

Taupō District Plan

Plan Change 44

Residential Zones

New proposed text is shown in green.

Deleted text is shown in ~~red strike through~~.

Existing unchanged text (out of scope of the plan change) is shown in black.

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

3 Interpretation

3.1 Definitions

Definitions:

Comprehensive Housing Development - “four or more residential units, designed and planned in an integrated manner, where all required land use and subdivision consents are submitted together. The land on which the proposed residential units are to be sited must form one contiguous area.”

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

Overview....

GRZ-R2 – RDIS activities

3. Any Comprehensive Housing Development

Subject to:

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

GRZ-R1 – PER activities

5.—One accessory building per allotment.	a.—The maximum gross floor area of the accessory building shall not exceed 6m² b.—The maximum height of the accessory building shall not exceed 2m c.—Compliance with GRZ-R5.8	
6.—Any uncovered deck, terrace, platform or bridge; and/or 7.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. - NOTE: structures not provided for in GRZ-R1.7 and GRZ-R1.8 – i.e., those that exceed 1m in height – shall be provided for in GRZ-R1.1.		
8.—Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish	

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

GRZ-R5 - Standards			
Footprint	GRZ	DEV1-Kinloch Development Area- GRZ	DEV3-Nukuhau Development Area - GRZ
1. Maximum Combined Coverage	40%	a. 30% b. 35% within a <u>Height</u> Restricted Area	35% 40%
2.—Maximum Plot Ratio	40%	a.—30% b.—40% within a <u>Height</u> Restricted Area	40%
2. Maximum <u>Total Coverage</u>	50%	50%	50%

NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures ~~that are not otherwise provided for as permitted activities.~~

Building Setbacks (minimum) Minimum Setbacks			
3. Front boundary This standard does not apply to: i. Fences or walls not exceeding 2m in height.	5m	a. 5m b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and <u>Lake</u> Shore reserves	5m
4. All other boundaries 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.	a. 1.5m or b. 5m Foreshore Protection Boundary	a. 1.5m b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and <u>Lake</u> Shore reserves	1.5m

5. Common wall boundaries	0m		
	EXCEPTION: Up to 0.6m of overhanging eaves.		
Height (maximum)			
6. Building Maximum Height	a. 8m or b. 5m within Height Restricted Areas unless otherwise indicated on Map D2.	a. 7.5m b. 4.5m within Kinloch Height Restricted Area and for residential units within 50m of the Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves	8m
	EXCEPTION: Any structure attached to the a building which does not exceed 0.6m in any horizontal distance, or exceed the permitted height by more than 1.5m.		
7. Height to boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries: <u>No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the site.</u> <u>This standard does not apply to:</u> <u>i. Road boundaries.</u> <u>ii. Adjoining sites that have a common wall along a shared boundary.</u> <u>iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard.</u> <u>iv. Boundaries adjoining sites zoned Centre, Mixed Use, or Industrial.</u>		a.—2.5m height at the boundary with a 45° recession plane except: b.—3.5m height at the boundary with a 45° recession plane where a common wall boundary is in place as provided by GRZ-R5.5

	v. <u>Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically.</u> vi. <u>Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).</u>	
Height to boundary means the plane measured at the boundary of an allotment from ground level, through which no part of any building or structure including eaves may project, except for a chimney, <u>mast</u> or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.		
Refer to DEV3-Nukuhau 9. for additional standards on Landscaping and Stormwater Management, Fencing, Walls and Hedges, and Streetscape, Walking and Cycling Access.		

13.2 MRZ – Medium Density Residential Zone

Overview...

MRZ-R6 Standards		
	MRZ	DEV3-Nukuhau Development Area – MRZ
6.—One accessory building per allotment.	a.—The maximum gross floor area of the accessory building shall not exceed 6m ²	

	b.—The maximum height of the accessory building shall not exceed 2m c.—Compliance with MRZ-R6.8	
7.—Any uncovered deck, terrace, platform or bridge; and/or 8.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub); Not exceeding 1m above ground level. NOTE: structures not provided for in MRZ-R1.7 and MRZ-R1.8 – i.e., those that exceed 1m in height shall be provided for in MRZ-R1.1.		
9.—Any mast, pole or radio, or television aerial:	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.	
10.—Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level.	a.—Compliance with MRZ-R6.8 outside of the yard setback:	

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

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

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

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

	ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000L. iii. Fences or walls not exceeding 2m in height.	
5. Common Wall Boundaries	0m	0m
EXCEPTION: Up to 0.6m of overhanging eaves.		
Height (maximum)		
6. Building Maximum Height	8m 11m+1 for pitched roofs or 5m within Height Restricted Areas	8m
EXCEPTION: Any structure attached to the a building that does not exceed 0.6m in any horizontal distance, or exceed the permitted height by more than 1.5m.		
7. Height to Boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries. No building or structure shall project beyond a 60-degree recession plane measured from a point 4m vertically above ground level, as measured along boundaries of the site. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary.	a.—2.5m height at the boundary with a 45° recession plane, except b.—3.5m height at the boundary with a 45° recession plane where a common wall boundary is in place as provided by MRZ-R6.5

	iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned as Centre, Mixed Use, or Industrial. v. Antennas, aerials, satellite dishes, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).	
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[Height](#) to boundary means the plane measured at the boundary of an [allotment](#) from [ground level](#) through which no part of any [building or structure](#), including eaves, may project, except for a chimney, [mast](#) or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.

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

13.3 LRZ – Low Density Residential Zone

Overview...

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

1m in height - shall be provided for in LRZ-R1.1:		
6.—Any mast, pole or radio, or television aerial:	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.	
7.—Fences and walls—or any combination of these, whether separate or joined together—2m in height or less above ground level. 8.—Retaining walls of 2m in depth or less below ground level:	b.—Compliance with LRZ-R5.8 outside of the yard setback:	
12. Temporary structures associated with maintenance activities and construction works:		

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

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

Building Setbacks (minimum) Minimum Setbacks	
3. Front boundary	10m unless otherwise provided within an existing <u>subdivision</u> consent This standard does not apply to: i. Fences or walls not exceeding 2m in height.
4. All other boundaries	10m unless otherwise provided within an existing <u>subdivision</u> consent This standard does not apply to: i. Accessory buildings less than 10m² in area. ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000L. iii. Fences or walls not exceeding 2m in height.
5. Common wall boundaries	0m
EXCEPTION: Up to 0.6m of overhanging eaves.	
Height (maximum)	
6. Maximum Height Building height	8m or 5m within <u>Height</u> Restricted Areas unless otherwise indicated by Map D2. EXCEPTION: Any <u>structure</u> attached to the a building that which does not exceed 0.6m in any horizontal distance, or exceed the permitted <u>height</u> by more than 1.5m.

7. Height to boundary

2.5m height at the boundary with a 45° recession plane except for common wall boundaries.

Height to boundary means the plane measured at the boundary of an allotment from ground level, through which no part of any building or structure, including eaves, may project, except for a chimney, mast or antenna up to 0.8m in any horizontal direction and not exceeding 2.0m.

Attachment A – Proposed Amendments to Planning Maps

Rezone the properties within the red outline from Low Density Residential Zone, to General Residential Zone:



Rezone the properties within the red outline from General Rural, to General Residential Zone:



Rezone the following properties from General Rural Zone, to Low-Density Residential Zone:

