

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 03/07/2026

First name: Gaylene

Last name: Millin

Preferred method of contact Email

Postal address: PO Box 574, Te Awamutu 3840, Te Awamutu, New Zealand, 3840

Email: dandgmillin@gmail.com

Daytime Phone: 0211376505

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I am part owner of the property at 25 Charles Crescent.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#15 Hilary Samuel (Private Bag 2005, Taupo Mail Centre, Taupo, New Zealand, 3352)

Original Point:#15.1 Planning Maps

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I support the change from a rural zone only,

The reason for my submission is::

I oppose the provision for the following reasons. The council wishes to change the area on the road side of our property at 25 Charles Crescent from a rural zone to a residential zone. I am happy for the zone to be changed from a rural zone, but I would like to see it become a Green Belt area. Many councils are pushing for more green belt areas at a considerable expense. Once a green area is lost it is usually for ever.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 07/07/2026

First name: Abbey

Last name: McMonagle

Preferred method of contact Email

Postal address: 11A Hayley Grove, Papamoa Beach, Papamoa, New Zealand, 3118

Email: nzabigail@gmail.com

Daytime Phone: 0212812020

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

I am concerned that more weight appears to have been given to or are concerned with antennas, arials, satellite dishes but appear to have given NO consideration to social environment impacts in regards to backyard privacy especially in the cases of Seven Oaks Subdivision Covenants subdivision where sections were bought in good faith and all builds would adhere to the building size, site coverage plot ratio and covenant pursuant to s108 (2) (d) of the Resource Management act 1991 The Kinloch Seven Oaks subdivision is governed by strict Seven Oaks Protective Covenants designed to protect the visual amenity, neighborhood character, and privacy of the lakeside community. And removal of plot ratios in a number of areas in Taupo and in certain developments would mean building too much floor area for the size of the section, directly resulting in an intensified visual overbearing presence (the balcony) looking down into your backyard.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #9 Kirsteen McDonald (PO Box 1325, Taupo, New Zealand, 3351)

Original Point: #9.6 MRZ-R6 Standards > 2. Maximum Plot Ratio (deletion)

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Decision sought: Retain plot ratio controls. If any changes are made, they should include strong protections for privacy, acoustic effects, building bulk, height, setbacks, site coverage, shading, balcony and deck placement, window orientation, and screening.

Council should give proper weight to the lived experience of residents, not just technical building standards. A home should remain a place where people can feel safe, relaxed, private, and able to enjoy their outdoor living areas without unnecessary overlooking or noise.

The reason for my submission is::

I oppose the removal or weakening of plot ratio controls for residential development. These controls are important because they help protect the everyday quality of life of residents and ensure that new buildings do not overwhelm neighbouring homes and outdoor spaces.

For many residents, a backyard is more than just open space. It is where families spend time together, children play, people garden, relax, entertain friends, and enjoy a sense of peace and privacy at home. Removing plot ratio controls risks allowing larger and more dominant buildings that can take away that feeling of comfort, openness, and personal space.

I am especially concerned about two-storey builds, upper-level balconies, decks, windows, and living areas. When these overlook neighbouring backyards, residents can feel watched and exposed in their own private spaces. No one should feel uncomfortable using their own backyard because a neighbouring building looks directly down into it.

The impact is not only visual. Noise from elevated balconies, decks, and living areas can carry into neighbouring homes and gardens, reducing quiet enjoyment and increasing stress or tension between neighbours. These are real social environment effects that affect people's wellbeing and day-to-day life.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 08/07/2026

First name: Mark

Last name: Chrisp

Preferred method of contact Email

Postal address: Mitchell Daysh Limited, PO Box 1307, Hamilton 3240, New Zealand

Email: mark.chrisp@mitchelldaysh.co.nz

Daytime Phone: 0274758383

Would you like to present your submission in person at a hearing? *

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#14 Catriona Eagles (PO Box 165, Taupo, New Zealand, 3351)

Original Point:#14.1 PC44 General

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Disallowed

The reason for my submission is::

271 Spa Road sits within a known area of subsidence and is nearby existing geothermal electricity generation assets owned by Contact. Residential development at this site could be impacted by subsidence associated with ongoing use and development of the geothermal resource in the Tauhara and Wairakei geothermal fields, and potential reverse sensitivity (i.e. noise, odour, lighting) associated with current and future electricity generation development.

As set out in the original submission by Contact, residential development should be restricted to existing urban areas of the Taupō District, and areas that are currently zoned General Rural that contain established development patterns consistent with Low-Density Residential and General Residential zones

Original Submitter:#14 Catriona Eagles (PO Box 165, Taupo, New Zealand, 3351)

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Disallowed

The reason for my submission is::

271 Spa Road sits within a known area of subsidence and is nearby existing geothermal electricity generation assets owned by Contact. Residential development at this site could be impacted by subsidence associated with ongoing use and development of the geothermal resource in the Tauhara and Wairakei geothermal fields, and potential reverse sensitivity (i.e. noise, odour, lighting) associated with current and future electricity generation development.

As set out in the original submission by Contact, residential development should be restricted to existing urban areas of the Taupō District, and areas that are currently zoned General Rural that contain established development patterns consistent with Low-Density Residential and General Residential zones

FORM 6

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO,
SUBMISSION ON NOTIFIED PROPOSED POLICY STATEMENT
OR PLAN, CHANGE OR VARIATION**

Clause 8 of Schedule 1, Resource Management Act 1991

To Taupō District Council
Private Bag 2005
Taupō 3352

Name Contact Energy Limited (“Contact”)

1. **These are further submissions in opposition to or in support of submissions on the Plan Change 44 of the Taupō District Plan (the “Plan Change”).**
2. **Contact has an interest in the Plan Change that is greater than the interest the general public as:**
 - 2.1 Contact made a number of original submissions on the Plan Change;
 - 2.2 Contact owns and operates regionally and nationally significant renewable hydro and geothermal resources within the Taupō District.
 - 2.3 Contact plays a fundamental role in the social and economic wellbeing of the Taupō District and the wider Waikato region;
 - 2.4 Contact is a network utility operator and a requiring authority under section 167 of the Resource Management Act 1991.
 - 2.5 Contact is a lifeline utility under the Civil Defence Emergency Management Act 2002;
 - 2.6 Given Contacts existing operations and as a submitter on the Plan Change, Contact has an interest greater than the general public and is concerned to ensure the District Plan appropriately recognises and provides for Contact to operate in a safe, efficient and effective manner, whilst ensuring that reverse sensitivity effects are avoided.

3. **Further submissions from Contact on the Plan Change, including the particular parts of the submission that Contact supports or opposes, and Contacts reasons for that support or opposition, are attached to this document in Appendix A.**
4. **General Reasons for Contacts further submissions:**
 - 4.1 In its original submission, Contact emphasised the importance that through the Plan Changes Contact retains the ability for the ongoing operation and future development of renewable energy generation activities.
 - 4.2 That the operational and functional requirements of Contact are recognised and provided for through the Plan Change. This includes through the appropriate control of activities which may give rise to reverse sensitivity, or adverse effects on the operation and functioning of the various electricity generation assets and the Development Geothermal System;
 - 4.3 Contact seeks to ensure that the key principles identified in its original submission and summarised above are appropriately recognised and provided for through the Plan Changes.
5. **Contact seeks that the submissions be disallowed as set out in Appendix A.**
6. **Contact wishes to speak to its submission and further submission. Contact could not gain an advantage in trade competition through these further submissions.**



Signature:

Date: 8 July 2026

Electronic address for Service: mark.chrisp@mitchelldaysh.co.nz

Telephone: 027 475 8383

Postal address (or alternative method of service under section 352 of the Act):

Mitchell Daysh Limited

PO Box 1307

Hamilton 3240

Contact person: Mark Chrisp

Appendix A – Further Submission Table, Plan Change 44

Submitter Name	Point Number	Provision	Relief Sought by Submitter	Contact Position	Reasons for support / opposition	Contact seek that the whole (or part) of the submission be Allowed / Disallowed
Catriona Eagles for LG & PR Lusty Trust	OS14.1	PC44 General	Seeks rezoning of 271 Spa Road from General Rural to General Residential to enable residential and commercial uses with subdivision rules, geotechnical and infrastructure assessments applied.	Oppose	271 Spa Road sits within a known area of subsidence and is nearby existing geothermal electricity generation assets owned by Contact. Residential development at this site could be impacted by subsidence associated with ongoing use and development of the geothermal resource in the Tauhara and Wairakei geothermal fields, and potential reverse sensitivity (i.e. noise, odour, lighting) associated with current and future electricity generation development. As set out in the original submission by Contact, residential development should be restricted to existing urban areas of the Taupō District, and areas that are currently zoned General Rural that contain established development patterns consistent with Low-Density Residential and General Residential zones.	Disallow
Catriona Eagles for LG & PR Lusty Trust	OS14.2	Planning Maps	Update to planning maps to reflect submission to rezone 271 Spa Road from General Rural to General.	Oppose	See above.	Disallow

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 05/07/2026

First name: Helen

Last name: Brandon

Preferred method of contact Email

Postal address: 1453 Hauturu Road, RD 2, Oparau 3886, Hauturu, Oparau, New Zealand, 3886

Email: atbrandon.sons@outlook.com

Daytime Phone: 078710730

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Our family Taupo home is adjacent to the area concerned.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#15 Hilary Samuel (Private Bag 2005, Taupo Mail Centre, Taupo, New Zealand, 3352)

Original Point:#15.1 Planning Maps

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I seek that the whole of the submission be disallowed. That Taupo District Council reconsider this submission and leave the area green.

The reason for my submission is::

25 Charles Crescent is now being enjoyed by the fifth generation of our family. My grandparents purchased this section of land in either late 1950s or early 1960s and built a bach. Since then our views of Lake Taupo and the Mountains have been slowly obliterated by residential and commercial development and trees.

Apart from the very busy walkway down by the lake there are not many greenbelts around us. The area you wish to rezone from rural to residential adjacent to our family Taupo home is used often by walkers, cyclists, dog walkers and people walking to Woolworths plus our grandchildren use it to ride bikes on.

Do you really want Taupo to look like a suburb in Auckland - where houses are three storeys high, cover the whole section, a garage (if any) large enough to take a bike and no grass or garden. That's what changing from rural to residential will mean. It will eventually be jam packed with housing. Where are all the cars going to be parked? What about the water runoff into the lake? What about the sewerage problem? What about the mental health issues (houses will probably be multiple shades of depressing grey).

My family would love it to stay as it is - a green zone to be enjoyed by those who live and / or own properties in the area. Not a residential area with every square inch covered with houses. It's only 1 hectare - leave it green.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 07/07/2026

First name: Abbey

Last name: McMonagle

Preferred method of contact Email

Postal address: 11A Hayley Grove, Papamoa Beach, Papamoa, New Zealand, 3118

Email: nzabigail@gmail.com

Daytime Phone: 0212812020

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

As a person who has bought a land in Taupo I wish to advocate for the rights of the public who have may not have considered the implications of a decision to remove or change plot ratios whether it be now or a future build. Decision sought there is consideration for the social environment and stronger controls in place to allow people to enjoy their backyards. The full impacts of negative impacts of bad design and or overbuildig of a site will have lasting implications. In the context of building developments, the social environment refers to the human and community interactions shaped by the built environment. It defines how housing layouts and private outdoor spaces (like backyards) balance a resident's need for social interaction with their fundamental right to visual and acoustic privacy. Without a private sanctuary, residents experience sensory overload, hyper-vigilance, and an inability to psychologically recharge from the community

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#13 Richard Cashmore (PO Box 14085, Tauranga Central, Tauranga, New Zealand, 3141)

Original Point:#13.2 3.1 Definitions > Plot Ratio (deletion)

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Decision sought: Retain the existing plot ratio controls. If any changes are made, stronger controls should be included for height, setbacks, site coverage, shading, balcony and deck placement, window orientation, privacy screening, and acoustic effects.

I also seek specific consideration of Seven Oaks and similar areas where residents purchased sections in good faith based on existing development expectations and covenants.

For these reasons, I request that Council decline the removal of plot ratio controls, or amend the provisions to expressly protect backyard privacy, acoustic privacy, residential amenity, neighbourhood character, and the social environment.

The reason for my submission is::

I oppose the removal or weakening of plot ratio controls for residential developments and also would like to note that this would be detrimental in the Kinloch Development Area, including Seven Oaks.

Plot ratio controls are important because they limit over-development and help ensure buildings remain proportionate to the size of the site. Removing these controls could allow larger, more dominant buildings that adversely affect neighbouring properties.

I am particularly concerned about two-storey builds, including upper-level balconies, decks, windows, and living areas. These can directly overlook neighbouring backyards and private outdoor spaces, resulting in loss of visual privacy and reduced quiet enjoyment.

The proposal also risks loss of acoustic privacy, as noise from elevated balconies and living areas can carry into neighbouring homes and backyards. This may negatively affect residential amenity, wellbeing, and the social environment.

Backyards are not simply unused open space; they are an important part of residential amenity and wellbeing. They provide privacy, quiet enjoyment, and a sense of separation between neighbours. If plot ratios are removed or weakened, the resulting increase in building bulk and elevated outdoor areas can reduce visual privacy and make neighbouring residents feel exposed in their own homes and gardens.

The loss of acoustic privacy is also a serious concern. Upper-level balconies, decks, and living spaces can carry noise across boundaries more easily, particularly when they face directly toward neighbouring backyards. This can increase day-to-day disturbance and reduce the ability of residents to enjoy peaceful outdoor living.

For these reasons, I seek that plot ratio controls are retained, and that any amendments to residential development standards include stronger consideration of height, setbacks, site coverage, shading, balcony placement, window orientation, screening, and acoustic effects. These controls are necessary to protect the social environment and to ensure that future development does not undermine backyard privacy, residential amenity, neighbourhood harmony, and the wellbeing of existing residents.

Studies reveal that homes lacking backyard privacy cause significant detriment to wellbeing, primarily through chronic stress, decreased outdoor usage, and social strain. Without a private sanctuary, residents experience sensory overload, hyper-vigilance, and an inability to psychologically recharge from the community.

Research and environmental psychology highlight several distinct ways that a lack of backyard privacy diminishes quality of life:

Triggering the "Watchful Neighbor" Effect: Surveys on outdoor living show that over 44% of residents worry about neighbors watching them, and those lacking boundary privacy feel exposed and vulnerable. This constant low-level vigilance prevents psychological restoration.

Decreased Outdoor Utilization: Psychological studies on urban design indicate that perceived enclosure and shelter are primary drivers for using outdoor areas. Without private yards, residents use their outdoor spaces less frequently, missing out on the mental health benefits of natural exposure and fresh air.

Exacerbation of High-Density Stress: Environmental psychology research emphasizes that residential crowding increases stress and aggression. When internal living spaces are limited, having a private outdoor buffer is crucial. Without it, residents have no refuge from community noise or neighborhood activities, compounding depressive and anxious symptoms.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 07/07/2026

First name: Abbey

Last name: McMonagle

Preferred method of contact Email

Postal address: 11A Hayley Grove, Papamoa Beach, Papamoa, New Zealand, 3118

Email: nzabigail@gmail.com

Daytime Phone: 0212812020

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(a) a person representing a relevant aspect of the public interest, or

Explain the grounds for saying you come within category (a) or (b) above:

I will be building in the future in the area and would like to ensure that the integrity of both the environment and social environment are maintained for the greater good. Careful consideration needs to be given to the potential negative impacts of short sighted decisions where only the regulations appear to have been considered and not the holistic picture.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#5 Breda Investments Limited EF Deadman Limited (PO Box 165, Taupo, New Zealand, 3351)

Original Point:#5.4 GRZ-R5 Standards > 2. Maximum Plot Ratio (deletion)

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Summary of Key Reasons for Disallowance

- Removal of plot ratio controls may enable over-development and buildings that are too large or dominant for their sites.
- Two-storey builds, upper-level balconies, decks, windows, and living areas can create direct overlooking into neighbouring backyards and private outdoor spaces.
- Loss of visual and acoustic privacy can reduce residents' quiet enjoyment, wellbeing, and sense of security at home.
- Backyards and outdoor living areas are important to the social environment because they support family life, relaxation, gardening, play, and community wellbeing.
- Future development should not create avoidable tension between neighbours or undermine residential amenity and neighbourhood character.

For these reasons, the proposed removal or weakening of plot ratio controls should be disallowed in full, or replaced only with stronger protections for privacy, amenity, and social environment outcomes.

The reason for my submission is::

I oppose the removal or weakening of plot ratio controls because this is not only a private property issue, but a matter of wider public interest and long-term community wellbeing. Plot ratio controls help prevent over-development, protect openness, and reduce the risk of larger and more dominant buildings overlooking neighbouring homes and backyards. If these controls are removed, future residential development may increasingly erode visual and acoustic privacy, reduce quiet enjoyment of outdoor spaces, and create avoidable tension between neighbours. Backyards and private outdoor areas are an important part of a healthy social environment, giving people space to relax, connect with family, garden, play, and feel secure at home. I ask Council to retain plot ratio controls, or strengthen alternative protections, so future growth does not come at the cost of privacy, residential amenity, neighbourhood character, and the wellbeing of residents.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 09/07/2026
First name: Sarah **Last name:** Hunt
Organisation: Breda Investments Ltd
Preferred method of contact Email
Postal address: PO Box 165, Taupo, New Zealand, 3351
Email: sarahh@cheal.co.nz
Daytime Phone: 021325103
Would you like to present your submission in person at a hearing? *
 Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Breda Investments Ltd and E.F Deadman Ltd are original submitters and therefore have an interest in the proposal that is greater than the interest the general public has.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#8 Scott Devonport (Flat 2, 20 Tōtara Street, Taupō, New Zealand, 3330)

Original Point:#8.2 PC44 General

I support the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

That if the rezoning is approved, the rule framework is such that Council ensures that:

1. Transport effects on the wider network are appropriately assessed, including cumulative effects;
2. Necessary transport upgrades and active transport connections are identified;
3. Appropriate staging or development triggers are applied where required; and
4. The rezoning is subject to transport infrastructure requirements that are generally consistent with those applied to other comparable growth areas.

The reason for my submission is::

Breda Investments Ltd and E.F Deadman Ltd are neutral on the rezoning sought for the Whakaroa Road site and does not oppose additional residential growth in this location.

However, Breda Investments Ltd and E.F Deadman Ltd consider that any rezoning should be subject to the same level of transport assessment, infrastructure planning, and development staging that has been required for other greenfield growth areas within the western Taupō catchment.

In particular, the transportation assessment does not appear to consider:

Effects on the wider transport network, including the Control Gates Bridge corridor and associated intersections;

Cumulative effects arising from other consented and anticipated development in the area;

Effects at the Poihipi Road/Wairakei Drive intersection;

Provision for walking and cycling connectivity; and

Appropriate infrastructure and development triggers to ensure growth occurs in step with transport network capacity.

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 09/07/2026
First name: c/o Andrew **Last name:** Wilkinson
Organisation: Summerset Villages (Taupo) Limited
Preferred method of contact Email
Postal address: PO Box 37359, Parnell, Auckland, New Zealand, 1151
Email: andrew@scottwilkinson.co.nz
Daytime Phone: 021619571
Would you like to present your submission in person at a hearing? *
 Yes

Additional requirements for hearing:

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

Refer to attached submission.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter:#15 Hilary Samuel (Private Bag 2005, Taupo Mail Centre, Taupo, New Zealand, 3352)

Original Point:#15.2 Planning Maps

I support the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

Refer to attached further submission.

The reason for my submission is::

Refer to attached further submission.

PLAN CHANGE 44 – RESIDENTIAL ZONES

FURTHER SUBMISSION

1 FURTHER SUBMITTER DETAILS

Further Submission by:

Summerset Villages (Taupo) Limited

Owner of Summerset by the Lake at 2 Wharewaka Road, Wharewaka, Taupo

Agent and Address for Service for Further Submission

Andrew Wilkinson

Scott Wilkinson Planning

PO Box 37-359

Parnell

Auckland

Email: andrew@scottwilkinson.co.nz

Phone: (09) 354 4166 or Mobile: 021 619 571

2 FURTHER SUBMISSION

Summerset Villages (Taupo) Limited owns and operates 'Summerset by the Lake', a comprehensive care retirement village located at 2 Wharewaka Road, Wharewaka. The village contains 128 independent living villas and apartments, together with 18 serviced apartments.

Summerset Villages (Taupo) Limited did not make a primary submission on PC44 as it had no comment on the proposed district plan provision changes; and no interests in the land areas proposed to be rezoned (as identified by the planning map extracts at the end of the notified PC44 document).

However, Taupo District Council has now made a submission (Submission number OS15.2) seeking that land on SH1, being Section 10 SO 376319; Section 8 SO 376319; and Section 4 SO 376319 be rezoned from General Rural Zone to General Residential Zone. This land is located to the north of the Summerset by the Lake retirement village in Taupo.

The location of the Summerset by the Lake retirement village and the land now sought in Submission OS15.2 to be rezoned are identified in **Figure 1** below.

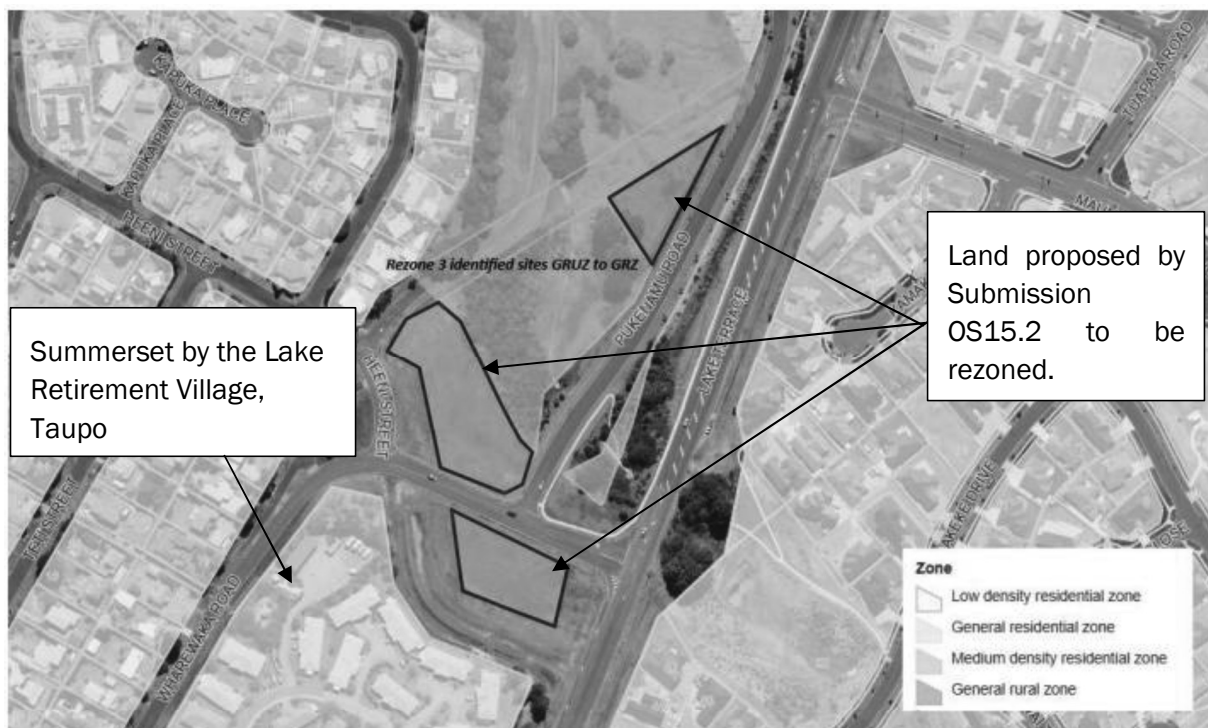


Figure 1: Location of Summerset by the Lake retirement village (2 Wharewaka Road, Taupo) and land sought to be rezoned by Submission OS15.2 (Taupo District Council).

Summerset Villages (Taupo) Limited are generally supportive of the rezoning sought in Taupo District Council's submission OS15.2. However, this is subject to confirmation that the proposed rezoning and any future subdivision or development ensures that:

- any overland flow paths are maintained, any future stormwater modelling is undertaken and considered on the basis of up to date rainfall levels and worst case climate change scenarios, and any hazard risk to existing adjacent properties is not increased; and
- future built form is in keeping with the character and scale of the existing serviced residential area (noting that the Summerset by the Lake village contains one-and-two level buildings); and any interface with Summersets existing retirement village is fully considered and sensitively designed.

3 RELIEF SOUGHT

Summerset Villages (Taupo) Limited supports Submission OS15.2 by Taupo District Council to rezone the land on SH1, being Section 10 SO 376319; Section 8 SO 376319; and Section 4 SO 376319 from General Rural Zone to General Residential Zone subject to confirmation that the proposed rezoning and any future subdivision or development ensures that:

- any overland flow paths are maintained, any future stormwater modelling is undertaken and considered on the basis of up to date rainfall levels and worst case climate change scenarios, and any hazard risk to existing adjacent properties is not increased; and
- future built form is in keeping with the character and scale of the existing serviced residential area (noting that the Summerset by the Lake village contains one-and-two level buildings); and any interface with Summersets existing retirement village is fully considered and sensitively designed.

OR

Such other relief that will meet the concerns of the further Submitter.

AND

Such consequential relief necessary to give effect to this further submission.

4 OTHER

Summerset Villages (Taupo) Limited will not gain an advantage in trade competition through this further submission.

Summerset Villages (Taupo) Limited is directly affected by an effect of the subject matter of the submission that adversely affects the environment; and does not relate to trade competition or the effects of trade competition.

Summerset Villages (Taupo) Limited wish to be heard in support of its further submission.

If others make a similar further submission, Summerset Villages (Taupo) Limited would consider presenting a joint case with them at any hearing.



Oliver Boyd

Duly authorised agent for
Summerset Villages (Taupo) Limited

9 July 2026

PC 44 - Residential Zones (2026)

Submitter Details

Submission Date: 09/07/2026

First name: Stephanie

Last name: Machray

Preferred method of contact Email

Postal address: 1 Otaketake Drive, Kinloch, Taupō, New Zealand, 3377

Email: stephmachray@gmail.com

Daytime Phone: 0273495946

Would you like to present your submission in person at a hearing? *

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Person of interest declaration: I am *

(b) a person who has an interest in the proposal that is greater than the interest the general public has, or

Explain the grounds for saying you come within category (a) or (b) above:

As the owners and occupiers of 1 Otaketake Drive, Kinloch, we share our Western Boundary with 34 Seven Oaks Drive. This property is subject to a resource consent application to build a new dwelling that fails to comply with the GRZ-R5 plot ratio standard.

Note to person making further submission:

- A further submission can only support or oppose an original submission listed in the summary. It is not an opportunity to make a fresh submission on matters not raised in the submission.
- A copy of your further submission must be served on the original submitter within 5 working days of making the further submission to the Council

Consultation Document Submissions

Original Submitter: #10 Brendon Liggett (PO Box 74598, Auckland, New Zealand, 1546)

Original Point: #10.1 GRZ-R5 Standards

I oppose the provision

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed): [give precise details].:

I oppose the submission of:

Brendon Liggett, Kainga Ora, developmentplanning@kaingaora.govt.nz Number 0S10.1

Brendon supports deleting the Plot Ratio standard and definition, arguing it can unnecessarily limit design and does not always reflect development impacts. Prefers controls focused on height, setbacks, site coverage, and shading.

The particular parts of the submission I oppose are:

I oppose Mr Liggett's submission which seeks to remove The Plot Ratio Standard.

The reasons for my opposition are:

1. If The Plot Ratio Standard did not exist when resource consent was applied for at 34 Seven Oaks Drive, the proposal would not have required resource consent and any adverse effects on neighbouring properties would not have been assessed.
2. In Kinloch we have the Kinloch Community Structure Plan (KCSP) which outlines objectives and policies for the building environment, which direct that new dwellings:
 - a. are consistent with existing built environment, with respect to bulk, location and size, and
 - b. maintain, not detract from the existing amenity and character of the Kinloch settlement.

3. The KPSP explicitly recognises that the built environment in Kinloch is distinct from other residential environments in the Taupo District. The community has a unique established character, based on a historically low-density pattern of development, an extensive open space network, and attractive streetscapes. Due to the existing high levels of visual amenity, the expectations of Kinloch residents are much higher than in urban environments.
4. The objectives and policies of the Taupo District Plan are clear that in the Kinloch Development Area the existing amenity and character is to be maintained and enhanced, residential development should be provided for where it is appropriate, and is encouraged to be carried out in a way that reflects the intent of the KCSP. The plot ratio standard helps to ensure that development and land use will achieve these outcomes, and its removal may reduce the effectiveness of the development controls in achieving these objectives and policies.
5. Removal of the plot ratio control may disproportionately impact Kinloch Development Area, relative to the rest of the GRZ. A blanket removal of the standard from all residential zones does not reflect the characteristics of individual areas.

I seek that the whole of the submission be disallowed:

See reasons above.

The reason for my submission is::

As the owners and occupiers of 1 Otaketake Drive, Kinloch, we share our Western Boundary with 34 Seven Oaks Drive. This property is subject to a resource consent application to build a new dwelling that fails to comply with the GRZ-R5 plot ratio standard.

Form 6 Further submission in support of, or in opposition to, submission on notified proposed policy statement or plan, change or variation

Clause 8 of Schedule 1, Resource Management Act 1991

To Taupo District Council

Name of person making further submission: Stephanie Machray

This is a further submission in opposition to a submission on a change proposed to the plan (the **proposal**):

Proposed Plan Change 44: Residential Zones to the Taupō District Plan.

I am —

- *a person who has an interest in the proposal that is greater than the interest the general public has.*

As the owners and occupiers of 1 Otaketake Drive, Kinloch, we share our Western Boundary with 34 Seven Oaks Drive. This property is subject to a resource consent application to build a new dwelling that fails to comply with the GRZ-R5 plot ratio standard.

I oppose the submission of:

Brendon Liggett, Kainga Ora, developmentplanning@kaingaora.govt.nz Number 0S10.1

Brendon supports deleting the Plot Ratio standard and definition, arguing it can unnecessarily limit design and does not always reflect development impacts. Prefers controls focused on height, setbacks, site coverage, and shading.

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2. In Kinloch we have the Kinloch Community Structure Plan (KCSP) which outlines objectives and policies for the building environment, which direct that new dwellings:
 - a. are consistent with existing built environment, with respect to bulk, location and size, and
 - b. maintain, not detract from the existing amenity and character of the Kinloch settlement.

3. The KPSP explicitly recognises that the built environment in Kinloch is distinct from other residential environments in the Taupo District. The community has a unique established character, based on a historically low-density pattern of development, an extensive open space network, and attractive streetscapes. Due to the existing high levels of visual amenity, the expectations of Kinloch residents are much higher than in urban environments.
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5. Removal of the plot ratio control may disproportionately impact Kinloch Development Area, relative to the rest of the GRZ. A blanket removal of the standard from all residential zones does not reflect the characteristics of individual areas.

I seek that the whole of the submission be disallowed:

See reasons above.

I do not wish to be heard in support of my further submission.

Stephanie Machray

1 Otaketake Drive, Kinloch

8 July 2026

stephmachray@gmail.com

0273495946

Report: Summary of Submissions by Submitter Number/Name

Submitter Number:	25	Submitter:	Lorraine Hansen
Address:	New Zealand,		
Email:	goldentrowel@xtra.co.nz	Phone:	+6421339400
Submission Point No	FS25.1	Further Submission Point No	
Category:	Planning Maps		
Source	Email	Wishes to be heard	No
Reporting Tags			
Support/Oppose/Neutral:	I support the provision		
Summary of Submission			
Decision reason	Accept the submission.		
Decision reason	Support the area being rezoned to residential.		