

Original Sub No	Submitter Name	Submitter Org	Address for Service	Provision	Position	Submission Summary	Decision Sought
OS1.1	Nathan Stirling	ANS Construction Ltd	nathan.stirling@gjgardner.co.nz	PC44 General	I support the provision	Supports removing the plot ratio performance standard, stating it does not aid urban planning.	Remove plot ratio performance standard.
OS2.1	CGR Trustee Services Limited	CGR Trustee Services Limited	catrionae@cheal.co.nz	Planning Maps	I seek an amendment to the provision	Request to rezone 304 Mapara Road from General Rural to Low Density Residential, as it adjoins existing low density areas, is well-served, suits the area's character, and provides logical zoning extension without impacting significant sites.	Amend the Planning Maps to rezone the property at 304 Mapara Road, Taupo (Lot 7 DPS 54566) from General Rural Zone to Low Density Residential Zone.
OS3.1	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I support the provision	Support retaining Medium Density bulk and location changes with Restricted Discretionary Status for CRDs, as they enable efficient, modern, medium-density housing and better use of serviced land, though some amendments are suggested.	Retain Medium Density bulk and location changes as proposed, and an RDIS activity status for Comprehensive Housing Developments.
OS3.2	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	3.1 Definitions	I support the provision	Support for retaining the Comprehensive Residential Development definition due to its efficiency and integrated site design benefits.	Retain the provision seeking to insert a definition of Comprehensive Residential Development.
OS3.3	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	Planning Maps	I seek an amendment to the provision	Requests rezoning 29 Charles Crescent from General Residential to Medium Density Residential due to its serviced, accessible location near transport, shops, and reserves, aligning with relevant Council strategies and efficient urban land use.	Amend the Planning Maps to rezone 29 Charles Crescent, Taupō (Lot 2 DPS 12549 & Lots 70-71 DPS 6123, (RoT SA9C/1073)) from General Residential Zone to Medium Density Residential Zone.

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OS3.4	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	3.1 Definitions	I support the provision	Support the insertion of a Comprehensive Residential Development (CRD) definition and its Restricted Discretionary Status, as it enables efficient, large-scale housing delivery and modern, flexible medium-density design standards; some amendments are still required.	Retain the provision seeking to insert a definition of Comprehensive Residential Development.
OS3.5	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I support the provision	Support retaining the Comprehensive Residential Development rule and its restricted discretionary status, as it enables efficient, planned medium-density housing and helps meet housing targets. Modern standards like removing plot ratio and allowing taller buildings improve land use, though some amendments are required.	Retain proposed rule providing for Comprehensive Residential Development (CRD). Retain restricted discretionary status for CRDs.
OS3.6	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	Section 32 Evaluation Report	I seek an amendment to the provision	Submission requests raising the EVM threshold in CRD rules from 24 to 100, aligning with the Medium Density Residential Zone, to better reflect development scale and enable CRDs. They argue current limits may unjustifiably classify compliant developments as Discretionary Activities, increasing notification risk and reducing feasibility of developments progressing under the RDIS pathway.	Also amend performance standards for EVM's (equivalent vehicle movements) associated with Comprehensive Residential Developments, to increase permissible EVM's to 100.

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OS3.7	DABB PROPERTY RENTALS LIMITED	DABB PROPERTY RENTALS LIMITED	catrionae@cheal.co.nz	Section 32 Evaluation Report	I seek an amendment to the provision	The submitter requests aligning earthworks rules for Comprehensive Residential Developments (CRDs) with the Medium Density Zone approach, removing the 50% site limit and managing effects through consent conditions. They argue the current 50% limit and Discretionary Activity status for exceedances hinder development feasibility and are inconsistent with enabling CRDs as intended.	Amend earthworks performance standard to remove maximum area of earthworks standard for Comprehensive Residential Developments.
OS4.1	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Seek amendment to GRZ R5.1 to exclude accessory buildings 10m2 or less, aligning with Building Code Schedule 1 and continuing existing Taupō District Plan practice for side boundary exemptions.	Amend GRZ R5.1 - Maximum Combined Coverage, to exclude accessory buildings with a footprint of 10m 2 or less.
OS4.2	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Seeks the reinstatement of GRZ-R1.6 and 1.7 or insertion of similar exclusions in GRZ-R5.1, R5.3, and R5.4 to maintain a long-standing provision excluding decks and structures under 1m high from building coverage and setback calculations.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage and front boundary setbacks, to exclude these structures.
OS4.3	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Seek reinstatement of GRZ-R1.6 and 1.7 or similar exclusions in GRZ-R5.1, and R5.4 to maintain the long-standing allowance for decks and structures under 1m high to be exempt from building coverage and setback rules.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, and other boundary setbacks to exclude these structures.

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OS4.4	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Supports Height to Boundary exemptions for structures adjoining sites zoned Town Centre, Neighbourhood Centre, Mixed Use, or Industrial to allow more development flexibility while maintaining mostly one-storey buildings near boundaries. Seeks to expand the listing of Centres zones for clarity.	Retain the height in relation to boundary exemptions as proposed, but amend the wording of the excluded zones as follows: iv. Boundaries adjoining sites zoned Town Centre, Neighbourhood Centre, Mixed Use or Industrial.
OS4.5	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Request to clarify 'front boundary' and 'other boundary' performance standards to explicitly include retaining walls up to 2m in height or depth.	Amend performance standard for 'front boundary' setbacks, to include retaining walls in the exclusion for fences or walls, and provide for these where they are less than 2m in depth. Proposed wording as follows: Fences or walls (including retaining walls) not exceeding 2m in height or depth.
OS4.6	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Request to clarify GRZ-R5.3 and R5.4 to explicitly include retaining walls under 2m in height or depth.	Amend performance standard for 'other boundary' setbacks, to include retaining walls in the exclusion for fences or walls, and provide for these where they are less than 2m in depth. Proposed wording as follows: Fences or walls (including retaining walls) not exceeding 2m in height or depth.

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OS4.7	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I seek an amendment to the provision	Exclude public notification for Restricted Discretionary CRDs, to better provide for this type of development to occur.	Include a non-notification clause for Comprehensive Residential Developments that are either Controlled or Restricted Discretionary activities, preventing an application for same from being notified publicly pursuant to s95A of the RMA. Suggested amended wording as follows: Notification - Any application for CRD as a Restricted Discretionary Activity shall not be publicly notified.
OS4.8	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Seeks amendment to MRZ R6.1 to exclude accessory buildings 10m ² or less, aligning with Building Code Schedule 1 and consistent with existing Taupō District Plan practice.	Amend MRZ R6.1 - Maximum Combined Coverage, to exclude accessory buildings 10m ² or less.
OS4.9	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	These exclusions for Height to Boundary will provide more flexibility for landowners in developing their residential properties and provides a sensible acknowledgement of the role that roads, and access lots/ROWS have in buffering effects of built form adjoining them. It will continue to ensure that residential buildings are largely one storey near boundaries. However, expand the zones listed in the exclusion for clarity.	Amend the provision increasing permissible Height to Boundary in the MRZ to 4m and 60 degrees and the exemptions listed, to specify the Centres Zones to which the exclusion applies as follows: iv. Boundaries adjoining sites zoned Town Centre, Neighbourhood Centre, Mixed Use or Industrial.

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OS4.10	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Request reinstating MRZ-R1.7 and 1.8 or similar exclusions in MRZ-R6.1, R6.4, and R6.5 to maintain existing allowances for decks and structures under 1m high outside building coverage and setback rules.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.
OS4.11	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Request reinstating MRZ-R1.7 and 1.8 or a similar exclusion for decks and structures under 1m high from coverage and setback rules, as this longstanding provision enables minor structures without planning constraints.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.
OS4.12	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Request to clarify 'front boundary' and 'other boundary' performance standards to explicitly include retaining walls up to 2m in height or depth.	Amend performance standard for 'front boundary' setbacks, to include retaining walls in the exclusion for fences or walls, and provide for these where they are less than 2m in depth. Proposed wording as follows: Fences or walls (including retaining walls) not exceeding 2m in height or depth .
OS4.13	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I support the provision	Supports removing plot ratio to allow more built form and efficient land use, while other rules maintain character; expects increased first-floor area to meet housing demand and reduce consent costs.	Remove plot ratio performance standard as proposed.

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OS4.14	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I support the provision	Supports removing plot ratio to allow increased building size and more efficient land use, while maintaining similar residential character through other controls; also notes this will reduce consent requirements and costs.	Remove plot ratio performance standard as proposed.
OS4.15	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Submitter seeks amendment to LRZ R5.4 to exclude accessory buildings 10m2 or less, aligning with Building Code Schedule 1 and maintaining existing Taupō District Plan practice.	Amend LRZ R5.4 - Other Boundaries, to exclude accessory buildings with a footprint 10m 2 or less.
OS4.16	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Seeks reinstatement of LRZ-R1.4 and 1.5 or similar exclusions in LRZ-R5.1, R5.4, and R5.5 to retain existing allowances for decks and structures under 1m that currently are excluded from coverage and setback controls.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.
OS4.17	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Request to reinstate LRZ-R1.4 and 1.5 or achieve similar outcomes through exclusions in LRZ-R5.1, R5.4, and R5.5 to maintain existing allowances for decks and structures under 1m high from coverage and setback constraints.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.

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OS4.18	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Request to reinstate LRZ-R1.4 and 1.5 or achieve similar outcomes through exclusions in LRZ-R5.1, R5.4, and R5.5 to maintain existing allowances for decks and structures under 1m high from coverage and setback constraints.	Retain exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.
OS4.19	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Request to clarify 'front boundary' and 'other boundary' performance standards to explicitly include retaining walls up to 2m in height or depth.	Amend performance standard for 'front boundary' setbacks, to include retaining walls in the exclusion for fences or walls, and provide for these where they are less than 2m in depth. Proposed wording as follows: Fences or walls (including retaining walls) not exceeding 2m in height or depth.
OS4.20	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Request to clarify LRZ-R5.3 and R5.4 wording to explicitly include retaining walls up to 2m in height or depth.	Amend performance standard for 'front boundary' setbacks, to include retaining walls in the exclusion for fences or walls, and provide for these where they are less than 2m in depth. Proposed wording as follows: Fences or walls (including retaining walls) not exceeding 2m in height or depth.
OS4.21	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I support the provision	Supports increasing coverage to 10% to allow more efficient use of low density residential land and reduce consenting costs, aligning with existing consents.	Retain the provision proposing to increase maximum combined coverage to 10%.

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OS4.22	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I support the provision	Support excluding accessory buildings of 10m ² or less to align with the Building Code, reduce confusion, allow reasonable storage size, and maintain practical boundary exemptions consistent with recent changes and existing Taupō District Plan provisions.	Retain the provision providing an exemption for structures that are 10sqm or less, as proposed.
OS4.23	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Submitter seeks amendment to LRZ 5.1 to exclude accessory buildings 10m ² or less, aligning with Building Code Schedule 1 and maintaining consistency with existing Taupō District Plan provisions.	Amend provisions relating to combined coverage, and other boundary setbacks, to provide an exemption for accessory buildings that have a footprint of 10sqm or less.
OS4.24	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Request to reinstate GRZ-R1.6 and 1.7 or achieve similar outcomes through exclusions in GRZ-R5.1, R5.3, and R5.4 to maintain the existing allowance for decks and structures under 1m height to be excluded from coverage and setback calculations.	Reinstate exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.
OS4.25	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Request to reinstate MRZ-R1.7 and 1.8 or achieve similar outcomes through exclusions in coverage and boundary rules to provide for decks and structures under 1m high as exempt from building coverage and setback restrictions.	Reinstate exclusions for uncovered decks, terraces, platforms and bridges, and in-ground swimming pools or above ground pools not exceeding 1m in height in the rules framework, OR amend standards for maximum coverage, front boundary setbacks, and other boundary setbacks to exclude these structures.

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OS4.26	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I seek an amendment to the provision	Submitter seeks that a CRD that is compliant with all relevant performance standards be provided for as a Controlled Activity.	Amend activity status of Comprehensive Residential Developments to Controlled.
OS4.27	Catriona Eagles	Cheal Consultants	catrionae@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I seek an amendment to the provision	Submitter seeks that Comprehensive Residential Developments in the General Residential Zone be subject to Medium Density Residential Zone performance standards for earthworks and equivalent vehicle movements, so as not to frustrate the intent of providing for this type of activity.	Amend the following District Wide performance standards as follows: TRAN-R5.2 - 100 EVM (max) within MUZ, NCZ and , MRZ, and for Comprehensive Residential Developments within GRZ. EW-R1.2 Earthworks within the MRZ and for Comprehensive Residential Developments within GRZ.
OS5.1	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	3.1 Definitions	I support the provision	Submitter supports the deletion of plot ratio due to difficulties calculating plot ratio, and notes that there are other bulk and location rules such as height, coverage, and setbacks.	Remove the definition of plot ratio as proposed.
OS5.2	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	3.1 Definitions	I support the provision	Submitter supports the insertion of a new definition for Comprehensive Residential Development.	Retain definition of Comprehensive Residential Development as proposed.
OS5.3	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I support the provision	Submitter supports the insertion of provision for Comprehensive Housing Developments.	Retain the proposed provision.
OS5.4	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	GRZ-R5 Standards	I support the provision	Submitter supports the removal of plot ratio, as building bulk is controlled through other performance standards.	Remove plot ratio performance standard as proposed.
OS5.5	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	GRZ-R5 Standards	I support the provision	Submitter supports the exclusion for fence and walls less than 2m in height within the front boundary setback.	Retain the proposed provision.

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OS5.6	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	GRZ-R5 Standards	I support the provision	Submitter supports the exclusion for specified structures within boundary setback performance standard.	Retain the proposed provision.
OS5.7	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	GRZ-R5 Standards	I support the provision	Submitter supports the proposed amendments to the height in relation to boundary performance standard, including exclusions to the standard.	Retain the proposed provisions
OS5.8	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	LRZ-R5 Standards	I support the provision	Submitter supports the increase in maximum combined coverage and seeks the provision is retained.	Retain the proposed provision
OS5.9	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	LRZ-R5 Standards	I support the provision	Submitter supports the removal of the plot ratio performance standard, noting it is difficult to calculate and that building bulk is controlled through other performance standards such as building coverage, height, height to boundary and boundary setbacks.	Delete plot ratio as notified.
OS5.10	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	LRZ-R5 Standards	I support the provision	Submitter supports the exemption for fences and walls less than 2m in height from the front boundary setback performance standard, and seeks this provision is retained.	Retain the proposed provision
OS5.11	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	LRZ-R5 Standards	I support the provision	Submitter supports the exclusions to boundary performance standards and seeks the proposed provision is retained.	Retain the proposed provision

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OS5.12	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	Planning Maps	I seek an amendment to the provision	Rezone the site from General Rural Zone to Low Density Residential Zone and Neighbourhood Centre Zone, and insert a new Development Area within the District Plan as DEV7 - Kaiapo Road.	Amend the Planning Maps to rezone the Site described in Attachment 1 to the submission, from General Rural Zone to Low Density Residential Zone and Neighbourhood Centre Zone. Apply Natural Hazard Overlay to specified areas. Insert new development area chapter into the District Plan as DEV7 - Kaiapo Road.
OS5.13	Sarah Hunt	Breda Investments Limited EF Deadman Limited	sarahh@cheal.co.nz	PC44 General	I seek an amendment to the provision	37 and 40 Kaiapo Road from General Rural to Low Density Residential and Neighbourhood Centres Zones, and the insertion of a new DEV7 Kaiapo Road Development Area. They propose subdivision design standards to manage lot sizes, building placement, landscaping, lighting, and visual impacts, limiting development to 150 lots before a new bridge upgrade is operational. The submission argues this rezoning aligns with national and regional policies, supports sustainable and efficient resource use, and poses no significant environmental or infrastructure constraints. They request insertion of new rules (SUB-R34 to SUB-R38) and map amendments to implement these changes.	Rezone the site described in Attachment 1 to the submission from General Rural Zone to Low Density Residential Zone, Neighbourhood Centre Zone, and apply a Natural Hazard Overlay to identified areas. Insert a new development area chapter into the District Plan as DEV7 - Kaiapo, with bespoke subdivision design standards. Consequential amendment to the District Plan as outlined in Attachment 1 to the submission. Any other alternative relief or consequential amendment appropriate or necessary to give effect to the relief sought.
OS6.1	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	GRZ-R5 Standards	I support the provision	Submission supports the proposed provision, noting it improves flexibility in housing design and aids provision of housing, and seeks the provision be retained.	Retain the proposed provision.

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OS6.2	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	GRZ-R5 Standards	I support the provision	The submitter supports the deletion of plot ratio to improve flexibility in housing design and aid the increased provision of housing.	Remove plot ratio performance standard as proposed.
OS6.3	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	PC44 General	I seek an amendment to the provision	The submitter seeks amendments to Proposed Plan Change 44 to rezone 35 Lake Road and 3 Karamū Street in Mangakino from General Rural Zone to unserviced General Residential Zone.	The following relief is sought: 1. Amend Planning Maps to rezone Lot 2 DP 43655 & Lot 1 DPS 24879 (35 Lake Road) to unserviced General Residential Zone with a Height Restriction and Natural Hazard Overlay 2. Also rezone Lot 3 DP 563013 (3 Karamū Street) to unserviced General Residential Zone, and
OS6.4	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	Planning Maps	I seek an amendment to the provision	Request to amend the Planning Maps to reflect the rezoning of 35 Lake Road and 3 Karamu Street, Mangakino, from General Rural Zone to unserviced General Residential Zone.	Amend the Planning Maps to reflect the rezoning sought.
OS6.5	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	PC44 General	I seek an amendment to the provision	Submitter seeks the insertion of an additional development area chapter as DEV8 - Mangakino to support growth in Mangakino.	Insert a new Development Area 14.8 DEV8 Mangakino as detailed in Image 1 & Appendix 1.
OS6.6	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	PC44 General	I seek an amendment to the provision	Submitter seeks the insertion of additional rules in the District Plan to facilitate development of the area sought to be rezoned within their submission.	Insert new rules as detailed in Table 1 of the submission.
OS6.7	Catriona Eagles	Wairarapa Moana ki Pouakani Incorporation	catrionae@cheal.co.nz	PC44 General	I seek an amendment to the provision	Submitter seeks any consequential amendments to the Planning Maps and District Plan provisions as required to achieve the relief sought with respect to rezoning.	That any further or consequential amendments to the planning maps and provisions be made as necessary to give effect to this rezoning and the intent of this submission.

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OS7.1	Mark Chrisp	Contact Energy Limited	mark.chrisp@mitchelldaysh.co.nz	PC44 General	I support the provision	Contact supports approving PC44 for residential zones in Taupō District away from existing or consented renewable electricity generation sites. They support intensification in appropriate residential areas but stress avoiding development near renewable energy facilities to prevent reverse sensitivity issues. If their preferred approach isn't accepted, Contact requests rule changes to manage these effects.	Contact seeks the following relief: Approve PC44 in relation to the residential zones of the Taupō District as proposed in PC44 where they are well away from existing and consented renewable electricity generation activities.
OS8.1	Scott Devonport	Simpli Consulting	scott@simpliconsulting.co.nz	Planning Maps	I seek an amendment to the provision	Submitter supports rezoning specified lots from General Rural to Low Density Residential, arguing clustered development of 66 dwellings over 44ha is a better environmental outcome than the current permitted baseline.	Rezone Lot 1 DP 378264, Lot 2 DP 408156, and Lot 4 DP 408156 from General Rural Zone to Low Density Residential Zone.
OS8.2	Scott Devonport	Simpli Consulting	scott@simpliconsulting.co.nz	PC44 General	Not Stated	Request for any necessary amendments to Plan Change 44 provisions, to effectively apply Low Density Residential Zone rules to the rezoned land.	Any consequential amendments to notified Plan Change 44 provisions required to ensure the land sought to be rezoned is subject to the Low Density Residential Environment provisions as proposed through Plan Change 44.
OS8.3	Scott Devonport	Simpli Consulting	scott@simpliconsulting.co.nz	PC44 General	Not Stated	Request to rezone the site as residential and apply the corresponding planning framework; alternatively, seek any appropriate lesser or consequential relief if original request is considered to be out of scope.	Rezone the identified areas of the site as Low-Density Residential Zone and apply the relevant planning framework. Any alternative, lesser, or consequential relief available and appropriate to give effect to the relief sought.

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OS9.1	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	GRZ-R1 PER activities (deletions)	I seek an amendment to the provision	The submitter seeks that the activities in GRZ-R1.5 to 11 are provided for as exceptions to GRZ-R5.1 maximum combined coverage, consistent with Plan Change 49 provisions in other zones.	Delete rules GRZ-R1.5-11 as proposed. Provide for the buildings and structures listed in GRZ-R1.5-11 as exemptions to relevant standards in GRZ-R5.
OS9.2	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Submitter seeks that certain small structures and temporary works be treated as exceptions to GRZ-R5.1 Maximum Combined Coverage, rather than permitted activities, to better reflect prior exemptions under National Planning Standards.	The structures listed in the submitter's original submission to be provided for as exemptions to GRZ-R5.1 Maximum Combined Coverage.
OS9.3	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	GRZ-R5 Standards	I support the provision	Support removal of plot ratio as notified.	Retain as notified
OS9.4	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	MRZ-R1 Permitted activity (deletions)	I seek an amendment to the provision	Submitter agrees with deleting certain exempt structures from MRZ-R1 but requests they be included as exceptions in MRZ-R6.1.	Delete rules MRZ-R1.6 -12 as proposed. Insert the structures listed in MRZ-R1.6 -12 as exemptions to relevant performance standards in MRZ-R6.
OS9.5	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Support retaining MRZ-R6.1 Maximum Combined Coverage with added exceptions for certain small or specific structures. Support increase in maximum combined coverage to 60%.	The structures listed in the submitter's original submission to be provided for as exemptions to MRZ-R6.1 Maximum Combined Coverage.
OS9.6	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	MRZ-R6 Standards	I support the provision	Support for decision to retain as notified; agrees with removing plot ratio.	Retain as notified

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OS9.7	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	LRZ-R5 Standards	I seek an amendment to the provision	Submitter requests LRZ-R5.1 include specific exceptions for various small structures to remain exempt from maximum combined coverage limits, as these were previously permitted activities.	The structures listed in the submitter's original submission to be provided for as exemptions to LRZ-R5.1 Maximum Combined Coverage.
OS9.8	Kirsteen McDonald	McKenzie and Co Consultants Ltd	kirsteen@mccl.co.nz	LRZ-R5 Standards	I support the provision	Supports removing the plot ratio performance standard as notified.	Retain as notified.
OS10.1	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	GRZ-R5 Standards	I support the provision	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.	Delete Plot Ratio standard and definition as notified.
OS10.2	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	3.1 Definitions	I seek an amendment to the provision	Kāinga Ora supports up to three permitted dwellings but seeks deletion of the Comprehensive Residential Development (CRD) definition considering it overly complex.	Reject insertion of definition for Comprehensive Residential Development.
OS10.3	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	PC44 General	I seek an amendment to the provision	Submitter seeks to amend rules to permit up to three dwellings on a site without needing to comply with listed standards as proposed, allowing individual assessment of any non-compliances. They request removal of clauses requiring compliance with specific standards for developments of four or more dwellings, arguing these should be assessed individually.	Amend proposed restricted discretionary rule GRZ-R2.3 as follows: 3. Four or more residential dwellings on a site. Insert an additional permitted activity rule in GRZ-R1 as follows: 12. Up to three residential dwellings on a site.

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OS10.4	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	GRZ-R5 Standards	I seek an amendment to the provision	Kāinga Ora requests increasing the height-in-relation-to-boundary standard to 3m plus a 45-degree recession plane, arguing the current 2.5m plus 45 degrees is too restrictive for two-storey dwellings in the GRZ.	Amend the provision to increase height in relation to boundary standard to 3m plus 45-degree recession plane.
OS10.5	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R6 Standards	I seek an amendment to the provision	Kāinga Ora supports PC44's reduced setbacks but seeks further reduction to 1.5m front yard and 1m side/rear yards to better enable medium density development and enhance street activity and neighborhood character.	Amend the provision to reduce minimum setbacks to 1.5m for front yard, and 1m for side and rear yard.
OS10.6	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	Planning Maps	I support the provision	Support for retaining zones as notified; Kāinga Ora agrees with the zone extents.	Retain zones as notified.
OS10.7	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	3.1 Definitions	I oppose the provision	Opposes inclusion of the Comprehensive Residential Development definition, considering it too restrictive; requests a rule permitting up to three dwellings as a permitted activity.	Do not include a definition of Comprehensive Residential Development. Provide for "up to 3 dwellings" as a listed permitted activity.
OS10.8	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	GRZ-R5 Standards	I support the provision	Support for deleting the plot ratio standard, as targeted controls better balance development with environmental and amenity concerns.	Delete plot ratio standard, as notified.
OS10.9	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	GRZ-R5 Standards	I seek an amendment to the provision	Kāinga Ora supports clarifying the recession plane standard and its exceptions to reduce misinterpretation but requests amending the rule to a 3m height and 45-degree angle to allow two-storey dwellings closer (1.5m) to boundaries.	Amend 13.1(R5)(7) as follows: No building or structure shall project beyond a 45-degree recession plane measured from a point 3m vertically above ground level, as measured along boundaries of the site.

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OS10.10	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	GRZ-R5 Standards	I seek an amendment to the provision	Submitter seeks adding a matter of discretion in 13.1(R6) to assess infrastructure capacity and cumulative effects on amenity and character for four or more residential units per allotment, addressing Rule 13.(R2)(3).	Include assessment criteria for the RDIS activity sought to be included in the Plan as follows: XX. Four or More Residential Units per Allotment (General Residential Zone) 1. Whether infrastructure can sustainably service the actual or potential cumulative increase in the density of residential units above that which is anticipated through the PER and CON activity status in the District Plan. 2. The extent to which the additional residential units will, singularly or cumulatively, have an adverse effect on the planned amenity and character of the existing or proposed built environment, as identified in the District Plan and any relevant Structure Plans.
OS10.11	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R6 Standards	I support the provision	Support retaining the standard to allow increased coverage for medium density development.	Retain standard, as notified.
OS10.12	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R1 Permitted activity (deletions)	I support the provision	Kāinga Ora supports deleting the plot ratio standard, favoring targeted controls over a density ratio to better balance development with environmental and amenity factors.	Delete plot ratio standard, as notified.
OS10.13	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R6 Standards	I seek an amendment to the provision	Submitter supports reducing the front yard setback to 1.5m, aligning with the medium density development intended for the zone.	Amend standard as follows: a. 3m 1.5m 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

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OS10.14	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R6 Standards	I seek an amendment to the provision	Submitter supports adding specific exemptions but requests reducing side and rear yard setbacks to 1m to better align with medium density development goals.	Amend standard as follows: All other boundaries: 1m 1.5m This standard does not apply to: i. Accessory buildings less than 10m2 in area. ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000L. iii. Fences or walls not exceeding 2m in height.
OS10.15	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	MRZ-R6 Standards	I support the provision	Support for retaining the proposed height-in-relation-to-boundary rule as notified.	Retain standard, as notified.
OS10.16	Brendon Liggett	Kainga Ora	developmentplanning@kaingaora.govt.nz	LRZ-R5 Standards	I support the provision	Supports deleting the standard, favoring targeted controls over ratio measures for better balancing development with environmental and amenity factors.	Delete standard, as notified.
OS11.1	Daniel Hamilton	Transpower New Zealand Limited	environment.policy@transpower.co.nz	PC44 General	I seek an amendment to the provision	Submitter requests PC44 be amended to align with the NPS-EN and any updated NES-ETA, recognizing the national significance of the National Grid.	Amend the plan change where required and appropriate to give effect to national instruments, specifically the NPS-EN and any revised NES ETA, and specific relief sought within this submission.
OS11.2	Daniel Hamilton	Transpower New Zealand Limited	environment.policy@transpower.co.nz	GRZ-R5 Standards	I seek an amendment to the provision	Submitter seeks amendment to General Residential Standards to require developments within the National Grid Yard to comply with ENG Y 4.4, citing the need to protect National Grid safety and efficiency and align with national policy (NPS-EN).	Amend the General Residential Standards to require any development within the National Grid Yard to comply with ENG Y 4.4. Amend the General Residential Standards as follows: GRZ-R5 – Standards GRZ Activities within the National Grid Yard 9. National Grid (ENG Y-4.4 1) 10 Earthworks within the National Grid Yard (EW-R5.1.a and b).
OS11.3	Daniel Hamilton	Transpower New Zealand Limited	environment.policy@transpower.co.nz	GRZ-R1 PER activities (deletions)	I seek an amendment to the provision	Submitter requests amending the reference to standards to include GRZ-R5.10 due to required numbering changes if GRZ-S5 Standards are amended as per the relief sought.	Amend the reference to standards in the permitted activity rule, to include reference to GRZ-R5.10. Delete reference to R5.8.

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OS11.4	Daniel Hamilton	Transpower New Zealand Limited	environment.policy@transpower.co.nz	PC44 General	I seek an amendment to the provision	Submitter requests GRZ-R4 be amended so activities not meeting National Grid standards are classified as non-complying, to align with the NPS-EN and anticipated NES-ENA, reflecting the National Grid's national significance.	Amend GRZ-R4 to include activities not meeting the National Grid standards as non-complying activities: 3. Any activity within the National Grid Yard that does not comply with additional standards on ENGY-4.4 and EW-R5.1.a and b.
OS12.1	c/- Alice Blackwell	Ika Nui Limited	alice@uep.co.nz	Planning Maps	I oppose the provision	Seeks rezoning of 64-68 Lake Terrace from Medium Density Residential to Town Centre Zone. Argues current motel use suits TCZ better, site is a commercial corner adjoining TCZ, and TCZ specifically provides for accommodation activities unlike Medium Density Residential. Alternatively seeks rezoning of 48-68 Lake Terrace as a cohesive TCZ strip reflecting existing uses. Open to inclusion in Retail Expansion or Commercial Fringe Overlay.	Amend the Planning Maps to rezone the site at 64-68 Lake Terrace, Taupo, from Medium Density Residential Zone to Town Centre Zone. Any consequential changes or alternative relief required to achieve the intended outcomes sought within the submission.
OS13.1	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	3.1 Definitions	I support the provision	The submitter supports the inclusion of a definition for comprehensive housing development, noting it provides clarity for readability of the zone provisions and the Plan, and does not seek that it be altered.	Retain provision as notified.
OS13.2	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	3.1 Definitions	I support the provision	Support for removing plot ratio, as it simplifies planning and avoids overly restrictive controls that may limit efficient site design without improving amenity.	Retain provision as notified.
OS13.3	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	Restricted Discretionary Activity - GRZ-R2.3	I support the provision	Submitter has a neutral position on the provision, does not seek any further relief.	Retain provision as notified.

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OS13.4	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R1 PER activities (deletions)	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.5	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.6	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Supportive of total coverage standard; no changes requested as it balances development and on-site amenity well.	Retain provision as notified.
OS13.7	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief. The submitter notes that the proposed note improves clarity and assists consistent interpretation and administration of the standard.	Retain provision as notified.
OS13.8	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.9	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.10	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.11	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	GRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.12	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R1 Permitted activity (deletions)	I support the provision	The submitter supports the proposed provisions and seeks no further relief, citing that the amendments streamline the permitted activity framework, clarify minor structure treatment, improve coherence, rationalize rules to focus on significant effects, simplify zone provisions, and reduce unnecessary regulation of temporary construction structures.	Retain provision as notified.

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OS13.13	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R1 Permitted activity (deletions)	I support the provision	Support for all proposed changes, noting they remove redundancies, improve clarity and readability, streamline rules for minor structures, focus controls on significant effects, and enhance overall plan efficiency.	Retain provision as notified.
OS13.14	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Supports increased combined coverage standard for better reflecting anticipated development and efficient urban land use. No change sought.	Retain provision as notified.
OS13.15	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Support for removing plot ratio to enhance development capacity and design flexibility in higher-density zones.	Retain provision as notified.
OS13.16	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Support for the total coverage standard, as it balances development flexibility with amenity, landscaping, and site functionality. No change sought.	Retain provision as notified.
OS13.17	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Support for provision, noting that the proposal improves clarity and consistency in assessing coverage.	Retain provision as notified.
OS13.18	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Support reduction of front boundary setback to 1.5m for design flexibility and streetscape activation; request alignment with MDRS setback.	Amend the provision to reduce minimum front boundary setback to 1.5m to align with the MDRS.
OS13.19	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I seek an amendment to the provision	Provision partly supported as it balances site interface and development efficiency despite not aligning with MDRS. Relief sought is to reduce the required setback to 1m.	Amend the provision to reduce other boundary setback to 1m in line with the MDRS.

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OS13.20	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Support for common wall boundaries to facilitate coordinated, efficient medium-density townhouse development.	Retain provision as notified.
OS13.21	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Supports proposed maximum height as appropriate for medium density development and consistent with MDRS; agrees with amendment allowing minor roof and architectural features.	Retain provision as notified.
OS13.22	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	MRZ-R6 Standards	I support the provision	Supports the proposed height increase as it aligns with MDRS, enhances design flexibility, and supports anticipated higher density. Also supports retaining the current definition for clarity and consistent application.	Retain provision as notified.
OS13.23	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R1 Permitted Activities (deletions)	I support the provision	Support all proposed changes, noting they streamline provisions, clarify minor structures' status, enhance readability, improve coherence, focus on substantive development effects, and reduce unnecessary regulation of temporary works.	Retain provision as notified.
OS13.24	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Support for the increased combined coverage standard, as it modestly enhances development flexibility while maintaining the zone's intended character and lower intensity. No changes sought.	Retain provision as notified.
OS13.25	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Supports removal of plot ratio to simplify rules and avoid rigid controls; agrees with no total coverage standard to align with low density development and existing controls.	Retain provision as notified.

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OS13.26	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Submitter seeks no further relief.	Retain provision as notified.
OS13.27	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.28	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain provision as notified.
OS13.29	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Support for common wall boundaries as a limited flexibility provision that maintains low-density character; overhanging eaves exception supported as a practical design allowance.	Retain provision as notified.
OS13.30	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Submitter has a neutral position and seeks no further relief.	Retain the maximum height provision as notified.
OS13.31	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	LRZ-R5 Standards	I support the provision	Support for the proposal as the height to boundary control adequately protects adjoining site amenity in a low-density area. No change sought.	Retain the height in relation to boundary provision as notified.
OS13.32	Richard Cashmore	Great Lake LP	aimee@haysonknell.co.nz	PC44 General	I support the provision	The submitter supports Plan Change 44 as a practical refinement that enables growth and diverse housing options by increasing development capacity, removing restrictive controls, and promoting efficient urban land use while managing adverse effects. They recommend retaining the provisions they have expressed support for in their submission.	Retain the provisions for which support has been expressed in other parts of this submission.

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OS14.1	Catriona Eagles	LG & PR Lusty Trust	catrionae@cheal.co.nz	PC44 General	I seek an amendment to the provision	Submitter requests rezoning 271 Spa Road from General Rural to General Residential to enable residential and commercial uses, reducing conflicts with neighbouring accommodation. The site is suitable as a logical urban extension, fully serviceable, and surrounded by non-rural uses. Normal subdivision rules would apply, with geotechnical and infrastructure assessments guiding development.	Amend the Planning Maps to rezone the property at 271 Spa Road from General Rural Zone to General Residential Zone.
OS14.2	Catriona Eagles	LG & PR Lusty Trust	catrionae@cheal.co.nz	Planning Maps	I seek an amendment to the provision	Submitter requests rezoning 271 Spa Road from General Rural to General Residential to enable residential and commercial uses compatible with surrounding activities. The rezoning supports sustainable growth, aligns with existing non-rural uses, and allows full servicing. No additional plan provisions are sought beyond standard subdivision criteria, with geotechnical and infrastructure assessments guiding development.	Amend the Planning Maps to rezone the property at 271 Spa Road from General Rural Zone to General Residential Zone.
OS15.1	Hilary Samuel	Taupo District Council	districtplan@taupo.govt.nz	Planning Maps	I seek an amendment to the provision	Submitter requests rezoning a 1ha land parcel from GRUZ to GRZ, citing the small size limiting rural use viability, potential reverse sensitivity issues with nearby residences, existing infrastructure access, no known natural hazard risk, and suitability for residential development.	Rezone the 1ha parcel of land on the corner of Lake Tce and Rainbow Drive (Part Section 39 Block VI Tauhara SD) from GRUZ to GRZ.

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OS15.2	Hilary Samuel	Taupo District Council	districtplan@taupo.govt.nz	Planning Maps	I seek an amendment to the provision	Submitter seeks rezoning of specified properties from GRUZ to GRZ, citing site sizes unsuitable for primary production and potential adverse effects on neighboring residential areas.	Rezone the following properties on SH1 from General Rural Zone to General Residential Zone: - Section 10 SO 376319 - Section 8 SO 376319 - Section 4 SO 376319