



## Plan Change 39 to the Taupō District Plan Building Coverage - Residential Environment

October 2022



Taupō District Plan  
Changes 2022

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## Introduction

This boxed text is NOT part of the Plan Change but simply introductory text. In the Plan Change new text to be inserted is green and text to be deleted ~~is in red and has strike through~~.

The complete Taupō District Plan is on the Council website at [www.Taupō.govt.nz](http://www.Taupō.govt.nz)

Proposed Plan Change 39 ('PC39') to the Taupo District Plan, seeks to amend the percentage of maximum building coverage in the Residential Environment. The table below identifies what parts of the Residential Environment are included and excluded from this Plan Change.

RESIDENTIAL ENVIRONMENT	INCLUDED IN THIS PLAN CHANGE
All properties in the district zoned Residential Environment (See the district plan map for more information).	✓
Nukuhau General Residential	✓
Kinloch Residential, Kinloch Low Density and Kinloch Rural Residential	✗
Low Density Residential	✗
High Density Residential	✗
Nukuhau Medium Density Residential	✗
Lake Ohakuri Development Zone	✗
Pukawa C Development Zone	✗
Neighbourhood shops	✗
Properties with site specific coverage requirements (i.e through consent notices)	✗

The Performance Standards-Development Controls for the Residential Area are currently 30% and the plan change seeks to increase this standard to 35%.

This increase is responding to the way people are choosing to live, such as larger families looking to live together out of necessity or cultural reasons. This is resulting in landowners seeking larger buildings subsequently requiring resource consent to exceed building coverage. Resource consent is generally granted for applications exceeding the maximum site coverage, therefore this process is creating unnecessary additional costs and adding time to the development process.

Council is developing a wider Residential Environment Plan change, however the separate plan change addressing building coverage has the potential to deliver positive outcomes earlier than being considered through the more comprehensive Residential Environment plan change.

In preparing this plan change Taupo District Council engaged with the local community resulting in a generally positive response.

## Plan Change Provisions

PC39 is seeking the following amendment to the Proposed Taupō District Plan as follows:

### 4a Residential Environment

#### 4a.1 Performance Standards – Development Controls

	i. Residential	
4a.1.1	Maximum Building Coverage	<del>30%</del> 35%