

Plan Change 43

Taupō Industrial Rezoning



September 2022

One of a suite of plan changes to the Taupō District Plan



Taupō District Plan

CHANGES 2022

Introductory Note

This Plan Change starts with boxed text which is NOT part of the Plan Change but simply introductory text.

In the Plan Changes themselves **new text is green** and **text to be deleted is in red strike through**. Text that has been moved, but not amended is **green and underlined twice**.

Only those parts of each section that are being varied are included in this document.

The complete Taupō District Plan is on the Council website at www.taupo.govt.nz

Plan Change 43

Plan Change 43 rezones two additional areas, being Broadlands Road West and Napier Road from Rural Environment to Taupō Industrial Environments.

The purpose of the rezoning is to assist Taupō District Council meet its obligations under the National Policy Statement for Urban Development (2020) and requirements under the Resource Management Act 1991 in terms of Industrial land supply over the long term.

Industrial employment in Taupō is expected to continue growing out to 2052, and to account for almost 4,800 employees, almost a 1,000 more employees than 2020.

To support that growth in Industrial employment, Taupō District Council needs to ensure that it enables a variety of business opportunities for different business sectors, as well as locations and scale over the short (3 year), medium (10 year) and long term (30 years).

The Taupō District, through extensive Industrial zoned land (such as at the Miro Street area, Centennial Industrial and Crown Road areas, Taupo Airport and Wairakei Industrial areas) has some 1.083ha of Industrial land. Of this some 38ha remains vacant, serviced and ready for Industrial use which provides for the short- and medium-term demand (out to 2033). However, there is a need to provide for additional long-term supply.

Broadlands Road West is identified as an Urban Growth Area in Section 3e of the District Plan and is some 20ha in area. The area to the north-east is proximate to both Hot Ground Hazard Area and associated Significant Natural Area (SNA180). Geotechnical advice has identified that whilst the area as a whole is not subject to intolerable risk, there may be parts of the site that require specific assessment and associated management, including engineering mitigation. Accordingly, Rule 4h.3.7 which relates to the subdivision of land identified as “Sensitive” within the Taupō Industrial Environment has been amended to account for additional matters.

Napier Road is some 3.5ha and provides a logical and discrete extension to the Crown Road Taupō Industrial Zone, as contained within the Eastern Taupo Arterial (ETA). As this site has urban uses on three sides, and the ETA on the fourth, a Taupō Industrial Zone is more appropriate than the existing Rural Environment as this site is located within the urban area.

Plan Change 43 - Taupō Industrial Zone

4h TAUPŌ INDUSTRIAL ENVIRONMENT AND CENTENNIAL INDUSTRIAL ENVIRONMENT

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4h.3 Subdivision Rules

4h.3.7 Any subdivision of land identified as “Sensitive” within the Taupō Industrial Environment is a **discretionary activity** and will be subject to the recommendations of appropriate technical assessments including, but not limited to: a geotechnical assessment, and an ecological assessment where the activity affects land identified as a Significant Natural Area. *In applying this Rule to the Sensitive Land Overlay within Section 14 SO 40438782 and Lot 1 DP 445148, the assessment must be informed by deep geotechnical investigation and shall also include, but not be limited to:*

- *establishing a ground temperature profile starting from the margins of the Hot Ground Hazard Area (District Plan maps);*
- *determination of the groundwater profile and susceptibility to liquefaction and risk of subsurface water flows;*
- *establishing an understanding of the most likely future state of thermal features; and*
- *a stormwater management plan.*

Amend Planning Maps as shown with 'Proposed Taupo Industrial Environment'

