m

	<ul style="list-style-type: none"> ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000L. iii. Fences or walls not exceeding 2m in height. 	
5. Common Wall Boundaries	0m	0m
EXCEPTION: Up to 0.6m of overhanging eaves.		
Height (maximum)		
6. Building Maximum Height	8m 11m+1 for pitched roofs or 5m within Height Restricted Areas	8m
EXCEPTION: Any structure attached to the a building that does not exceed 0.6m in any horizontal distance, or exceed the permitted height by more than 1.5m.		
7. Height to Boundary	<p>2.5m height at the boundary with a 45° recession plane except for common wall boundaries.</p> <p>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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. 	<p>a. — 2.5m height at the boundary with a 45° recession plane, except</p> <p>b. — 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</p>

	<p>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.</p> <p>iv. Boundaries adjoining sites zoned as Centre, Mixed Use, or Industrial.</p> <p>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.</p> <p>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).</p>	
<p>Height to boundary means the plane measured at the boundary of an allotment from ground level through which no part of any building or structure, including eaves, may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.</p>		

Refer to [DEV3-Nukuhau 9](#) for additional standards on [Landscaping](#) and [Stormwater](#) Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access.

13.3 LRZ – Low Density Residential Zone

Overview...

LRZ-R1 – PER activities		
<p>3.—One accessory building per allotment:</p>	<p>d.—The maximum gross floor area of the accessory building shall not exceed 6m²</p> <p>e.—The maximum height of the accessory building shall not exceed 2m</p> <p>f.—Compliance with LRZ-R5.8</p>	
<p>4.—Any uncovered deck, terrace, platform or bridge; and/or</p> <p>5.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub):</p> <p>Not exceeding 1m above ground level:</p> <p>-</p> <p>NOTE: structures not provided for in LRZ-R1.4 and LRZ-R1.5 - i.e., those that exceed</p>		

1m in height shall be provided for in LRZ-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—2m in height or less above ground level. 8.—Retaining walls of 2m in depth or less below ground level.	b.—Compliance with LRZ-R5.8 outside of the yard setback:	
12. Temporary structures associated with maintenance activities and construction works.		

LRZ-R5 Standards	
Footprint	LRZ including Kinloch LRZ in DEV1 -Kinloch Development Area
1. Maximum Combined Coverage	a. 5% 10% of gross site area b. Dev1-Kinloch 5% of gross site area
2.—Maximum Plot Ratio	7.5%

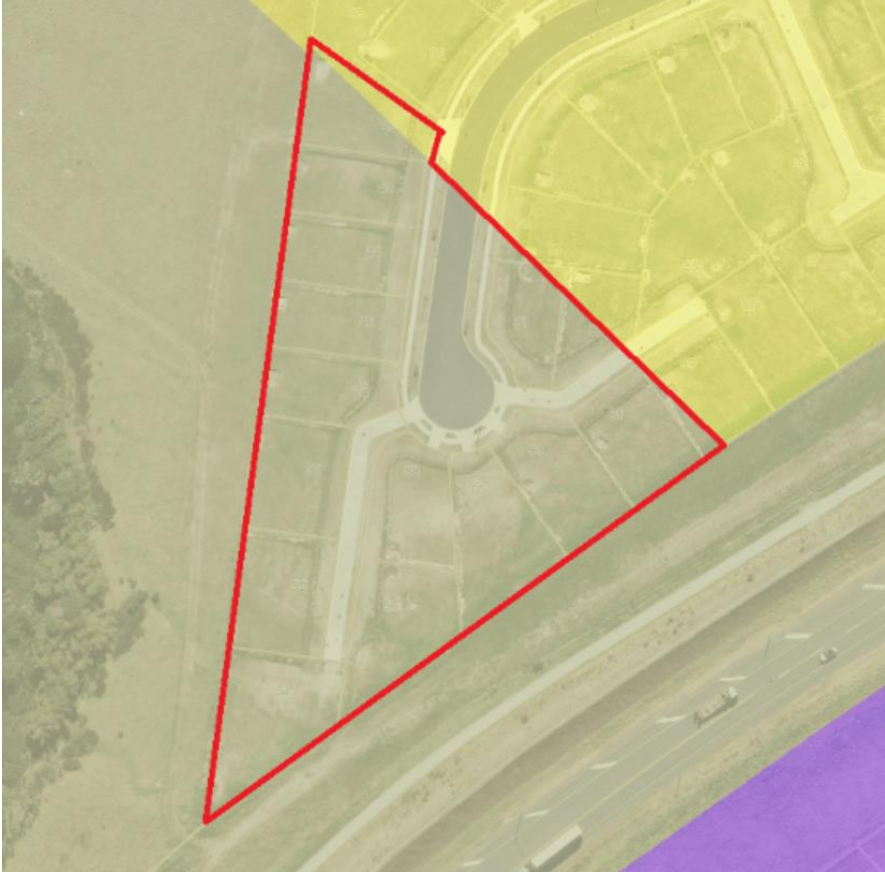
2. Maximum <u>Total Coverage</u>	N/A
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NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities.~~

Building Setbacks (minimum) Minimum Setbacks	
3. Front boundary	10m unless otherwise provided within an existing <u>subdivision</u> consent This standard does not apply to: i. Fences or walls not exceeding 2m in height.
4. All other boundaries	10m unless otherwise provided within an existing <u>subdivision</u> consent 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 or walls not exceeding 2m in height.
5. Common wall boundaries	0m
EXCEPTION: Up to 0.6m of overhanging eaves.	
Height (maximum)	
6. Maximum Height Building height	8m or 5m within <u>Height</u> Restricted Areas unless otherwise indicated by Map D2. EXCEPTION: Any <u>structure</u> attached to the a building that which does not exceed 0.6m in any horizontal distance, or exceed the permitted <u>height</u> by more than 1.5m.

<p>7. <u>Height</u> to boundary</p>	<p>2.5m <u>height</u> at the boundary with a 45° recession plane except for common wall boundaries.</p> <p><u>Height</u> to boundary means the plane measured at the boundary of an <u>allotment</u> from <u>ground level</u>, through which no part of any <u>building or structure</u>, including eaves, may project, except for a chimney, <u>mast</u> or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.</p>
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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:



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.

NB – This Plan Change is Subject to the “Plan Stop” Exemption process. Plan Change 45 was approved in part. Only the following aspects were approved for change, the rest of Plan Change 45 was declined. This means all other aspects of the NCZ Chapter remains as per the Operative Plan.

NCZ-R1 – PER activities		
<p>2. – One accessory building per allotment:</p>	<p>a. – The maximum gross floor area of the accessory building shall not exceed 6m²</p> <p>b. – The maximum height of the accessory building shall not exceed 2m</p> <p>c. – Compliance with NGZ-R4.7</p>	
<p>3. – Any uncovered deck, terrace, platform or bridge; and/or</p> <p>4. – Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub):</p> <p>Not exceeding 1m above ground level:</p> <p>-</p> <p>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.</p>		

<p>5.—Any mast, pole or radio, or television arial.</p>	<p>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.</p>	
<p>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.</p>	<p>a.—Compliance with NCZ-R4.7 outside of the yard setback.</p>	
<p>8.—Temporary structures associated with maintenance activities and construction works.</p>		

<p>NCZ-R4 Standards</p>	
<p>1. Maximum Combined Coverage</p>	<p>50% 55%</p>
<p>2. Maximum <u>Total Coverage</u></p>	<p>100%</p>
<p>NOTE: Maximum Combined Coverage is a calculation of the combined coverage of <u>Building Footprint</u> and any <u>Structures</u> that are not otherwise provided for as permitted activities.</p>	
<p><u>Building Setbacks (minimum) Minimum Setback</u></p>	
<p>3. Front boundary</p>	<p>Nil setback</p>

4. All other boundaries	1.5m
5. Common wall boundaries	0m
Height (Maximum)	
6. Building height Maximum Height	8m EXCEPTION: Any <u>structure</u> attached to the a <u>building</u> that which does not exceed 0.6m in any horizontal distance.
7. <u>Height</u> to boundary	2.5m <u>height</u> at the boundary with a 45° recession plane except for common wall boundaries.

Proposed New Neighborhood Centre Zones - changes to planning maps
New NCZ Area: Kinloch (2, 4, 6 and 8 Mata Place) (currently residential)



New NCZ Area: Kinloch (140 Kenrigg Road) (currently residential)



New NCZ Area: Whakamaru (109, 111, 113, 115 and 117 Whakamaru Road) (currently residential)



New NCZ Area: Omori (94A and 94B Omori Road) (currently residential)





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 LRZ¹.

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;
- 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); and
- 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 requires 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 broadly seek to provide for intensification and development to meet projected housing demand by relaxing or removing bulk and location performance standards. Standards are proposed to be amended so that more homes can be built in existing serviced urban areas, and available land area utilised more efficiently.

To incentivise the provision of more homes, some MRZ standards apply in the GRZ to enable additional development potential where a minimum number of dwellings is proposed within a development.

2.5 – PLANNING MAPS

Amend the Planning Maps as follows:

- 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
54 Maru Terrace, Taupō	Lot 564 DP 581637	General Rural	General Residential

Property Address	Legal Description	Operative Zoning	Proposed Zoning
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 standards as necessary. This includes the insertion of a new definition for:

- Comprehensive Housing Development:

2 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.

2.1 – PLAN STOP LEGISLATION

In 2025, the Government introduced “plan stop” legislation, which restricted local authorities from notifying or progressing certain plan changes under the RMA. The purpose of this legislation was to pause significant plan-making processes while the Government reconsidered the direction of the resource management system, including the repeal of the Natural and Built Environment Act and the Spatial Planning Act.

The plan stop provisions applied broadly to proposed plan changes, including those enabling urban intensification, rezoning, or increased development capacity, unless an exemption was granted by the Minister. Exemptions could be sought where a plan change supported the efficient functioning of the planning system, removed unnecessary regulatory barriers, or gave effect to established strategic directions such as Future Development Strategies.

Plan Change 44 (Residential Zones) formed part of a wider package of district plan changes intended to support urban intensification and efficient land use within the Taupō urban environment. As originally drafted, PC44 largely enabled intensification within serviced urban areas, supported by an updated policy framework requiring consideration of residential character and amenity.

However, the proposed plan change was only approved in part, limited to rezoning provisions. As the rezoning applies to already developed areas, this partial approval constrains Council’s ability to provide sufficient development capacity within existing urban areas to meet projected housing demand.

In addition, proposed reforms to the resource management system indicate a shift in the range of environmental effects to be considered, including the removal of amenity from scope, alongside the introduction of nationally consistent objectives, policies, rules, and standards. In this context, the scope of PC44 has been reduced to focus on relaxing more restrictive development controls, enabling development to occur in a planned and cohesive manner during the transition to the new planning system.

3 RELEVANT PLANNING DOCUMENTS

3.1 – 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**)
- National Policy Statement for Electricity Networks (**NPS-EN**)
- National Policy Statement for Natural Hazards 2025 (**NPS-NH**)

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

3.1.1 – 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.

3.1.2 – 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 Vortceptors.

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.

3.1.3 – 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.

3.1.4 NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS

The NPS-NH requires plan changes to consider natural hazard risk using a proportionate, risk-based approach and to ensure new development capacity does not materially increase exposure to high or very high natural hazard risk.

The relevant risks applicable to the Taupo District urban environments are:

- Flooding (Flood hazard from rivers and streams and overland flow paths)
- Landslips
- Active faults
- Liquefaction

Flood risk from rivers and streams and landslide risk are mapped within the Taupo District Plan.

Taupō District Council does not include liquefaction mapping in the District Plan because available liquefaction information for the district is regional and desktop in nature, is not intended to describe site-specific risk, and is more appropriately addressed through consent-level geotechnical assessment and building code requirements. Liquefaction risk continues to be identified using regional hazard information and managed through building and subdivision processes, consistent with national guidance and the proportionate, risk-based approach required by the National Policy Statement for Natural Hazards.

Fault lines and overland flow paths are not mapped as regulatory overlays in the Taupō District Plan. Instead, this information is held outside the plan and is provided through Land Information Memoranda (LIMs), Project Information Memoranda (PIMs), and assessed as part of the building and subdivision consent processes. This approach reflects the site-specific nature of these hazards and enables risk to be identified and managed using the most up-to-date technical information at the appropriate stage of development, rather than through district-wide zoning or blanket plan controls.

Plan Change 44 applies within existing residential areas and does not introduce new development capacity in greenfield or previously undeveloped locations. As a result, natural hazard risks in these areas are generally well understood, having been subject to long-standing development, existing hazard information, and established regulatory controls. Where site-specific natural hazard issues arise, these can be appropriately identified and managed through LIM and PIM processes, and through subdivision, land-use and building consent assessments. Accordingly, the plan changes do not materially increase natural hazard risk, and the risk-based management

framework required by the National Policy Statement for Natural Hazards can continue to be applied effectively at a site-specific level where necessary.

3.2 – 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 an Overlay – outside of the Residential Zones - adjacent to the State Highway network, identifying 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-KTHD² (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. 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 a new definition that is not listed as a mandatory definition in the Planning Standards.

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, Tīraupenga St in the west, Spa Road in the north and Lake Terrace in the south."

- **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.

3.3 – WAIKATO REGIONAL POLICY STATEMENT AND PLAN

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 councils³, 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

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

- 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

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-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.

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 constraints and challenges to accommodating projected growth. In order to overcome the challenges identified, the FDS contains an implementation plan that lists 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 through relaxing/removing outdated development controls. 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 Report⁴ 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—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 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 Council'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 eleven 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.
- The NES for Detached Minor Residential Units (**NES-DMRU**) provide for detached minor residential units to be constructed as permitted activities, associated with a primary dwelling on a lot. The NES does not have any bearing on PC44 matters, which seek to provide more development opportunities by addressing overly stringent bulk and location standards.

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).

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 decline⁵.

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. The provisions as proposed relax existing bulk and location controls, whilst retaining the existing policy framework of the Plan. It is acknowledged that amenity is proposed to be an environmental effect out of scope of consideration in the resource management system, and may be removed from the District Plan through transition to the new system.

Intensification can deliver environmental and economic benefits through more efficient land use, reduced vehicle dependence, and lower infrastructure costs per dwelling. 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 infrastructure, and the functioning of the zone.

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 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.

8.5 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.

It is not proposed to amend the Plan provisions applying to 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.

8.6 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.

8.7.1 – 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.

Proposed provisions relating to non-residential activities were not approved by the Minister through the Plan Stop exemption process and are now considered out of scope of PC44.

8.7.2 – 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.

8.7.3 – 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. There is insufficient information to determine that the inclusion of such a document would improve the efficiency and effectiveness of the provisions as proposed.

8.7.4 – 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.

Proposed provisions relating to residential activities in the NCZ were not approved by the Minister through the Plan Stop exemption process and are now considered out of scope of PC44.

8.7.5 – 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.

8.7.6 – 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.

Proposed provisions relating to the proposed Noise Control Boundary were not included for approval by the Minister through the Plan Stop exemption process.

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 directions⁶. The objective and policy approach for Residential Zones is therefore directed by, and must give effect to, the Waikato Regional Policy Statement.

As a result of the Plan Stop process, PC44 is limited to revision of performance standards.

10.2 – Assessment of 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.

10.2.1 - 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 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

<ul style="list-style-type: none"> • Amend performance standards. 	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	

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

<ul style="list-style-type: none"> • 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. • Encourages mixed land use that supports walkability and reductions in vehicle trips. 	<ul style="list-style-type: none"> • Changes to existing character and amenity.
Economic	
<ul style="list-style-type: none"> • 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. 	
Social	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Increased density may lead to adverse privacy effects. • Transition in character of some areas may not be desirable to all residents.

<p>stages, income brackets and household types.</p> <ul style="list-style-type: none"> • 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. 	
Cultural	
<ul style="list-style-type: none"> • 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. • 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. 	<ul style="list-style-type: none"> • Retention of amenity focused provisions outside the scope of PC44 could restrict the expression of cultural activities, living arrangements and architecture.
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
<p>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. The provisions promote a compact urban form that supports the viability of local services, reduces urban sprawl, and facilitates efficient investment.</p> <p>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.</p> <p>Over time, the population increase supported by projected growth would stimulate demand for services, education, health care, hospitality, and retail employment in surrounding areas.</p>	

<p>Overall, the provisions promote a balanced approach that encourages employment while protecting the primary residential purpose of the zone.</p>
<p>D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))</p> <p>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 - and give effect to higher order documents.</p> <p>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.</p> <p>Bulk and location controls are proposed to be relaxed where appropriate.</p>
<p>E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))</p> <p>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.</p>
<p>F. Appropriateness</p> <p>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, and environmental responsiveness.</p> <p>Overall, the provisions are appropriate in achieving the purpose of the Act and delivering integrated urban growth.</p>
<p>G. Reasons for deciding on the provisions (s32(1)(b)(iii))</p> <p>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 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.</p>

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

<ul style="list-style-type: none"> Amend performance standards. 	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> 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. Encourages mixed land use that supports walkability and reductions in vehicle trips. 	<ul style="list-style-type: none"> Changes to existing character and amenity.
Economic	
<ul style="list-style-type: none"> 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. 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. 	
Social	

<ul style="list-style-type: none"> • 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. • 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. 	<ul style="list-style-type: none"> • Increased density may lead to adverse privacy effects. • Transition in character of some areas may not be desirable to all residents.
Cultural	
<ul style="list-style-type: none"> • 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. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency. 	<ul style="list-style-type: none"> • Retention of 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))	
<p>The GRZ provisions are anticipated to contribute positively to economic growth and employment opportunities by enabling a broad variety of housing types and densities that respond to market demand and community needs. By facilitating medium-density and comprehensive residential development within a planned urban environment, 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.</p>	

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.

Collectively, the provisions provide a flexible, enabling framework that supports sustainable economic growth while maintaining the 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 - 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 allow for a range of housing typologies, enabling responsive, context-sensitive growth.

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

<ul style="list-style-type: none"> Amend performance standards 	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	Costs
Environmental	
<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Changes to existing character and amenity.
Economic	
<ul style="list-style-type: none"> Allowing for additional development capacity within existing urban area. 	
Social	
<ul style="list-style-type: none"> Supporting provision of housing to meet the changing needs of society. 	<ul style="list-style-type: none"> Transition in character of some areas may not be desirable to all residents.

Cultural	
<ul style="list-style-type: none"> • 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. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency. 	<ul style="list-style-type: none"> • 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))	
<p>The LRZ provisions support economic growth and employment opportunities by enabling moderate, well-managed residential growth that sustains activity in construction and related sectors.</p> <p>Allowing compatible non-residential activities within the zone facilitates local businesses and home-based employment, contributing to economic diversity without compromising residential amenity.</p> <p>Encouragement of small-scale renewable energy generation and rainwater harvesting (through exceptions to bulk and location standards) offers additional opportunities for local innovation and demand in green technologies.</p> <p>Furthermore, structure-planned development areas such as PREC1-NEWRZ and Kinloch provide certainty for landowners and developers, encouraging confidence and enabling sustainable economic expansion within the zone.</p>	
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
<p>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.</p> <p>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</p>	

<p>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.</p>
<p>E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))</p> <p>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.</p>
<p>F. Appropriateness</p> <p>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.</p> <p>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.</p> <p>Overall, these provisions provide a balanced and context-sensitive framework that supports sustainable growth and community wellbeing within the Low Density Residential Zone.</p>
<p>G. Reasons for deciding on the provisions (s32(1)(b)(iii))</p> <p>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.</p> <p>Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values.</p> <p>Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the MRZ.</p>

CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, the provisions 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 recommendations 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • Medium
2. Degree of shift from the status quo (current approach)	<ul style="list-style-type: none"> • Elements of the status quo will remain, but the changes described above. 	<ul style="list-style-type: none"> • Medium
3.Environmental effects	<ul style="list-style-type: none"> • Will encourage and enable sustainable initiatives such as rainwater harvesting, and household scale renewable energy generation. 	<ul style="list-style-type: none"> • Medium
4. Economic effects	<ul style="list-style-type: none"> • Will enable different housing typologies and options which will encourage redevelopment 	<ul style="list-style-type: none"> • Medium
5.Cultural effects	<ul style="list-style-type: none"> • PC44 will result in an improved ability for iwi and hapū to provide for living on ancestral and/or maori owned land. It will also encourage increased housing typologies on this land. 	<ul style="list-style-type: none"> • Medium

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
6.Social effects	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> High
3. Who and how many will be affected?	<ul style="list-style-type: none"> All residentially zoned properties will be affected. The majority of the district's population lives in residentially zoned properties. 	<ul style="list-style-type: none"> High
4. Degree of impact on, or interest from iwi/Māori	<ul style="list-style-type: none"> Iwi/māori will be impact through the papakāinga provisions that encourage such development. 	<ul style="list-style-type: none"> Medium

APPENDIX B – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

Regional Policy Statement

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>IM-O1 – Integrated Management</p> <p>Natural and physical resources are managed in a way that recognises:</p> <ol style="list-style-type: none"> 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. 	<p>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.</p> <p>Together, these provisions acknowledge the interrelationship between environmental, social, economic and cultural wellbeing, and reinforce a collaborative, place-based approach to resource management.</p>
<p>IM-O2 – Resource Use and Development</p>	<p>The MRZ, GRZ, and LRZ provisions give effect to the regional objective of recognising and providing for the sustainable use of natural and physical</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>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:</p> <ol style="list-style-type: none"> 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 	<p>resources by directing residential intensification to existing urban areas, thereby avoiding urban sprawl into sensitive locations such as those used for renewable energy generation.</p> <p>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.</p> <p>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 without compromising the sustainability of regionally significant infrastructure.</p>
<p>IM-O5 – Climate change</p> <p>Land use is managed to:</p>	<p>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</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p><u>2.</u> support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.</p>	<p>new greenfield development, and supports more energy-efficient living patterns.</p> <p>Provisions that encourage higher densities in appropriate locations enable walkable neighbourhoods and support the viability of public and active transport modalities.</p> <p>The promotion of small-scale renewable energy and rainwater harvesting systems supports household-level climate adaptation and emissions reduction.</p> <p>Collectively, these provisions give effect to the RPS direction by embedding low-carbon, climate-resilient principles in the design and location of urban growth.</p>
<p>IM-O7 – Relationship of Tangata Whenua with the Environment</p> <p>The relationship of tangata whenua with the environment is recognised and provided for, including:</p> <ol style="list-style-type: none"> 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 	<p>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 provisions have been developed in accordance with Council’s Joint Management Agreement and in collaboration with iwi partners.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>2. the role of tangata whenua as kaitiaki.</p>	
<p>IM-O8 – Sustainable and efficient use of resources</p> <p>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.</p>	<p>PC44 provisions promote the sustainable and efficient use of natural and physical resources by focusing growth within established urban areas where infrastructure already exists.</p> <p>A compact urban growth pattern reduces land consumption, avoids unnecessary infrastructure expansion, and supports more efficient service delivery over time.</p> <p>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.</p> <p>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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>IM-O9 – Amenity</p> <p>1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.; and</p> <p>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.</p>	<p>The residential zone provisions carefully balance the need to maintain valued amenity whilst providing enough housing supply, and acknowledging the consequential change that will occur within established urban environments.</p> <p>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.</p> <p>At the same time, the provisions provide that some change to established amenity is both necessary and appropriate to support housing supply, resilience, and affordability.</p>
<p>IM-P1 – Integrated approach</p> <p>An integrated approach to resource management will be adopted that:</p> <p>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;</p>	<p>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.</p> <p>It supports efficient and collaborative management practices that maximise multiple benefits, including ecosystem services, while</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<ul style="list-style-type: none"> 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. 	<p>responding to the range of potential effects and cumulative impacts of development over time.</p> <p>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.</p> <p>This holistic framework aligns with the RPS objective to manage resources in a balanced, efficient, and adaptable manner.</p>
<p>IM-P5 – Maintain and enhance areas of amenity value</p> <p>Areas of amenity value are identified, and those values are maintained and enhanced. These may include:</p>	<p>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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<ol style="list-style-type: none"> 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. 	<p>Through consistency with strategic spatial planning, the provisions suitably avoid adverse effects on valued amenity features and reinforce the importance of high-quality environments for current and future communities.</p> <p>This approach aligns with the RPS policy by integrating growth with protection of the qualities that make places distinctive, attractive, and meaningful.</p>
<p>EIT-O1 – Energy</p> <p>Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:</p> <ol style="list-style-type: none"> 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; 	<p>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.</p> <p>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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation;</p> <p>6. reduces reliance on fossil fuels over time;</p> <p>7. addresses adverse effects on natural and physical resources;</p> <p>8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and</p> <p>9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.</p>	<p>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.</p> <p>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.</p>
<p>EIT-P1 – Significant infrastructure and energy resources</p> <p>Management of the built environment ensures particular regard is given to:</p> <ol style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p> <p>The plan change also supports the ongoing operation and development of energy infrastructure by recognising the locational and technical</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and</p> <p>3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.</p>	<p>constraints associated with renewable electricity generation and transmission activities.</p> <p>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.</p>
<p>HCV-O1 – Historic and cultural heritage</p> <p>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.</p>	<p>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.</p>
<p>HCV-P1 – Managing historic and cultural heritage</p> <p>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 .</p>	<p>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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>HCV-P2 – Relationship of Māori to taonga</p> <p>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.</p>	<p>This aligns with the RPS policies by fostering consistency and collaboration in the way heritage is recognised and managed throughout the district.</p>
<p>HCV-P3 – Effects of development on historic and cultural heritage</p> <p>Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.</p>	
<p>NATC-O1 – Natural character</p> <p>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.</p>	<p>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.</p> <p>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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	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.
<p>NATC-P1 – Preserve natural character</p> <p>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:</p> <ol style="list-style-type: none"> 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; 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; 	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.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and</p> <p>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.</p>	
<p>UFD-O1 – Built environment</p> <p>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:</p> <ol style="list-style-type: none"> 1. promoting positive indigenous biodiversity outcomes; 2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 	<p>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.</p> <p>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, improving housing choice and enabling Māori to express cultural traditions within the urban fabric. By prioritising intensification over sprawl, the plan change contributes to emissions reduction, resilience</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>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;</p> <p>4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;</p> <p>5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;</p> <p>6. protecting access to identified significant mineral resources;</p> <p>7. minimising land use conflicts, including minimising potential for reverse sensitivity;</p> <p>8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;</p> <p>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;</p>	<p>to climate change, and the long-term efficiency and sustainability of infrastructure networks.</p> <p>In doing so, it gives strong effect to the integrated and multi-dimensional outcomes sought by the RPS objective for the built environment.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and</p> <p>11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and</p> <p>12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:</p> <ul style="list-style-type: none"> 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; 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. 	

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>UFD-P1 - Planned and co-ordinated subdivision, use and development</p> <p>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</p> <ol style="list-style-type: none"> 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. 	<p>PC44 as proposed supports co-ordinated and compact growth by encouraging intensification of existing environments, in alignment with Council’s Future Development Strategy.</p> <p>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.</p> <p>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.</p>
<p>UFD-P2 – Co-ordinating growth and infrastructure</p> <p>Management of the built environment ensures:</p>	<p>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.</p> <p>By directing intensification primarily within established residential zones—where infrastructure is already available or planned for upgrade—the</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>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:</p> <ul style="list-style-type: none"> 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; <p>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 anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods;</p> <p>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</p>	<p>provisions optimise the timing and cost-effectiveness of infrastructure delivery, helping to protect existing investment and avoid premature or ad hoc servicing.</p> <p>The plan change as proposed supports the integration of growth and transport networks. Spatial development is aligned with Council’s Future Development Strategy, which informs long-term planning across the region, including Regional Land Transport Plan reviews.</p> <p>The provisions also enable private infrastructure provision where appropriate, while safeguarding the role and function of public 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.</p>

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
<p>4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</p> <p>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.</p>	
<p>UFD-P3 – Marae and papakāinga</p> <p>To recognise the historical, cultural and social importance of marae and papakāinga and to provide for their ongoing use and development.</p>	<p>PC44 provisions provide for more development potential in urban areas, which apply to marae and papakāinga developments also.</p>
<p>UFD-P4 – Energy demand management</p> <p>Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.</p>	<p>As discussed extensively preceding, the proposed provisions would result in a compact urban environment where a variety of activities may co-locate. This inevitably would result in reduced vehicle trips, energy demand and waste production.</p>

National Policy Statements – National Policy Statement on Urban Development

Provision:	Plan change provisions
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<p>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.</p>	<p>The MRZ, GRZ, and LRZ provisions contribute differently to achieving a well-functioning urban environment as sought through Objective 1 of the NPS-UD.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</p>	<p>The MRZ, GRZ, and LRZ provisions collectively contribute to improving housing affordability by enabling a more competitive land and development market.</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>Together, the zone framework enables greater market choice and flexibility, supporting a more competitive housing environment that can help moderate price pressures over time.</p>
<p>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:</p> <ul style="list-style-type: none"> a) the area is in or near a centre zone or other area with many employment opportunities 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. 	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>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.</p>	<p>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.</p> <p>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</p>

	<p>economic trends. This enables amenity to change gradually in response to increased density and urban vibrancy.</p> <p>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.</p> <p>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.</p>
<p>Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</p>	<p>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.</p> <p>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.</p> <p>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.</p>
<p>Objective 6: Local authority decisions on urban development that affect urban environments are:</p> <p>a) integrated with infrastructure planning and funding decisions; and</p>	<p>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.</p>

<p>b) strategic over the medium term and long term; and</p> <p>c) responsive, particularly in relation to proposals that would supply significant development capacity.</p>	<p>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.</p> <p>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.</p>
<p>Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.</p>	<p>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.</p> <p>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.</p>
<p>Objective 8: New Zealand’s urban environments:</p> <p>a) support reductions in greenhouse gas emissions; and</p> <p>b) are resilient to the current and future effects of climate change.</p>	<p>The provisions collectively support reductions in greenhouse gas emissions and enhance resilience to the current and future effects of climate change.</p> <p>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.</p> <p>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.</p>

<p>Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:</p> <ul style="list-style-type: none"> a) have or enable a variety of homes that: <ul style="list-style-type: none"> (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 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 	<p>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.</p> <p>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.</p> <p>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.</p> <p>Together, these policies help create sustainable, inclusive, and adaptable urban environments.</p>
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<p>f) are resilient to the likely current and future effects of climate change.</p>	
<p>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.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<p>Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:</p> <p>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</p> <p>b) in metropolitan centre zones, building heights and density of urban form to</p>	<p>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.</p> <p>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.</p>

<p>reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and</p> <p>c) building heights of at least 6 storeys within at least a walkable catchment of the following:</p> <ul style="list-style-type: none"> (i) existing and planned rapid transit stops (ii) the edge of city centre zones (iii) the edge of metropolitan centre zones; and <p>d) within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.</p>	<p>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.</p> <p>LRZ is limited to areas where constraints prevent intensification.</p> <p>This zoning approach supports a coherent intensification strategy aligned with Policy 3 by ensuring density is enabled where it delivers the most benefits.</p>
<p>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.</p>	<p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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. 	<p>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.</p> <p>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.</p> <p>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.</p> <p>LRZ has only been applied in areas where environmental or infrastructure constraints limit the suitability of more intensive development.</p> <p>This tiered zoning approach ensures development capacity aligns with accessibility and market conditions, as required under Policy 5.</p>

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:
 - (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)

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.

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.

<p>d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>e) the likely current and future effects of climate change.</p>	
<p>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.</p>	<p>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.</p> <p>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.</p> <p>LRZ is applied only where constraints justify limitations on density, and is not used to undermine the ability to meet bottom lines.</p> <p>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.</p>
<p>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</p>	<p>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.</p>

<p>environments, even if the development capacity is:</p> <ul style="list-style-type: none"> a) unanticipated by RMA planning documents; or b) out-of-sequence with planned land release. 	<p>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.</p> <p>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.</p> <p>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.</p>
<p>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:</p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

<p>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</p> <p>d) operate in a way that is consistent with iwi participation legislation.</p>	<p>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.</p>
<p>Policy 10: Tier 1, 2, and 3 local authorities:</p> <p>a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and</p> <p>b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and</p> <p>c) engage with the development sector to identify significant opportunities for urban development.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>This collaborative approach ensures that the zoning framework supports integrated, feasible, and strategically aligned urban growth.</p>
<p>Policy 11: In relation to car parking:</p> <p>a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum</p>	<p>PC44 does not affect the TRANSPORT chapter of the District Plan, nor does it impose any car parking requirements.</p>

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.

APPENDIX C – STRATEGIC DIRECTIONS

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
CC-01	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-02	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.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
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.
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

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		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.	<p>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 reverse sensitivity effects on established renewable energy facilities, to enable their continued operation.</p> <p>The plan change also seeks to enable renewable energy activities at a household scale, helping to reduce greenhouse gases.</p>
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.	<p>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.</p>

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
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.
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

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		important to tangata whenua. PC44 is progressed in accordance with the principles of the JMAs.
LD-01	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 efficiently, and identification of Urban Growth Areas to be developed through the Structure Plan process.
LD-02	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.	
LD-03	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-04	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

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		required for discharges of human effluent to ground, where permitted activity performance standards of the Regional Plan are not complied with.
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 relaxed bulk and location controls which are considered appropriate for the zone in which they apply.
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.
LD-P2	Ensure patterns of future urban development are consistent with the identified Urban Growth Areas as described in APP1-UGA.	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-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.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-P7	Ensure that the development framework for the Urban Growth Areas is determined by the Taupō District Development Plan Process.	
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.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
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 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.	Additional LRZ and Greenfield developments must consider and respond to topography and other physical land characteristics, as

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-P18	Subdivision and subsequent development shall either maintain or enhance, but not detract from, the significance of features or areas of 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.
TW-O2	Mana whenua are a partner in District Plan planning and decision making.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
TW-O3	Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mātauranga Māori and te whanake.	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-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.	
TW-O5	Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.	
TW-P1	<p>Recognise and provide for the following matters in land use planning and decision making:</p> <ul style="list-style-type: none"> 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.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
TW-P2	Provide for development on Māori land that enables tangata whenua: <ul style="list-style-type: none"> a. To exercise their mana whakahaere and kaitiakitanga consistent with their kawa, tikanga and mātauranga. 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.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
UFD-O1	<p>The district develops in a cohesive, compact and structured way that:</p> <ul style="list-style-type: none"> a. contributes to well-functioning and compact urban zones that provide for connected liveable communities; 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. 	<p>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.</p> <p>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.</p>
UFD-O2	<p>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.</p>	<p>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.</p>
UFD-O3	<p>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.</p>	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
UFD-04	Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.	<p>Development in residential zones is largely serviced via reticulated networks, with the exception of the Low Density Residential Zone.</p> <p>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.</p>
UFD-06	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-07	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	Development occurs within appropriate locations, identified through a comprehensive planning process to consider sequencing

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	important natural, cultural and historic values of the environment where it is located.	of growth and to ensure that natural, cultural or historic values are considered.
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.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
UFD-P4	Avoid fragmented urban development that results in inefficient: <ul style="list-style-type: none"> a. use of land, b. provision and functioning of infrastructure, and c. functioning of the Rural Zone. 	No additional development potential is afforded within the rural zones.
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.	Relaxation of bulk and location controls provides for alternative development scenarios.
UFD-P10	Manage subdivision use and development of land to ensure that it will not: <ul style="list-style-type: none"> a. have an adverse effect on the functioning of the environment where it is located, 	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
	<ul style="list-style-type: none"> 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 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	<p>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.</p> <p>Existing provisions relating to plot ratio and height in relation to boundary adjacent to public space, limit the potential to ‘build up’.</p> <p>Consequently, the existing provisions would not be the most efficient to give effect to the direction set out in both</p>	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.

		<p>the NPS-UD, to provide sufficient development capacity to meet demand, and the FDS.</p> <p>Existing provisions do not adequately provide for specified activities including comprehensive housing developments, and renewable energy generation and rainwater harvesting activities.</p>	
2 – Review provisions	<p>Development of issues and options papers, implementation of FDS, Council workshops, public feedback.</p>	<p>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.</p>	<p>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.</p>

APPENDIX E – PROVISION CASCADE

Proposed amendments to the policy framework of the Plan were not approved by the Minister through the Plan Stop exemption process and are now considered out of scope of PC44.

APPENDIX F - Taupō Low Density Residential Demand Forecast Economic Update



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 was continued. This leads to the current set of plan changes including the Neighbourhood Centre Zone which are:

- Plan Change 44 – Residential Chapter Review
- Plan Change 45 – Neighbourhood Centre Zone
- Plan Change 46 – Open Space Zone (not continued due to Plan Stop Legislation)
- Plan Change 47 – Māori Purpose Zone.
- Plan Change 48 – Designations
- Plan Change 49 – Minor Corrections

PC45 – Neighbourhood Centre Zone seeks to add neighbourhood shops in the new zone which has been identified in the 2022 Neighbourhood Shops Report.

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

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 by enabling more Neighbourhood Centre Zone areas.

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 changes within the Neighbourhood Centre Zone 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 (NESCOS) 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 NESCOS. The Council has been administering and enforcing this NES since its enactment in 2012.

Legislative Context – Plan Stop Legislation

In 2025, the Government introduced plan stop legislation that restricted local authorities from notifying or progressing certain plan changes under the Resource Management Act 1991 (RMA). The intent of the legislation was to pause significant plan-making processes while the Government reconsidered the direction of the resource management system, including the repeal of the Natural and Built Environment Act and Spatial Planning Act.

The plan stop provisions applied broadly to plan changes that enabled urban intensification, rezoning, or changes to development capacity, unless an exemption was granted by the Minister. Exemptions could be sought where a plan change was considered to support the efficient functioning of the planning system, remove unnecessary regulatory barriers, or give effect to established strategic directions such as Future Development Strategies.

Application of Plan Stop Legislation to Plan Change 45

Plan Change 45 (Neighbourhood Centre Zone) formed part of a wider package of district plan changes developed to support urban intensification and efficient land use within the Taupō urban environment. The plan change sought to:

- Enable additional neighbourhood centre zoning within established residential catchments; and
- Relax development controls within the Neighbourhood Centre Zone to better support small-scale commercial activity and residential development above ground floor.

As Plan Change 45 proposed rezoning of land and changes to development capacity, it fell within the scope of the plan stop legislation and was unable to proceed to notification without a Government exemption.

Initial Partial Approval of Plan Change 45

An exemption application was lodged with the Government seeking approval for Plan Change 45 as part of a bundled exemption request. Following consideration of that application, Plan Change 45 was approved only in part.

The initial exemption applied narrowly to aspects of the plan change that related to upzoning of additional neighbourhood centre sites. These provisions were considered to align with the exemption criteria as they supported residential intensification by ensuring the provision of local services and contributed to more efficient urban form.

Other components of Plan Change 45—particularly changes to the Neighbourhood Centre Zone provisions beyond site rezoning—were not approved at that time. As a result, those aspects of the plan change were unable to proceed, and the relevant Neighbourhood Centre Zone provisions remained operative and unchanged.

Revision of Plan Change 45 and Subsequent Exemption

Following the partial approval, Plan Change 45 was revised to better align with the Government's exemption framework and to clearly distinguish between provisions that enabled zoning changes and those that altered the regulatory framework.

The revised approach limited the scope of Plan Change 45 to those matters considered consistent with the intent of the plan stop exemptions, including:

- Supporting residential intensification by enabling appropriately located neighbourhood centres; and
- Removing regulatory barriers that constrained the efficient functioning of existing and planned neighbourhood centres.

After these revisions were made, additional components of Plan Change 45 were subsequently granted Government exemption, allowing the plan change to proceed in a more complete form. This enabled both the rezoning of additional neighbourhood centre sites and associated Neighbourhood Centre Zone provisions to progress under the RMA process.

The exemptions granted by the Government indicate that the revised Plan Change 45 is consistent with the objectives of the plan stop framework, including improving plan efficiency, supporting urban intensification, and enabling local-scale economic activity within existing urban areas.

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. As there are no new objectives and policies Plan Change 45 does not need to consider the Strategic Directions.

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 Taupō's initial growth strategy, TD2050 has been updated to the Future Development Strategy. This 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.

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	<ul style="list-style-type: none"> • 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 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. 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.

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.

As there are no proposed new objectives or policies this section does not apply.

Assessment of the Provisions

Identification of Provision Options

1. Status quo – no changes to the performance standards.
2. Change the existing provisions to the proposed new provisions

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.

New provisions proposed under PC45: NCZ-R4	
Benefits	Costs
Environmental	
Supports compact urban form and reduces the need to travel for every consumer need.	Minor intensification may impact on neighbouring properties.
Economic	
Commercial activities of an appropriate scale in the NCZ are supported.	Council plan change costs
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.	None identified
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.	
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.	
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.	
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.	
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, a NCZ is considered the most efficient and effect zoning for the proposed sites.

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	<ul style="list-style-type: none"> The addition of more Neighbourhood Centres will allow for more landowners to more easily provide appropriate services within the Neighbourhood Centre Zone. 	<ul style="list-style-type: none"> Medium
2. Degree of shift from the status quo (current approach)	<ul style="list-style-type: none"> As this Plan Change only proposes added several more sites, the change is not significant. 	<ul style="list-style-type: none"> Medium
3.Environmental effects	<ul style="list-style-type: none"> Development scale is limited and compatible with adjacent residential zones. The increase is unlikely to result in detrimental environmental effects. 	<ul style="list-style-type: none"> Low
4. Economic effects	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Medium
5.Cultural effects	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Medium

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
6. Social effects	<ul style="list-style-type: none"> The plan change promotes walkable, self-sufficient neighbourhoods by further enabling commercial activity close to residential areas. This supports local accessibility. 	<ul style="list-style-type: none"> Low
3. Who and how many will be affected?	<ul style="list-style-type: none"> Property owners proposed NCZ sites, as well as adjoining residential landowners, 	<ul style="list-style-type: none"> Medium
4. Degree of impact on, or interest from iwi/Māori	<ul style="list-style-type: none"> The proposed plan change will indirectly support cultural wellbeing and allow for neighbourhood-based cultural activity. 	<ul style="list-style-type: none"> Medium

APPENDIX 2 – ASSESSMENT OF PLAN CHANGE 45 AGAINST HIGHER ORDER DOCUMENTS

This plan change proposes to rezone existing neighbourhood centres to the Neighbourhood Centre Zone (NCZ). No new objectives, policies, or rules are introduced; the existing NCZ provisions remain unchanged. Accordingly, the evaluation under section 32 is proportionate and limited to confirming consistency with higher-order planning instruments.

Waikato Regional Policy Statement

Objective 3.10 – Sustainable and efficient use of resources

Rezoning existing centres supports a compact urban form by recognising small-scale commercial nodes within residential areas. This reduces reliance on private vehicles and minimises the need for large-scale infrastructure expansion.

Objective 3.12(h) – Built Environment

Applying NCZ to existing centres promotes walkability and neighbourhood vitality, ensuring the built environment functions effectively and efficiently.

Objective 3.21 – Amenity

Existing NCZ provisions manage interface effects with residential zones. Rezoning maintains these protections and ensures amenity values are safeguarded.

National Policy Statement on Urban Development

Objective 1 / Policy 1 – Well-functioning urban environments

Recognising existing centres provides convenient access to daily needs, supporting social and economic wellbeing.

Objective 2 / Policy 5 – Responsiveness to change

Rezoning enables centres to adapt to evolving community needs without introducing new regulatory barriers.

Objective 4 / Policy 1(d) – Reducing greenhouse gas emissions

Locating services close to where people live supports active transport and reduces car dependency, contributing to low-emission urban form.

Conclusion

The rezoning is a catch-up exercise that better implements the intent of higher-order documents by formally recognising existing centres. No new provisions are introduced, so the evaluation is limited to confirming alignment rather than reassessing the efficiency or effectiveness of the NCZ provisions.



Section 32 Evaluation Report Background and Engagement

Plan Change 44 – Residential Zones
Plan Change 45 – Neighbourhood Centre Zone

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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

In 2025, the Government introduced plan stop legislation that restricted local authorities from notifying or progressing certain plan changes under the Resource Management Act 1991 (RMA). The intent of the legislation was to pause significant plan-making processes while the Government reconsidered the direction of the resource management system, including the repeal of the Natural and Built Environment Act and Spatial Planning Act.

The plan stop provisions applied broadly to plan changes that enabled urban intensification, rezoning, or changes to development capacity, unless an exemption was granted by the Minister. Exemptions could be sought where a plan change was considered to support the efficient functioning of the planning system, remove unnecessary regulatory barriers, or give effect to established strategic directions such as Future Development Strategies.

Application of Plan Stop Legislation to Plan Change 44 and 45

Plan Change 44 (Residential Zones) and Plan Change 45 (Neighbourhood Centre Zone) formed part of a wider package of district plan changes developed to support urban intensification and efficient land use within the Taupō urban environment.

As originally drafted, PC44 largely enabled intensification within serviced urban areas, supported by an updated policy framework requiring consideration of residential character and amenity. Plan Change 45 proposed rezoning of land and changes to development capacity, it also fell within the scope of the plan stop legislation and was unable to proceed to notification without a Government exemption.

However, the proposed plan changes were only approved in part, limited to rezoning provisions. As the rezoning applies to already developed areas, this partial approval constrains Council's ability to provide sufficient development capacity within existing urban areas to meet projected housing demand.

Revision of Plan Change 45 and Subsequent Exemption

Following the partial approval, Plan Changes 44 and 45 were revised to better align with the Government's exemption framework and to clearly distinguish between provisions that enabled zoning changes and those that altered the regulatory framework.

The revised approach limited the scope of Plan Changes 44 and 45 to those matters considered consistent with the intent of the plan stop exemptions, including:

- Supporting residential intensification;
- enabling appropriately located neighbourhood centres; and
- Removing regulatory barriers that constrained the efficient functioning of existing and planned residential zones and neighbourhood centres.

After these revisions were made, additional components of Plan Changes 44 and 45 were subsequently granted Government exemption, allowing the plan changes to proceed in a more complete form. This enabled both the rezoning of additional neighbourhood centre and residential sites and associated bulk and location provisions to progress under the RMA process.

The exemptions granted by the Government indicate that the revised Plan Changes 44 and 45 are consistent with the objectives of the plan stop framework, including improving plan efficiency, supporting urban intensification, and enabling local-scale economic activity within existing urban areas.

This Background and Engagement Report meets Section 32 requirements, consolidating common background, context, and engagement aspects for Plan Changes 44 and 45 to avoid repetitive content across multiple plan change documents.

Scope

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	<ul style="list-style-type: none"> • Three zones: <ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> • 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).

2. Statutory and Planning Context

2.1 Resource Management Act

The preparation of Plan Changes 44 and 45 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 Act¹. 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) District².*

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 land³.*

(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 Statement⁴.*

(e) *Regard shall be had to any relevant management plan and strategy prepared under other Acts⁵.*

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

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)

- 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
- 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 Act⁶.

For an evaluation of provisions (policies and rules) the examination is to consider whether such are the most appropriate to achieve the objectives⁷, considering reasonably practicable alternatives⁸, and the efficiency and effectiveness of the provisions in achieving the objectives⁹.

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 and 45 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;

⁶ Section 32(1)(a)

⁷ Section 32(1)(b)

⁸ Section 32(1)(b)(i)

⁹ Section 32(1)(b)(ii)

- Other Ministers of the Crown affected by the plan change;
 - Local authorities impacted by the change; and
 - Tangata Whenua through iwi authorities.
- 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 mātauranga Māori 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)
- National Policy Statement for Natural Hazards 2026

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.

The NPS-NH requires plan changes to consider natural hazard risk using a proportionate, risk-based approach and to ensure new development capacity does not materially increase exposure to high or very high natural hazard risk.

The relevant risks applicable to the Taupo District urban environments are:

- Flooding (Flood hazard from rivers and streams and overland flow paths)
- Landslips
- Active faults
- Liquefaction

Flood risk from rivers and streams and landslide risk are mapped within the Taupo District Plan.

Taupō District Council does not include liquefaction mapping in the District Plan because available liquefaction information for the district is regional and desktop in nature, is not intended to describe site-specific risk, and is more appropriately addressed through consent-level geotechnical assessment and building code requirements. Liquefaction risk continues to be identified using regional hazard information and managed through building and subdivision processes, consistent with national guidance and the proportionate, risk-based approach required by the National Policy Statement for Natural Hazards.

Fault lines and overland flow paths are not mapped as regulatory overlays in the Taupō District Plan. Instead, this information is held outside the plan and is provided through Land Information Memoranda (LIMs), Project Information Memoranda (PIMs), and assessed as part of the building and subdivision consent processes. This approach reflects the site-specific nature of these hazards and enables risk to be identified and managed using the most

up-to-date technical information at the appropriate stage of development, rather than through district-wide zoning or blanket plan controls.

Plan Changes 44 and 45 apply within existing residential and neighbourhood centre areas and do not introduce new development capacity in greenfield or previously undeveloped locations. As a result, natural hazard risks in these areas are generally well understood, having been subject to long-standing development, existing hazard information, and established regulatory controls. Where site-specific natural hazard issues arise, these can be appropriately identified and managed through LIM and PIM processes, and through subdivision, land-use and building consent assessments. Accordingly, the plan changes do not materially increase natural hazard risk, and the risk-based management framework required by the National Policy Statement for Natural Hazards can continue to be applied effectively at a site-specific level where necessary.

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 (NESCO)
 - 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 (May 2025).
- A second interim decision was released on 27 February 2026.
- The Court invited further evidence before making a final determination.

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:

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- 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.

2.16 Mana Whakahono A ROHE

The Mana Whakahono ā Rohe partnership agreement between Taupō District Council and Ngāti Tūrangitukua was approved at the Council's April 2022 meeting and signed at Hirangi Marae in June 2022.

The Mana Whakahono ā Rohe (MWH) sets out specific requirements for how Council is to engage with Ngāti Tūrangitukua on Council-initiated plan changes within the rohe. In summary, Council is required to engage early with Ngāti Tūrangitukua when developing the scope and timing of plan changes, provide opportunities for input, have particular regard to iwi advice (including the iwi management plan), document how that advice has been considered, and provide written responses. Once scope and timing are approved, Council must provide draft plan change provisions prior to notification, allow time for feedback, continue to have particular regard to iwi advice, and keep the Tūrangi Co-Governance Committee informed where plan changes apply within the Mana Whakahono boundary.

As outlined in the engagement summary table, Council engaged with Ngāti Tūrangitukua and associated iwi authorities early in the plan change programme and continued that engagement over an extended period. This included early discussions on issues and options, advance notice of upcoming plan change bundles, and opportunities to understand the scope, sequencing, and

intent of the work programme before draft provisions were prepared. This approach aligns with the MWH requirement to discuss scope and timing early and to understand how Ngāti Tūrangitukua may wish to be involved in the process.

Council also provided multiple opportunities for Ngāti Tūrangitukua to provide feedback throughout plan development. Engagement occurred at key stages, including issues and options, draft provisions, and final drafts, with invitations to meet and discuss content rather than relying solely on written correspondence. This iterative engagement, including targeted meetings where impacts on Tūrangitukua interests were most direct (such as the Māori Purpose Zone).

Draft and final versions of the relevant plan changes were shared with iwi partners ahead of notification, accompanied by offers to meet and discuss the content. For engagement on the draft provisions, Council offered iwi partners an extended period to respond. Council maintained ongoing communication through regular updates and provided updates to the Tūrangī Co-Governance Committee where plan changes applied within the Mana Whakahono boundary.

2.17 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 hapū 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 Whāoa 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 Whāoa 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 2.1: 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 Okoroire. 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.

2.18 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 approach 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.

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.

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	Montevideo 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	lwi 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.
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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



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

This email including attachments is intended solely for the named addressee. It contains confidential information that may be subject to legal and other professional privilege and to copyright, none of which is waived or lost should this message be sent to or received in error. Please advise the sender immediately and delete it from your system and do not copy or otherwise reproduce or distribute it in part or in full.

Hilary Samuel

From: Tarit ceo <[REDACTED]>
Sent: Tuesday, 8 July 2025 12:25 pm
To: Hilary Samuel
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.

Hope this is useful, I haven't had a lot of time to go through the detail unfortunately. Apologies again Hilary.

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



Jo Ireland
CEO - Tumu Whakarae

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

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I would like to reiterate points we have discussed previously:

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- 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


Hilary Samuel

From: Zoe Thomas [REDACTED]
Sent: Wednesday, 13 August 2025 4:59 pm
To: Hilary Samuel
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 Oxanham
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 Council with their current content.

Outcome: Approved
Decision Date: 15 Jul 2025
Mover: Kataraina Hodge
Seconder: Steve Oxanham

Ngā mihi nui,
Zoe Thomas
Policy Advisor - Te Uraura Regional Strategy



PROPERTY ECONOMICS



**TAUPŌ LOW DENSITY
RESIDENTIAL DEMAND FORECAST
ECONOMIC UPDATE**

Client: Taupō District Council
Project No: 52512
Date: May 2025

W: www.propertyeconomics.co.nz E: tim@propertyeconomics.co.nz M: 021 557713 PO: Box 315596, Silverdale 0944

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 RESIDENTIAL 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.

W: www.propertyeconomics.co.nz

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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.

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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

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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

52512.1



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Director

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