

Section 32 Evaluation Report

Variation 1 to Plan Change 44 – Residential Zones

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1. INTRODUCTION

1.1 – INTRODUCTION

This report has been prepared to fulfil the obligations of Taupō District Council under section 32 of the Resource Management Act 1991 (**The Act; RMA**), with respect to a variation to proposed Plan Change 44 (**PC44**) to the operative Taupō District Plan (**TDP**).

Variation 1 to Plan Change 44 seeks to rezone land and insert additional Development Area Plans into the operative TDP to contribute housing supply and enable residential development within growth areas identified in the Taupō District Future Development Strategy adopted 25 March 2025, or which respond to an identified shortage of zoned Low-Density Residential land. A number of landowners sought rezoning of land through submissions on Plan Change 44, and Variation 1 seeks to modify the plan change material to include four (4) sites where:

1. The site meets the criteria set for rezoning within the PC44 section 32 report; and
2. sufficient supporting information was provided with submissions.

Much of the original PC44 section 32 evaluation remains relevant to Variation 1, and that assessment is relied on to the extent that proposed Residential Zone provisions apply to the four sites. Any bespoke provisions sought have been assessed in the s32 evaluations submitted with the requests for rezoning.

Variation 1 does not alter the wider planning framework proposed through PC44. It introduces four site-specific rezonings for consideration through the variation process. The assessment herein therefore focuses on any additional implications of those rezonings.

This report should be read in conjunction with the text and maps of the TDP, proposed Plan Change 44, and Variation 1 to Plan Change 44 – including Appendixes A-C which provide section 32 evaluations of the three sites zoned General Rural that are sought to be rezoned to either General Residential Zone or Low Density Residential Zone. Those evaluations are relied upon and incorporated by reference to the extent relevant. The following assessment therefore addresses matters not otherwise evaluated, particularly the proposed rezoning of 29 Charles Crescent.

One (1) site, being 29 Charles Crescent, is zoned General Residential Zone in the Operative District Plan and is sought to be upzoned to Medium-Density Residential Zone. A section 32 evaluation of the proposed rezoning is contained herein.

1.2 – REQUIREMENTS OF SECTION 32 OF THE RMA

Clause 16A of Schedule 1 to the RMA requires that the provisions of Schedule 1 apply to a variation as though it were a plan change, with all necessary modification. For any change to the TDP, Council is required under s32 of the RMA to prepare an evaluation of whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. In lieu of any proposed objectives within the submissions that seek rezoning of land, the s32 evaluation must assess the extent to which the proposed provisions are the most appropriate, efficient, and effective means to address the purpose of the proposal.

As identified in the original s32 evaluation for PC44, the purpose of the plan change is to enable intensification of the existing residential environment and address the availability of land zoned as Low-Density Residential.

1.3 – OVERVIEW AND PURPOSE OF THE VARIATION

As described in PC44, the purpose of the proposed plan is to respond to Council's obligations under the National Policy Statement for Urban Development (**NPS-UD**) to enable greater density, housing choice, and affordability and supply within the district's urban environments. Plan Change 44 also sought to address an identified shortage of land zoned Low Density Residential Zone through development of qualifying criteria for this zoning.

A number of submissions were received on PC44 seeking upzoning of General Rural Zone and General Residential Zone land to either Low Density Residential Zone, General Residential Zone, or Medium Density Residential Zone. An assessment of submissions identified that three (3) of these had been prepared in accordance with the District Plan's requirement for the preparation of comprehensive area plans for growth areas, and/or accompanied by a detailed s32 evaluation report. These individual Section 32 reports are appended to this report as Appendixes A-C. One (1) submission sought upzoning of an existing urban site from General Residential Zone to Medium Density Residential Zone, and is therefore not subject to the development area plan requirement of the TDP. This submission has also been included for notification on its merits. The purpose of Variation 1 to Plan Change 44 is to bring these submissions within scope of the broader Plan Change, and provide an opportunity for limited notification of the requests to identified directly affected persons.

In achieving the purpose of Variation 1, Council's objective is to:

- Enable sufficient zoning of Low Density Residential Zone to meet identified demand;

- Facilitate the rezoning of land identified for residential growth in Council's Future Development Strategy; and
- Enable intensification of the existing urban environment and the delivery of mixed housing typologies.

1.4 – SCOPE OF THE VARIATION

Variation 1 proposes to alter PC44 by including four (4) sites for rezoning, and making consequential amendments to the District Plan, including the insertion of three (3) Development Area Plans.

For the purposes of this report, the Sites are described and referred to as follows:

1. **DEV7 – Kaiapo ("Site 1")**

   The 323.9ha site is located at 37 and 40 Kaiapo Road, Acacia Bay, Taupō, and legally described as Lot 1 DP 410435, Lot 2 DP 337255, and Lot 12 DP 582081. Original submitter 5 on Plan Change 44 seeks the rezoning of this Site from General Rural Zone to Low Density Residential Zone with an identified area to be Neighbourhood Centres Zone, and other identified areas to be subject to the Natural Hazard Overlay and/or Gully Planting and Stormwater.

   The accompanying s32 report for DEV7 - Kaiapo can be found in Appendix A.

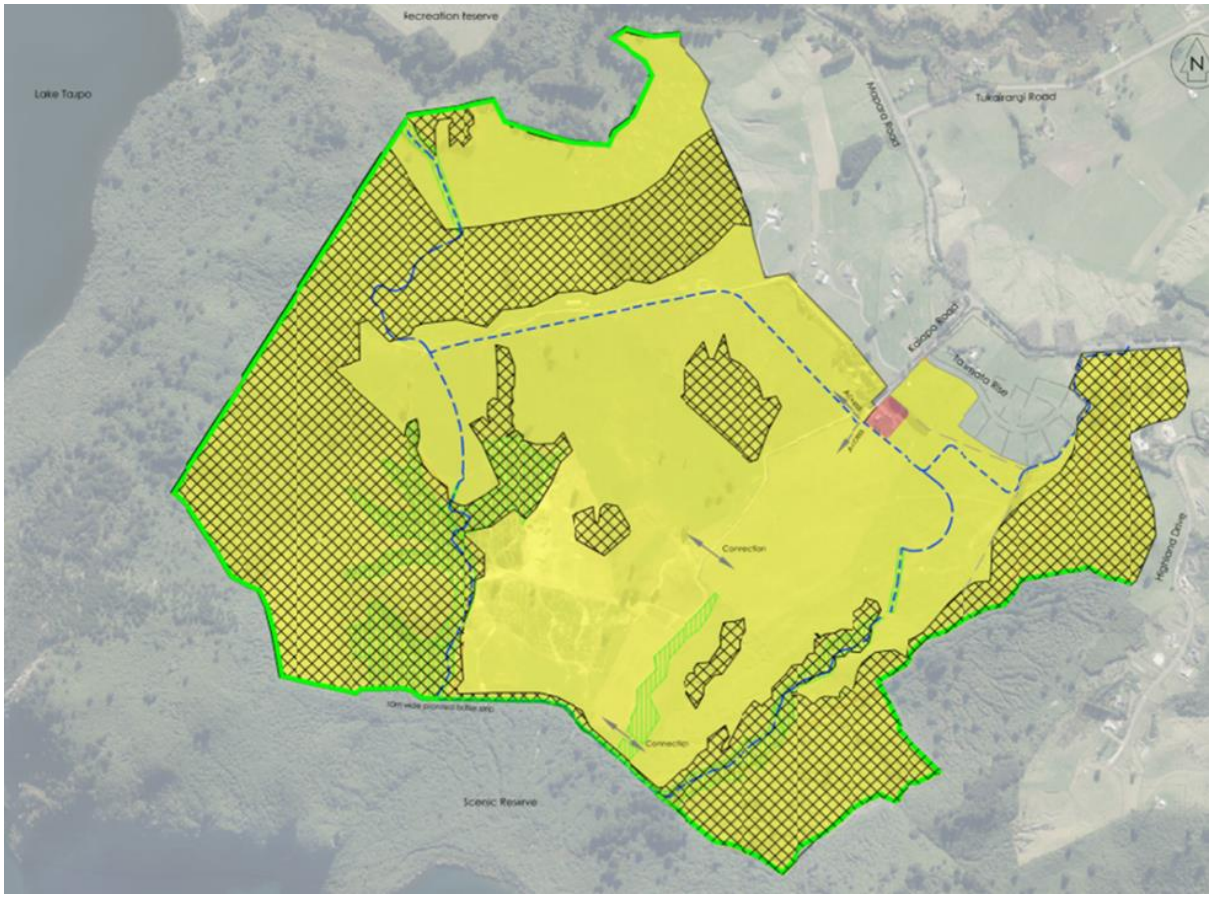


Fig. 1: Proposed Development Plan "DEV7 – Kaiapo"

2. DEV8 – Mangakino ("Site 2")

The approximately 17ha (combined) sites are located at 37 Lake Road, Mangakino and 3 Karamu Street, Mangakino, legally described as Lot 3 DPS 43655 and Lot 3 DPS 563013, respectively. Original submitter 6 on Plan Change 44 seeks the rezoning of these sites from General Rural Zone to General Residential Zone, with Unserviced Residential Area, Natural Hazard, and Height Restriction overlays.

The accompanying s32 report for DEV8 – Mangakino can be found in Appendix B.



Fig. 2: Proposed Development Plan "DEV8 – Mangakino"

3. DEV9 – Whakaroa ("Site 3")

The 344.216ha site is located at 387, 351, and 287 Whakaroa Road, Kinloch, and is legally described as Lot 4 DP 408156, Lot 2 DP 408156, and Lot 1 DP 378264, respectively. Original submitter 8 on Plan Change 44 seeks the partial rezoning (44ha) of this site from General Rural Zone to Low-Density Residential Zone. The site is affected by an Outstanding Natural Features and Landscapes Overlay, and this is to be retained over the proposed rezoning.

The accompanying s32 report for DEV9 – Whakaroa can be found in Appendix C.

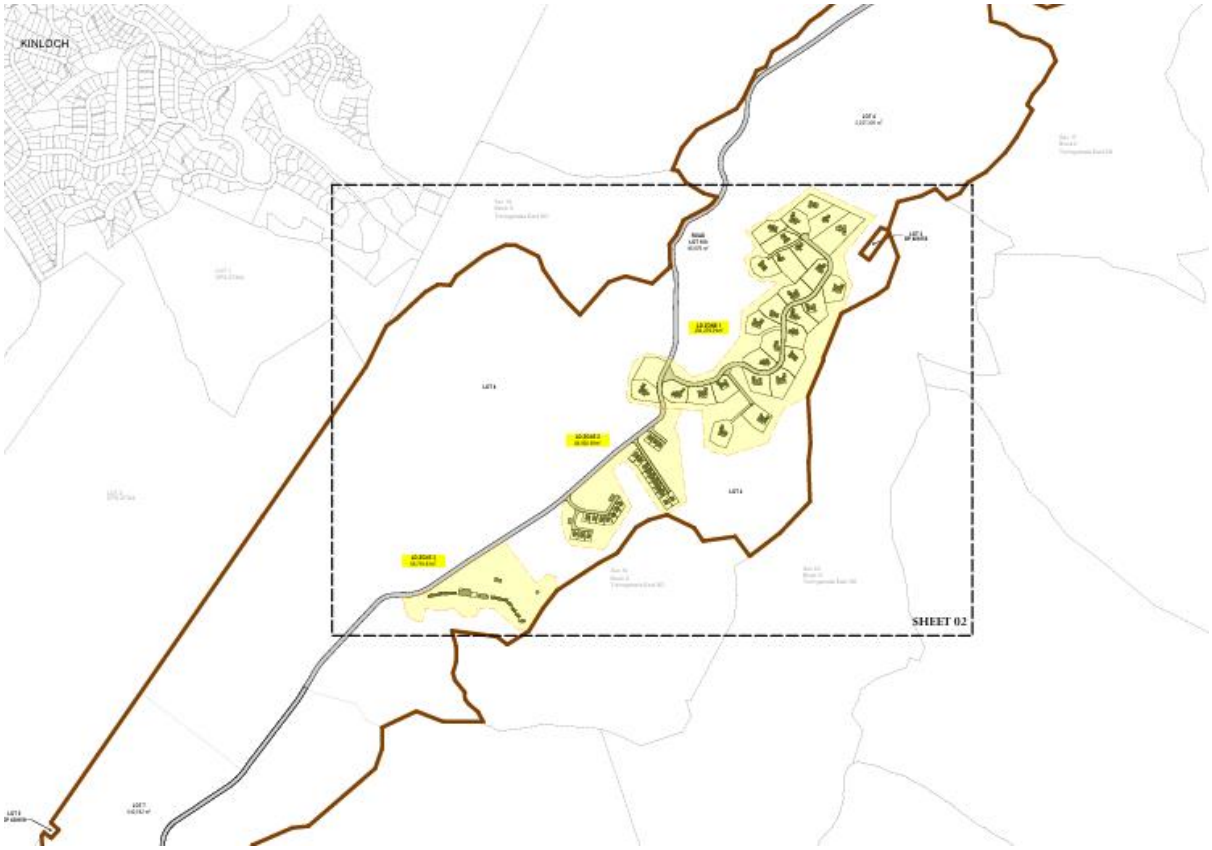


Fig. 3: Proposed Development Plan "DEV9 – Whakaroa"

4. 29 Charles Crescent, Taupō ("Site 4")

The 0.3316ha site is located at 29 Charles Crescent, and is legally described as Lot 2 DPS 12549 & Lots 70-71 DPS 6123. Original submitter 3 seeks the rezoning of the subject site from General Residential Zone to Medium Density Residential Zone.



Fig. 4: Charles Cresent – proposed rezoning from General Residential to Medium Density Residential

2. STATUTORY FRAMEWORK

Variation 1 to PC44 is prepared under Schedule 1 to the RMA. The statutory framework for preparing and reviewing district plans is established by sections 31, 74 and 75 of the RMA.

Section 31 sets out Council's resource management functions, including the integrated management of the effects of land use and development and ensuring sufficient development capacity for housing and business needs. Section 74 requires Council to prepare and change its District Plan in accordance with those functions, Part 2 of the RMA, and the applicable statutory requirements, including the preparation and consideration of a section 32 evaluation.

Sections 74 and 75 establish the relationship between the District Plan and other statutory instruments. These include requirements to give effect to national policy statements and the regional policy statement, comply with applicable national planning standards, and not be inconsistent with relevant regional plan provisions. Council must also have regard to relevant documents specified in section 74 and take into account relevant iwi planning documents recognised by an iwi authority and lodged with Council.

The following sections identify the instruments relevant to Variation 1 and assess their implications for the proposed rezonings and associated Development Area Plans. Where the original PC44 section

32 evaluation remains applicable, that assessment is incorporated by reference. Additional assessment is provided where the variation raises site-specific considerations or where the statutory framework has changed.

2.1 – PLAN STOP LEGISLATION

In 2025, the Government introduced "plan stop" legislation, which restricted local authorities from notifying or progressing certain plan changes under the RMA. The purpose of this legislation was to pause significant plan-making processes while the Government reconsidered the direction of the resource management system, including the repeal of the Natural and Built Environment Act and the Spatial Planning Act.

The plan stop provisions apply broadly to proposed plan changes, including those enabling urban intensification, rezoning, or increased development capacity, unless an exemption was granted by the Minister. Exemptions could be sought where a plan change supported the efficient functioning of the planning system, removed unnecessary regulatory barriers, or gave effect to established strategic directions such as Future Development Strategies.

PC44 was approved in part by the Minister on 27 November 2025. A revised version of PC44 received an exemption in full from the Minister on 13 March 2026. As cl16A of Schedule 1 to the Act requires that all variations shall be treated as a change to a Plan, a further exemption was sought from the Minister to vary PC44 as initially approved.

Variation 1 to PC44 received Ministerial approval in full on 15 September 2026.

2.2 – NATIONAL POLICY STATEMENTS

Section 75(3)(a) of the RMA requires that a District Plan give effect to any National Policy Statement (**NPS**).

Each of the s32 evaluation reports supplied with Sites 1-3 (Appendixes A-C) consider the extent to which the rezonings sought would give effect to any relevant NPS. Note, the relevancy of a NPS varies across the three sites.

NPS in effect at the time of preparation of s32 evaluation reports are:

- National Policy Statement on Urban Development 2020 (**NPS-UD**)
- National Policy Statement for Freshwater Management 2020 (amended 2024) (**NPS-FM**)
- National Policy Statement for Renewable Electricity Generation 2011 (**NPS-REG**)
- National Policy Statement on Electricity Transmission 2011 (**NPS-ET**)
- New Zealand Coastal Policy Statement 2010 (**NZCPS**)
- National Policy Statement for Highly Productive Land 2023 (**NPS-HPL**)

- National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023 (**NPS-GHG**)
- National Policy Statement for Electricity Networks (**NPS-EN**)
- National Policy Statement for Natural Hazards 2025 (**NPS-NH**)

With respect to Site 4, no evaluation of the proposed upzoning has been undertaken. Any NPS with relevance to the submission is discussed below.

2.2.1 – NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT (2020)

The NPS most relevant to the proposed upzoning of 29 Charles Crescent, and the Plan Change as a whole, is the NPS-UD. Broadly, the objectives seek to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure – recognising that any resulting change in character and amenity value is not, of itself, an adverse effect.

Clause 3.17 of the NPS-UD directs tier 1 and 2 authorities to have regard to a relevant FDS when preparing or changing RMA documents. Whilst Taupō District Council is a Tier 3 authority, the NPS-UD strongly encourages tier 3 local authorities to do the things that tier 1 and 2 authorities are obliged to do under Parts 2 and 3 of the NPS. The implementation plan for the Taupō District FDS stipulates that different housing typologies are enabled through the District Plan review, and intensification is allowed.

Upzoning 29 Charles Crescent to Medium Density Residential Zone would enable greater building heights, providing for mixed typologies, and therefore responds to the direction set in the FDS, and the NPS-UD in turn.

The Site is located adjacent to existing shops, community facilities, multi-modal transport connections, and recreation and open space. Overall, the proposed rezoning would likely make a positive, albeit site-specific, contribution to housing capacity and choice.

2.2.2 – OTHER NATIONAL POLICY STATEMENTS

No other NPS has been identified as having material relevance to PC44. 29 Charles Crescent is an existing, brownfield site with existing reticulated services, electricity and telco connections, and is free of any modelled natural hazard. It is therefore considered that the relevance of other NPS to the site is negligible and does not warrant further evaluation.

The section 32 report prepared for PC44 discusses more broadly the application of the NPS-FM, NPS-REG, and NPS-NH to the wider plan change provisions.

2.3 – NATIONAL PLANNING STANDARDS

Submissions seeking to include new Development Area Plans and associated provisions into the District Plan are in accordance with the National Planning Standards (2019, amended 2022). Submitter 3 does not seek to include or alter any provisions of the District Plan to give effect to the relief sought, being the rezoning of 29 Charles Crescent.

2.4 – WAIKATO REGIONAL POLICY STATEMENT AND PLAN

The s32 evaluations for Sites 1-3 all consider the extent to which the relief sought gives effect to any relevant Regional Policy Statement, and is not contrary to any Regional Plan.

Taupō's urban areas are located within the Waikato Regional Council's jurisdictional boundary, and therefore the only Regional Planning document of relevance is the Waikato Regional Policy Statement and Plan. The Waikato Regional Plan is a consolidated plan containing both the Regional Policy Statement and the Regional Plan.

The s32 report prepared by Council for PC44 considers the extent to which the proposed provisions align with and are not contrary to the Waikato Regional Plan. The intensification of existing urban areas aligns with the higher order planning document in terms of achieving consolidated urban form around existing transport and infrastructure networks, is an efficient use of land, and contributes to the vitality and well-functioning of the residential environment.

This applies directly to the proposed rezoning of Site 4, albeit at a site-specific level.

2.5 – TAUPŌ DISTRICT PLAN – STRATEGIC DIRECTIONS

The strategic objectives set the direction for the District Plan and help to implement the community outcomes sought by Council. They are indicative of the resource management issues that are important to the Taupō District community and reflect the intended outcomes to be achieved through implementation of the District Plan.

For the purposes of preparing, changing, interpreting and implementing the District Plan, all other objectives and policies in all other parts of the Plan are to be read and achieved in a manner consistent with the objectives and policies that form these strategic directions.

The s32 evaluations submitted in support of rezoning Sites 1-3 all contain an assessment against the Strategic Directions of the TDP. The proposed rezoning of 29 Charles Crescent is considered to give effect to the following Strategic Directions:

- 6.1: Climate Change

Upzoning the site at 29 Charles Crescent provides for intensification of an existing residential lot, enabling more homes to be built in an area serviced by different transport modes, within walking distance to employment, recreation, and other supporting services complimentary to residential activity. The proximity of the site to supporting services and recreation, education, and employment opportunities would reduce the need for vehicle trips.

Density itself also directly correlates with lowered greenhouse gas emissions and infrastructure efficiency, contributing positively to the Plan's climate change outcomes.

- 6.2: Freshwater Quality

Section 6.2 of the TDP recognises that land use change and intensification can contribute to the degradation of lakes and rivers within the District.

With reference to the s32 evaluations undertaken by submitters, Sites 1-3 are considered to have positive effects on water quality through retirement of productive rural land – particularly through a consequential reduction in nitrogen use.

Site 4 has existing connections to reticulated water connections. Any additional water flows generated into the network infrastructure by the development are treated before discharged to ground, and stormwater standards in the District Plan provide for appropriate control over stormwater effects. The original s32 evaluation considers the impacts of intensification within existing urban environments on freshwater resources, and concludes that there are sufficient stormwater controls in the operative District Plan to mitigate any adverse effects associated with runoff.

Wastewater is treated before being discharged to ground, and wastewater generated from the Taupō urban area is discharged outside of the Lake Taupō catchment area.

The relief sought in the submission on PC44 is not considered to be contrary to the Freshwater objectives of section 6.2 of the TDP.

- 6.3: Land Development

Development of the four sites is to be enabled through a plan change process, aligning with the Plan's strategic direction around Land Development. The three rural sites are accompanied by Development Area Plans, and bringing the sites within scope of PC44 allows for sufficient consultation to occur through the Schedule 1 process.

Effects on services and roading infrastructure have been assessed. With respect to the upzoning of 29 Charles Crescent, any impact on infrastructure is considered to be indiscernible from what could reasonably occur through a controlled activity subdivision process and utilisation of Comprehensive Residential Development provisions proposed through PC44.

Comprehensive Residential Developments in the General Residential Zone are subject to more stringent height controls, but may utilise the more enabling site coverage and setback provisions of the Medium Density Residential Zone to encourage the delivery of more houses. Therefore, the requested upzoning is considered to have material effect on amenity at the site rather than density and numbers effects which would warrant consideration of infrastructure impacts.

- 6.8: Urban Form and Development

Providing for development of the four sites through the plan change process ensures alignment with the Urban Form and Development direction set in the Plan. The rezonings are considered appropriate for their location – Low-Density Residential zoning is sought for sites with no reticulated network connections, and General and Medium Density Residential zoning is sought for the two sites that are able to connect to services. Site 2 has been identified as a future residential area in Council's growth strategy, and Site 4 is well positioned proximate to amenities that contribute to a well-functioning urban environment and support increased density.

As discussed preceding, Comprehensive Residential Developments may utilise more lenient boundary and coverage controls where a minimum number of dwellings are being delivered, but General Residential Zone controls over height and height in relation to boundary are retained to maintain an acceptable level of amenity for residents.

In this regard, the Strategic Directions chapter refers to 'planned urban built form' and not existing amenity values. Zoning is influential to what is considered planned urban form. Reference to planned urban form reinforces intent of the NPS-UD, which notes that amenity values change over time in response to the changing needs of people and such changes are not, of themselves, an adverse effect.

The Urban Form and Development section of the Strategic Directions chapter also seeks to achieve well-functioning urban environments and efficient use of infrastructure; upzoning the site at 29 Charles Crescent is considered to align with the outcomes sought in this regard.

2.6 – RELEVANT ZONE OR DISTRICT-WIDE OBJECTIVES AND POLICIES

The s32 evaluations provided for Sites 1-3 evaluate the proposed rezonings against what the submitters consider the relevant objectives and policies of the TDP are.

The Development Area Plan for Site 3 seeks to include additional objectives specific to that site, and these are evaluated within the submitter's s32 evaluation report in addition to the relevant operative TDP objectives.

Site 4 does not require a development area plan, nor does the submitter seek to alter or include any objective or policy to facilitate the rezoning of the site from General Residential Zone to Medium Density Residential Zone.

The relevant objectives and policies of the TDP that apply to the rezoning of Site 4 are:

> TRAN-O1 - The safe and efficient operation of the roading network, and movement of traffic, including cyclists and pedestrians within the District.
>
> TRAN-P1 - Ensure activities avoid, remedy or mitigate any adverse effects on the operation and function of the roading network, including the movement of traffic cyclists and pedestrians, in accordance with the Roading Hierarchy.

TRAN-P2 - Encourage activities, including the design and location of new vehicle crossings, to provide for the safe and efficient movement of traffic, including cyclists and pedestrians.

TRAN-P8 - Encourage the use of alternative modes of transport such as cycling and public transport.

TRAN-P12 - Avoid, remedy or mitigate the adverse effects of new development and buildings on the operation of existing Network Utilities.

MRZ-O1 - The maintenance and enhancement of the character and amenity of the MRZ.

MRZ-O2 - To ensure that development in the MRZ takes into account the capacity of the supporting infrastructure.

MRZ-P1 - Maintain and enhance the character and amenity of the MRZ by controlling the bulk, location, and nature of activities to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.

MRZ-P2 - To enable a range of small-scale home-based employment opportunities, and local community facilities and services to establish in MRZ, subject to:

a. compatibility with MRZ amenity and character.
b. avoidance of adverse effects on the function and amenity of the Town Centre Zone, and the adjoining road network.
c. a consistent scale of non-residential buildings and activities that maintain residential coherence and amenity.

MRZ-P5 - Encourage a wide range of appropriate activities and development within the MRZ while ensuring any adverse effects are avoided, remedied, or mitigated.

For the reasons outlined in section 2.5 of this report, the proposed rezoning of 29 Charles Crescent would not be contrary to achieving the objectives above.

2.7 – TAUPŌ DISTRICT FUTURE DEVELOPMENT STRATEGY

The Waikato Regional Policy Statement requires that there must be a growth strategy for the Taupō District and prescribes what the strategy should contain. Council has named its growth strategy the 'Taupō District Future Development Strategy' to align with terminology in the NPS-UD.

The s32 evaluations for Sites 1-3 reference this document and provide an evaluation against it. Council's Future Development Strategy plans for projected population growth, by identifying growth areas and other means to provide additional housing capacity. One other mean is through enabling intensification and diverse housing types close to public transport and amenities.

Providing for intensification of Site 4 through upzoning contributes to the number and typologies of dwellings available in the Taupō urban environment. The Future Development Strategy identifies that

housing supply should come from intensification in addition to greenfield development, and therefore providing for intensification through rezoning is considered to give effect to this document.

2.8 – IWI MANAGEMENT PLANS

Within the boundaries of Taupō District are the ancestral lands of four iwi; Ngāti Tūwharetoa, Ngāti Tahu, Ngāti Whaoa, and Raukawa. Each iwi has associated hapū or sub-tribes.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities which must occur prior to notification of a proposed plan or policy statement. Details of the consultation undertaken, and assessment against any relevant Iwi Management Plan is provided within the Background and Engagement Report for PC44.

The submitters for Sites 1-3 have undertaken engagement with iwi authorities to varying degrees, and details of any engagement undertaken can be found within the supporting material. An assessment of proposals against relevant iwi management plans and other planning documents has also been provided to varying degrees.

Variation 1 to PC44 brings four (4) privately owned sites within the broader scope of PC44, and the initial engagement and assessment undertaken is considered sufficient for the 29 Charles Crescent rezoning.

2.9 – IWI STATUTORY DOCUMENTS

Te Kaupapa Kaitiaki

Te Kōpu ā Kānapanapa is a co-governance body for Lake Taupō. Te Kōpu ā Kānapanapa have developed a high-level management plan for the Taupō Catchment with an aim of helping to protect, restore and enhance its environmental, cultural and spiritual health.

The plan, Te Kaupapa Kaitiaki, is underpinned by Ngāti Tūwharetoa tikanga and values and provides governance and direction to those who have a role in or responsibility for the health and wellbeing of the Taupō Catchment.

Te Kaupapa Kaitiaki has the following vision statement:

> *For a healthy Taupō Catchment that is capable of sustaining the whole community and that is managed in a manner that reflects Ngāti Tūwharetoa tikanga.*

This vision establishes the context for a set of objectives, issues and desired outcomes for the Taupō Catchment in order to:

1. Promote the sustainable and integrated management of the Taupō Catchment for the benefit of Ngāti Tūwharetoa and all people within the catchment;

2. Provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and,

3. Respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.

The objective of Te Kaupapa Kaitiaki is to support Ngāti Tūwharetoa hapū to exercise their mana and kaitiakitanga of the Taupō Catchment while enabling local authorities to understand the issues of significance to tāngata whenua, and how they can be resolved in a manner consistent with Ngāti Tūwharetoa tikanga and values.

The plan is structured with reference to 'Ngā Pou e Toru' which are the three pou or pillars which, when combined reflects the aspirations for redress of ngā hapū o Ngāti Tūwharetoa. The three pou are:

- Tongariro te Maunga
- Te Mātāpuna o te Wai, Te Ahi Tāmou
- Tūwharetoa te Iwi, Tūwharetoa te Hapū

The issues, objectives and outcomes in the plan are structured under these pou as follows:

1. Tongariro te Maunga
    a. Mana whakahaere | Authority and control
    b. Te whanake | Sustainable development
    c. Torowhanui | Holistic approach
    d. Kaitiakitanga | Intergenerational sustainable guardianship
2. Te Mātāpuna o te Wai, Te Ahi Tāmou
    a. Te oranga me nga hua o te taiao | health and benefits of the environment
    b. Nga taonga tuku iho | treasures handed down from generation to generation
    c. Taurima |To treat with care, to tend, to foster
    d. Te waiora me ngā mahinga kai | Life giving waters and customary food gathering
    e. Kia whakariti | Arrange, adjust, organise, balance, fulfil, perform
3. Tūwharetoa te Iwi, Tūwharetoa te Hapū
    a. Te oranga o te tangata | Community health and wellbeing
    b. Ngā mahi a te rēhia me te ahumahi tāpoi | Recreation and tourism
    c. Kia mōhio | To know, understand, realise, comprehend, recognise

The issues, objectives and outcomes that sit under each of these pou have been considered in the development of the Strategic Directions chapter. It is considered that the pou are recognised and provided for at a strategic level in the proposed objectives and policies in the Strategic Directions chapter. An assessment of each of the four rezonings sought has been undertaken with respect to the strategic directions chapter of the District Plan, and the wider statutory framework.

Joint Management Agreements

The Ngāti Tūwharetoa and Taupo District Council Joint Management Agreement is not applicable in this situation given it is not a private plan change on Maori land.

Taupō District Council has Joint Management Agreements (JMA) with Raukawa and TARIT under the Waikato River Act 2010. In relation to plan changes the intent of the JMA is that there will be ongoing involvement and engagement of the JMA partners throughout the development of the change.

As discussed in the Background and Engagement Report prepared for PC44, Taupō District Council have taken a broad approach, with engagement across all iwi partners, and all aspects of the bundle of plan changes including PC44 that are of interest to the iwi partners.

This means that Council have not sought a formal Governance committee resolution for the content of the plan changes, however have sought comfort from the JMA partners that the intent of the JMA has been met through broader discussions on all the plan changes, whether they relate to the Waikato River or not. Formal steps undertaken under the JMA are recorded in the Background and Engagement Report.

Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018)

He Mahere Pūtahitanga is a pan tribal planning document articulating the collective aspirations of member iwi as they exercise kaitiakitanga over their Treaty Settlement Lands. The land that the plan covers specifically relates to the 176,000 hectares of deeded to iwi as part of the Central North Island Forests Land Collective Settlement Act 2008.

He Mahere Pūtahitanga has been conceived of as a modular, living, working document which will be added to in time. It does not supersede or replace planning documents developed by affiliate iwi but articulates CNI's desire to use their lands in a holistic manner that is mindful of the need for intergenerational equity.

Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)

The environmental plan is a high-level guidance document detailing priority issues and actions to support Te Arawa River iwi in their aspirations. The TARIT area of interest extends from the Upper Waikato River Catchment area at Huka Falls to Pōhaturoa and policies and actions in the plan pertain to the health and wellbeing of the Waikato River.

In particular, TARIT considers itself an affected party for any activity that affects, or potentially affects, the Waikato River as regards the following:

1. Water Permits: To dam, divert, take and use from or in the Waikato River as well as surface water activities.
2. Discharge Permits: To discharge contaminants into water or onto land where it may enter water.
3. Land Use Consents: For riverbed disturbance – structures, drilling, plant introduction or removal, plant or animal habitat disturbance.

The s32 evaluations accompanying Sites 1-3 consider the impacts of the proposals on relevant management plans. The proposed upzoning of Site 4 would not have any measurable impact on the priorities set out by TARIT in their Environmental Management Plan (2015).

Site 2 is located adjacent to the Waikato River, however has been identified and gone through a statutory consultation process for inclusion in Council's Future Development Strategy. Impacts on the Waikato River in this location are considered to be positive, resulting in the retiring of the land from primary production purposes.

2.10 – RELEVANT MANAGEMENT PLANS AND STRATEGIES

There are a number of relevant Council documents and strategies, particularly those prepared under the Local Government Act 2002, that have informed PC44 or will be relevant to its implementation. It is considered that the assessment provided in the s32 evaluation for PC44 more broadly is sufficient and relevant to Variation 1, and the following sections of the s32 evaluation report for PC44 should be referred to:

- 4.7.1 – Climate Change Strategy 2022
- 4.7.2 – Housing Strategy 2023
- 4.7.3 – Infrastructure Strategy 2024-54
- 4.7.4 – Transport Strategy 2020

2.11 – NATIONAL ENVIRONMENTAL STANDARDS

There are eleven National Environmental Standards (**NES**) that are currently in place, that prescribe standards which must be enforced by Councils. The relevance of each is summarised in the s32 evaluation report for PC44, and the assessment therein is considered relevant to Variation 1 also with no further evaluation necessary.

3. ENGAGEMENT

The Background and Engagement Report appended to the s32 evaluation for PC44 sets out details of engagement undertaken for proposed plan changes 44-46.

No further Council-led engagement has been undertaken for Variation 1 to PC44, which seeks to bring submissions seeking rezoning within scope of the plan change.

It is understood that submitters have been engaging with other parties since lodging of submissions, and Council has received a small number of emails expressing opinion on the merits of the rezonings sought. This engagement will continue through the formal Schedule 1 process as a result of Variation 1 being progressed.

3.1 – CONSULTATION WITH IWI AUTHORITIES

S32(4)(a) requires that an evaluation report summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1.

Submitters have engaged with iwi authorities on the rezoning of Sites 1 and 2 and, where feedback has been received, have summarised this in their s32 evaluation reports.

The s32 evaluation report for Site 3 does not contain details of any engagement or consultation with iwi authorities.

PC44 – including the criteria developed for rezoning of General Rural land to Low-Density Residential Zone - was discussed and circulated to iwi authorities as set out in section 3.1 of the Background and Engagement Report prepared for Plan Changes 44-49, appended to this report as Attachment E.

The rezonings sought give effect to the purpose of PC44 as circulated to iwi authorities.

It is also noted that Site 3 has an existing resource consent (**RM260015**) to undertake a 33-lot subdivision of uniform ~10ha lots across the entirety of the parent lot. Each lot provides development potential to construct a primary residential unit and a minor residential unit on each lot and associated accessory buildings and structures.

The Development Area Plan sought shows a 66-lot development in a clustered arrangement, leaving a significantly larger balance rural lot and preserving the natural character of the parent title.

Variation 1 as it applies to Sites 3 and 4 is not considered to alter the planning framework proposed through PC44 and consulted on, to any discernible extent and the Background and Engagement Report has relevance therefore to Variation 1 also.

4. KEY RESOURCE MANAGEMENT ISSUES

Variation 1 to PC44 responds to the following resource management issues identified in the s32 evaluation for PC44:

- Intensification of the existing urban environment; and
- Availability of land zoned Low-Density Residential Zone.

The Future Development Strategy identifies that the District will need an additional 13,000 homes over the next 35 years to meet projected demand from population growth. A portion of this supply should come from intensification of the existing urban environment rather than relying entirely on greenfield growth. The proposal to upzone 29 Charles Crescent provides greater flexibility for development and the provision of additional housing, contributing a positive response to this resource management issue.

The rezoning of Sites 1 and 3 are not considered an intensification of the existing urban environment, but to either give effect to an identified growth area in the FDS, or to respond to an identified shortage of land zoned Low-Density Residential Zone.

5. SCALE AND SIGNIFICANCE

Variation 1 to PC44 would not significantly alter the provisions of the operative or proposed TDP. PC44 was assessed as having a high degree of significance given the scale of the Plan Change, but Variation 1 is significantly narrower in scale and scope. Any additional provisions sought in submissions would be located within self-contained chapters of the District Plan, and their application limited to the spatial extent of the Development Area Plans.

Notwithstanding, adjacent landowners and other directly affected persons are likely to see significant changes in the immediate receiving environment should the rezonings sought be given effect to and stakeholder interest is therefore anticipated to be relatively high.

The s32 evaluations submitted in support of the requests for rezoning of Sites 1-3 are considered to be in sufficient detail as corresponds with the scale and significance of the proposals.

The scale and significance of the upzoning of 29 Charles Crescent has not been assessed. In this regard, it is considered that any change to the receiving environment associated with the upzoning would be limited to changes in character and amenity effected by increased permissible building heights.

The NPS-UD provides clear direction that significant changes to an urban environment resulting from increased density and variety of housing typologies are not, of themselves, an adverse effect. Therefore, the scale and significance of the rezoning is considered to be minor.

6. EVALUATION OF OBJECTIVES

As a result of Plan Stop legislation, both PC44 and Variation 1 are limited to rezonings and revision of performance standards, and no amendments to the objectives of the TDP are proposed.

An evaluation of proposed provisions has been undertaken in the s32 report prepared for PC44 and this evaluation is relevant to 29 Charles Crescent as no further variation to objectives, policies, or standards is sought or required.

Submitters for Sites 1-3 have undertaken their own evaluation of provisions sought.

7. EVALUATION OF OPTIONS

As no s32 evaluation was undertaken for Site 4 in the submission seeking upzoning, an evaluation of alternatives is provided herein.

The reasonably practicable options considered are to retain the General Residential Zone applying to the site or to rezone the site as Medium Density Residential Zone, as proposed. Retaining the existing

zoning would maintain the current anticipated scale and form of residential development. Rezoning to Medium Density Residential Zone would enable a greater scale and range of residential development consistent with the intended outcomes of that zone.

Given the site's existing urban location, access to services and amenities, and suitability for increased residential density, rezoning to Medium Density Residential Zone is considered the more effective option for enabling residential intensification and housing choice at this location.

8. APPROPRIATENESS OF PROVISIONS

A s32 evaluation must examine whether the provisions in a proposal are the most appropriate way of achieving the objectives. Submitters have undertaken this evaluation for Sites 1-3 in each of the s32 evaluations appended to this report.

The following considers the appropriateness of provisions as they relate to 29 Charles Crescent.

• **Rezone 29 Charles Crescent from General Residential Zone to Medium Density Residential Zone**	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Supports a compact urban form, reducing urban sprawl and preserving rural and natural areas. • Promotes efficient land use and provision of infrastructure and services. • Contributes positively to climate change outcomes sought. • Encourages mixed land use that supports walkability and reductions in vehicle trips.	• Changes to existing character and amenity.
Economic	
• Increases housing supply and choice, supporting housing affordability.	

• Encourages efficient use of existing urban land and infrastructure, maximising the return on existing investment. • Supports a compact urban form which strengthens the local economy by increasing the number of people within a catchment. • Supports the establishment of small-scale local business, increasing employment opportunity. • Reduces the need to travel for services. • Encourages smarter and more efficient planned infrastructure expenditure over time.	
Social	
• Provides for a range of development scenarios that respond to local context, demand, and changing needs over time. • Provision of a variety of dwelling sizes and typologies provides for the varying wants and needs of the community, and various life stages, income brackets and household types. • Reduction in social disruption associated with overburdened infrastructure services. • Supports better health and wellbeing associated with quality living environments.	• Increased density may lead to adverse privacy effects. • Transition in character may not be desirable to all residents.
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment.	

• Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities.	
C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))	
The upzoning of 29 Charles Crescent is not considered to generate meaningful economic growth or employment opportunities. Rather, it would make a small but positive contribution at the site-specific scale.	
D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))	
The proposed rezoning is the most efficient and effective way to meet the purpose of PC44, which is to allow for the intensification of existing urban environments.	
E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))	
Council has sufficient information and relevant technical reports to inform PC44. Not acting would contravene the direction set in higher order and other statutory documents including the Future Development Strategy, the Housing Strategy and the Regional Policy Statement and Plan.	
F. Appropriateness	
The rezoning of 29 Charles Crescent is considered appropriate as it would give effect to higher order documents. The immediate receiving environment is not considered sensitive to increased residential density, given the presence of a shopping centre, neighbourhood centre shop cluster, mixed-mode transport routes, and proximity to the Taupō Town Centre. Upzoning would be consistent with the NPS-UD and contributes to an overall well-functioning urban environment through increased housing supply, choice, and land-use efficiency in a serviced area.	
G. Reasons for deciding on the provisions (s32(1)(b)(iii))	
The proposed rezoning of 29 Charles Crescent is considered the most appropriate method to achieve the purpose of the Act. It responds to national direction requiring greater housing supply and urban intensification, whilst making efficient use of existing network infrastructure.	

9. CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, the provisions are considered the most appropriate way to achieve the purpose of PC44, and the RMA in turn.

APPENDIX A – SECTION 32 EVALUATION – KAIAPO ROAD

APPENDIX B – SECTION 32 EVALUATION – MANGAKINO

APPENDIX C – SECTION 32 EVALUATION – WHAKAROA RIDGE

APPENDIX D – SECTION 32 EVALUATION – PLAN CHANGE 44 RESIDENTIAL ZONES

APPENDIX E – BACKGROUND AND ENGAGEMENT REPORT

2. ATTACHMENT 2 – STATUTORY FRAMEWORK

2.1. Relevant Planning Documents

2.1.1. National Policy Statement – Urban Development (NPS-UD)

The proposed rezoning at Kaiapo Road is broadly consistent with the objectives and policies of the NPS-UD. It supports Objective 1 by contributing to a well-functioning urban environment through the provision of additional housing capacity adjoining existing development in Acacia Bay, enabling social and economic wellbeing.

It also aligns with Objective 2 by increasing the supply of residential land and improving market responsiveness, particularly in addressing the identified demand for low density and lifestyle housing. While private vehicle use will remain the primary mode, this is characteristic of the Acacia Bay environment. The proposal incorporates internal walking and cycling connections and is of a scale that can support future public transport provision over time, thereby improving accessibility within the wider urban area. The proposal is consistent with Objective 3 on the basis that it responds to high demand for residential land in this part of Taupō. It also supports Objective 4 by facilitating the outward expansion and evolution of the urban edge in a manner consistent with strategic growth directions. In relation to Objective 6, the proposal adopts a staged development approach linked to infrastructure capacity, including transport and water upgrades, ensuring integration with infrastructure planning over time.
The proposal is consistent with Policy 1 by enabling a greater diversity of housing types and improving connectivity through walking and cycling links, contributing to a well-functioning environment. It also gives effect to Policy 2 by providing additional development capacity to meet future demand. Under Policy 5, the proposed low-density form is appropriate given the site's accessibility and reflects strong market demand for lifestyle development.
Finally, the proposal aligns with Policies 6 and 8, as the proposal represents a logical and contiguous extension of the existing urban area and provides significant development capacity, and is therefore an appropriate and responsive addition to planned growth. The benefits of increased housing supply and development capacity outweigh potential adverse effects, which are assessed as minor and manageable.

Overall, the proposal is consistent with the intent of the NPS-UD, providing additional housing capacity in a manner aligned with market demand, infrastructure provision, and the planned growth of Taupō.

2.1.2. National Policy Statement – Freshwater Management (NPS-FM 2020).

The proposal is consistent with the NPS-FM, as it will not result in significant adverse effects on freshwater and enables development to be managed in accordance with Te Mana o te Wai. The transition from pastoral to residential land use is expected to reduce nutrient inputs, with modern wastewater and stormwater systems ensuring effects are managed. Sufficient nitrogen credits are available to enable compliant wastewater discharge. Overall, freshwater effects can be appropriately managed at later consenting stages.

2.1.3. National Policy Statement – Indigenous Biodiversity (2023)

The proposal is consistent with the NPS-IB, as the site is highly modified and does not contain significant indigenous biodiversity. Effects are limited and can be managed through subdivision design, including planting and buffers. There are opportunities to enhance biodiversity and connectivity with adjacent reserve land.

2.1.4. National Policy Statement – Natural Hazards (2025)

The proposal is consistent with the National Policy Statement for Natural Hazards (NPS–NH), which requires a risk-based approach to identifying and managing natural hazards. The CMW geotechnical assessment provides a comprehensive evaluation of hazards affecting the site, including fault rupture, slope instability, erosion, and subsidence, and assesses both their likelihood and consequences.

The assessment identifies that while some hazards particularly slope instability and erosion present moderate to high inherent risk, these can be effectively avoided or mitigated through appropriate design measures, including hazard setback areas, site layout controls, and detailed geotechnical investigation. This is consistent with the NPS–NH direction to avoid development in areas of very high risk and reduce other risks to acceptable levels.

Following implementation of these mitigation measures, the residual risks across the site are generally reduced to low levels. Other hazards, including fault rupture, liquefaction, geothermal activity, and flooding, are assessed as low or negligible in either likelihood or consequence, and can be appropriately managed through standard planning controls.

Overall, the assessment demonstrates that natural hazard risks are well understood and can be effectively managed through site-specific design and staged development. As such, the proposal is consistent with the intent of the NPS–NH, ensuring that significant risks are avoided and remaining risks are mitigated to acceptable levels.

2.1.5. National Policy Statement – Highly Productive Land 2022

The Site contains LUC 4 and 6, and therefore the NPS has no implications for the proposed rezoning and development.

2.1.6. National Environmental Standards

Relevant National Environmental Standards include:

- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-Contamination 2011);

  A Contaminated Land Assessment has been undertaken, which concludes that the majority of the site is suitable for the proposed residential development. Contaminant levels across most of the site comply with applicable soil guideline values and do not pose an unacceptable risk to human health or the environment.
  The only exception is a small, localised area within a runoff paddock near the stockyards at 37 Kaiapo Road, where elevated concentrations of arsenic and lead (with associated

copper and zinc) exceed residential guideline values. This contamination is highly confined and is considered most likely to be associated with historic storage or handling of hazardous substances, rather than widespread site activities. This area is located within the proposed Neighbourhood Shops zoning, and any potential effects can be addressed through further assessment and, if required, consent at the subdivision or development stage.

- National Environmental Standards for Freshwater 2020 (**NES-FW**)
  If any natural inland wetlands or streams are identified, the relevant rules of the NES FW will apply to manage adverse effects.

2.1.7. Regional Policy Statement

The Waikato Regional Policy Statement (RPS) is a high-level, broad-based document containing objectives and policies the purpose of which is to provide an overview of the resource management issues of the region and to achieve integrated management of the natural and physical resources of the Region.
WRPS Plan Change 1 was notified on 18 October 2022. The hearing was held on 8 and 9 May 2023, and was adjourned until 23 May 2023. Decisions were publicly notified on 15 November 2023, and are still subject to appeal. This plan change incorporates the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD). The plan change deletes the specific provisions relating to growth strategies prepared by territorial authorities outside of the Future Proof subregion (ie Taupō 2050). These have been replaced with generic provisions to guide preparation of, and give weight to, growth strategies.

Greater weight has been given to the proposed plan change than the operative RPS because it has proceeded through to the decisions stage of the statutory process, and the operative RPS is out of date with the current statutory requirements.

Issues
Key issues that relate to this proposal are the state of resources (Issue 1), managing the built environment (Issue 4), relationship of tangata whenua within the environment (Issue 5).

Objectives
There are a number of overlapping objectives under each of these relevant to this proposal. These are:

IM-O1 Integrated Management
Natural and physical resources are managed in a way that recognises:
1. *the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;*
2. *natural processes that inherently occur without human management or interference;*
3. *the complex interactions between air, water, land and all living things;*
4. *the needs of current and future generations;*
5. *the relationships between environmental, social, economic and cultural wellbeing;*
6. *the need to work with agencies, landowners, resource users and communities; and*
7. *the interrelationship of natural resources with the built environment.*

IM-O2 – Resource Use and Development

Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:

1. *access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;*
2. *the life supporting capacity of soils, water and ecosystems to support primary production activities;*
3. *the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;*
4. *access to the significant mineral resources of the region; and*
5. *the availability of water for municipal and domestic supply to people and communities*

In relation to the Integrated Management objectives (IM-O1, IM-O2), the proposal recognises the interrelationship between land use, freshwater systems, and infrastructure, with assessments confirming that environmental effects, including transport and contamination, are limited and can be appropriately managed. The development also provides for sustainable use of land to support housing demand, contributing to social and economic wellbeing while maintaining environmental safeguards.

IM – O5 – Climate Change

Land use is managed to:

1) *Avoid the potential adverse effects of climate change induced weather variability and sea level rise on:*
    a. *Amenity;*
    b. *The built environment, including infrastructure;*
    c. *Indigenous biodiversity;*
    d. *Natural character;*
    e. *Public health and safety; and*
    f. *Public access*
2) *Support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.*

The proposal is consistent with IM-O5 (Climate Change), as development is proposed in a staged and planned manner, enabling future design to incorporate resilience and support reductions in emissions through improved connectivity and potential active transport links.

IM-O6 – Ecosystem services

The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.

The proposal is consistent as there is no identified loss of key ecological functions, and opportunities exist to enhance ecological values through planting and design.

IM-O7 – Relationship of Tangata Whenua with the Environment

The relationship of tangata whenua with the environment is recognised and provided for, including:

1. *the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and*
2. *the role of tangata whenua as kaitiaki.*

The proposal does not preclude recognition of tangata whenua values, with further engagement and consideration to occur at subsequent stages. The archaeological and environmental assessments acknowledge the importance of whenua values and support ongoing consultation.

IM-O9 – Amenity

1. *The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and*
2. *Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not of themselves an adverse effect.*

The proposal represents an extension of the existing Acacia Bay environment and enables change over time in response to community needs, while maintaining overall amenity through low density design and appropriate servicing.

ECO-O1 – Ecological integrity and indigenous biodiversity

The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.

The site is highly modified and does not contain significant indigenous biodiversity, meaning ecological integrity is maintained.

UFD-O1 – Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. *promoting positive indigenous biodiversity outcomes;*
2. *preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
3. *integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
4. *integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
5. *recognising and protecting the value and long-term benefits of regionally significant infrastructure;*
6. *protecting access to identified significant mineral resources;*
7. *minimising land use conflicts, including minimising potential for reverse sensitivity;*
8. *anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;*
9. *providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;*

10. *promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and*
11. *providing for a range of commercial development to support the social and economic wellbeing of the region.*
12. *strategically planning for growth and development to create responsive and well-functioning urban environments, that:*
    a. *support reductions in green house gas emissions and are resilient to the current and future effect of climate change;*
    b. *improve housing choice, quality, and affordability;*
    c. *enable a variety of homes than enable Māori to express their cultural traditions and norms;*
    d. *ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;*
    e. *improves connectivity within urban areas, particularly by active transport and public transport;*
    f. *take into account the values and aspirations of hapū and iwi for urban development.*

The proposal provides for integrated and planned urban development. The proposal adjoins existing low density residential areas and will not introduce significant reverse sensitivity effects on established rural activities. It aligns land use with infrastructure capacity through staging, supports housing supply, and recognises the need to integrate transport, water, and servicing. It also contributes to a well-functioning urban environment by providing housing choice and aligning with strategic growth patterns on the western side of Taupō.

Policies

The key objectives are achieved through a range of policies in the RPS. Those of most relevance to this particular proposal have been listed below:

ECO-P1 – Maintain or enhance indigenous biodiversity

Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on:

- *working towards achieving no net loss of indigenous biodiversity at a regional scale;*
- *the continued functioning of ecological processes;*
- *the re-creation and restoration of habitats and connectivity between habitats;*
- *supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;*
- *providing ecosystem services;*
- *the health and wellbeing of the Waikato River and its catchment;*
- *contribution to natural character and amenity values;*
- *tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;*
- *managing the density, range and viability of indigenous flora and fauna; and*
- *the consideration and application of biodiversity offsets.*

The proposal is consistent with ECO-P1, as it avoids adverse effects on significant indigenous biodiversity and enables opportunities for enhancement.

UFD-P1 – Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

1. *has regard to the principles in APP11;*
2. *recognises and addresses potential cumulative effects of subdivision, use and development;*
3. *is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
4. *has regard to the existing built environment.*

UFD-P2 – Co-ordinating growth and infrastructure

Management of the built environment ensures:

1. *the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:*
   a. *optimise the efficient and affordable provision of both the development and the infrastructure;*
   b. *maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;*
   c. *protect investment in existing infrastructure; and*
   d. *ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;*
2. *the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods;*
3. *the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and*
4. *a co-ordinated and integrated approach across regional and district boundaries and between agencies; and*
5. *that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.*

UFD-P18– Tier 3 local authority areas outside the Future Proof Strategy

New urban development in tier 3 local authority areas shall be managed in a way that:

1. *recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans;*
2. *contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development;*
3. *focuses new urban development in and around existing settlements;*
4. *prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas;*

5. *avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development;*
6. *ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure necessary to service the area;*
7. *has particular regard to the principles in APP11;*
8. *recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, highly productive land, and planning in the coastal environment as set out in CE-M1;*
9. *in relation to urban environments:*
   - *(a) concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;*
   - *(b) provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect;*
   - *(c) enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for:*
     - *(i) households on low to moderate incomes; and*
     - *(ii) Māori to express cultural traditions and norms;*
   - *(d) enables a variety of site sizes and locations in urban environments suitable for different business sectors;*
   - *(e) supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.*

UFD-P19– Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments

Where alternative urban land release patterns are promoted through district plan and development area processes, either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council strategies and plans, justification shall be provided to demonstrate consistency with the principles in APP11, and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the criteria in APP14.

The proposal aligns with UFD-P1 and UFD-P2, as development is planned and coordinated with infrastructure, with staging ensuring servicing and transport upgrades keep pace with growth.

Importantly, the proposal is consistent with UFD-P18, as it focuses development adjacent to an existing settlement, avoids dispersed rural subdivision, provides long-term development capacity, and can be supported by infrastructure. It also enables a diversity of housing types and maintains an efficient urban form relative to demand.

Finally, the proposal is consistent with UFD-P19, as it can be considered a logical and responsive extension to the urban boundary that adds significant development capacity, aligns with strategic growth patterns, and does not undermine infrastructure planning or environmental outcomes.

Overall, the proposal is consistent with the relevant Waikato RPS objectives and policies, representing an integrated, efficient, and appropriately managed urban expansion that balances development needs with environmental and cultural considerations.

2.1.8. Iwi Management Plans

The site is located within the areas of interest for Ngāti Tūwharetoa and Raukawa.

Ngāti Tūwharetoa Iwi Management Plan
The Ngāti Tūwharetoa Environmental Iwi Management Plan provides a background to and identifies key resource based issues for Ngāti Tūwharetoa. The vision of the management plan is for Ngāti Tūwharetoa to 'assert their custodial and customary right of tino rangatiratanga over their respective taonga, and Tūwharetoa collectively, will sustain and protect the life force of all tribal and inherited taonga.'

As the site is within an existing modified rural area, with no waterbodies, no identified waahi tapu, waahi taonga sites, in terms of the relevant chapters *Papatuānuku,* and *Ngā Wāhi Tapu*, it is considered that the proposal is not inconsistent with those policies and is consistent with this iwi management plan.

Raukawa Environmental Management Plan 2015
Te Rautaki Taiao a Raukawa is a statement of Raukawa issues, aspirations, and priorities in relation to the environment.

The proposal is consistent with Land – Whenua chapter in that the land use is suitable for the soil type, the nitrogen discharge from the property will decrease with the removal of farmed animals, and the future landscaping on the lots will improve the biodiversity of the property. The large lots enable self-sufficiency in terms of vegetable gardening, and alternative energy sources eg solar. The proposed road linkages provide connection to existing roads to the north.

Generally, the proposal is consistent with the relevant objectives.

2.1.9. Regional Plans

Any development within the Kaiapo Road Development Area will need to accord with the provisions of the Waikato Regional Plan, including for any matters associated with land development and subsequent discharges (including stormwater and wastewater), air quality, excavation.

2.1.10. Taupō District Future Development Strategy

The Waikato Regional Policy Statement requires that there must be a growth strategy for the Taupō District and prescribes what the strategy should contain. Council has named its growth strategy the 'Taupō District Future Development Strategy' to align with the terminology in the NPS-UD. The Taupō District Future Development Strategy (FDS) was adopted in March 2025. It is the third growth strategy for the district. TD2050 was adopted in 2006 and updated in 2018 (which is referenced in the Taupō District Plan). The FDS uses population projections to identify how many additional people will call the district home over the period to 2060 and how many homes and business land are required to accommodate these people. The FDS identifies the new residential and industrial growth areas to accommodate this growth.

The FDS implementation plan identifies two actions that relate to the residential chapters–

1. Review the Residential Chapters of the District Plan to ensure that they enable different typologies and allow for intensification. Public transport routes are to be taken into account when considering intensification provisions.
2. Each time we review the Residential Chapters of the District Plan, undertake an assessment to determine whether future growth areas need to be rezoned.

Taupō District Council engaged Property Economics to undertake an assessment, which determined there is a projected demand for LRZ properties that would not be met by existing supply. An options analysis undertaken by Taupō District Council concluded that this type of development did not contribute significantly to overall growth and is inherently an inefficient use of land proximate to urban amenities, so it is not proposed to zone greenfield areas to low density residential, and instead any person may submit for their landholding to be included in LRZ where it meets certain criteria. It is considered that the Kaiapo Road Development Area meets those criteria.

3. ATTACHMENT 3 – ASSESSMENT AGAINST LRZ CRITERIA

3.1.1. Location Relative to Existing LRZ or GRZ / Consistent Existing Development Pattern

The subject land is located immediately adjacent to existing Low Density Residential land and forms a logical continuation of established urban development.

The surrounding development pattern is characterised by large residential allotments, low dwelling densities, detached housing on larger sections consistent with low density residential and rural lifestyle character.

Rezoning would consolidate the urban edge, and avoid dispersed or sporadic development, aligning with the intent of PC44.

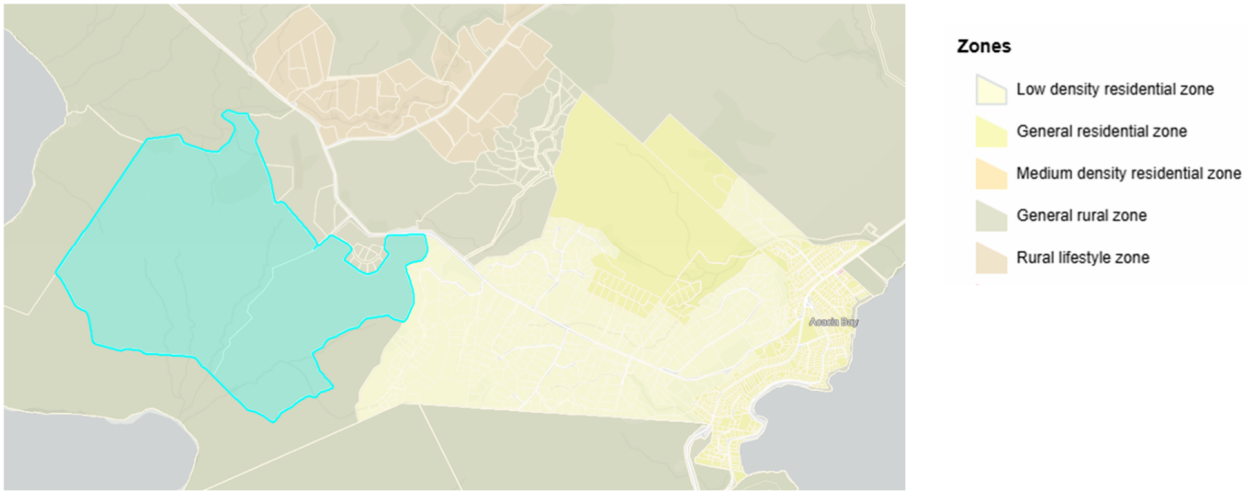


Figure 1: Subject site (Blue) adjoining LRZ

3.1.2. Infrastructure Servicing – Council Water Supply

In terms of water supply servicing, while the existing network does not currently have sufficient capacity to service the full development under peak demand conditions, hydraulic modelling confirms that these constraints can be addressed. Identified limitations within the Mapara Road and Kaiapo Road network, and at the Blueridge Reservoir and Cherry Lane pump station, can be resolved through network upgrades and operational improvements.

The proposed development will utilise a trickle feed system supported by on-site storage, reducing peak demand pressures on the network, and can be staged to align with infrastructure upgrades. Development contributions will be payable to support the necessary upgrades and ensure capacity is provided in a timely and coordinated manner.

Overall, water supply constraints are understood and are able to be resolved through defined upgrades, with staging ensuring capacity is available at each stage of development.

3.1.3. Land Transport Effects

The development of allotments enabled by LRZ zoning would not result in more than minor adverse effects on the supporting land transport network. Access is gained from local roads, not high-order transport corridors. Traffic generation associated with low density residential development is modest and consistent with surrounding residential activity. Any site-specific roading or intersection upgrades can be appropriately addressed at the subdivision stage. This aligns with PC44's effects-based approach to managing transport impacts.

3.1.4. Outstanding Natural Landscape and Significant Natural Areas

The majority of the site (96.5%, 312.45ha) is not identified as an Outstanding Natural Landscape nor as a Significant Natural Area in the Taupō District Plan. There are four small segments (totalling 3.5%, 11.45ha) on the southern and western side of the site subject to Outstanding Natural Landscape which future development can avoid. The overlay is considered to be a mapping anomaly, as the landscape assessment did not identify outstanding natural features or significant natural features within the site.
The rezoning will therefore avoid adverse effects on nationally or regionally significant landscapes or ecological areas, and be consistent with the environmental limits recognised in PC44 and higher-order planning documents.

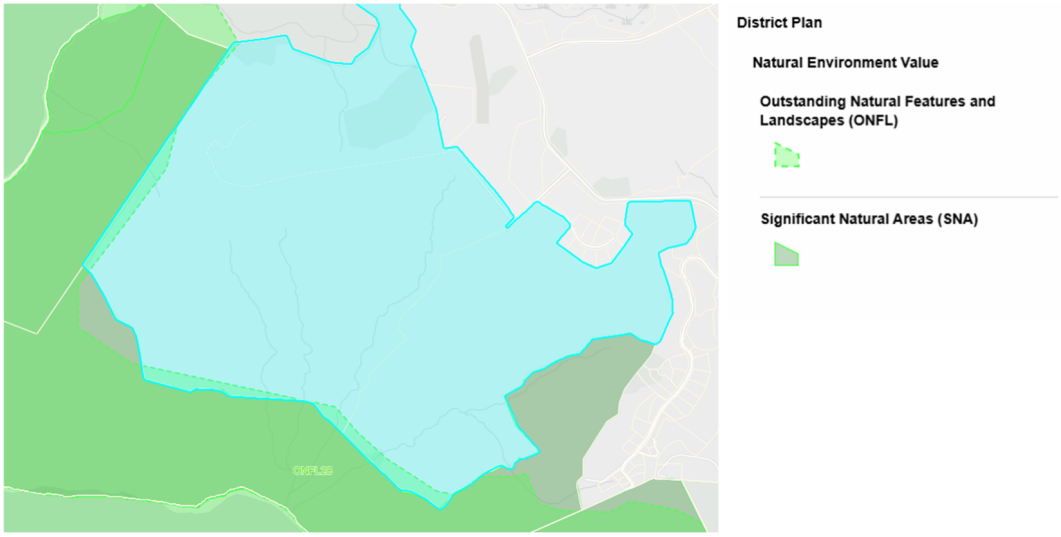


Figure 2: Outstanding Natural Features and Landscapes overlay on the subject site

3.1.5. Proximity to Taupō Township and/or Existing LRZ

The subject land is 10km to the Taupō township and adjoins existing LRZ land, meaning future residents will have reasonable access to employment, education, services, and community facilities. This proximity contributes to a well-functioning urban environment, consistent with the National Policy Statement on Urban Development (NPS- UD).

3.1.6. Access from State Highway

The site does not take direct access from a State Highway. Accordingly, rezoning would avoid reverse sensitivity effects on state highway infrastructure, and align with district-wide objectives relating to the safe and efficient functioning of nationally significant infrastructure.

3.1.7. Geothermal Systems

The land is not located within the Wairakei Tauhara or Ōhāaki Geothermal Systems shown on Map D1. There are therefore no geothermal constraints that would preclude Low Density Residential zoning.

3.1.8. Natural Hazard Risk

The land can be demonstrated to be free of significant natural hazard risk. Any localised or site specific hazard considerations can be identified through LIM and PIM processes, and appropriately managed at subdivision and building consent stages, consistent with the National Policy Statement for Natural Hazards and Council's risk based planning approach.

4. ATTACHMENT 4 – SECTION 32 FURTHER EVALUATION

4.1. Legislative Requirements

Section 32 of the RMA requires that before giving effect to a proposed plan change, an evaluation must be undertaken to:

- Examine whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA; and
- Examine whether the provisions are the most appropriate way to achieve those objectives, including:
    - Identifying reasonably practicable alternatives,
    - Assessing efficiency and effectiveness, and
    - Summarising reasons for the preferred option.

In accordance with section 32(1)(c), the level of detail contained in this evaluation reflects the scale and significance of the anticipated environmental, economic, social and cultural effects.

The proposal is an amending proposal under section 32(3), as it seeks amendment to the proposed Plan Change only. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.

4.2. Identification of the Issue

The core issue is that Rural Zone no longer represents the most appropriate zoning for the Kaiapo Road land, given its location, surrounding land use pattern, infrastructure availability, and the identified need for additional Low Density Residential capacity within Taupō.

Specifically:

- The site is physically and functionally part of the urban edge of Taupō;
- The site adjoins existing Low Density Residential development;
- Council's own PC44 Section 32 analysis acknowledges ongoing demand for LRZ land but does not zone additional areas, instead relying on submissions; and
- Retaining Rural zoning risks inefficient, ad-hoc development through consent pathways rather than coordinated urban growth.

4.3. Taupō District Plan Objectives

This proposal does not seek to amend any Objective or Policy, accordingly the s32A tests for the proposed rezoning and amendments to the subdivision rules is whether the proposal is appropriate to achieve the existing objectives and implementing the policies.

The relevant matters of Strategic Direction in the Taupō District Plan are assessed below.

4.3.1. Strategic Direction - Climate Change

Section 6.1 of the Plan contains the strategic Climate Change policy framework.
The relevant provisions seek positive climate change outcomes (CC-O1), resilience to current and future effects of climate change (CC-O2), and adapt to the risks and effects from climate change (CC-O3).
The proposal supports climate change objectives by enabling a logical urban extension that reduces reliance on dispersed rural development and associated emissions. While low density development typically relies on private vehicles, the proposal reduces emissions relative to dispersed rural development and incorporates active transport opportunities and infrastructure that can support future transport change. Conversion from pastoral land use reduces agricultural emissions, while the low density form enables climate-responsive design and household-level mitigation. The staged approach also supports long-term resilience and adaptability.

4.3.2. Strategic Direction - Fresh Water Quality

Section 6.2 of the Plan contains the strategic Freshwater Quality / Te Mana o Te Wai policy framework.

The relevant provisions seek that subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, to benefit freshwater ecosystems, the wider environment, and the community.

The proposal supports freshwater objectives by reducing nutrient inputs relative to pastoral use and enabling modern wastewater and stormwater management. Effects can be managed through subdivision design, supporting improved water quality outcomes.

4.3.3. Strategic Direction - Land Development

Section 6.3 of the Plan contains the strategic land development policy framework.

The relevant provisions seek to provide for and manage urban growth (LD-O1) through recognising the appropriateness of Urban Growth Areas as a resource for planned and staged urban growth; and ensuring that any new urban development is predicated by way of Taupō District Development Plan Process and plan change (LD-O2). Any development needs to ensure the maintenance of an appropriate and sufficient level of infrastructure within existing serviced areas (LD-O3). Any development is to avoid degradation of the Lake and waterways (LD-04), and not detract from the amenity value or qualities of the local environment (LD-O5).

The rezoning of the Kaiapo Road Development Area achieves these provisions by going through this plan change process, demonstrating sufficient servicing, avoiding degradation of water quality, and not detracting from the amenity value or qualities of the local environment. This site is an extension to the Mapara Road Low Density Zoning area and meets the LRZ criteria identified by Council.

It is considered the rezoning of the Kaiapo Road Development Area achieves the objectives and policies in Section 6.3, and while located outside the identified Urban Growth Areas, the proposal

represents a logical and contiguous extension of existing development and is consistent with the intent of enabling planned growth.

4.3.4. Strategic Direction - Natural Environment Values

Section 6.5 of the Plan contains the strategic directions for Natural Environment Values.

The relevant provisions seek to recognise the importance of the District's natural values and landscapes and their significance to the Taupō District's communities and identity (NEV-O1), protect areas of significant indigenous vegetation (NEV-O2), enhance indigenous biodiversity values (NEV-O3), protect outstanding landscape areas from inappropriate subdivision, land use and development (NEV-O5), recognise the relationship of tangata whenua with the natural values of their ancestral lands, waterbodies, cultural landscapes (NEV-O6), and preserve and enhance the natural character of riparian margins (NEV-O7).

The proposal avoids significant natural areas and outstanding landscapes and provides opportunities to enhance ecological values through planting and restoration. Effects are minor and can be managed through design.

Overall, the proposal avoids inappropriate development effects, maintains and enhances natural values where present, and represents a positive and sustainable land use change consistent with the intent of the Natural Environment Values objectives.

4.3.5. Strategic Direction - Tangata Whenua

Section 6.6 of the Plan contains the strategic directions for Tangata Whenua.

The relevant provision seeks that the values, rights and interests of Taupō District mana whenua are recognised and protected.

The proposal acknowledges the importance of mana whenua relationships with land, water and natural values by avoiding identified culturally significant areas and supporting enhancement of natural systems, thereby aligning with kaitiakitanga and the protection of environmental taonga. The submitter has undertaken and will continue engagement with mana whenua consistent with the principles of te Tiriti o Waitangi.

4.3.6. Strategic Direction - Urban Form and Development

Section 6.8 of the Plan contains the strategic directions for urban form and development.

The relevant provisions seek that the district develops in a cohesive, compact and structured way (UFD-O1). The effective functioning of rural zones is protected, and the efficient use of zoned and serviced urban land is co-ordinated with the provision of cost-effective infrastructure (UFD-O2). Development of land in appropriate locations which demonstrates social and/or cultural benefits is recognised and provided for (UFD-O3). The development is serviced by an appropriate level of infrastructure (UFD-O4), and is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner (UFD-O7).

The proposal supports cohesive, planned urban growth by extending existing low-density development and integrating with infrastructure. It increases housing choice and supply while managing environmental effects through staging and design controls.

It is considered the rezoning of the Kaiapo Road Development Area achieves the objectives and policies in Section 6.8.

4.3.7. Transport

Section 7.3 of the Plan contains the objectives and policies for transport. The relevant objective is the safe and efficient operation of the roading network, and movement of traffic, including cyclists and pedestrian within the District.
The traffic assessment considers matters in relation to effects on the wider transport network, access and safety. The ITA concludes that subject to recommended infrastructure upgrades and staging controls, the proposed rezoning is assessed as generating acceptable transport effects with no more than minor adverse impacts.
Accordingly, the rezoning proposed will achieve Objective TRAN-O1.

4.3.8. Natural Hazards

Section 8.3 of the Plan contains the objectives and policies for natural hazards.

The relevant objectives are the protection of activities, development and life from the adverse effects of natural hazards (NH-O1), and activities and development do not create, accelerate, displace or increase the effects of a natural hazard.

The geotechnical assessment concludes that that natural hazard risks are well understood and can be effectively managed through site-specific design and staged development. Therefore, the proposal is consistent with this objective and associated policies.

4.3.9. Operative District Plan Summary

There are a significant number of objectives and policies that have some bearing on this proposal.

The proposal supports climate change outcomes by enabling a logical urban extension, reducing reliance on dispersed rural development, removing agricultural emissions, and providing for low-carbon living and adaptive, resilient design. It also promotes freshwater quality objectives through the reduction of pastoral nutrient inputs, implementation of on-site wastewater and stormwater management, and opportunities for gully enhancement. In terms of land development, the proposal provides for planned and serviced urban growth through the plan change process, with only minor tension arising from its location outside identified Urban Growth Areas, although it directly adjoins existing Low Density Residential zoning and meets Council's LRZ criteria. The proposal is consistent with natural environment values objectives by avoiding impacts on significant natural areas and outstanding landscapes while enabling biodiversity enhancement and gully restoration. It also recognises tangata whenua values through ongoing engagement, and alignment with kaitiakitanga. Finally, the proposal supports urban form and development objectives by promoting cohesive, serviced growth adjacent to existing development, delivering social and housing benefits, and appropriately managing environmental effects, while achieving transport and natural hazard objectives through safe access and suitability of the land for development.

The proposed rezoning of Kaiapo Road is considered to achieve the respective objectives (and implement the policies) of the ODP.

4.4. Evaluation of benefits and costs (s32(2)(a))

Benefits	Costs
Environmental	
• More efficient land use by consolidating development adjacent to existing urban areas, reducing pressure for dispersed rural subdivision • Opportunities to enhance indigenous biodiversity through native planting, ecological restoration, buffers, and covenant protection • Reduction in agricultural greenhouse gas emissions (methane and nitrous oxide) through the conversion of pastoral farming to residential use • Decrease in nutrient inputs, particularly nitrogen, to the Lake Taupō catchment, contributing to improved freshwater quality	• Potential edge effects on adjacent ecological areas (eg weeds, domestic animals) • Increased impervious surfaces • Continued reliance on private vehicle relative to higher density environments. • Loss of rural character and open landscape values.
Economic	
• Supports housing supply and responds to identified demand for low density residential land. • Generates economic activity through land development and construction, and rates • More efficient use of existing infrastructure networks • Supports local economy including potential neighbourhood centre	• Development costs including infrastructure upgrades • Development contributions and servicing costs • Loss of productive land (albeit low productivity LUC 6 land)
Social	
• Increased housing choice and availability for the community • Supports community growth and wellbeing • Provision for a neighbourhood centre reducing travel for daily needs • Opportunities for self-sufficiency (e.g. vegetable growing, water harvesting)	• Change in local amenity experienced by neighbouring rural residents • Increased activity and human presence in currently rural area • Dependence on private vehicles typical of low density areas

• Enhanced recreational opportunities through delivery of pedestrian/cycling link through the site	
Cultural	
• Improved access to otherwise constrained land (including nearby Māori land access) • Opportunity to incorporate kaitiakitanga through ecological enhancement and land management •	• Potential effects on unidentified cultural values

4.5. Economic Growth and Employment Opportunities (s32(2)(a))

The proposed rezoning and development of the Kaiapo Road land will generate substantial economic growth and employment opportunities at both the local and district level, supported by the Formative economic assessment.

The development is anticipated to deliver approximately 320 low density residential lots, generating around $540 million in direct development expenditure, and contributing approximately $262 million in GDP to the Taupō District economy over the same period.

This level of investment will support an estimated 3,600 full-time equivalent (FTE) jobs over the life of the project, with approximately 60% of these roles associated with land development and construction, and the remainder arising through indirect and induced economic activity in supporting sectors such as materials supply, transport, and professional services.

Beyond the construction phase, the proposal will support ongoing economic activity by accommodating population growth and increasing household expenditure within Taupō, thereby benefiting local retail, hospitality and service industries.

The inclusion of a small-scale neighbourhood commercial centre (approximately 170–300m² GFA) will provide additional local employment opportunities and support small business activity, while reducing travel demand for day-to-day services and retaining spending within the local community.

The proposal also contributes to addressing a projected shortfall in low density residential supply, which is estimated to be insufficient to meet long-term demand, thereby supporting labour market attraction, housing affordability, and economic resilience.

4.6. The risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Effects are well understood and supported by comprehensive technical evidence base, so the risk of acting is low. Not proceeding would perpetuate identified development capacity shortfalls.

4.7. The efficiency and effectiveness of provisions (s32(1)(b)(ii)

4.7.1. Efficiency

The rezoning of the Kaiapo Road land to Low Density Residential is considered efficient for the following reasons:

- Efficient use of land and infrastructure: The site adjoins existing Low Density Residential development and can utilise and extend established infrastructure networks, avoiding the need for new, standalone infrastructure systems and reducing overall capital and environmental costs to the wider community.
- Avoidance of inefficient development patterns: While low density development is less efficient in a purely spatial sense, it responds to a clearly demonstrated and currently unmet demand for this housing typology and therefore contributes to a well-functioning urban environment by improving housing choice. Rezoning enables a planned and coordinated urban expansion, avoiding fragmented and ad hoc rural subdivision that would otherwise occur through the resource consent process, which is typically less efficient and results in poorer outcomes.
- Net environmental benefits: The transition from pastoral farming reduces greenhouse gas emissions and nutrient inputs to the Lake Taupō catchment, creating environmental gains at a relatively low societal cost when compared with continued rural land use.
- Economic returns exceeding costs: The proposal delivers substantial economic benefits, including approximately $540 million in development expenditure and $262 million in GDP, supporting around 3,600 FTE jobs, which significantly outweigh the costs associated with development and infrastructure provision.
- Alignment with infrastructure funding mechanisms: Development contributions and staging ensure that growth pays for growth, minimising fiscal burden on the wider community.
- Enablement of self-sufficiency and reduced environmental demand: Larger allotments allow for water harvesting, renewable energy generation, and local food production, contributing to reduced long-term demand on municipal systems and external supply chains.

While there are costs associated with the loss of rural land, infrastructure upgrades, and potential environmental effects, these are moderate, well understood, and able to be internalised by the developer or mitigated through design and consenting mechanisms.

4.7.2. Effectiveness

The rezoning is considered highly effective for the following reasons:

- Directly addresses housing supply issues: The proposal contributes meaningful low density residential capacity (approximately 320 lots), helping to address identified shortfalls in this housing typology and supporting a well-functioning urban environment.
- Delivers planned urban growth: The rezoning provides a structured and coordinated framework for development through the District Plan, rather than relying on less certain and less integrated consent-based development pathways.
- Strong alignment with strategic objectives: The proposal achieves climate change, freshwater, infrastructure, urban form, and natural environment objectives by enabling development in an appropriate location with manageable effects.
- Effectively manages environmental effects: The scale and nature of effects are well understood and can be avoided, remedied or mitigated through subdivision design, consent conditions, and best practice environmental management.
- Supports resilient and adaptive development: The low-density format enables site-specific responses to natural hazards, climate change, and future adaptability, increasing the long-term effectiveness of the development.
- Provides certainty and clarity: Rezoning provides a clear planning framework for landowners, Council and infrastructure providers, improving certainty and enabling better long-term planning outcomes.

4.8. Options considered s32(1)(b)(i)

Option 1: Status Quo The existing Rural Zone and related provisions applying to the sites would be retained and non-complying consent would be required.	Continuing to apply Rural Zone provisions to the identified areas of land will not assist in achieving the ODP's objectives relating to ensuring sufficient residential development capacity and providing for sustainable growth. Any consent would be high risk, with uncertainty as residential development in rural zones is not supported by the objectives and policies.
Option 2: Rezoning the site as Low Density Residential without the development area plan	This option would not provide a coordinated and integrated framework for development. The development area plan addresses connectivity, ecological protection, local commercial nodes, infrastructure and natural hazards. The development area plan allows environmental constraints to be identified and appropriately managed upfront.
Option 3: Lodge a private plan change request to rezone the site low density residential with a development area plan.	This option was seriously considered, however would be inefficient when the Council has already notified Plan Change 44, and would be much more costly. The same outcomes would be achieved as per this submission for this proposal.

4.9. Reason for option chosen s32(1)(b)(iii)

Submitting on Council's Proposed Plan Change 44 to rezone the Kaiapo Road site, supported by a development plan, is the most appropriate option because it utilises an existing statutory process specifically designed to consider residential zoning changes, ensuring timely and efficient decision-making without the need for a standalone private plan change.

This approach aligns directly with Council's Section 32 evaluation, which anticipates and invites landowner-led submissions for additional Low Density Residential land, thereby reducing duplication of process, cost, and delay.

Incorporating a development plan within this submission further strengthens the proposal by demonstrating comprehensive and coordinated planning, including how infrastructure, access, and environmental constraints will be managed.

Together, this approach provides a balanced and efficient pathway that achieves the benefits of integrated development planning while leveraging the broader strategic and policy framework already being progressed through PC44, making it a practical, effective and cost-efficient method of securing rezoning outcomes.

5. ATTACHMENT 5 – ASSESSMENT OF ENVIRONMENTAL EFFECTS

5.1. Economic Effects

An economic assessment was undertaken by Formative in May 2026. The analysis demonstrates that the proposal responds directly to a significant and quantifiable shortfall in Low Density Residential (LDR) and large-lot residential capacity in the Taupō District, while delivering significant economic benefits, including approximately $540 million in development expenditure, $262 million in GDP, and around 3,600 employment-years. These benefits extend beyond construction, supporting ongoing economic activity through increased population, household expenditure, and local service demand.

Taupō has experienced sustained population and employment growth, resulting in increased housing demand and emerging supply constraints. Updated analysis indicates demand for low density residential (LDR) land significantly exceeds available capacity, with existing supply expected to be exhausted within 1–4 years. This demonstrates a clear and immediate shortfall in this housing typology.

The proposal will deliver approximately 320 LDR lots, making a meaningful contribution toward addressing identified capacity shortfalls and improving housing choice within the district. It responds directly to a demonstrated market demand for larger lot residential living that is not adequately provided for under the current planning framework.

Overall, the proposal will provide significant net economic benefits while improving the responsiveness and efficiency of the local housing market.

5.2. Ecological Effects

An Ecological Assessment was undertaken by Singers Ecological in 2024 and updated in May 2026. This report provides a desktop ecological assessment of the proposed rezoning and development of the Kaiapo Bay site at Acacia Bay, Taupō, to enable Low Density Residential (LDR) development of approximately 320 lots. The assessment evaluates existing ecological values, potential adverse effects, and recommended mitigation measures.

The site is predominantly highly modified pastoral land with low inherent ecological value and no identified Significant Natural Areas (SNAs) within the development footprint. Indigenous vegetation is sparse and limited primarily to isolated gullies and small patches, resulting in negligible direct effects on indigenous biodiversity.

The primary ecological considerations relate to the site's proximity to adjacent SNAs, including Kaiapo Bay Scenic Reserve. Potential adverse effects are therefore indirect and include increased predation from domestic animals, weed invasion, habitat disturbance, and potential edge effects

on adjoining ecosystems. There is also potential for limited habitat use by indigenous fauna such as lizards and birds.

These effects can be effectively avoided, remedied, or mitigated through subdivision design and management measures. These include establishment of vegetated buffer zones, restrictions on pest species, ecological planting, and species-specific management where required (e.g. lizard or bat habitat). SUB-R14 (i) allows Council to consider any actual or potential effects on areas or features of cultural, historical, landscape or ecological value as identified in the plan.

With implementation of these measures, ecological effects are expected to be minor overall. In addition, the transition from pastoral land use provides opportunities to enhance ecological values over time through restoration planting and improved land management, resulting in a net positive outcome relative to the existing baseline.

5.3. Landscape and Visual Effects

A Landscape and Visual Assessment was undertaken by Mansergh Graham. This report assesses the landscape, visual amenity, and natural character effects of the proposed rezoning of the Kaiapo Bay site from General Rural Zone to Low Density Residential Zone (LDRZ), with a small Neighbourhood Centre Zone (NCZ). The assessment evaluates the suitability of the site for development and the extent to which potential effects can be appropriately managed.

The proposal will result in a localised change in landscape character through the transition from pastoral land to a low-density residential environment. This will introduce built form, roading, and infrastructure into a currently open rural setting.

However, the site has moderate suitability for development, as it does not contain Outstanding Natural Features and Landscapes (ONFLs) or Significant Natural Areas within the developable area, and is partially screened by topography and vegetation. Visibility is largely confined to nearby elevated viewpoints, with limited wider visual exposure.

Potential adverse effects relate to changes in rural character and visual amenity, particularly in more open or elevated areas. These effects can be appropriately mitigated through a landscape-led design approach, including careful siting of building platforms, retention of open space in sensitive locations, and extensive indigenous planting. These design standards are incorporated into the Development Outline Plan. Matters of Discretion SUB-R2 (e) and SUB-R14(i) enable Council to consider and impose conditions to address actual or potential effects on landscape values.

Over time, mitigation planting will soften built form and integrate development into the landscape. Overall, landscape and visual effects are assessed as no more than minor.

5.4. Geotechnical Effects

A preliminary geotechnical investigation was undertaken by CMW. This assessment evaluates the site's geology, geotechnical constraints, and natural hazard risks.

The site comprises an extensive amphitheatre landform typical of the Taupō Volcanic Zone, with pumice soils, ignimbrites, and volcanic deposits. Overall, the site is considered suitable for residential development, subject to appropriate design and mitigation.
Key geotechnical constraints include active faulting, steep slopes, erosion gullies, and variability in ground conditions due to historical earthworks. The Kaiapo Fault traverses part of the site; however, fault rupture risk is low and can be managed through appropriate setbacks and further investigation.

Slope stability and erosion are the primary considerations, particularly along escarpments and gullies. While these areas present increased risk, they can be effectively managed through site design, hazard zoning, and mitigation measures such as setbacks, earthworks controls, and localised engineering works.

Other hazards, including liquefaction, lateral spreading, and geothermal effects, are assessed as low due to the site's elevation, soil profile, and distance from geothermal systems.

Foundation conditions are generally suitable, although localised risks associated with fill, weak soils, or subsurface voids will require site-specific investigation and design at later stages. The natural hazards assessment indicates that, with appropriate mitigation, residual risks can be reduced to low levels.

Further investigations will be required at subdivision stage to confirm ground conditions and refine design responses. A restricted discretionary rule is proposed which provides Council the ability to specifically consider and impose conditions on development within the hazard overlay.

Overall, the assessment concludes that there are no geotechnical or natural hazard constraints that would preclude rezoning, and that development can proceed subject to standard engineering design and mitigation measures.

5.5. Transportation Effects

A Traffic Assessment was undertaken by CKL. The assessment considers existing transport conditions, future traffic generation, network capacity, and infrastructure requirements.

The proposed development will generate additional traffic on the local road network, with estimated flows of up to approximately 1,100–1,200 vehicle movements per day and peak hour increases consistent with low-density residential activity.

The surrounding transport network, including Mapara Road and its connections to the wider Taupō network, has capacity to accommodate this level of growth, subject to targeted upgrades and staging. The Kaiapo Road / Mapara Road intersection is expected to operate satisfactorily, while improvements to the Mapara / Wakeman intersection may be required at higher levels of development.

Traffic effects on key network constraints, including the Control Gates Bridge, are consistent with growth already anticipated in strategic transport planning. A staged development approach ensures that infrastructure upgrades are implemented in line with increasing demand, maintaining acceptable levels of service and safety. ~~A specific rule has been proposed to address the staged~~

~~development of the subdivision given the limitations of Council's existing roading infrastructure (ie a second bridge).~~ ~~The other roading upgrades~~ **Recommendations** ~~recommended~~ by the traffic assessment can be undertaken by a consent holder, and this can be addressed by the matter of discretion SUB-R2 (a) **and (c)**.

The proposal also provides opportunities to improve active transport infrastructure, including walking and cycling connections, and may support future extension of public transport services.

Overall, transport effects are considered manageable and no more than minor, subject to recommended staging and infrastructure upgrades.

5.6. Infrastructure Effects

An engineering services assessment was undertaken by Cheal Consultants. The assessment considers the ability of the site to be serviced for a staged residential development of approximately 320 lots, together with a neighbourhood commercial area and associated infrastructure.

Overall, the assessment demonstrates that the site can be developed for low density residential purposes, with engineering constraints that are typical of greenfield development and capable of being appropriately managed through detailed design and staged delivery.

From a geotechnical and earthworks perspective, the site is considered suitable for residential development, with anticipated cut and fill requirements generally modest for building platforms and manageable for roading, including crossings over gullies. Earthworks will be undertaken in accordance with relevant standards and supported by detailed geotechnical input at subdivision stage.

Stormwater management can be effectively achieved on-site through a combination of swales, soakage pits, culverts, and stormwater reserves, designed to attenuate flows and maintain natural drainage patterns. Preliminary analysis indicates that sufficient land is available within the development area to accommodate stormwater infrastructure, with capacity significantly exceeding minimum requirements.

Wastewater servicing is proposed via onsite treatment and discharge systems (AWTS with nitrogen reduction), consistent with Waikato Regional Council requirements for the Lake Taupō catchment. The development can comply with permitted activity rules, with sufficient nitrogen allocation available across the parent titles to enable this approach. Site-specific design will be required at the building consent stage.

The proposed roading network can be constructed to meet Taupō District Council standards, with appropriate provision for vehicle access, walkways, and cycle connections. The layout responds to site topography and minimises earthworks where practicable, while maintaining safe and efficient access throughout the development.

In terms of water supply servicing, the assessment confirms that the existing network does not currently have sufficient capacity to service the full development, particularly under peak demand conditions. Hydraulic modelling identifies pressure and headflow limitations within the Mapara Road

6. ATTACHMENT 6 - ENGAGEMENT

Since 2023, communication has been sent to:

Wider Parties	**Response**
Department of Conservation	Acknowledgement – no prelim issues raised
Waikato Regional Council	Email summary of issues – received list of issues
Taupō DC Asset Managers – Water	Water report provided
Taupō DC Development Engineer	Discussion on key issues
Bike Taupō	Email summary of issues - connection
Ministry of Education	Acknowledgement – no interest in a school
TDC Policy	Several discussions
Neighbours	
Whakaipo 1D Block	No discussion to date – several texts, still discussing
Highland Drive	
Lot 25	Discussions undertaken
104 Highland Drive	Discussions undertaken
Kaiapo Road	
14 Kaiapo Road	Discussions undertaken
22 Kaiapo Road	Discussions undertaken
32 Kaiapo Road - Milvic Equipment Ltd	Discussions undertaken
34 Kaiapo Road – Cosmos Property Ltd	Discussions undertaken

Iwi	
Tūwharetoa Māori Trust Board	Acknowledgement and initial response but no response to request for hui date
Te Kotahitanga O Ngāti Tūwharetoa	As per TMTB
Te Rangiita Marae (Ngāti Ruingarangi)	As per TMTB
Nukuhau Marae	As per TMTB
(Ngāti Rauhoto):	As per TMTB
(Ngāti Te Urunga)	As per TMTB
Raukawa	Acknowledgement, and an in person discussion
Mokai Marae	Requested hui via Raukawa, no response.
Services	
Unison	Acknowledgement

5. STATUTORY FRAMEWORK

5.1. National Policy Statements

There are currently ten National Policy Statements being:

- National Policy Statement for Electricity Networks
- National Policy Statement for Renewable Electricity Generation
- New Zealand Coastal Policy Statement
- National Policy Statement for Freshwater Management 2020
- National Policy Statement on Urban Development
- National Policy Statement for Highly Productive Land
- National Policy Statement for Indigenous Biodiversity
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat
- National Policy Statement for Natural Hazards 2025
- National Policy Statement for Infrastructure 2025

The relevant National Policy Statements for this submission are National Policy Statement for Urban Development, National Policy Statement for Electricity Networks, National Policy Statement for Freshwater management, National Policy Statement for Natural Hazards, National Policy Statement for Infrastructure 2025, National Policy Statement for Highly Productive Land and National Policy Statement for Indigenous Biodiversity. These matters are addressed below.

5.1.1. National Policy Statement for Urban Development (NPS-UD)

The National Policy Statement on Urban Development (NPS-UD) recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future, and to provide sufficient development capacity to meet the different needs of people and communities.

The NPS-UD is relevant to Mangakino, although a small rural community.. Objective 2 of the NPS-UD is key because it recognises That Planning decisions improve housing affordability by supporting competitive land and development markets. Policy 2 support this objective.

> *Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets*
>
> *Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

As demonstrated in the Formative Limited Economic Assessment (Appendix 7), this rezoning submission proposal supports Objective 2 and Policy 2 of NPS-UD whereby it will provide sufficient land to meet expected demand for housing over the next 30 years. The economic assessment is summarised as follows:

> *Given the expected growth trajectory and the relatively limited remaining supply in Mangakino, it is likely that both 57 Lake Road and Karamū Street will need to be brought*

forward for development. At a projected growth rate of approximately 7-10 dwellings per annum and an estimated remaining capacity of around 25 lots, existing capacity would be exhausted within the next 2–3 years.

This indicates a potential shortfall emerging in the short term, likely around 2028-2029. On that basis, there appears to be a clear need for additional zoned land to ensure supply remains aligned with demand. Accordingly, rezoning via PC44 of at least 57 Lake Road should be progressed now as a minimum response to address the anticipated capacity constraint. We also consider that rezoning Karamū Street would be beneficial, as it would help ensure an adequate supply of residential capacity and provide additional flexibility to respond to demand.

The proposal to rezone both sites as General Residential will meet the obligation to provide a well-functioning environment in Mangakino through increasing the diversity of greenfield and infill housing, in location adjoining existing residential areas where services are able to be provided and which will support the surrounding rural industries. The provision of new greenfield development will support a competitive real estate market in Mangakino, in a location able to be designed as resilient to climate change. As such the proposal is in keeping with the Objectives and Policies of NPS-UD.

5.1.2. National Policy Statement for Electricity Networks (NPS-EN)

The National Policy Statement for Electricity Networks (NPS-EN) had recent amendments which came into effect on 15 January 2026 and apply to all electricity transmission and distribution networks. The Objective of NPS-EN is to provide for the national significance of the electricity network.

This proposal does not impact on the ability of the electricity network to provide for present and future generations, nor the ability of the network to be upgraded and improved. None of the land proposed to be rezoned has significant powerlines on it.

The Lines Company have confirmed the ability to service the future subdivisions on the sites, and the rezoning does not affect the hydroelectric capacity or operations of Lake Maraetai by Mercury Energy. Sufficient area is available on both sites for Electricity Distribution Network assets where needed, and sufficient buffers can be provided on both sites to avoid buildings impacting on the Electricity Distribution Network. As such the proposal is in keeping with the Objective and Policies of NPS-EN.

5.1.3. The National Policy Statement on Freshwater Management 2020 (NPS-FW)

The National Policy Statement for Freshwater Management (NPS-FW) manages freshwater in a manner that gives effect to the fundamental concept of Te Mana o te Wai which refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.

Neither site has identified wetlands, or streams. The proposed subdivision rules (SUB-R1.x and SUB-R8.x) direct consideration to current assessment criteria which specifically reference 'the potential adverse cumulative effects of the subdivision or subsequent land use on the quality of Taupō District's lakes, waterways and aquifers, and the methods by which such effects can be avoided, remedied or mitigated.' Of consideration is the discharge of road stormwater from future roads. A number of stormwater methodologies may need to be employed on either site as a result of geotechnical considerations. However, there is sufficient area on each site for these solutions, and no limitation on either site to the ability to meet Taupō's Code of Practice and Waikato Regional Council stormwater requirements (and by association the conditions of Taupo District Council's stormwater discharge consent for Mangakino). Likewise, the wastewater treatment plant for Mangakino is currently being reconsented and will be upgraded to provide for growth in Mangakino. As such the proposal is in keeping with the Objectives and Policies of NPS-FW.

5.1.4. National Policy Statement for Natural Hazards 2025

The National Policy Statement for National Hazards (NPS-NH) seeks to manage natural hazard risk using a risk based proportionate approach. The sites are not identified in the District Plan as being within an Erosion Hazard Area, Flood Hazard Area, Hot Ground Hazard Area, or Landslide Hazard Area, nor is it located on or near a fault line.

The CMW Geoscience Geotechnical Reports (Appendix x) have identified areas of uncontrolled fill, slope creep and slope instability within Lake Road. No such hazards are identified at Karamū Street. The Geotechnical Reports undertaken for the two sites demonstrates that the proposal has been appropriately evaluated in accordance with the risk based framework required by Policy 1.

This proposed plan change submission incorporates proportionate mitigation and design responses in the proposed rules and assigned assessment criteria. These include rules requiring site specific engineering and servicing analysis and measures that address the identified risks without imposing unnecessary or excessive constraints. Accordingly, the proposal is consistent with the proportionate management approach anticipated by Policy 2.

With the implementation of the recommendations via the use of existing assessment criteria in the subdivision process, the future residential use of the sites will not be subject to high or very high geological natural hazard risk. As such, the proposal avoids inappropriate development in hazard prone areas and is consistent with Policy 3.

The primary hazard risk on the Lake Road site is slope instability on the cliff edge, and uncontrolled fill. With the application of the setback recommendations, no adjoining land is affected. The proposal therefore does not increase significant natural hazard risk beyond the site and is consistent with Policy 4.

The assessments undertaken rely on site specific geotechnical investigations, stormwater modelling, and District Plan hazard mapping, representing the best available information for the site. The proposal therefore satisfies the requirements of Policy 5.

Future stormwater modelling will be required by Taupō Code of Practice, NZ4404 and best practice to take into account climate change adjusted runoff assumptions, ensuring that long term changes in rainfall intensity and frequency have been appropriately accounted for. The proposal is therefore consistent with Policy 6.

Overall, the proposal has a low/medium level of natural hazard risk, incorporates proportionate and effective mitigation measures, does not increase risk to other sites, and has been assessed using the best available information, including climate change considerations. The proposal is therefore consistent with the NPS-NH.

5.1.5. The National Policy Statement for Infrastructure

The National Policy Statement for Infrastructure (NPS-I) applies to all infrastructure activities. NPS-I seeks to ensure the benefits of infrastructure are provided for, enabling infrastructure to support community wellbeing and support to the development and change ofurban and rural environments to meet their changing needs. It also seeks to ensure infrastructure is well functioning, resilient and compatible with other activites.

Infrastructure internal to the proposal areas will be developed in accordance with Waikato Regional and Taupō Council requirements. Through discussions with Council's wastewater asset Manager, the upgrade to the Mangakino Wastewater Treatment Plant includes an high levels of treatment in and additional capacity for the long term growth in Mangakino. Water supply capacity is not impacted by this proposal and existing roads are suitable for the additional capacity. The proposal is consistent with NPS-I.

5.1.6. The National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land (NPS-HPL) applies to subdivision and land use applications where located on LUC 1, 2 & 3 soils. In this area, detailed mapping has not been undertaken by WRC, nor has the RPS or Regional Plan been updated therefore the Manaaki Whenua Landcare Research/NZLRI mapping is relied on (Image 2).



Image 2: Manaaki Whenua Mapping

The 1st Edition of Manaaki Whenua mapping was undertaken between 1973 and 1980, subsequent mapping was undertaken between 1980 and 1984. Importantly at this time, Lake Road and Karamū Street were either utilised as urban land or in the process of being decommissioned as residential and industrial land, therefore the Manaaki Whenua mapping does not have LUC mapping for these sites.

To provide confidence to the Council, WMI have commissioned Landvision Ltd to undertake site specific mapping (Image 3 below) and assessments of the sites (Appendix 8). The Lake Road site is LUC 3 & 6. The Karamū Street site is shown to be surrounded by LUC 3 land. Although detailed LUC mapping is not provided for this site, given its close proximity to the surrounding LUC 3 land, its flat topography and known free draining attributes, for the purposes of this submission it is assumed to be LUC 3. There is no LUC 1 or 2 land in the area.

However, technically the sites are not LUC 1, 2 or 3 land because that term is defined as follows:

> *LUC 1, 2, or 3 land means land identified as Land Use Capability Class 1, 2, or 3, as mapped by the New Zealand Land Resource Inventory, or by any more detailed mapping in place at the commencement date that uses the Land Use Capability classification.*

The commencement date was 17 October 2022 and as at that date there was no LUC assessment which classified the land as 1, 2 or 3. Likewise, the sites do not meet the definition of highly productive land, as it has not been mapped in accordance with the NPS, nor included in the regional policy statement.



Image 3: Landvision Mapping

Under amendments to NPS-HPL undertaken in late 2025, Clause 3.6(1) to 3.6(4) do not apply to urban rezoning of LUC 3 land. Clause 3.6(5) continues to apply. It states:

> *Territorial authorities must take measures to ensure that the spatial extent of any urban zone covering highly productive land is the minimum necessary to provide the required development capacity while achieving a well-functioning urban environment.*

As noted above in 5.1.1 above, the proposal to rezone 17.603ha of rural land which is mostly LUC 3 is necessary for the future residential demand in Mangakino. Rezoning these smaller parcels adjoining existing residential areas assists to protect larger more productive rural parcels to be retained for rural purposes. This proposal is therefore consistent with NPS-HPL.

5.1.7. The National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity (NPS-IB) applies to indigenous biodiversity in the terrestrial environment throughout Aotearoa New Zealand.

Very little indigenous biodiversity occurs on either site. There is vegetation on the northern boundary between the site and the lake edge. Clause 3.16 of NPS-IB specifies that:

> *If a new subdivision, use, or development is outside an SNA and not on specified Māori land, any significant adverse effects of the new subdivision, use, or development on indigenous biodiversity outside the SNA must be managed by applying the effects management hierarchy.*

Native revegetation may occur in areas of reserve or lake edge of the site following geotechnical advice and stormwater assessment and design.

5.2. National Planning Standards

The proposed rules and development plan are in accordance with National Planning Standards.

5.3. Waikato Regional Policy Statement

The Waikato Regional Policy Statement (RPS) is a high-level, broad-based document containing objectives and policies the purpose of which is to provide an overview of the resource management issues of the region and to achieve integrated management of the natural and physical resources of the Region.

WRPS Plan Change 1 was notified on 18 October 2022. The hearing was held on 8 and 9 May 2023, and was adjourned until 23 May 2023. Decisions were publicly notified on 15 November 2023, and are still subject to appeal. This plan change incorporates the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD). The plan change deletes the specific provisions relating to growth strategies prepared by territorial authorities outside of the Future Proof subregion (ie Taupō 2050). These have been replaced with generic provisions to guide preparation of, and give weight to, growth strategies.

More weighting should be applied to the Plan Change 1 than the operative RPS because it has proceeded through to the decisions stage of the statutory process, and the operative RPS is out of date with the current statutory requirements.

5.3.1. Vision and Strategy for the Waikato River – Te Ture Whaimana o Te Awa o Waikato

Under s11 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and s12 of the Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010, the Vision and Strategy (V&S) is deemed to be part of the Waikato Regional Policy Statement. Under s104(1)(b), the Waikato Regional Council must "have regard to" the RPS when considering any application for resource consent. However, additionally, the river settlement legislation also requires that the Waikato Regional Council must have "particular regard" to the Vision and Strategy for the Waikato River when carrying out any of its functions under RMA 1991. Through case law, the V&S is acknowledged as the primary, direction-setting policy for the Waikato Awa River. Case law indicates that activities which are subject to the V&S are required to provide for the protection and restoration of the River, and that this will require "betterment" to an extent proportionate with the scale of the activity and its effects.

The guiding Vision and Strategy is for a future where a healthy Waikato River sustains abundant life and prosperous communities. All people are responsible for restoring and protecting the river's health for generations to come. To achieve this vision, the strategy focuses on the following objectives – Water Quality, Integrated Management, Holistic Health, Cultural Significance, Public Access. The Waikato and Waipā Rivier Restoration Strategy acts as an action plan for actions in erosion control, water quality, biodiversity and cultural values.

The proposal converts (again) the sites from pasture to urban use. This conversion will remove rural activities (namely cattle grazing) from these locations, in particular the Lake Road site close to Lake Maraetai. This conversion removes stock nutrients from these locations, enabling the treatment of wastewater to occur in the Mangakino Wastewater Treatment Plant and stormwater treatment to occur in accordance with Waikato Regional Plan guidelines. The Mangakino Wastewater Treatment Plant is due to be upgraded to high levels of treatment in accordance with Waikato Regional Council discharge consent conditions, and to provide capacity for the long term growth in Mangakino. Notably the consent for that Mangakino Wastewater Treatment Plant is being renewed in light of the Vision and Strategy and must be consistent with it. The development will also enable the consideration of stormwater reserves connecting to Lake Maraetai whereby planting may occur in these reserves enabling an improvement in ecological values.

5.3.2. Waikato Regional Policy Statement - Objectives and Policies (amended by Plan Change 1)

Key issues of Waikato Regional Policy Statement that the proposal addresses are the state of resources (SRMR-I1), managing the built environment (SRMR-PR4), relationship of tangata whenua with the environment (SRMR-I5), and Health and wellbeing of the Waikato River Catchment (SRMR-I6).

Objectives

There are a number of overlapping objectives under each of these relevant to this proposal.

In relation to the Integrated Management objectives (IM-O1, IM-O2), the proposal has assessments confirming that environmental effects, including transport and contamination, are limited and can be appropriately managed. The development also provides for sustainable use of land to support housing demand utilising existing infrastructure, contributing to social and economic wellbeing while maintaining environmental safeguards.

The proposal is consistent with IM-O5 (Climate Change), as development is able to be undertaken in a staged and planned manner, enabling future design to incorporate resilience. Development occurring adjacent to the existing Mangakino area provides the ability to support reductions in emissions through the potential for future improved connectivity and potential active transport links. The sites are in locations clear of the impacts of flooding and sea level rise.

The proposal is consistent with IM-O6 (Ecosystem Services) as the site has low to no ecological values, and opportunities exist to enhance ecological values through planting and design.

Consultation has been undertaken with tangata whenua with no specific requests being made on the proposal with the exception of practices relating to soil contamination remediation. WMI has Tangata Whenua and Mana Whenua rights and are Katikati and have Mana Whakahaere status over their lands in the Mangakino District and the Mangakino Township. Development of the site will be undertaken in accordance with WMI values, consistent with IM-O7 (Tangata Whenua Relationships).

The sites both adjoining Mangakino's residential areas and were once part of the Mangakino Township. A key characteristic of the Lake Road site, is its Lake Maraetai edge, views and values. The development of the site will be undertaken as the market and community needs, while maintaining overall amenity through normal residential design and appropriate servicing, consistent with IM-O9 (Amenity Values).

The site is highly modified and does not contain any indigenous biodiversity. There is opportunity for the edge planting within the Waikato River corridor to be enhanced in time, meaning ecological integrity is maintained, consistent with ECO-O1 (Ecological Integrity).

The proposal provides for integrated and planned urban development, consistent with UFD-O1 (Built Environment), notably being already included in Taupō Future Development Strategy. The proposal adjoins existing residential areas and is able to be fully serviced with water, wastewater and stormwater services. It aligns land use with infrastructure capacity through the potential for staging, supports housing supply, and recognises the need to integrate transport, water, and servicing. It also contributes to a well-functioning urban environment by providing housing choice through greenfield development in Mangakino where supply is required, seeking to meet the aspirations of WMI for urban development. The use of this particular greenfield land to achieve these outcomes, avoids for now the use of more productive urban land surrounding Mangakino for urban use.

Policies

The key objectives are achieved through a range of policies in the RPS. Those of most relevance to this particular proposal have been listed below:

The proposal is consistent with ECO-P1, as it avoids adverse effects on significant indigenous biodiversity and enables opportunities for enhancement adjoining the Waikato River. Development can occur on the sites with low impact on amenity values of the Waikato River.

The proposal is consistent with UFD-P1 and UFD-P2, as development is planned and coordinated with infrastructure, with staging abilities, ensuring servicing upgrades keep pace with growth. Critically the Mangakino Wastewater Treatment Plant is in the process of being re-consented by Waikato Regional Council. This reconsenting will include the additional discharge volume necessary for this proposal. Although delayed by recent changes in both the extension to the expiry date of the expired consent to 31 December 2027, and the new Wastewater Environmental Performance Standards, the Taupō's Long Term Plan 2024 continues to include funding for this upgrade which will occur in sufficient time for connection by the proposed sites, at the 7-10 lot rate of development.

The proposal is consistent with UFD-P18, being consistent with Taupō's Future Development Strategy, is required to meet the development demand specifically assessed for Mangakino, focuses development adjacent to an existing settlement, avoids dispersed rural subdivision, and confirmed by Council to be supported by existing (and upgraded) infrastructure. It will enable a future diversity of housing types and maintains an efficient urban form in line with RPS Appendix 11 (Appendix 10). Finally, the proposal is consistent with UFD-P19, as it is not an out of sequence growth area in Mangakino, adjoining the existing residential area, not being contrary to infrastructure planning or environmental outcomes.

Overall, the proposal is consistent with the relevant Waikato RPS objectives and policies (as amended by Plan Change 1), representing urban expansion that is serviced, consideration of the Waikato awa values, integrated, and efficient, that seeks to answer Mangakino's development needs with environmental and cultural considerations.

5.4. Iwi Management Plans

The sites are located within the areas of interest for Ngāti Tūwharetoa and Raukawa. The Lake Road Site adjoins the Waikato Awa Statutory Acknowledgement Area for Ngāti Tūwharetoa and Raukawa.

Ngāti Tūwharetoa Iwi Management Plan

The Ngāti Tūwharetoa Environmental Iwi Management Plan provides a background to and identifies key resource based issues for Ngāti Tūwharetoa. The vision of the management plan is for Ngāti Tūwharetoa to 'assert their custodial and customary right of tino rangatiratanga over their respective taonga, and Tūwharetoa collectively, will sustain and protect the life force of all tribal and inherited taonga.'

As the sites are within an existing modified rural area, adjoining an existing urban area, with no waterbodies, no identified waahi tapu, waahi taonga sites, in terms of the relevant chapters *Papatuānuku,* and *Ngā Wāhi Tapu*, it is considered that the proposal is not inconsistent with those policies and is consistent with this iwi management plan.

Raukawa Environmental Management Plan 2015
Te Rautaki Taiao a Raukawa is a statement of Raukawa issues, aspirations, and priorities in relation to the environment.

The proposal is consistent with Te Rautaki Taiao a Raukawa in that the proposal provide for connection to a wastewater treatment plant, treatment of stormwater where needed, connection to Lake Maraetai is possible, enables the removal of stock from close proximity to the river, no wetlands are affected, no sites of significance are impacted, the proposal enables more modern housing in the area providing housing for rural workers in a location largely clear of natural hazards,

Generally, the proposal is consistent with the relevant objectives.

Further assessment of any effects on cultural and archaeological values is undertaken in Section 8.4.

5.5. Regional Plans

Any development within the Mangakino Development Area will need to meet with the requirements of the Waikato Regional Plan, including for any matters associated with land development including earthworks and subsequent discharges (including stormwater and wastewater), air quality, excavation. It is expected that any development would discharge wastewater and stormwater via the Taupo District Council reticulated network and pursuant to those resource consents.

5.6. Taupō District Future Development Strategy

The Waikato Regional Policy Statement UFD-P18 recognises new urban development be undertaken in accordance with a growth strategy for the Taupō District.

Taupō's Future Development Strategy has been developed in accordance with National Policy Statement for Urban Development and replaces the former growth management strategy TD2050. It is the third growth strategy for the district. TD2050 was adopted in 2006 and updated in 2018 (which is referenced in the Taupō District Plan). The FDS uses population projections to identify how many additional people will call the district home over the period to 2060 and how many homes and business land are required to accommodate these people. Taupō's FDS identifies the district's residential, retail, commercial and industrial growth needs and the constraints it faces to meet anticipated growth. It provides guidance on where development and growth are anticipated to occur. It considers risk and helps Council to plan for infrastructure and gives the community and landowners certainty over where development is expected to be located and when.

The FDS implementation plan identifies two actions that relate to the residential chapters –

1. *Review the Residential Chapters of the District Plan to ensure that they enable different typologies and allow for intensification. Public transport routes are to be taken into account when considering intensification provisions.*
2. *Each time we review the Residential Chapters of the District Plan, undertake an assessment to determine whether future growth areas need to be rezoned.*



Image 4: FDS Mapping

The eight outcomes of the FDS relate to the ongoing management of growth:

1. A district characterised by contained urban communities, bordered by a productive, functional rural environment.
2. A strong, innovative and productive economy that provides opportunities for our people to thrive.
3. Vibrant, diverse places and spaces where people thrive and love to live, work and play.
4. Compact walking and cycling friendly urban areas where communities are connected.
5. Urban form in the Taupō District is closely aligned with Tāngata whenua values and aspirations.
6. Infrastructure provision is efficient and effective helping to minimise costs for our communities.
7. Development is managed to protect and enhance the natural environment.
8. Urban areas will be resilient to the impacts of natural hazards and the effects of climate change.

The FDS is not embedded into the District Plan. Rather the FDS Implementation Plan outlines that on review of growth data on a three yearly cycle via a Housing and Business Assessment (HBA) may then result in additional residential growth areas being proposed for rezoning via a District Plan Change. It may result also in additional residential growth areas being identified for inclusion in the next FDS. Similarly, the intensification provisions of the District Plan will also be reviewed.

Taupō District Council's Future Development Strategy (FDS) provides clear support for additional residential growth in Mangakino, although at a smaller scale than Taupō township or Kinloch. The strategy recognises Mangakino as a settlement where both infill and greenfield residential development will be required over the next 30–35 years to meet future housing demand. Mangakino is specifically identified as an area where "modest growth" is anticipated.

Importantly, the FDS expressly anticipates both infill and greenfield residential development in Mangakino to accommodate approximately 150 additional homes. While Mangakino is expected to experience smaller-scale growth, the strategy nonetheless recognises the need for additional residential capacity and future urban development opportunities within the settlement.

5.7. Relevant Strategies

5.7.1. Taupō District Council Vision and Community Outcomes

Taupō District Council's Vision is: *We will be a district of connected communities who thrive and embrace opportunities.*

Community Outcomes to achieve this vision are stated as

- Tangata whenua are acknowledged and respected
- Vibrant places and connected communities
- Resilient communities working in partnership
- Innovative, thriving economy
- Flourishing environment

The proposal seeks to both create a vibrant Mangakino and contribute to a thriving economy whilst managing effects to the environment.

5.7.2. Taupō District Council Housing Strategy

Taupō's Housing Strategy identifies the key housing issues and opportunities in the Taupō District, provides a framework to address them, and sets out what Council's role should be.

The housing strategy contains 4 goals:

1) More availability and choice of housing.
2) Homes are warm, healthy, sustainable, and resilient.
3) Our homes meet the diverse needs of our communities.
4) Housing connects and integrates communities.

This proposal contributes to achieving these goals in a number of ways. The proposal enables more availability of housing by creating more lots, and varying lot sizes provides for a choice of housing. New homes are warm, healthy, sustainable and resilient. Future homes on varying lot sizes can meet the diverse needs of communities. The proposal will provides road connection and can provide walk/cycle path connections. Accordingly, the proposal is considered to be consistent with the Housing Strategy.

5.7.3. Climate Change Strategy & Transport Strategy

Taupō's Climate Change Strategy seeks to reduce greenhouse has emissions through improving walk and cycling networks, electric buses, supporting public transport networks, native revegetation programme.

Taupō District Council's Transport Strategy provides strategic support for planned residential growth across the district, including settlements such as Mangakino, by promoting coordinated land use and transport planning, infrastructure resilience, accessibility, and safe movement networks. That is, future urban growth must be integrated with transport planning to avoid inefficient or unplanned development patterns.

The relevance of the Transport Strategy for this proposal is its outcomes of local road connectivity, walkability, access to services and recreation, and the ability of the local transport network to accommodate modest residential growth. Residential growth in Mangakino that is contiguous with existing urban area is likely to be more efficient from a transport servicing perspective than isolated rural development as it will achieve transport efficiency, accessibility, and infrastructure integration.

Mangakino is a small rural community, readily bikeable and walkable. Its isolation from other communities and the distances to get to community and health services and workplaces is problematic. Public transport or other methods as carpooling will be more viable with an increase in population in Mangakino, which this rezoning may achieve. The Lake Road location is adjoining the Waikato River Trail providing ease of access to this cycle trail.

5.7.4. Stormwater Strategy

Taupō District Council's Stormwater Strategy supports a coordinated and infrastructure-led approach to urban growth, with a strong emphasis on managing flooding risk, protecting receiving environments, and integrating stormwater planning with future land development in urban areas.

For this proposal, the land is not subject to significant flood hazards and can accommodate appropriate stormwater design, aligning with the strategy's objectives. Furthermore the proposal has sufficient area to incorporate modern stormwater design measures such as detention, attenuation, treatment devices, low-impact design, and appropriate earthworks controls when geotechnical considerations are applied.

5.8. National Environmental Standards

There are currently the following National Environmental Standards:

- National Environmental Standards for Air Quality
- National Environmental Standards for Sources of Human Drinking Water
- National Environmental Standards for Telecommunication Facilities
- National Environmental Standards for Electricity Transmission and Electric Vehicle Charging Infrastructure Activities
- National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health
- National Environmental Standards for Commercial Forestry
- National Environmental Standards for Freshwater
- National Environmental Standard for Marine Aquaculture
- National Environmental Standard for Storing Tyres Outdoors
- National Environmental Standard for Greenhouse Gases from Industrial Process Heat
- National Environmental Standard for Detached Minor Residential Units

The relevant National Environmental Standards are National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-SCS).

5.8.1. National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect the Human Health (NESCS)

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect the Human Health (NESCS) is considered relevant to this proposal as Lake Road is identified as a Piece of Land. As a plan change, the proposal is a change in use of a piece of land. The future subdivision will eventually involve disturbing soil of a piece of land.

WMI have commissioned Geohazards Environmental Limited to undertake both a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI) for both sites (Appendix x).

These investigations conclude that the Karamū Street site is suitable for residential use without remediation. Lake Road site has areas where contamination is present at the site at 37 Lake Road at levels that are in excess of relevant soil guideline values for some purposes. This contamination is associated with the historic timber mill activity on the site. The soil testing results and conclusions are in the Geohazard Environmental Assessment, where a range of contaminants were found to exceed both background concentrations and residential guidelines. The extent of this contamination is on page 77 of Geohazard's report and shown again in Image 5 below.

Geohazard's advice is that a Remediation Action Plan/Site Management Plan is recommended for residential use of the site. This will include additional soil sampling to delineate the horizontal and vertical extent of any contamination. Remediation or Site Management options include a variety of measures based on the different contaminants including excavation and offsite disposal, onsite encapsulation, soil mixing, or some combination. There are no technical limitations for remediation to be successful at the site. Limitations will mostly be driven by cost and any desire to have titles clear of any site management requirements.

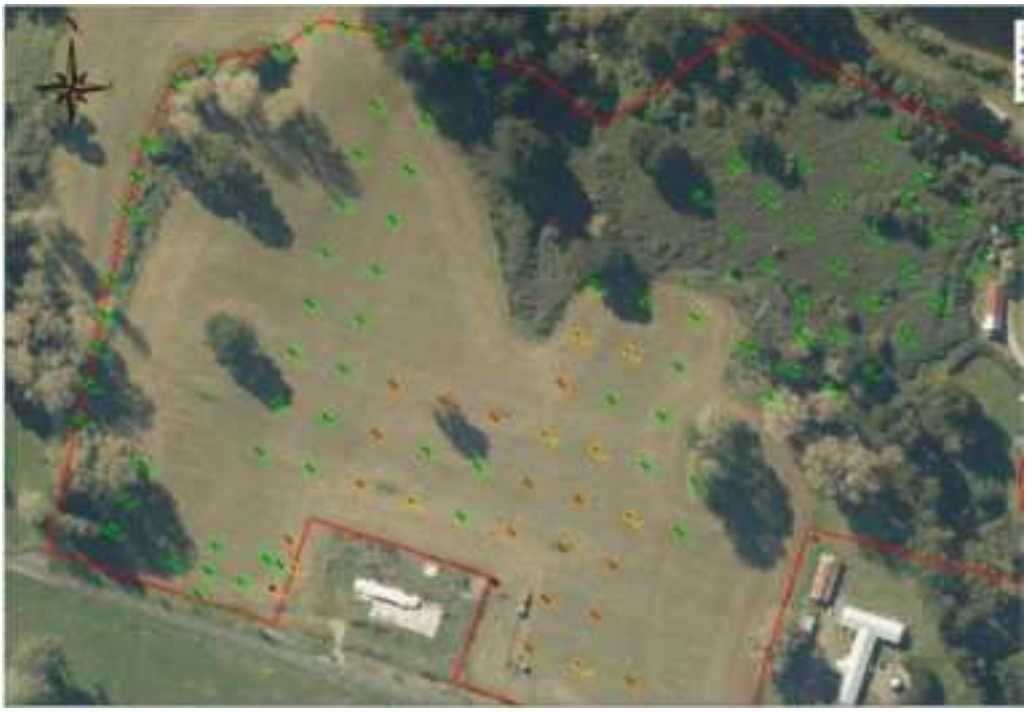


Image 5: Geohazard Mapping of Contaminants

Given the above, the site is considered a 'piece of land' under the NESCS and therefore future consents will be required at time of subdivision to require a remediation action plan for the development of these sites. This NESCS process is well known to Council and will be easily incorporated into the subdivision process. The remediation requirements may also influence any staging of the subdivision once more investigation as recommended by Geohazards is undertaken, and costs known.

6. ASSESSMENT AGAINST CRITERIA IN SECTION 32 REPORT

Plan Change 44 Section 32 Section 8.2 outlines a set of criteria for urban development to be successfully considered for residential development. The Section 32 focusses on Low Density Residential development provision however it is used here to demonstrate that this proposal largely meets these criteria also.

6.1. Location Relative to Existing LRZ or GRZ/Consistent Existing Development Pattern

Mangakino was developed with traditional lot sizes, largely single storey modest dwellings. The streets closest to the lake frontage have larger single storey dwellings with areas of more recent development. There are very little infill development. The centre of Mangakino has a small retail area, Council service area, community services near the school. Reserves adjoin the lake.

The subject sites are located immediately adjacent to existing General Residential land and forms a logical continuation of established urban development. Rezoning would therefore be a small yet logical extension of the urban area. Undertaking development adjoining Mangakino avoids pressure

on the surrounding rural area, yet will provide housing for a variety of purposes including for rural industry workers, aligning with the intent of PC44.



Image 6: Lake Road



Image 7: Karamū Street

6.2. Infrastructure Servicing – Council Water & Wastewater Supply

Council's Water Asset Manager has advised that there is sufficient capacity within the Mangakino Water Supply without any upgrades.

Council's Wastewater Asset Manager has advised that the Mangakino Wastewater Treatment Plant is in the process of being reconsented by Waikato Regional Council. Critically the Mangakino Wastewater Treatment Plant is in the process of being re-consented by Waikato Regional Council. This reconsenting will include both upgrade in treatment and the additional discharge volume necessary for this proposal. Although delayed by recent changes in both the extension to the expiry date of the expired consent to 31 December 2027, and the new Wastewater Environmental Performance Standards, the Taupō's Long Term Plan 2024 continues to include funding for the upgrade to the Wastewater Treatment Plant which will occur in sufficient time for connection by the proposed sites, at the 7-10 lot rate of development.

These outcomes in combination with the proposal are consistent with the Taupō District Future Development Strategy (FDS), which emphasises coordinated growth in locations able to be serviced efficiently.

6.3. Land Transport Effects

The development of allotments enabled by the proposed General Residential zoning would not result in more than minor adverse effects on the supporting land transport network. Mangakino's road network was constructed for a larger population, therefore is sufficient for the additional traffic occurring from the proposal. Access is gained from local roads, not from State Highways. Any site-specific roading or intersection upgrades can be appropriately addressed at the subdivision stage, meeting PC44's effects-based approach to managing transport impacts.

6.4. Outstanding Natural Landscape and Significant Natural Areas

Neither site is identified as an Outstanding Natural Landscape nor as a Significant Natural Area in the Taupō District Plan (Image 8). The Lake Road site is adjacent to but not in the Waikato Outstanding Natural Landscape (ONL56). The proposal therefore avoid adverse effects on nationally or regionally significant landscapes or ecological areas, and be consistent with the environmental limits recognised in PC44 and higher-order planning documents.



Image 8: Lake Road Site and Outstanding Natural Features and Landscapes Overlay

6.5. Proximity to Mangakino Township

The sites adjoin Mangakino, adjoining existing GRZ land, meaning the proposal will expand an existing urban area. Any future residents will have access to three waters reticulation, walking/biking trails, school and the small shopping/service centre. The growth in housing may enable growth in population creating better viability for employment, transport, education, services, and community facilities. This proximity meets Outcomes 3, 4, 6 & 7 of the FDS.

6.6. Access from State Highway

The site does not take direct access from a State Highway, only from local roads. Accordingly, the proposal would avoid reverse sensitivity effects on state highway infrastructure and align with district-wide objectives relating to the safe and efficient functioning of nationally significant infrastructure. The close proximity of State Highway 30 is noted with well-designed intersections of Lake Road to State Highway 30 which have been designed for much larger traffic volumes than now occur on these roads.

6.7. Geothermal Systems

The land is not located within the Wairakei Tauhara or Ōhāaki Geothermal Systems shown on Map D1. There are therefore no geothermal constraints that would preclude General Residential zoning.

6.8. Natural Hazard Risk

The land can be demonstrated to be free of significant natural hazard risk.
Any localised or site specific hazard considerations can be:

- Identified through LIM and PIM processes, and
- Appropriately managed at subdivision and building consent stages, consistent with the National Policy Statement for Natural Hazards and Council's risk based planning approach.

6.9. Consistency with Higher Order Planning Documents

The proposal is consistent with:

- National Policy Statement on Urban Development – enabling housing supply and well-functioning urban environments,
- Waikato Regional Policy Statement – integrated growth and infrastructure coordination,
- Taupō District Future Development Strategy – recognition of ongoing demand for density residential housing, and
- Proposed Plan Change 44 objectives relating to housing supply, choice, and efficient urban form.

7. SECTION 32 STATUTORY FRAMEWORK

7.1. Legislative Requirements

Section 32 of the RMA requires that before giving effect to a proposed plan change, an evaluation must be undertaken to:

- Examine whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA; and

- Examine whether the provisions are the most appropriate way to achieve those objectives, including:

    - Identifying reasonably practicable alternatives,
    - Assessing efficiency and effectiveness, and
    - Summarising reasons for the preferred option.

In accordance with section 32(1)(c), the level of detail contained in this evaluation reflects the scale and significance of the anticipated environmental, economic, social and cultural effects.

The proposal is an amending proposal under section 32(3), as it seeks amendment to the proposed Plan Change only. Section 32(6) clarifies that where no actual objectives are stated in the proposal, the objective is the purpose of the proposal.

7.2. Identification of the Issue

The core issue is the sufficiency of housing opportunities in Mangakino. There is limited vacant residential zoned land in Mangakino. The identified need in the FDS for Residential capacity within Mangakino, as well as the capacity within the water, wastewater and roading infrastructure to accommodate more residential lots requires the consideration of more land for residential use. Therefore to achieve more greenfield housing, the General Rural Zone is not the most appropriate zoning for the sites.

As the only landowner of rural land on the edge of Mangakino, WMI have identified and assessed these two sites are most suitable for residential development due to their:

- historical use as urban activities
- inefficient size and location for rural productivity
- location on the edge of the Mangakino Township and
- freehold title status

which make them ideal for residential development.

Therefore the General Residential zone is considered more appropriate for 35 Lake Road and 3 Karamū Street than the present rural zoning as it provides for a range of future lot sizes to meet the housing need.

7.3. Taupō District Plan Objectives

This proposal does not seek to amend any Objective or Policy, accordingly the s32A tests for the proposal and amendments to the subdivision rules is whether the proposal is appropriate to achieve the existing objectives and implementing the policies.

The Strategic Directions and Objectives & Policies of the Taupō District Plan are assessed below.

7.3.1. Strategic Direction - Climate Change

Section 6.1 of the Plan contains the strategic Climate Change policy framework. The relevant provisions seek positive climate change outcomes (CC-O1), resilience to current and future effects of climate change (CC-O2), and adapt to the risks and effects from climate change (CC-O3).

The proposed rezoning of approximately 17.6ha of rural land for residential development in Mangakino is generally consistent with Objective CC-O1 because it facilitates planned and consolidated urban growth adjacent to an existing settlement rather than dispersed rural development. Concentrating growth within or adjoining the existing urban area can support more efficient infrastructure provision, support public transport and viability of services and community facilities. The proposal also aligns with Council's Future Development Strategy, which anticipates additional residential growth in Mangakino through both infill and greenfield development.

At the subdivision and development stages, opportunities exist to incorporate climate-responsive urban design measures such as efficient stormwater systems, low-impact design, water-sensitive

design, and energy-efficient housing outcomes, which would further support positive climate change outcomes. The conversion from pastoral farming removes ongoing agricultural greenhouse gas emissions, including methane and nitrous oxide, and the residential form enables household-scale mitigation measures such as solar generation, rainwater harvesting, tree planting.

The proposal is capable of achieving consistency with Objective CC-O2 through future subdivision design where stormwater management and infrastructure capacity will address climate resilience considerations. The sites are clear of flood hazards. Concentrating residential growth within an existing settlement such as Mangakino is generally more resilient than fragmented rural development patterns, as it enables coordinated infrastructure upgrades, emergency management planning, and more efficient community servicing.

The proposal is generally consistent with Objective CC-O3 because it supports proactive and planned urban growth in an area already identified for future residential expansion within Council's strategic growth planning framework. The proposal also avoids pressure on rural development that can create inefficient infrastructure servicing and increased vulnerability to climate-related hazards. By enabling coordinated residential growth adjacent to existing urban areas, the proposal supports the District's longer-term ability to adapt to climate change effects in a managed and strategic way.

Overall, the proposal delivers an efficient and resilient urban development outcome consistent with the climate change objectives of the District Plan.

7.3.2. Strategic Direction - Fresh Water Quality

Section 6.2 of the Plan contains the strategic Freshwater Quality / Te Mana o Te Wai policy framework. The relevant provisions seek that subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, to benefit freshwater ecosystems, the wider environment, and the community.

The proposal is consistent with freshwater management objectives, as the proposal will replace existing pastoral farming activities, resulting in a reduction in nutrient inputs to Waikato awa contributing to improved freshwater quality outcomes, consistent with the Waikato Vision and Strategy. The sites are able to be connected to wastewater reticulation. Subdivision design will be meet Waikato Regional Council stormwater guidelines and Taupō Council stormwater requirements incorporating stormwater management measures, including on-site retention and treatment, to ensure contaminants are appropriately managed and potential cumulative contaminant discharge effects are addressed.

Overall, the proposal is capable of enhancing freshwater outcomes, meeting the Waikato Vision and Strategy where a healthy Waikato River sustains abundant life and prosperous communities, maintaining and improving the mauri, health and wellbeing of water bodies and the wider environment.

7.3.3. Strategic Direction - Land Development

Section 6.3 of the Plan contains the strategic land development policy framework. The relevant provisions seek to provide for and manage urban growth (LD-O1) through recognising the appropriateness of Urban Growth Areas as a resource for planned and staged urban growth; and ensuring that any new urban development is predicated by way of Taupō District Development Plan Process and plan change (LD-O2). Any development needs to ensure the maintenance of an

appropriate and sufficient level of infrastructure within existing serviced areas (LD-O3). Any development is to avoid degradation of the Lake and waterways (LD-04), and not detract from the amenity value or qualities of the local environment (LD-O5).

The proposal achieves these provisions by detailed investigations of the sites and their contraints, going through this plan change process, demonstrating demand and sufficient servicing, avoiding degradation of water quality, and not detracting from the amenity value or qualities of the local environment. The sites are identified in the FDS however are not identified as an Urban Growth Area in APP-UGA (these areas were derived from TD2050, now redundant). As the NPS-UD and FDS are the more recent documents these are considered to be of greater guidance and weight. The proposed Development Area and Plan in Appendix 1 has been developed consistent with APP_UGA and other recent Development Areas.

It is considered the proposal achieves the objectives and policies in Section 6.3, with reference to the FDS rather than TD2050.

7.3.4. Strategic Direction - Natural Environment Values

Section 6.5 of the Plan contains the strategic directions for Natural Environment Values. The relevant provisions seek to recognise the importance of the District's natural values and landscapes and their significance to the Taupō District's communities and identity (NEV-O1), protect areas of significant indigenous vegetation (NEV-O2), enhance indigenous biodiversity values (NEV-O3), protect outstanding landscape areas from inappropriate subdivision, land use and development (NEV-O5), recognise the relationship of tangata whenua with the natural values of their ancestral lands, waterbodies, cultural landscapes (NEV-O6), and preserve and enhance the natural character of riparian margins (NEV-O7).

The sites are not identified as an Outstanding Natural Landscape or Significant Natural Area, meaning the proposal avoids direct adverse effects on protected landscapes and indigenous biodiversity, while still maintaining overall landscape character of residential activity adjoining the Waikato River through appropriate dwelling scale and integration with topography and vegetation.

In the subdivision process, indigenous biodiversity values (NEV-O3) may be developed via planting and connection to the lake edge creating ecological value and enhancement of riparian areas (NEV-O7). Appropriate dwelling scale and location can be established in the subdivision process. Largely due to the location of the sites on areas of previous urban use and adjacent to existing urban form, the proposal avoids inappropriate development adjoining Natural Environment values consistent with the intent of the Natural Environment Values objectives.

7.3.5. Strategic Direction - Tangata Whenua

Section 6.6 of the Plan contains the strategic directions for Tangata Whenua. The relevant provision seeks that the values, rights and interests of Taupō District mana whenua are recognised and protected.

The proposal acknowledges the importance of mana whenua relationships with land, water and natural values by avoiding identified culturally significant areas and supporting enhancement of natural systems, thereby aligning with kaitiakitanga and the protection of environmental taonga. WMI is mana whakahaere and has undertaken and will continue engagement with mana whenua consistent with the principles of te Tiriti o Waitangi.

7.3.6. Strategic Direction - Urban Form and Development

Section 6.8 of the Plan contains the strategic directions for urban form and development. The relevant provisions seek that the district develops in a cohesive, compact and structured way (UFD-O1). The effective functioning of rural zones is protected, and the efficient use of zoned and serviced urban land is co-ordinated with the provision of cost-effective infrastructure (UFD-O2). Development of land in appropriate locations which demonstrates social and/or cultural benefits is recognised and provided for (UFD-O3). The development is serviced by an appropriate level of infrastructure (UFD-O4), and is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner (UFD-O7).

The proposal achieves these provisions by utilising existing infrastructure where capacity exists or is planned for and being in locations on the edge of Mangakino maintaining cohesive urban form (as viewed from the roads and Lake Maraetai). The assessment of effects concludes adverse effects on the environment will be avoided, remedied or mitigated, particularly avoid significant sites. The proposal will enable wellbeing benefits in that there will be more supply of residential land available for development meeting a clearly demonstrated demand in Mangakino assisting the community and rural industry in the wider area. The possible increase in population will provide for commercial and employment benefits to the wider community also.

It is considered the proposal achieves the objectives and policies in Section 6.8.

7.3.7. Transport

Section 7.3 of the Plan contains the objectives and policies for transport. The safe and efficient operation of the roading network, and movement of traffic, including cyclists and pedestrian within the District is desired (TRAN-O1). Effects on the movement of traffic (including pedestrian flow and parking in Mangakino must also be considered (TRAN-O2).

No traffic assessment has been undertaken. As is known, Mangakino was once a larger community, with a roading pattern and intersections designed for that larger community. As such the roading network and intersections are now more than adequate for the existing population and the proposed additional traffic volume. The existing intersections and road formations are in good condition and have good visibility. As such no wider or Mangakino network issues are likely to occur as a result of additional housing. This matter is applicable to both sites.

Accordingly, the proposal will achieve Objectives and policies in Section 7.3.

7.3.8. Natural Hazards

Section 8.3 of the Plan contains the objectives and policies for natural hazards. The relevant objectives are the protection of activities, development and life from the adverse effects of natural hazards (NH-O1), and activities and development do not create, accelerate, displace or increase the effects of a natural hazard (NH-O2).

The geotechnical assessment concludes that that natural hazard risks are well understood, internal to the site and can be effectively managed through site-specific design. Therefore, the proposal is consistent with this objective and associated policies in Section 8.3.

7.3.9. Operative District Plan Summary

There are a significant number of objectives and policies within the Taupō District Plan relevant to this proposal.

The proposal works towards the climate change outcomes by enabling a development adjoining an existing urban area, improving viability of public transport from Mangakino, reducing agricultural emissions, and thereby reducing the pressure for rural development. Similarly it supports freshwater quality objectives through the reduction of pastoral nutrient inputs, provision of reticulated wastewater, best practice stormwater management, and opportunities for native revegetation in reserves and lake edges.

For land development, the proposal is consistent with Taupō's FDS, and through consideration of WMI's options, the proposal seeks planned and serviced urban growth through the plan change process. This submission notes that the proposal meets Council's criteria for additional land rezoning.

The proposal is consistent with natural environment values objectives by avoiding impacts on significant natural areas and outstanding landscapes while enabling lake edge biodiversity enhancement. It also recognises tangata whenua values through ongoing engagement, and alignment with kaitiakitanga to be exercised by WMI.

Overall this proposal supports urban form and development objectives with rezoning occurring alongside the existing urban area where environmental effects are managed, while achieving transport and natural hazard objectives through safe access and suitability of the land for development.

The proposal is considered to achieve the respective objectives of the Taupō ODP.

7.4. Evaluation of benefits and costs (s32(2)(a))

Benefits	Costs
Economic	
• Supports housing supply and responds to identified demand for Mangakino residential land. • Generates economic activity through land development and construction, and rates • More efficient use of existing infrastructure networks including public transport • More efficient use of wider services – medical, education • Supports local economy	• Development costs including infrastructure upgrades, though these are minimal • Loss of some marginal farming land (albeit small parcels) and associated reduction in farming outputs
Social	
• Increased housing choice and availability for the community • Supports community growth and wellbeing • Supports viability of services within Mangakino including shopping centre, Council service centre, school and public transport	• Change in local amenity experienced by neighbouring residents
Cultural	
• Opportunity to incorporate kaitiakitanga through ecological enhancement and land management • Development occurs on land with no identified sites of significance	• Potential effects on unidentified cultural values
Environmental	
• Consolidation of development adjacent to existing urban areas, reducing pressure for dispersed rural subdivision • Opportunities to enhance indigenous biodiversity through native planting, ecological restoration • Reduction in agricultural greenhouse gas emissions (methane and nitrous oxide) through the conversion of pastoral farming to residential use • Decrease in nutrient inputs to Waikato Awa, contributing to improved freshwater quality	• Potential edge effects on adjacent ecological areas (eg weeds, domestic animals) • Increased impervious surfaces • Continued reliance on private vehicle relative to higher density environments. • Loss of rural character and open landscape values.

7.5. Economic Growth and Employment Opportunities (s32(2)(a)(i) & (ii))

The proposed rezoning of approximately 17ha of rural land to residential zoning in Mangakino will provide for a modest but sustained level of growth, enabling approximately 7–10 residential lots per year. This scale of development is consistent with the strategic growth anticipated by Taupō District Council's Future Development Strategy and will contribute positively to the economic and social wellbeing of Mangakino and the wider western Taupō District.

The proposal will generate direct economic benefits through:

- subdivision and civil construction activity,
- housing construction,
- infrastructure installation,
- surveying, engineering, planning, and related professional services,
- and ongoing property investment.

The staged release of residential lots over time will support a steady pipeline of work for local contractors, builders, tradespeople, and service providers, rather than creating short-term boom-and-bust development pressures.

Based on Formative's Assessment approximately half the dwellings will be permanent residents. Additional residential growth in Mangakino will also help support the viability of existing local businesses, community services, schools, and recreational facilities by increasing the permanent resident population and broadening the local rating base. Increased population can improve demand for retail, hospitality, maintenance, health, and community services, supporting local employment opportunities and economic resilience.

The proposal may also assist in addressing housing supply constraints within Mangakino by providing additional residential development opportunities in a planned and serviced location. Increased housing availability can support workforce retention and attraction within the wider district, including workers associated with tourism, forestry, agriculture, construction, and local service industries.
Importantly, the scale of growth proposed is moderate and proportionate to Mangakino's anticipated future growth trajectory. The development is therefore unlikely to generate significant adverse infrastructure or labour market pressures, while still contributing positively to local economic activity and long-term settlement sustainability.

Overall, the rezoning will support:

- incremental and sustainable economic growth,
- ongoing employment opportunities during development and construction,
- increased housing supply and investment,
- improved community resilience,
- and the long-term vitality of Mangakino as a rural township within the Taupō District.

7.6. The risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

There is no uncertain information or insufficient information about this proposal, therefore an assessment of risk of acting or not acting is not considered necessary.
However it is noted that not acting would fail to implement Taupō's FDS and Housing Strategy, failing to provide a competitive housing market where needed allowing Mangakino's rent and housing prices to increase, resulting in negative effects on community wellbeing.

7.7. The efficiency and effectiveness of provisions (s32(1)(b)(ii))

7.7.1. Efficiency

The rezoning of the Mangakino sites to Residential is considered efficient for the following reasons:

- Efficient use of land and infrastructure: The sites adjoins existing Mangakino urban area. The sites are in close proximity to established infrastructure networks where there is either sufficient capacity or planned capacity. This avoids the need for new, standalone infrastructure systems and reducing overall capital and environmental costs to the wider community.
- Avoidance of inefficient development patterns: Rezoning enables a planned and coordinated urban expansion, avoiding fragmented and ad hoc rural subdivision that would otherwise occur through the resource consent process, which is typically less efficient and results in poorer outcomes.
- Benefits to Environment: The transition from pastoral farming reduces greenhouse gas emissions and nutrient inputs to the Waikato Awa, creating environmental gains at a relatively low cost when compared with continued rural land use.
- Economic outcomes: Economic gains will result from the conversion of low value dry stock grazing land to residential dwellings, resulting in economic expenditure relating to land development, infrastructure upgrades, contractor employment, and housing construction. The increase population (permanent or visitor) will result in increased spending in the community to the benefit of businesses and services.
- Alignment with infrastructure funding mechanisms: Development contributions ensure that growth pays for growth, minimising fiscal burden on the wider community.

While there are costs associated with the loss of rural land, infrastructure upgrades, and potential environmental effects, these are moderate, well understood, and able to be internalised by the developer or mitigated through design and consenting mechanisms.

7.7.2. Effectiveness

The proposal is considered highly effective for the following reasons:

- Directly addresses housing supply issues: The proposal provides substantial residential capacity for Mangakino (approximately 180 lots) to meet the longterm supply for this township. The sites are immediately adjacently to the township and will support its growth. This capacity will meet a demonstrated demand, provide flexibility in housing typologies and contribute modern housing for permanent and visitor population, supporting a well-functioning urban environment.

- Delivers planned urban growth: The proposal provides a structured and coordinated framework for development through the District Plan as required by the FDS, rather than relying on less certain and less integrated consent-based development pathways.
- Strong alignment with strategic objectives: The proposal achieves climate change, freshwater, infrastructure, urban form, and natural environment objectives by enabling development in an appropriate location with manageable effects.
- Effectively manages environmental effects: The scale and nature of effects are well understood and can be avoided, remedied or mitigated through subdivision design, consent conditions, and best practice environmental management.
- Supports resilient and adaptive development: The low-density format enables site-specific responses to natural hazards, climate change, and future adaptability, increasing the long-term effectiveness of the development.
- Provides certainty and clarity: Rezoning provides a clear planning framework for landowners, Council and infrastructure providers, improving certainty and enabling better long-term planning outcomes.

7.8. Options Considered (s32(1)(b)(i))

Option 1: Status Quo The existing Rural Zone and related provisions applying to the sites would be retained and non-complying consent would be required.	Continuing to apply Rural Zone provisions to the identified areas of land will not assist in achieving the ODP's objectives relating to ensuring sufficient residential development capacity and providing for sustainable growth. Any consent would be high risk, with uncertainty as residential development in rural zones is not supported by the objectives and policies. Consequence could be increased demand for infill housing however this is a style of housing with more limited appeal.
Option 2: Rezoning the sites as General Residential without the development area plan	This option would not provide a coordinated and integrated framework for development. The development area plan addresses connectivity, connectivity needs, and site specific natural hazards. The development area plan allows environmental constraints to be identified and appropriately managed upfront.
Option 3: Lodge a private plan change request to rezone the sites General Residential with a development area plan.	This option was seriously considered, however would be inefficient when the Council has already notified Plan Change 44, and would be much more costly for the applicant. The same outcomes would be achieved as per this submission for this proposal.
Option 4: Rezone the sites as Low Density Residential	Zoning the sites low density residential may not require sewer reticulation or WWTP upgrade, reducing costs for development. However this zoning would be an inefficient use of serviceable land.
Option 5: Rezone alternative sites – Taniwha Street	This option was seriously considered. Taniwha Street was similarly developed with housing in 1950s and is also in close proximity to roading and waters infrastructure. These attributes are not materially different to the current proposal and so do not provide a rational basis for choosing to rezone Taniwha Street instead of the proposed sites. Furthermore, the Taniwha Street land is also part of a larger dairy farm unit efficiently farmed and has potentially greater impacts on adjoining landowners views.

7.9. Reason for Option Chosen (s32(1)(b)(iii))

This submission on Council's Proposed Plan Change 44 to rezone 35 Lake Road and 3 Karamū Street to General Residential, supported by a development plan, is the most appropriate option because it utilises an existing and commenced statutory process specifically designed to consider residential zoning changes, ensuring timely and efficient decision-making without the need for a standalone private plan change.

As per Council's Section 32 evaluation, this submission reduces duplication of process, cost, and delay. Incorporating a development plan within this submission further strengthens the proposal by demonstrating comprehensive and coordinated planning, including how infrastructure, access, and environmental constraints will be managed.

Together, this approach provides a balanced and efficient pathway that achieves the benefits of integrated development planning while leveraging the broader strategic and policy framework already being progressed through PC44, making it a practical, effective and cost-efficient method of securing rezoning outcomes.

8. ASSESSMENT OF ENVIRONMENTAL EFFECTS

This submission outlines WMI's request to rezone two sites from General Rural to General Residential. WMI have undertaken their own assessment of potentially suitable sites for residential zoning. Although not limited to these sites, WMI's assessment identified two sites as suitable options for residential zoning, when assessed against residential housing criteria. These two sites are being 37 Lake Road and 3 Karamū Street in Mangakino.

Detailed reporting has been undertaken on both these sites including Economic, Ecological, Visual Landscape, Cultural, Geotechnical, Transportation, Infrastructure, Soil Contamination, and Land Classification to determine whether there are any significant constraints to the sites being developed for residential use or effects associated with the conversion to residential house.

This submission provides supportive investigations in summary form to address the matters outlined in Taupō District Plan APP-UGA as required for rezoning of land to residential. Full assessments are available in Appendices 3 to 8.

8.1. Economic Effects

WMI engaged Formative Limited to provide an economics assessment of the predicted growth in supply and demand in Mangakino (Appendix 7). This assessment also assesses the benefits of a diverse housing market where greenfield and infill housing is offered.

The assessment concludes that sustained growth is anticipated with demand from both local and temporary residents expected over the next 30 years, suggesting there would be combined demand in the range of 255 to 362 new dwellings by 2053. This suggests that there is demand for around 7 to 10 residential lots per annum. This assessment informed the scale of this proposal, informing the decision to not pursue Option 5 (Taniwha Street - as noted in Section 7.8) at this time.

For rentals, around 38% of permanent residents in Mangakino live in a rental dwelling and Median rents in the Mangakino area have increased from just under $400 per week in 2016 to $685 per week in 2025. Overall Residential sales prices and weekly rents in Mangakino have both increased considerably since 2016, which means that the housing affordability has deteriorated in the town.

> *Given the expected growth trajectory and the relatively limited remaining supply in Mangakino, it is likely that both 57 Lake Road and Karamū Street will need to be brought forward for development. At a projected growth rate of approximately 7-10 dwellings per annum and an estimated remaining capacity of around 25 lots, existing capacity would be exhausted within the next 2–3 years.*
>
> *This indicates a potential shortfall emerging in the short term, likely around 2028-2029. On that basis, there appears to be a clear need for additional zoned land to ensure supply remains aligned with demand. Accordingly, rezoning via PC44 of at least 57 Lake Road should be progressed now as a minimum response to address the anticipated capacity constraint. We also consider that rezoning Karamū Street would be beneficial, as it would help ensure an adequate supply of residential capacity and provide additional flexibility to respond to demand.*
> (page 25 Formative Report)

The addendum to the report provides advice on the split of demand between greenfield capacity (i.e. standalone dwellings in new urban areas) and intensification capacity (i.e. attached dwellings in existing urban areas), with a particular focus on Mangakino to address the requirements of Clause 3.2 of NPS-UD. The capacity assessment (under Clause 3.2) consider capacity in terms of a set of criteria – "plan enabled", "infrastructure-ready", and "feasible and reasonably expected to be realised", as well as the . The recommendations are that

> *Given the available data, it is likely that there is limited Plan Enabled capacity in Mangakino and that much of this capacity may not be developable. While there may be some infill potential there has been no assessment of whether this development could be reasonably expected to be realised or whether it would be commercially feasible to do so.*
>
> *For Mangakino the council could consider adopting a 100:20 split policy which would be consistent with the NPS-UD competitiveness margin. This 100:20 split, would provide for 100% of demand in new greenfield development and 20% within existing urban areas.*
> *This would mean planning for 255 to 3562 additional dwellings by 2053 in new urban areas and 50 to 70 additional dwellings by 2053 in the existing urban areas.*
> (page 30 & 31, Formative Report)

In conclusion, there are potential adverse effects of not rezoning additional land to Residential, whereby insufficient housing capacity would occur further decreasing affordability in Mangakino.

Wider economic effects of additional housing and a resulting increase in permanent and holiday house population are increased spend at local businesses, decreased costs associated with travel for rural industry workers, construction income and increased efficiency public transport.

8.2. Ecological Effects

Lake Road

Lake Road is largely in pasture with a recently cleared area returned to pasture from blackberry. A small portion of the site (the northern embankment) has some mid quality native bush. Due to the slope this embankment is undevelopable as identified in the geotechnical report. Therefore this bush could be retained via covenant or other protection. Due to the significant area of pasture and the inability to develop this area, no detailed ecological assessment is considered warranted.

Karamū Street

Karamū Street is similarly in pasture. According no ecological assessment has been undertaken as there are considered no effects on floral and fauna at these sites. A positive benefit of the proposal for Lake Road is the likely provision of stormwater reserves with pedestrian access, where native revegetation will likely occur. Therefore a positive benefit is the likely increase in biodiversity from future native revegetation and general residential property landscaping. Consideration of possible future native revegetation is provided for in the Development Plan Key Outcomes DEV8.2 (Appendix 1) and in current assessment criteria to which subdivision applications will be subject to (SUB-R14.f & i).

8.3. Landscape and Visual Effects

WMI engaged Narrative Landscape Limited to provide a landscape and visual assessment of the two sites (Appendix 3), with Lake Road directly adjoining Lake Maraetai/Waikato Awa (OLA56).

Lake Road

Given significant modifications to the area, the main landscape issues are considered to be;

- *Potential adverse landscape and visual amenity effects on nearby residential properties; and*
- *Ensuring that the treatment of perimeter development appropriately integrates with the receiving environment (be that neighbouring residential properties, roads, escarpments or the lake/river edge).*

(page 28, Narrative Report)

The Conclusions of the LVA are:

> *Based on the above assessment of landscape and visual amenity effects, it is considered that the two proposed WMI rezoning sites would be capable of accommodating a Residential Environment zoning.*
>
> *The rezoning itself won't cause an adverse landscape effect. However, to ensure future development is well integrated into the receiving environment, it is recommended that an Outline Development Plan is prepared for the WMI Lake site.*
>
> *A significant contributing factor, which has diminished potential adverse landscape and visual amenity effects, is the historical context relating to the Pouākani Block and Mangakino Hydroelectric Dam Village. With both of the sites having previously held an urban landuse.*

It has been concluded that the level of landscape and visual amenity effect, as a result of rezoning to General Residential Zone, does not exceed a Low-Moderate adverse effect (Minor) for the Lake Rd site, or exceed a Low adverse effect (less than minor) for the Karamū St site.
(page 29, Narrative Report)

Narrative's report has made recommendations for measures to be incorporated into the Outline Development Plan for consideration in subdivision design. These and the recommended Height Overlay are incorporated into the Development Plan Key Outcomes DEV8.2 (Appendix 1).

Karamū Street
Narrative's assessment does not recommend any particular landscape measures for Karamū Street.

8.4. Effects on Cultural & Archaeological Values

An interview has been held with Craig Ahipene, Eli Paerata and Timutetai Paerata, kaumatua for Ngāti Te Kohera. No cultural sites of significance or areas of historical occupation have been identified on the lands in question in this interview (Appendix 10).

No archaeological sites have been identified on NZAA Arch Site on these lands either. This assessment relates to both blocks. Consultation with Raukawa and Ngāti Tūwharetoa raised no concerns about sites of significance. It is possible that the damming of Waikato River by Maraetai Dam to form Lake Maraetai flooded sites of significance which are likely to have been in closer proximity to historical location of the river.



Image 9 – Extract from NZAA Arch site mapping

8.5. Geotechnical Effects

WMI have commissioned CMA Geosciences to undertake geotechnical assessment for both sites (Appendix 5).

Lake Road

CMW Geoscience undertook a geotechnical investigation of Lake Road including onsite testing of Lake Road. Due to its topography (slopping with steep northern embankment) and its previous use for timber mill with sawdust disposal, this report identifies the following constraints:

- Slope Stability Hazard zones for specific assessment and appropriate setbacks
- Cut/Fill Batter gradients for this location
- Excavation of uncontrolled fill or Specific Engineer Design pile foundations
- Void management for foundation design
- Bulk earthworks will be needed to create engineered fill
- Onsite soakage is not recommended for sites close to step natural slopes and cut batters
- A range of other stormwater methodologies are also recommended

Section 8 of the Lake Road report outlines further work to advance development plans and resource consent application. These measures are normal practice in land development, and have been incorporated into the Development Plan Key Outcomes DEV8.2. With the slope stability hazard zone and historic sawdust stockpile identified clearly as a Natural Hazard Zone in the Development Plan and associated requirements detailed, the development of the site is possible with a clear rule framework to provide assessment of geotechnical recommendations in a subdivision consent. With measures incorporated, the Natural Hazard Risk for this site is deemed to be low.

Karamū Street

CMW Geoscience undertook a desktop preliminary geotechnical assessment of 3 Karamū Street. Due to its topography (flat) and lack of steep slopes or fault lines, and its previous use for housing, the main geotechnical considerations are erosion cavity features (voids/tomos) and unsuitable fill. Standard subdivision investigations and construction measures are anticipated to be suitable.

Section 8 of the Karamū Street report outlines further work to advance development plans and resource consent application. These measures are normal practice in land development. With measures incorporated, the Natural Hazard Risk for this site is deemed to be low. Consequently, no Natural Hazard Overlay is proposed for this site, rather the existing assessment criteria in SUB-R2 and SUB-R14 are considered sufficient to address earthworks and geotechnical matters at time of subdivision.

8.6. Transportation Effects

As is known, Mangakino was once a larger community, with a roading pattern and intersections designed for that larger community. As such the roading network and intersections are now more than adequate for the existing population and any addition of housing on land previously used for housing. As such no wider or Mangakino network issues are likely to occur as a result of additional housing. Adequacy of the road formations can be provided in an engineering assessment along with current traffic counts to confirm adequacy. Additionally consultation can occur with NZTA/Waka Kotahi to confirm if required. This matter is applicable to both sites. Detailed assessment of this matter is provided for in existing assessment criteria in SUB-R2.a and SUB-R14.l & n.

Mangakino is a small community, readily bikeable and walkable. Its isolation from other communities and the distances to get to community and health services and workplaces is problematic. Current public transport is currently the C2T Tokoroa to Taupō Bus, travelling between Tokoroa, Mangakino, Whakamaru and Taupō – in both directions, on Tuesday and Friday. Public transport will be more viable with an increase in population in Mangakino, which this rezoning may achieve.

8.7. Infrastructure Effects

WMI engaged Cheal Consultants Limited to provide a civil engineering assessment of both sites (Appendix 6).

Overall Capacity
Council engineers confirm that there is sufficient water capacity in Council water take consent for at least 200 additional lots in Mangakino over current peak demand. Any specific network upgrade or extension would be required as part of any subdivision.

Over the last four years, discussions have been undertaken with Council's wastewater asset manager. These discussions have led to the inclusion in Taupō Council's Long Term Plan 2024 of an expanded Mangakino WWTP to cater to expected growth in Mangakino being at least 180 dwellings of greenfield and some infill housing also. The Mangakino Wastewater Treatment Plant is in the process of being re-consented by Waikato Regional Council. This reconsenting will include the additional discharge volume necessary for this proposal. Although delayed by recent changes in both the extension to the expiry date of the expired consent to 31 December 2027, and the new Wastewater Environmental Performance Standards, the Taupō's Long Term Plan 2024 continues to include funding for this upgrade which will occur in sufficient time for connection by the proposed sites, at the 7-10 lot rate of development.

Any roading stormwater must be retained on-site which can be incorporated into any subdivision design whereby stormwater management methodologies will be consistent with Taupō Code of Practice and Waikato Regional Plan. The findings of the geotechnical report on this matter are also relevant.

No upgrade to existing intersections are needed. New intersections will be to Lake Road where there is excellent visibility. Connections to walking and cycling trails are able to be made.

Lake Road
Due to fall to the existing wastewater main, a small portion of the site (northeastern boundary) will require onsite wastewater pumps to access the wastewater network. Any specific network upgrade or extension would be required as part of any subdivision.

Karamū Street
Karamū Street may require a wastewater pump due to shallow fall to existing wastewater infrastructure. Stormwater may be required to be retained on site. These constraints are normal development considerations for residential housing.

The conclusion of the Engineering Assessment is:

> *Based upon the above review and commentary, services and access to both sites can be generally accommodated within existing networks, considering the surrounding residential environment with the Town Centre Environment a few blocks away. Final stormwater disposal may vary once more specific geotechnical assessments have been completed as some of Lake Road and potentially all of Karamū Street may allow for soakage.*
>
> *Currently Taupō District Council is applying to the Waikato Regional Council for a Consent to upgrade both Wastewater Treatment Plants. Provision to service these two sites was confirmed within the proposed upgrade. Significant Developers contribution fees towards upgrade and enhancement of the water quality to the Lake and Town Supply are a mutual benefit to Mangakino Township, TDC and Developer*.
> (page 30, Cheal Report)

Detailed assessment of infrastructure provision and design is provided for in existing assessment criteria in SUB-R2.a & c and SUB-R14.d & l.

8.8. Land Contamination Effects

WMI have commissioned Geohazards Environmental Limited to undertake both a Preliminary Site Investigation (PSI) and a Detailed Site Investigation (DSI) for both sites (Appendix 4).

Lake Road

As detailed in Section 5.8.1 of this report, Lake Road is the former site of the Mangakino Timber Mill. DSI testing identifies a contamination area where a variety of contaminants (lead, zinc, copper and asbestos) exceed the SCS and Eco EGV requirements for residential use. Of note all results are within SCS guidelines for commercial use. A remediation action plan is recommended for residential use at the time of subdivision, with further assessment to be undertaken in 13 of the 25 sample locations.



Image 10 – Extent of Soil Contamination

Karamū Street
As also identified in Section 5.8.1, a DSI was also undertaken on Karamū Street with 30 samples taken. The report states that no remediation is required on this site.

Detailed assessment of contaminated sites is provided for in existing assessment criteria in SUB-R2.b and SUB-R14.e, and via the requirements of the National Environmental Standard for Soil Contamination as outlined in Section 5.8.

9. ENGAGEMENT

Consultation has been undertaken with a variety of stakeholders over the last 3-4 years as detailed in the Consultation Summary (Appendix 9).

Consultation was undertaken in 3 rezoning options being Lake Road, Karamū Street and Taniwha Street. Taniwha Street was an site under consideration by WMI, being a portion of the land between Taniwha Street and Mangakino Golf Course on the eastern side of Mangakino. Although previously housing in 1950s, following feedback from adjoining owners, this option was not progressed at this time.

Consultation has been undertaken with Pouakani Trust, Tūwharetoa Māori Trust Board and Raukawa. Specifically a hui was held with Pouakani Marae Kaumatua Craig Ahipene, Eli Paerata, Timu Paerata and WMI representative Michael Allan on 13 October 2023. This hui discussed the cultural assessment of Mangakino and WMI lands.

Group	Outcome
• Pouakani Marae	Letter of Support
• Tūwharetoa Maori Trust Board	Ok with engagement with mana whenua Pouakani Marae
• Raukawa Charitable Trust	Positive feedback at meeting, Guidance on soil contamination protocols provided.
• Waikato Regional Council	Discussion held with LUC team
• Mercury Energy	No feedback sought, due to location above river level
• Council Asset Managers	No concerns regarding water capacity Additional wastewater capacity planned for
• Waka Kotahi	No feedback sought, due to location of sites being on local roads.
• Adjoining Landowners	No direct consultation however some owners attached the public hui
• Wider community/interest groups	Hui held at Pouakani Marae, minutes taken Most feedback was from WMI Shareholders. Some neighbours at Taniwha street opposed development there. Few comments on Lake Road or Karamū Street. River Trails in support

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**313610**
Land Registration District	**South Auckland**
Date Issued	11 July 2007

Prior References
283449

Estate	Fee Simple
Area	102.4510 hectares more or less
Legal Description	Lot 1 Deposited Plan 378264
Registered Owners	

Michael John Phillips and Christine Anne Phillips

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

H804440 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 27.6.1988 at 11.17 am

7457514.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.7.2007 at 9:00 am

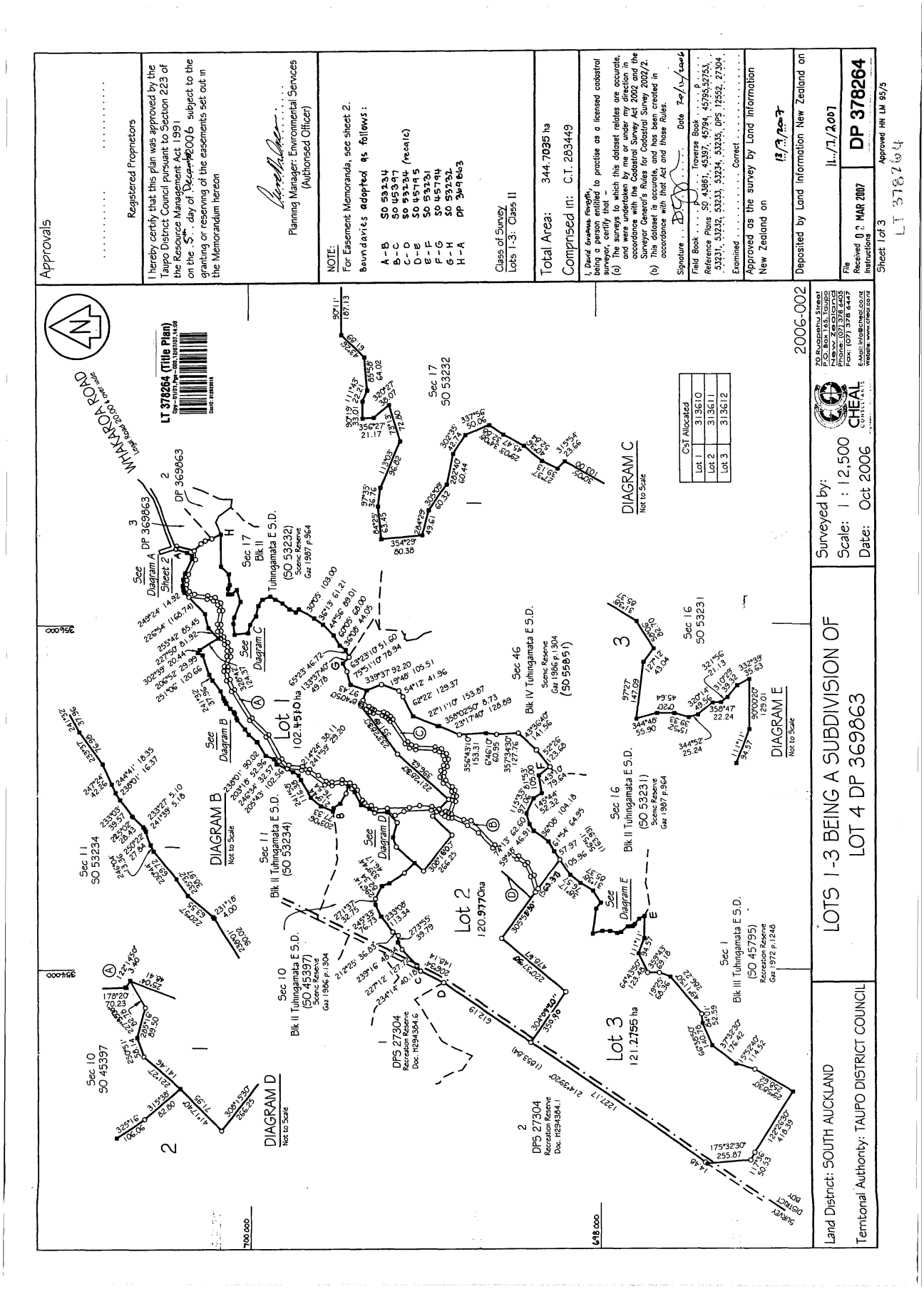
Subject to a right of way and a right to convey, water, electricity and telecommunications over part marked A on 378264 created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

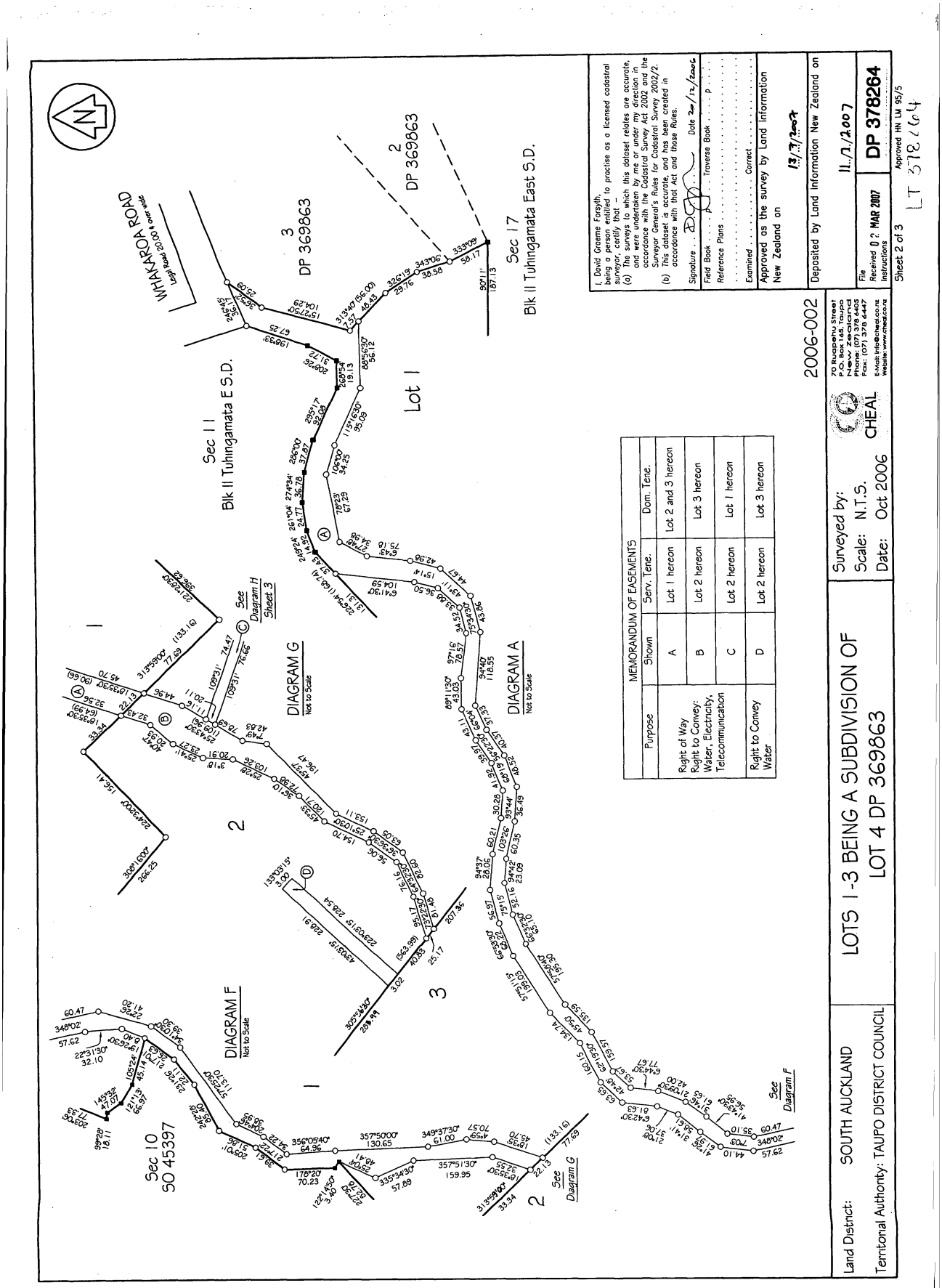
Appurtenant hereto is a right of way and a right to convey, water, electricity and telecommunications created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

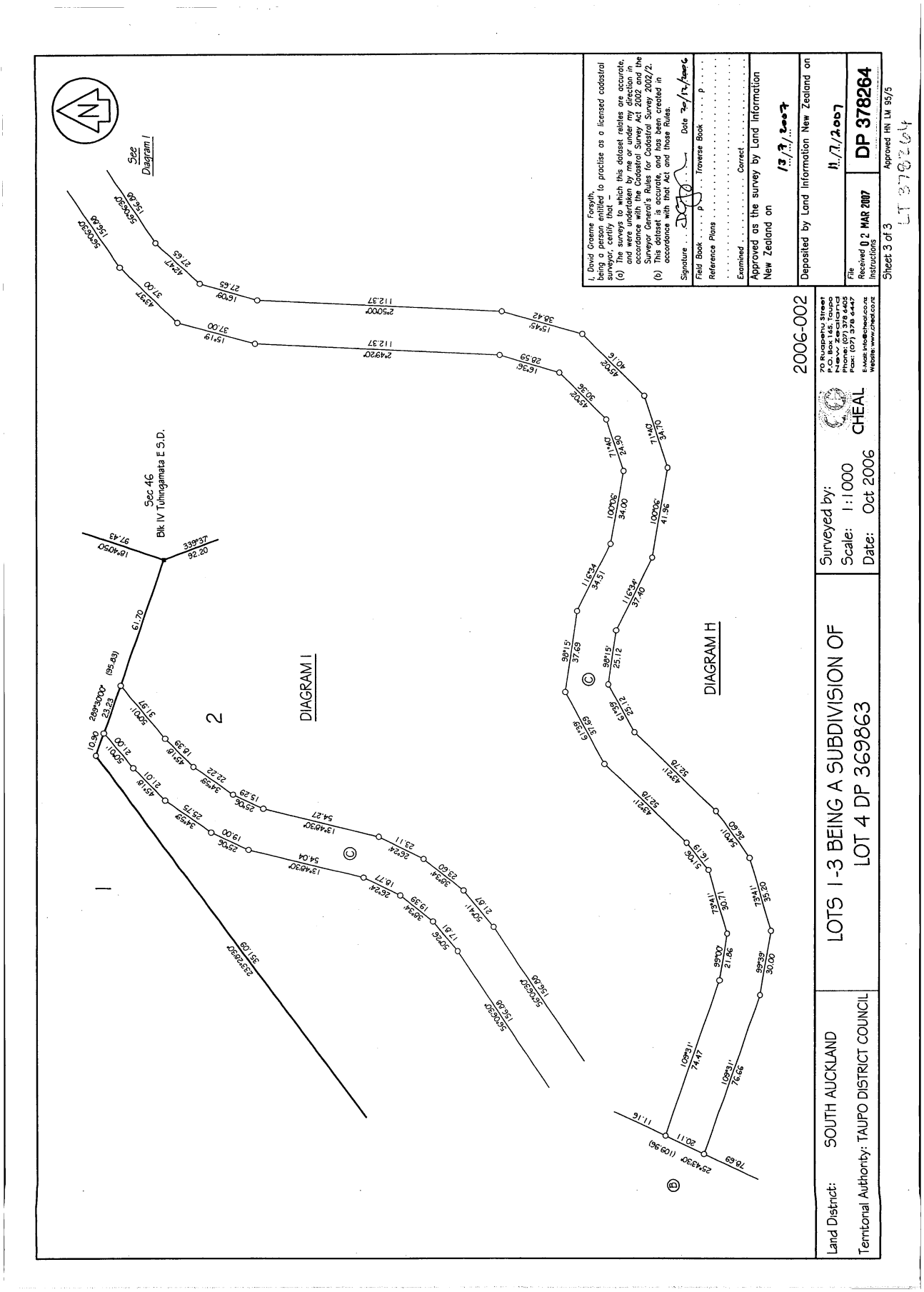
The easements created by Easement Instrument 7457514.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and electronic data and a right to transmit telecommunications and computer media created by Easement Instrument 8017715.2 - 4.12.2008 at 9:00 am

10705132.3 Mortgage to Rabobank New Zealand Limited - 28.2.2017 at 1:43 pm


Approvals
Registered Proprietors
I hereby certify that this plan was approved by the Taupo District Council pursuant to Section 223 of the Resource Management Act 1991 on the 5th day of December 2006 subject to the granting or reserving of the easements set out in the Memorandum hereon
Planning Manager: Environmental Services (Authorised Officer)
NOTE:
For Easement Memoranda, see sheet 2.
Boundaries adopted as follows:
A-B SO 53234
B-C SO 45397
C-D SO 53234 (record)
D-E SO 45745
E-F SO 53231
F-G SO 45794
G-H SO 53232
H-A DP 369863
Class of Survey
Lots 1-3: Class II
Total Area: 344.7035 ha
Comprised in: C.T. 263449
I, David Graham Vaughn, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; and
(b) The dataset is accurate for Cadastral Survey 2002/2 purposes and has been created in accordance with that Act and those Rules.
Signature ... Date 20/12/2006
Field Book ... Traverse Book ... Page ...
Reference Plans SO 45861, 45397, 45794, 45795, 52753, 53231, 53232, 53233, 53234, 53235, DPS 12552, 27304
Examined ... Correct ...
Approved as the survey by Land Information New Zealand on 13/2/2007
Deposited by Land Information New Zealand on 11./1./2007
File Received 02 MAR 2007 Instructions
DP 378264
Sheet 1 of 3
Approved HN LM 85/5
LT 378264
LT 378264 (Title Plan)
Land District: SOUTH AUCKLAND
Territorial Authority: TAUPO DISTRICT COUNCIL
LOTS 1-3 BEING A SUBDIVISION OF LOT 4 DP 369863
Surveyed by:
Scale: 1 : 12,500
Date: Oct 2006
2006-002
70 Ruapehu Street
P.O. Box 145, Taupo
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: info@cheal.co.nz
Website: www.cheal.co.nz
CHEAL CONSULTANTS
DIAGRAM A Not to Scale
DIAGRAM B Not to Scale
DIAGRAM C Not to Scale
DIAGRAM D Not to Scale
DIAGRAM E Not to Scale
Lot 1 102.4510ha
Lot 2 120.9770ha
Lot 3 121.2755 ha
CST Allocated
Lot 1 313610
Lot 2 313611
Lot 3 313612
Sec 10 SO 45397
Sec 11 SO 53234
Sec 16 SO 53231
Sec 17 SO 53232
Blk II Tuhingamata E S.D. (SO 53232) Scenic Reserve Gaz 1987 p.964
Blk II Tuhingamata E S.D. (SO 45397) Scenic Reserve Gaz 1906 p.1304
Blk II Tuhingamata E S.D. (SO 53234)
Blk II Tuhingamata E S.D. (SO 53231) Scenic Reserve Gaz 1987 p.964
Blk III Tuhingamata E S.D. (SO 45795) Recreation Reserve Gaz 1972 p.1246
Blk IV Tuhingamata E S.D. Scenic Reserve Gaz 1986 p.1304 (SO 55851)
DPS 27304 Recreation Reserve Doc. H294364.6
DPS 27304 Recreation Reserve Doc. H294364.1
Sec 46
Sec 1
Sec 2
Sec 3
DP 369863
Wiwaka Road
SURVEY DISTRICT BDY
700.000
698.000
356000
354000


WHAKAROA ROAD
Sec 11
Blk II Tuhingamata E S.D.
Sec 17
Blk II Tuhingamata East S.D.
Lot 1
3
DP 369863
2
DP 369863
Sec 10
SO 45397
DIAGRAM F
Not to Scale
DIAGRAM G
Not to Scale
DIAGRAM A
Not to Scale
See Diagram H Sheet 3
See Diagram F
See Diagram G
MEMORANDUM OF EASEMENTS
Purpose
Shown
Serv. Tene.
Dom. Tene.
Right of Way
Right to Convey: Water, Electricity, Telecommunication
A
Lot 1 hereon
Lot 2 and 3 hereon
B
Lot 2 hereon
Lot 3 hereon
C
Lot 2 hereon
Lot 1 hereon
Right to Convey Water
D
Lot 2 hereon
Lot 3 hereon
I, David Graeme Forsyth, being a person entitled to practise as a licensed cadastral surveyor, certify that:
(a) the survey to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2.
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Signature . . . Date 20/12/2006
Field Book . . . Traverse Book . . . p . . .
Reference Plans . . . .
Examined . . . . . Correct . . . . . .
Approved as the survey by Land Information New Zealand on 13/3/2007
Deposited by Land Information New Zealand on 11/1/2007
File
Received 0 ? MAR 2007
Instructions
DP 378264
Sheet 2 of 3
Approved HN LM 95/5
LT 378/64
2006-002
70 Ruapehu Street
P.O. Box 145, Taupo
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: info@cheal.co.nz
Website: www.cheal.co.nz
CHEAL
Surveyed by:
Scale: N.T.S.
Date: Oct 2006
LOTS 1-3 BEING A SUBDIVISION OF LOT 4 DP 369863
Land District: SOUTH AUCKLAND
Territorial Authority: TAUPO DISTRICT COUNCIL


LOTS 1-3 BEING A SUBDIVISION OF LOT 4 DP 369863
Land District: SOUTH AUCKLAND
Territorial Authority: TAUPO DISTRICT COUNCIL
Surveyed by: CHEAL
Scale: 1:1000
Date: Oct 2006
2006-002
DP 378264
Sheet 3 of 3
DIAGRAM I
DIAGRAM H
Sec 46 Blk IV Tuhingamata E S.D.
See Diagram 1
I, David Graeme Forsyth, being a person entitled to practise as a licensed cadastral surveyor, certify that –
Approved as the survey by Land Information New Zealand on
13/3/2007
Deposited by Land Information New Zealand on
11/7/2007
Received 02 MAR 2007

STORMWATER MANAGEMENT PLAN

DRAFT

Stormwater Management Plan - Te Tuhi Subdivision

for Big Ball Holdings Limited

Rev WD - 29/04/2026








BTW COMPANY
SURVEYING | ENGINEERING | PLANNING & ENVIRONMENT

Stormwater Management Plan - Te Tuhi Subdivision

for Big Ball Holdings Limited

	Reviewed	
Report Author		29/04/2026
	Catherine Gu, BE (Hons), MEngNZ	Date
Reviewed by		29/04/2026
	Sean Husband, BE (Hons), CPEng, CMEngNZ	Date

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Rev WD - 29/04/2026 DRAFT

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1 INTRODUCTION

This Stormwater Management Plan has been prepared for a proposed 33-lot rural residential subdivision located at 387 Whakaroa Road, Taupo, hereafter referred to as 'the site'.

This report outlines the stormwater management measures required for the proposed subdivision. The report includes a catchment assessment, identification of design criteria and preliminary design for infrastructure required to support the proposed development and mitigate the effects of the development on the receiving environment.

This stormwater management plan is intended to support resource consent applications for the site.

This assessment has been made in accordance with the Taupō District Council and Waikato Regional Council standards and guidelines.

1.1 Background

The site has a total area of approximately 344.2 ha and is situated across three parcels (Lot 1 DP 378264 and Lots 2 & 4 DP 408156). A locality map of the site is provided in Figure 1.1.



Figure 1.1: Site Location (Image source: Waikato 0.3m Rural Aerial Photos (2021-2024)

A 33 lot rural residential subdivision is proposed for the site. Lot sizes are typically proposed to be over 10 ha. A main private access road is proposed for the site extending from the north to the south, along with a secondary road to the east.

1.2 Site Description

The site is situated on a ridgeline on the northern shores of Lake Taupō, approximately 11 km to the west of Taupō. The site has been used for grazing and agricultural purposes and is generally covered in pastoral grasses.

A topographic survey was carried out on the site which has been used for detailed design. The site is generally undulating.

A crown owned scenic reserve (Whakaipo Bay Reserve) is located adjacent to the site. This borders the proposed road for approximately 65 m.

1.3 Taupō District Plan

The site is situated within a 'General Rural Zone' under the Taupō District Plan.

The site is also situated within 'Amenity Natural Features and Landscapes' (ANFL) area and a 'Outstanding Natural Features and Landscapes (ONFL) area.

Areas downstream of some portions of the site are zoned rural lifestyle zone, low density residential zone and general residential zone. Refer Figure 1.2 for an overview.



Figure 1.2: Taupō District Plan with site boundary outlined.

2 CATCHMENT ASSESSMENT

2.1 Hydrological Context

The development site is located within the Lake Taupō Catchment Management Zone, comprising nearly 350,000 ha in the central North Island. Lake Taupō forms approximately 17.5% of this catchment area. The catchment is located at the headwaters of the Waikato River, which flows through much of the Waikato region prior to discharging to the Tasman Sea at Port Waikato.

The Lake Taupō Zone Plan[1] indicates Lake Taupō is highly valued for its high water quality and indigenous biodiversity.

The Lake Taupō Catchment and the site location are shown in Figure 2.1.

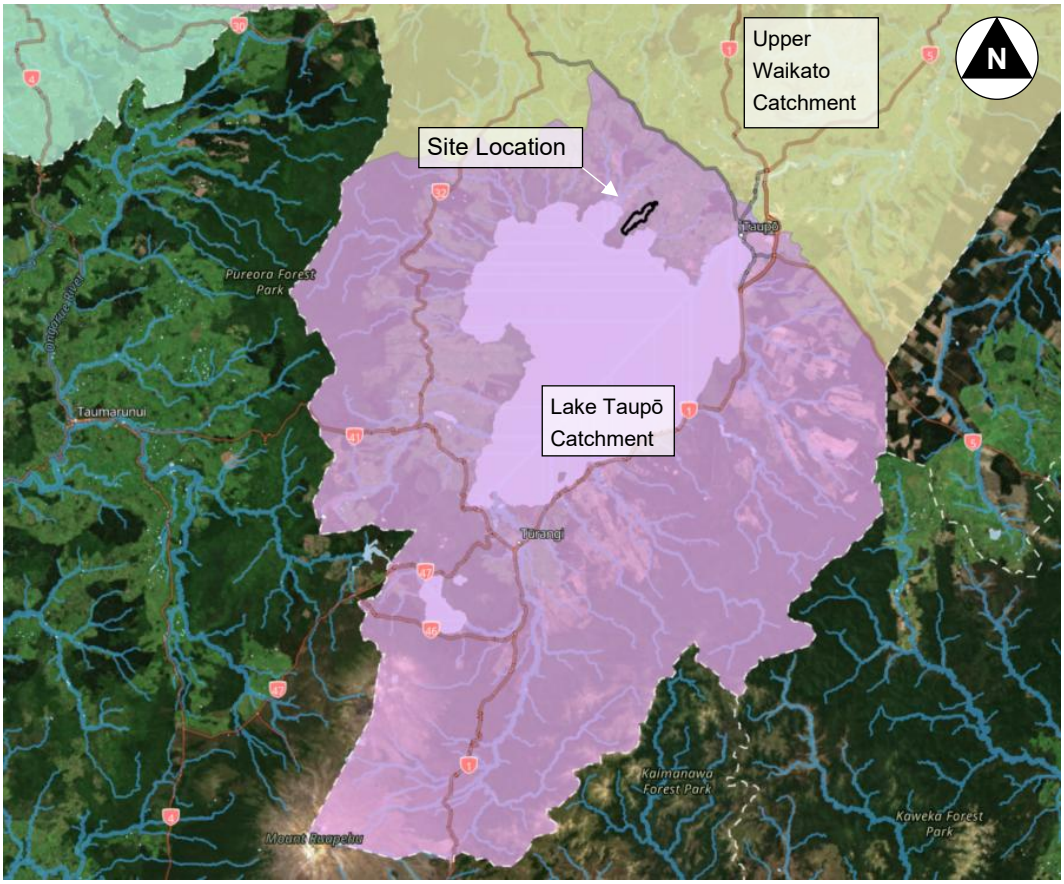


Figure 2.1: Site Location within the Lake Taupo Catchment (Source: Waikato Regional Council Catchment Management Zones Map)

2.2 Site Catchments

The site is located in an elevated location, with runoff generally draining to the east, west and south of the site. The majority of runoff will discharge through rural or conservation land to Lake Taupo, while a portion of the site discharges to Kinloch.

[1] Lake Taupō Zone Plan, Waikato Regional Council (2017). Accessed from https://www.waikatoregion.govt.nz/assets/WRC/Services/regional-services/RCS/Lake-Taupo-zone/5663-Taupo-Zone-Plan-2017-web.pdf

Due to the topography, all waterways on the site appear to be ephemeral. Based on review of aerial imagery, it appears that the majority of downstream waterways are also ephemeral or intermittent for at least several hundred metres beyond the site boundary.

Site catchments and main waterways are shown in Figure 2.2

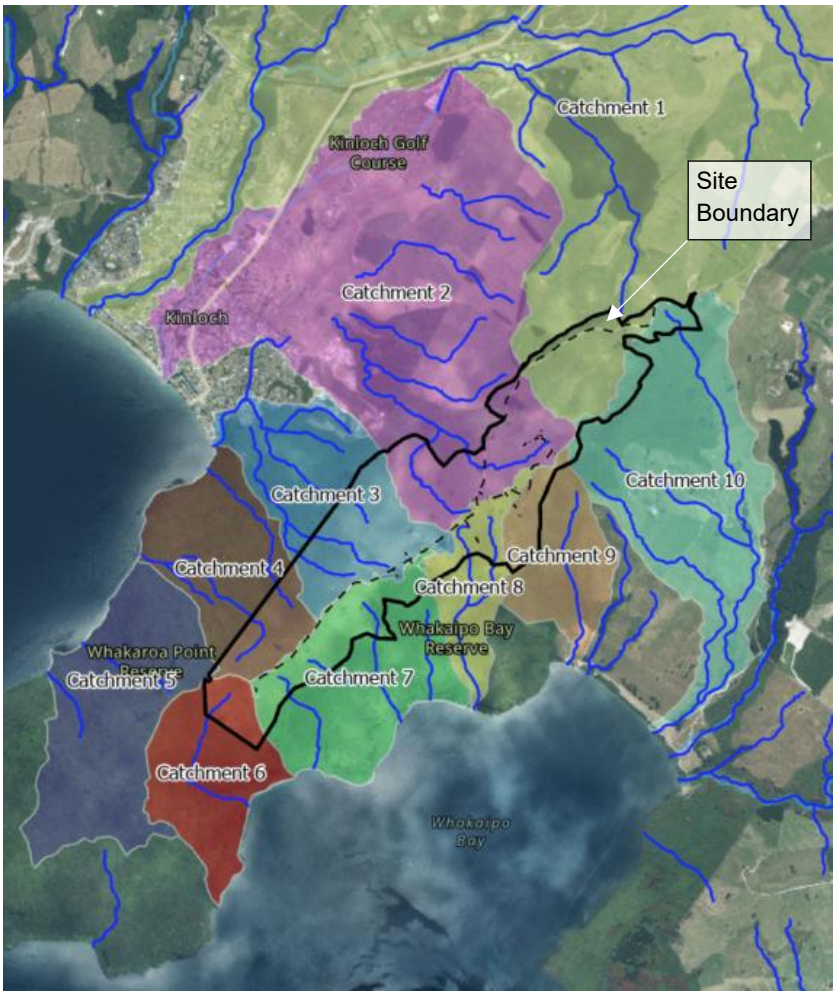


Figure 2.2: Site Catchments (proposed road shown as dashed lines)

Overland flow paths within and downstream of the site are indicated in Figure 2.3. The alignment of the proposed main road within the southern half of the site is generally along a ridgeline and does not cross any major overland flow paths, while the proposed main road crosses several notable flow paths on the northern half of the site.

All catchments currently drain via overland flow to Lake Taupō. Site catchments 1, 2 and 3 discharge via the Kinloch township.



Figure 2.3: Site overland flow paths

2.3 Waikato Regional Plan

Several waterways downstream of the site have water body classifications under the Waikato Regional Plan (WRP). Relevant classifications are shown in Figure 2.4.

This indicates minor portions of the site discharge to water bodied classified as ‘Natural State Water Class” under the WRP. These water bodies are noted to be in a “naturally unmodified or substantially unmodified state” and are highly valued as “sources of high biodiversity, stable flow regimes and high water quality”.

Some of the site also discharges to the Whangamata Stream which is passes through Kinloch, this is noted to be “Trout Habitat” under the WRP.

The full site discharges ultimately to Lake Taupō which is classified as a Contact Recreation Zone under the WRP.

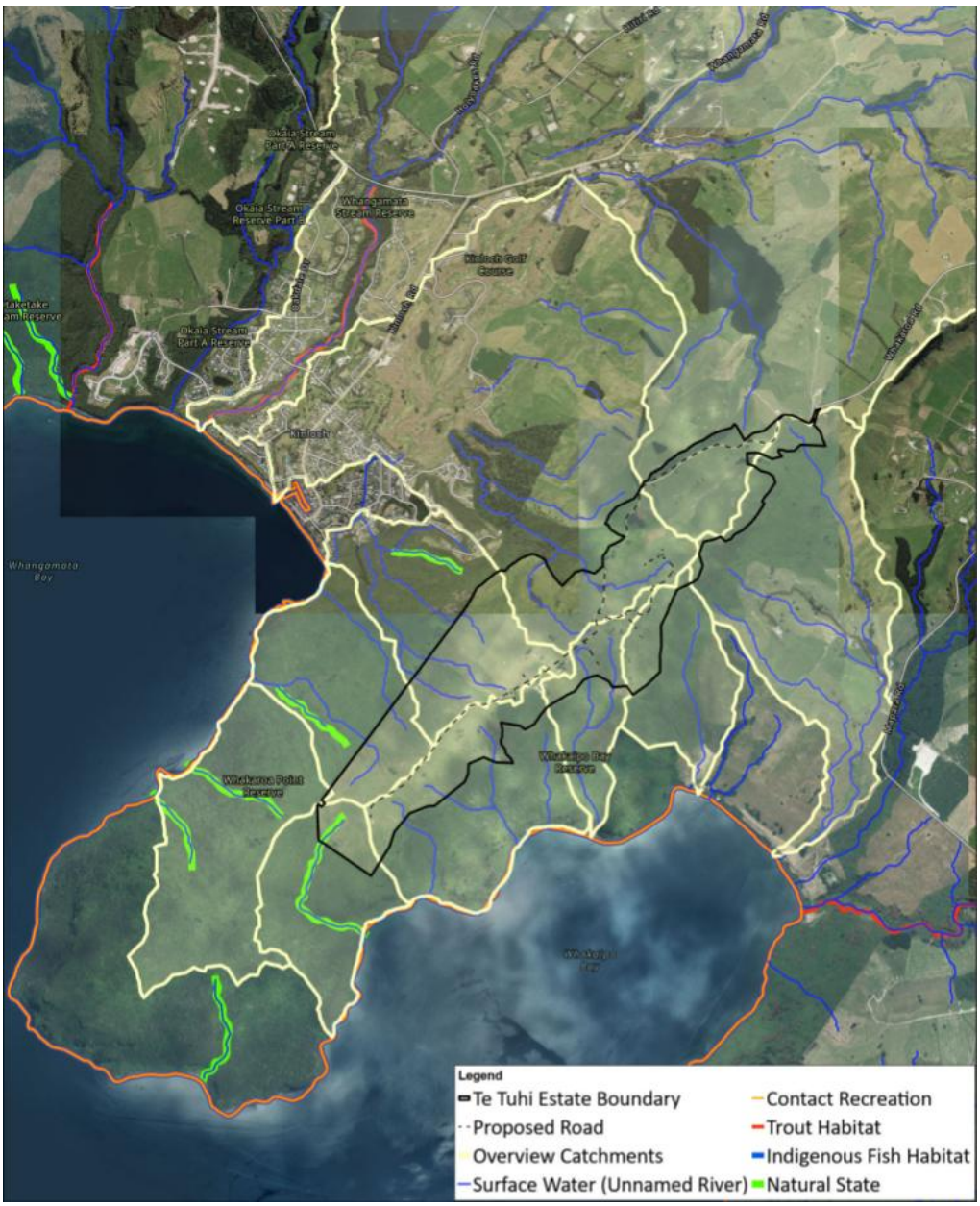


Figure 2.4: Water body classifications under Waikato Regional Plan (Data source: WRC Water Classification map)

2.4 Historic Imagery

A review of historic imagery on the LINZ Basemaps website indicates that restoration planting undertaken in the 1980s has significantly grown, stabilising land in Catchment 2. Aside from this, no notable changes to the landform were identified.

2.5 Existing Infrastructure

Existing on-site stormwater infrastructure is limited, and typical for rural land use. Existing drainage infrastructure, including cut-off drains and culverts have been installed along the existing access road.

Some stormwater from upstream catchments of the existing access road are conveyed across the road via culverts, but the majority of runoff from upstream catchments informally sheet flows across

the road to the receiving environment. This appears to have caused erosion on and beside the access road in some sections.

2.6 Downstream Environment

The downstream environment consists of a mixture of pastoral farmland, conservation land, and the township of Kinloch. Due to the elevation of the site, many downstream channels are steep, and prone to erosion due to the overlying pumice soils.

New residential and rural residential development has occurred on the fringes of Kinloch in the past few decades. Minor tributaries or ephemeral tributaries in this area appear to have been infilled and/or channelised, reducing stormwater conveyance capacity.

While development intensification would be unlikely for the majority of the areas downstream of the site due to the General Rural zoning of the land, Kinloch is considered subject to further intensification due to the residential and rural lifestyle zoning of the area downstream of Catchment 2 of the site.

2.7 Downstream Flooding

The Taupō District Plan flood overlay appears to only indicate lakeshore flooding around Lake Taupō (Figure 2.5). Riverine flooding on the site and within Kinloch may not have been modelled.



Figure 2.5: Taupō District Plan Flood Hazard Area overlay

The NIWA national flood hazard modelling provides an overview of potential flooding on the site and within its downstream environment. It generally indicates flooding within the site and its downstream environment is confined to defined waterways, however some flooding of residential properties in Kinloch is indicated to be possible. The 3°C temperature increase scenario (generally aligning with an RCP 8.5 scenario) is shown in Figure 2.6.

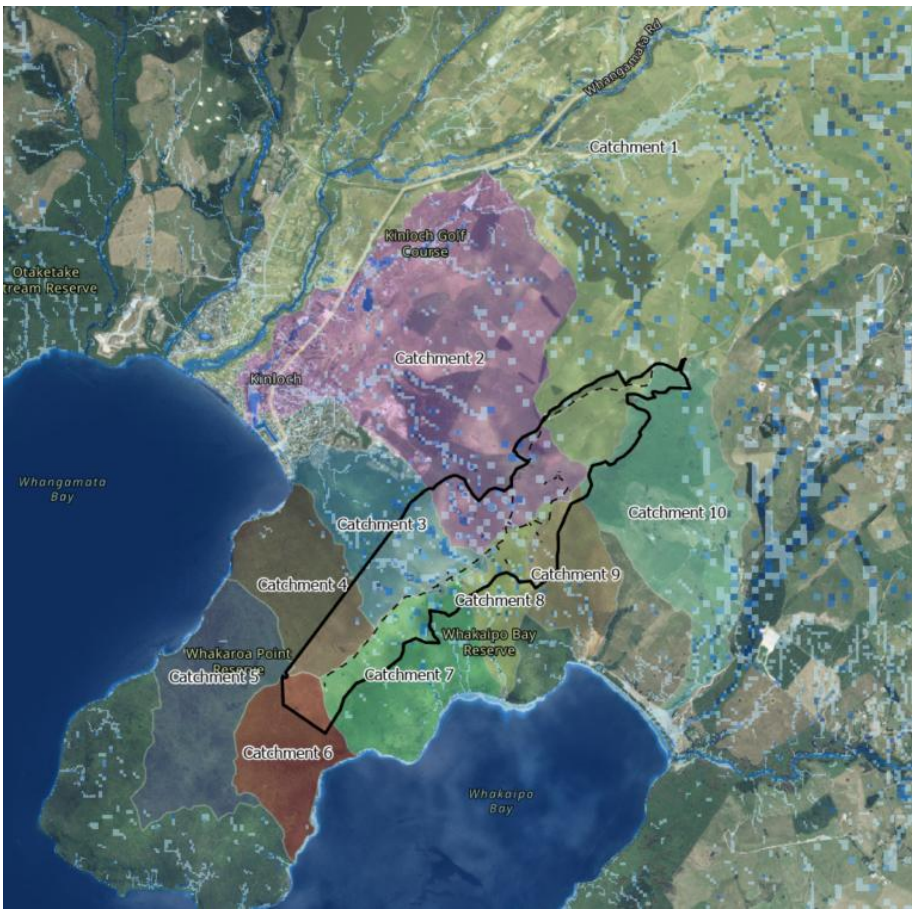


Figure 2.6: Indicative flooding on site and surrounds in 1%AEP event with 3°C climate change (Source: NIWA)

2.8 Soil Description

Preliminary geotechnical desktop assessment was undertaken by Core50[2]. The assessment indicated that the site is predominantly underlain by granular shallow soils, which overlay intact rock at various depths.

A review was undertaken of soil drainage properties on the Landcare Research site, the site is shown to be well drained. The New Zealand Soil Classification indicates the site is overlain with 'Orthic Pumice'.

Pumice soils are typically highly permeable and have high infiltration rates.

Pumice soils have low strength when disturbed and easily erode if surface vegetation and topsoil are removed. Measures will be required to protect the soils from erosion and scour[3] if this occurs.

Pumice soils should also be protected from compaction during construction to allow for pre-development infiltration.

[2] Core50 Geotechnical Desktop Assessment Report. 387 Whakaroa Road, Kinloch, 27/02/2026.
[3] Waikato Regional Council Stormwater Management Guideline (TR20-07), May 2020.

Review of aerial imagery indicates erosion is present in many locations along the existing farm track, likely due to inadequate drainage. This shall be addressed in the roading and stormwater system design.

2.9 Groundwater Level

The site is expected to be 5 to 80 m above the groundwater table, refer Figure 2.7.

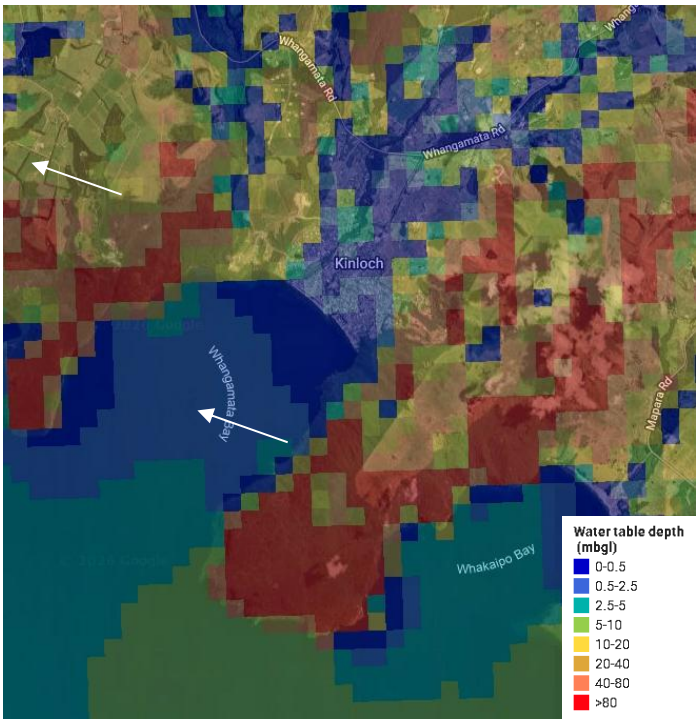


Figure 2.7: Groundwater level estimation[4]

2.10 Cross-Boundary Flows

Stormwater discharges from the site to neighbouring properties, including private farmland and conservation land. The site is elevated, therefore negligible to no cross-boundary inflows are expected to the site.

Cross boundary flows shall be maintained across the proposed new road via new and existing culverts as required. Erosion protection shall be installed directly downstream of proposed and existing culvert outlets.

[4] Westerhoff et al., 2018. Application of an improved global-scale groundwater model for water table estimation across New Zealand, Hydrol. Earth Syst. Sci., 22, 6449–6472, doi:10.5194/hess-22-6449-2018

3 FLOOD HAZARD RISK ASSESSMENT

A flood hazard risk assessment has been undertaken to understand the flood risk to the development site.

The site is generally elevated and located on a ridgeline. Flooding is expected to be confined to channels due to the topography of the site. Due to the rural nature of the subdivision, and the general site location on the ridgeline of the peninsula, all proposed lots are expected to have multiple flood free building platforms.

Building platforms shall be located outside of all secondary overland flow paths. New stormwater outfalls downstream of the proposed road will be designed as per best practice guidelines to prevent erosion. Finished floor levels shall be set as per the New Zealand Building Code, Clause E1.

Assessing the developed site against the flood hazard provisions of the National Policy Statement for Natural Hazards 2025 (NPS-NH), the site is considered a 'low' risk. There is a low risk of damage to property or harm to people as a result of flooding. Refer Table 3.1 for a risk matrix.

Consequence Level	Likelihood Level: Almost Certain	Very Likely	Likely	Possible	Unlikely	Rare	Very Rare
ARI (years)	up to 10	10-20	20-50	50-100	100-500	500-5000	> 5000
AEP	10% or more	10% to 5%	5% to 2%	2% to 1%	1% to 0.2%	0.2% to 0.02%	< 0.02%
Catastrophic	Very High	Very High	Very High	High	Medium	Medium	Medium
Major	Very High	Very High	High	High	Medium	Medium	Medium
Moderate	High	High	High	Medium	Medium	Low	Low
Minor	Medium	Medium	Medium	Medium	Low	Low	Low
Negligible	Low	Low	Low	Low	Low	Low	Low

Table 3.1: Site assessment against NPS-NH risk matrix

4 STORMWATER MANAGEMENT

4.1 Design Objectives

This assessment provides a framework for the development of a technically sound and workable overall stormwater management system, fit for purpose for the proposed rural/residential development. Stormwater management approach has been designed in general accordance with the level of protection and level of service requirements of NZS 4404:2010, the Taupō District Council Code of Practice for Development of Land (2009) and adopts stormwater management principles from the Waikato Stormwater Management Guideline (Waikato Regional Council TR20-07).

The stormwater management approach has been prepared in accordance with the following objectives:

- Develop a technically sound and workable overall stormwater management system for the proposed rural lifestyle subdivision, that provides stormwater management in general accordance with Taupō District Council (TDC) requirements, appropriate to the rural environment.
- Give effect to Te Mana o te Wai by prioritising the health and well-being of the receiving water bodies and freshwater ecosystems by designing a stormwater management system that is consistent with this approach.
- Complete a wider catchment assessment and understand the site-specific restraints and requirements in respect to the overall catchment and the downstream environment.
- Provide a workable concept layout of a stormwater system that meets the TDC level of protection and level of service requirements, accounting for climate change.
- Develop catchment specific stormwater management recommendations to be developed during detailed design.

4.2 Catchment Assessment Outcomes and Design Criteria Discussion

The catchment assessment and background information has determined the following key points which inform the design criteria for the preparation of a Stormwater Management plan for the development:

- The site is located within the Lake Taupō catchment, at the headwaters of the Waikato River. The lake has high water quality and biodiversity values.
- The site discharges to the east, south and west.
  - The majority of site discharges to Lake Taupō via overland flow through Department of Conservation land.
  - Some of the site runoff discharges to Lake Taupō via pastoral farmland
  - A minor portion of the site discharges via waterways passing through the township of Kinloch.
  - The site waterways are ephemeral. Immediate downstream waterways are also likely ephemeral or intermittent.
- The site and catchment soils are indicated to be pumiceous and well drained. They are expected to have high infiltration and percolation rates and be suitable for on-site soakage.

- Catchment imperviousness is proposed to increase negligibly. Catchments 3-10 are currently less than 3% impervious and will remain so based on review of the topography and current district plan.
- Any flooding on the site is expected to be limited to defined waterways and channels due to the general steep topography.
- Existing secondary flow paths and discharge locations should generally be maintained.
- Review of NIWA national flood hazard data indicates it is possible that minor to moderate flooding may occur in localised areas of Kinloch downstream of the site during severe storm events. Site catchments 1, 2 and 3 are located upstream of Kinloch.
  - The receiving environment of Catchment 2 is especially sensitive to flows from the site due to downstream overland flow paths through an urban environment which are not confined to defined stream channels.
  - The receiving environment of Catchment 1 and 3 is less sensitive as overland flows are observed to be generally confined to defined channels.

4.3 Basis of Design

Stormwater design criteria for the proposed development have been determined from the catchment review based on the above considerations as outlined in Table 4.1.

Table 4.1: Stormwater design objectives

DESIGN OBJECTIVES	DESIGN CRITERIA	DESCRIPTION	COMMENT	REFERENCE
STORMWATER MANAGEMENT				
Flood Hazard Management	Required: All catchments	Flood hazard mitigation provided in accordance with NZS4404 level of protection requirements. Secondary flow routes for 1% AEP design storm provided via road corridors into adjacent stormwater areas.	Secondary flow paths to be clearly defined and targeted within road reserve. Where located in private property secondary flow paths to be protected via consent notice or easements. All building platforms to be located outside of secondary flow paths.	NZS4404
Peak Flow Control – 100-year ARI event	Recommended: Catchment 2	Limit peak flow in 100-year ARI event to 80% of pre-development rate where there is documented flooding of habitable structures and catchment location is suitable.	Potential flood areas identified in downstream Kinloch. Where practically possible it is recommended flow and volume mitigation controls are provided to mitigate increases in hardstand. Road drainage design should avoid diversion of runoff into more sensitive catchments.	WRC TR20-07, Section 14.5.3

DESIGN OBJECTIVES	DESIGN CRITERIA	DESCRIPTION	COMMENT	REFERENCE
Peak Flow Control – intermediate storm events	Recommended: Catchment 2	Match pre-development flow rates for the 2- and 10-year ARI events.	Potential flood areas identified in downstream Kinloch. Where practically possible it is recommended flow and volume mitigation controls are provided to mitigate increases in hardstand. Road drainage design should avoid diversion of runoff into more sensitive catchments.	WRC TR20-07 Taupō CoP 2009
Water Quality Treatment	Required: All catchments	Water quality treatment for runoff from impervious surfaces, and/or control of the quality of water from those surfaces, required prior to discharge into the natural waterways for 90th percentile 24-hour storm. Water quality volume is stormwater runoff volume determined by calculating runoff volume from 1/3 of the 2-year 24-hour rainfall, or up to 30 mm (TR2020-07). Devices which rely on flow rate to treat runoff shall be designed based on a 10 mm/hr flow rate.	Highly valued receiving environment sensitive to changes in water quality. Formalised treatment shall be provided where practical through swales, filter strips, existing vegetated networks, supplemented with proprietary systems where required. Additional treatment through flow in existing grassed and/or vegetated ephemeral channels in the landform may also be utilised to achieve treatment.	WRC TR2020-07 (Section 7.3.1)
Stream Protection / Extended Detention	Recommended: Catchment 1-2	Initial abstraction of pre-development runoff losses from all site impervious areas should be retained on site in conjunction with either 1 or 1.2 times the water quality volume, to mitigate stream erosion.	Not specifically required where catchment imperviousness is less than 3% however recommended to provide protection to stream channels and habitats downstream of development. Design to consider practical implementation where controls are feasible – ie check dams is swale retaining initial abstraction.	WR TR20-07 Section 7
Initial abstraction to be retained (reuse or soakage)	Recommended	Retention of minimum 15 mm runoff depth within select soakage infrastructure. Onsite soakage of onsite runoff in accordance with requirements of the NZBC.	Groundwater recharge not required, significant depth to groundwater. To be provided via on-site soakage as per item below.	WR TR20-07 NZBC - E1
Manage Cross Boundary SW Flows	Required: All catchments, specifically relevant to Catchment 1-3	The concept design of the drainage system should consider and allow for surrounding development areas. Secondary flow paths shall be provided with capacity up to 1% AEP event.	Potential for future development within downstream environment of Catchment 1-3. Unlikely for significant future development elsewhere due to general rural zoning. Pre-development flow paths and discharge locations to generally be maintained.	NZS 4404 Taupō CoP 2009

DESIGN OBJECTIVES	DESIGN CRITERIA	DESCRIPTION	COMMENT	REFERENCE
On-site Soakage	Recommended: All lots and ROWs	Required by NZBC E1 for all lots and ROWs for 10%AEP event. Ground conditions likely suitable for onsite soakage.	To be provided as a minimum as per NZBC E1 for all hardstand (driveway and carpark) areas on all lots, and within ROWs, and for roof areas. Discharge to receiving environment may be considered if onsite disposal is not feasible considering recommendations within this report. Specific assessment to occur with detailed design.	NZBC E1
Onsite Water Reuse	Recommended	Rainwater could be captured and reused for gardening, or for household water (where provided with drinking water treatment as per Taumata Arowai requirements).	Not required for development, but likely included in development strategy to provide potable water supply to residential homes. Opportunity for rainwater harvesting and reuse.	WRC TR20-07
STORMWATER RETICULATION				
Primary drainage system	Conveyance capacity for a 10-year ARI design storm.	Roadside collection via network of catchpits and swales, discharging into stormwater reticulation and/or soakage (if feasible). Alternatively, runoff will be allowed to sheet off into filter strips, with flow discharging diffusely into the downstream environment similar to pre-development. Where required, primary infrastructure (pipelines and open channels) shall be provided to convey stormwater to an appropriate discharge using gravity flow. Infrastructure design will be undertaken using the HIRDS V4 RCP 6.0 2081-2100 climate change scenario for rainfall intensity.	To be provided for development through a combination of reticulation and green infrastructure. Prioritise green infrastructure where possible. Aim for practical reuse of existing drainage infrastructure, with upgrades to be identified where existing under capacity infrastructure provides an unacceptable level of service or risks damage to access infrastructure.	NZS 4404 Taupō CoP 2009
Inlet and Outlet Hydraulic Energy Management - Energy Dissipation and Scour/Erosion Protection	10-year ARI design storm	Scour protection at reticulation inlets and outlets using energy dissipaters. Design to disperse flows and/or provide hydraulic energy reduction, with consideration towards environmental, cultural, social and economic factors	Design of inlets and outlets to be provided as per current best practice to protect against scour while also accounting for cultural, social and environmental factors, i.e. visual amenity of proposed outlet scour reduction techniques, inlet design for swales to protect against traffic and provide distributed flow.	WRC TR20-07 ARC TP10 AC TR2013/018

4.4 Design Strategy

The stormwater management strategy is summarised in the following key points:

- Onsite disposal of stormwater runoff shall be provided with at source management of runoff from lots and ROWs.
- Develop a stormwater management plan that respects the pre-development catchment conditions, existing drainage system and discharge locations.
- Develop a roading and drainage network across the site which provides a suitable primary and secondary stormwater system and conveys site runoff to suitable discharge locations.
  - The new road will closely follow the existing farm access track alignment. Existing culverts and drainage infrastructure are present throughout the length of the existing farm tracks, these are proposed to remain where practical.
  - The road shall be stabilised through sealing and formalising drainage. Sections of the existing road are subject to surface rilling and erosion, likely due to inadequate drainage. Additional culverts, surface reshaping to achieve adequate crossfall, installation of kerb and channel, and table drain shaping will be required.
  - Inlets and outlets of new and existing culverts will require adequate scour protection. Some existing culverts have had their inlets buried. Inlets and outlets will be provided with headwalls and rock aprons where required.
- The existing access track is subject to informal sheet drainage from reasonable upstream catchments in several sections. Formalisation of drainage pathways through providing roadside drainage will further concentrate flows, leading to potential erosion downstream of the road. Additional culverts will be required to reduce inflows to existing defined channels. Culvert crossing locations should be appropriately identified.
- Manage and maintain existing cross boundary flow paths, across the subdivision boundary and across proposed lot boundaries.
- Integrate stormwater management infrastructure into the road drainage system that provides appropriate stormwater management to site runoff before being discharged into the receiving environment. The design should deliberately attempt to achieve the design criteria identified within the basis of design. However, given the rural environment, and the downstream buffer zone, this should be implemented where practical. The following design criteria are recommended:
  - Water quality treatment to hardstand runoff
  - Peak flow / volume control (Catchment 1 & 2 only). Where practically possible it is recommended flow and volume mitigation controls are provided to mitigate increases in hardstand. – ie installing check dams in swales.

4.5 Design Features

Key features of the stormwater management approach are summarised below:

- On-site disposal - Residential Lots / Right of Ways. Onsite disposal of stormwater runoff to ground shall be provided as ground conditions are expected to generally be suitable for on-site soakage.
- Road cross-section designed to discharge stormwater to most appropriate downstream flow paths, matching existing catchment discharge rates and locations where possible. Green infrastructure is preferred.

- Roadside drainage has been provided for as follows:
  - Preference is for road runoff to sheet off from a road with a central crown as shallow, diffuse flow through filter strips following pre-development flow paths.
  - Where runoff is unable to sheet off to the receiving environment, grassed swales are proposed to direct runoff to the most appropriate discharge points.
  - Where grades are too steep for either swales or filter strips, kerb and channel is proposed to convey runoff to an appropriate outlet to prevent erosion.
- Culverts are proposed to be installed at locations where concentrated flows cross the road. Existing culverts and flow paths shall be retained where possible
  - Where necessary due to concentrated flows crossing roads, or steep road grades, collection and conveyance system consisting of swales, catchpits and culverts is proposed to provide a primary level of service to the new road development.
- Secondary stormwater system – Overland flow paths are generally proposed to be unmodified due to the rural nature of the proposed subdivision. The secondary network has been designed to generally maintain pre-development catchments and hydrology.
- Grassed swales and filter strips – Swales and filter strips are proposed to service the western catchment and shall be generally designed to provide water quality treatment for hardstand runoff.
- Stabilised, formalised drainage network – a stabilised, formalised drainage network will reduce erosion of the access road and table drains. Check dams, rip rap lining, and inlet/outlet protection shall be installed where required.

4.5.1 On-site Stormwater Disposal

Desktop geotechnical studies have identified that the in-situ subsurface material is pumice material which has high soakage rates and is suitable for the discharge of onsite stormwater.

On-site stormwater disposal via soakage will be required for all lots and ROWs. Runoff from hardstand areas (roof and driveway) shall be collected and discharged to soakage devices. Horizontal soakage systems and soakage trenches are expected to be suitable for the pumiceous sand soils expected to be encountered on site. Design of the specific devices should ensure appropriate setback from adjacent steep slopes.

Discharge to receiving environment may be considered if onsite disposal is not feasible considering the receiving environment and the assessment and recommendations within this report. Specific assessment to occur with detailed design.

Due to the rural nature of the subdivision, it is anticipated there will be more than sufficient room for installation of soakage infrastructure. Detailed design shall be undertaken at the time of building consent.

4.5.2 Road Drainage

Roading Cross-Section

The proposed road cross-section has been minimised to limit the increase in impervious area. The existing access track is approximately 3 m wide, and this is proposed to increase to 6.0 m to allow two-way rural traffic. A sealed shoulder is not proposed to limit the impervious area increase. The proposed road alignment will be approximately the same as the existing access track.

Where the alignment of the proposed road differs from the existing road, the existing access track shall be removed and re-grassed.

Swales and filter strips are preferred for roadside drainage, aside from areas where a limited road width is available due to topography and the presence of conservation areas. Kerb and channel will be installed in these sections.

Where grades are steep, swales will be protected from erosion with either rock rip rap lining or check dams. Where swales are impractical, kerb and channel with inlet structures will be provided.

Stormwater Reticulation

The reticulated stormwater network shall have a minimum capacity to convey the 10% AEP design storm.

Where kerb and channel is proposed to collect stormwater, catchpits and associated reticulation will be required. Other inlet structures such as scruffy dome lidded manholes may be used in conjunction with swales and channels.

Swales and Channels

Grassed Swales

Grassed swales have been designed to form part of the primary stormwater network servicing the western catchment. They will provide water quality treatment to the hardstand runoff in their catchments as per WRC TR20-07 where possible.

An underdrain may be required where grades are less than 2%. Check dams are proposed where grades exceed 5% but do not exceed 8%.

Where runoff currently sheets off into the receiving environment, the swales shall be shallow and of low capacity to encourage diffuse discharge into the receiving environment to limit concentrated flow, similar to the present scenario.

Preliminary calculations indicate the proposed grass swales can be designed to provide appropriate water quality treatment and flow conveyance.

Rock Check Dams

Rock check dams will be provided to impound stormwater within channels, either where intended to provide stream erosion protection, or to mitigate erosion in channels where grades are between 5% and 8%.

Rock Lined Channel

Rock lined channels are proposed where longitudinal grades exceed 8% to prevent erosion. They are to only be used in locations where channel velocities are estimated to exceed 1.5 m/s.

Grassed Filter Strips

Grassed filter strips are proposed alongside roads where runoff is able to sheet off without immediately concentrating. This will provide water quality treatment in general accordance with the requirements set out in WRC TR20-07.

Preliminary calculations indicate the proposed grass swales can be designed to provide appropriate water quality treatment and flow conveyance.

Infiltration Swales

Infiltration swales could be utilised to provide water quality treatment to runoff and provide at source stormwater management and runoff volume reduction. In particular these could be utilised along Road 2 as it is primarily located in Catchment 2 and is outside the conservation area.

The infiltration swales could be designed to provide runoff from stormwater events up to the 10-year ARI event. Specific design shall be undertaken with detailed design.

Culverts

Culvert upgrades will be required to service the updated development. Where existing culverts in good condition are present, they may need to be extended to provide sufficient length for the road widening.

Culverts will generally be required to provide adequate conveyance of primary flows minor rainfall events. Preliminary capacity calculations of the existing culverts have indicated generally their capacity is sufficient to provide a reasonable level of service to the proposed road.

The road widening and formalisation of drainage pathways will increase concentration of flows discharging to the receiving environment. Outlet stabilisation and energy dissipation should be provided. Where existing and proposed culverts are to discharge to a steep slope, it is recommended that an inspection of the downstream area is undertaken at the time of detailed design to identify scour risk and appropriate erosion protection measures.

4.5.3 Secondary Overland Flow Paths

Existing secondary overland flow paths are generally proposed to be maintained. Building platforms have been selected to be outside concentrated secondary overland flow paths. Surface water runoff in major design storm events will be safely directed away from roads and building platforms. The development's overland flow paths direct runoff along carriageways and to the designated discharge points.

Existing sheet flows shall be maintained where possible, and the road will avoid concentrating flows where possible. The road cross section shall be specifically designed to achieve this.

Secondary flow paths shall be stabilised to prevent erosion in events up to 1% AEP.

4.5.4 Cross Boundary Flow

The existing cross-boundary flow paths are proposed to be maintained. External cross-boundary flows to and from the property are generally proposed to remain the same as the pre-development case.

4.6 Finished Floor Levels

Flooding is expected to be confined to channels due to the topography of the site. Due to the rural nature of the subdivision, and the general site location on the ridgeline of the peninsula, all proposed lots are expected to have multiple flood free building platforms.

The TDC CoP requires appropriate building platforms on each lot to be flood free in a 1% AEP event, and/or elevated at least 500 mm above the 1% AEP flood level to provide an appropriate level of protection.

It is generally expected that the New Zealand Building Code, Clause E1, Acceptable Solution 1 will be suitable for defining finished floor levels for new buildings on the site .

4.7 Peak Flow Control

The catchment assessment identified catchment 2 may be sensitive to increases in runoff. Where practically possible it is recommended flow and volume mitigation controls are provided to mitigate increases in hardstand.

This is also the catchment where the scenic reserve and conservation land is present on steep terrain, hence limiting the available area for stormwater management without additional removal of native vegetation.

Some stormwater runoff from Catchment 2 will be detained or infiltrated on the site, to a minimum of the pre-development initial abstraction volume.

Attenuating stormwater within the existing drainage pond upstream of Culvert 9 (located at approximately CH 2490) may be possible if required. The pond would likely need to be enlarged and a formalised outlet structure would be required.

Road drainage design should avoid diversion of runoff into more sensitive catchments.

5 CONCLUSION AND RECOMMENDATIONS

This Stormwater Management Plan provides a framework for a technically sound and workable stormwater management system which is fit for purpose for the proposed rural/residential subdivision in general accordance with the requirements of the Taupō District Plan and the Waikato Regional Plan.

The stormwater management strategy has been developed to ensure that the proposed development gives effect to Te Mana o te Wai by prioritising the health and well-being of the receiving waterbody and ecosystem.

The stormwater design approach has been prepared to mitigate any adverse effects on downstream waterbodies and adjacent waterways by providing the following controls:

- Stormwater Disposal
  - All lots and Right of Ways shall manage all hardstand runoff from storms up to 10% AEP on-site as per NZBC E1/VM1.
- Stormwater Reticulation
  - All public roads will have appropriate sump and reticulation network to collect and convey stormwater runoff. The reticulation network will have a minimum capacity to collect and convey the 10% AEP design storm in accordance with the Taupō District Council Code of Practice (2009).
- Stormwater Management Requirements
  - Integrate stormwater management infrastructure into the road drainage system that provides appropriate stormwater management to site runoff before being discharged into the receiving environment. The design should deliberately attempt to achieve the design criteria identified within the basis of design. However, given the rural environment, and the downstream buffer zone, this should be implemented where practical. The following design criteria are recommended:
    - Water quality treatment to hardstand runoff
    - Peak flow / volume control (Catchment 1 & 2 only). Where practically possible it is recommended flow and volume mitigation controls are provided to mitigate increases in hardstand. – ie installing check dams in swales.
  - Water quality treatment/extended detention, stream protection and flow mitigation for runoff is proposed to be provided through a combination of on-site management measures and through provision of grassed vegetated swales. Infrastructure has been recommended for each catchment separately, considering their individual characteristics.
  - Catchment 1
    - Grassed swales and filter strips are proposed to provide water quality treatment to the hardstand runoff. Stream erosion protection could be provided via rock check dams and infiltration trenches alongside the road.
  - Catchment 2
    - Kerb and channel is required along much of the road through Catchment 2 due to the steep topography and proximity to the scenic reserve. Catchpits and connecting pipework shall be provided to collect stormwater from this area. Proprietary stormwater treatment devices such as gross pollutant traps (GPTs)

may also be required in this area due to the lack of available space for other stormwater treatment infrastructure.

- Where possible, grassed swales are proposed to provide water quality treatment to road runoff prior to discharge to the receiving environment.

— Catchment 3 -10

- Runoff from the road shall generally be provided with water quality treatment via vegetated swales and filter strips prior to discharge into the receiving environment.

- Existing secondary overland flow paths shall generally be maintained to ensure that surface water runoff in major design storm events is safely directed away from building platforms and does not cause nuisance. The road cross section should be specifically designed to achieve this and specific design should be included to prevent erosion at the overflow points.
- Existing culverts may need to be extended, and new culverts will be required to provide adequate conveyance of primary flows in events up to 10% AEP. Outlet stabilisation and energy dissipation should be provided to ensure protection from scour. Where existing and proposed culverts are to discharge to a steep slope, it is recommended that an inspection of the downstream area is undertaken at the time of detailed design to identify scour risk and appropriate erosion protection measures.
- Flooding is expected to be confined to channels due to the topography of the site. Due to the rural nature of the subdivision, all proposed lots are expected to have multiple flood free building platforms.

  — The site is considered to be at ‘low’ risk of flood hazards under the National Policy Statement for Natural Hazards (2025). Refer Section 3 for the full assessment.

  — The TDC CoP requires appropriate building platforms on each lot to be flood free in a 1% AEP event, and/or elevated at least 500 mm above the 1% AEP flood level to provide an appropriate level of protection.

The preliminary location and layout of the required stormwater management infrastructure is defined in the BTW Stormwater Drawings attached in Appendix A.

Details of the proposed stormwater management approach, including the location, size and layout of proposed infrastructure will be confirmed during the detailed design process.

APPENDIX A PRELIMINARY STORMWATER DRAWINGS

TE TUHI
HIGH COUNTRY ESTATE

KINLOCH

WHAKAROA ROAD

LOT 4

LOT 4
2,257,300 m²

Sec 11
Block II
Tuhingamata East SD

Sec 17
Block II
Tuhingamata East SD

Sec 10
Block II
Tuhingamata East SD

ROAD
LOT 100
95,979 m²

LOT 3
DP 408156

LOT 1
DPS 27304

LD ZONE 1
284,259.09m²

LOT 4

LD ZONE 2
84,920.69m²

LOT 4

LOT 2
DPS 27304

LD ZONE 3
69,718.83m²

Sec 16
Block II
Tuhingamata East SD

Sec 46
Block IV
Tuhingamata East SD

SHEET 02

LOT 5
DP 408156

LOT 7
540,562 m²

Sec 1
Block III
Tuhingamata East SD

LAKE TAUPŌ
(TAUPŌ NUI A TIA BLOCK)

01

387 WHAKAROA ROAD - RC REZONING

TE TUHI
HIGH COUNTRY ESTATE

Sec 10
Block II
Tuhingamata East SD

ROAD
LOT 100
95,979 m²

LOT 3
DP 408156

LD ZONE 1
284,259.09m²

LOT 4

LD ZONE 2
84,920.69m²

LOT 4

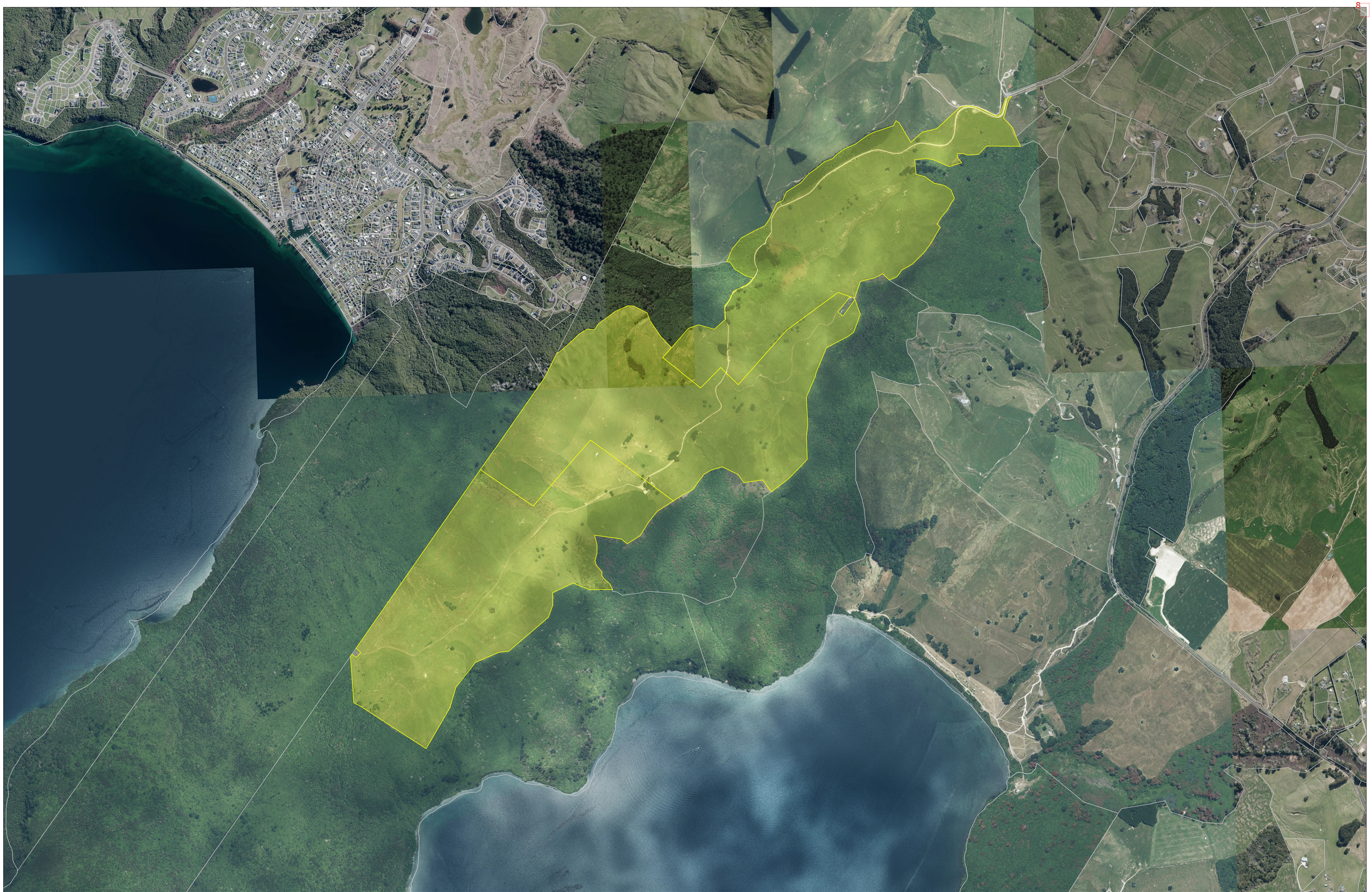
LD ZONE 3
69,718.83m²

Sec 16
Block II
Tuhingamata East SD

Sec 46
Block IV
Tuhingamata East SD

02

387 WHAKAROA ROAD - RC REZONING



Map Prepared

Simpli Consulting Ltd

Te Tuhi Estate - Aerial Photo

1:9000 @ A1

2 June 2026

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SECTION 32 EVALUATION REPORT

Proposed Rezoning: Rural Environment to Low Density Residential Environment

Submission in Support of Plan Change 44

Document Title	Section 32 Evaluation Report
Plan Change	Plan Change 44 – Taupō District Plan (Residential Environment)
Requesting Party	Big Ball Holdings Limited
Property Address	287, 351 & 387 Whakaroa Road, Kinloch
Legal Description	Lot 1 DP 378264, Lot 2 DP 408156 and Lot 4 DP 408156
Current Zoning	Rural Environment
Proposed Zoning	Low Density Residential Environment
Prepared By	Prepared for Big Ball Holdings Limited
Date	June 2026
Version	1.0 – For Submission

Prepared in accordance with section 32 of the Resource Management Act 1991

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1. Introduction and Purpose

1.1 Purpose of this Report

This report has been prepared in accordance with section 32 of the Resource Management Act 1991 (RMA) in support of a submission on notified Plan Change 44 to the Taupō District Plan. The submission seeks the inclusion of 287, 351 and 387 Whakaroa Road, Kinloch (together 344.216 ha) within the Low Density Residential Zone by way of amendment to the Plan Change 44 planning maps. This report evaluates the appropriateness of that relief under section 32 of the RMA, having regard to the relevant national policy statements, the Waikato Regional Policy Statement, the operative Taupō District Plan, and the notified Plan Change 44 provisions.

This report is submitted in support of Plan Change 44 to the Taupō District Plan, which is currently notified by Taupō District Council. It is intended to accompany a formal submission seeking that the subject site be included within the Low Density Residential Environment through the Plan Change 44 process.

1.2 Scope of Relief Sought

This report accompanies a submission on notified Plan Change 44 and seeks additional site-specific relief beyond the provisions as notified. In particular, the submission seeks amendment to the Planning Maps to rezone the subject site from the Rural Environment to the Low Density Residential Environment, together with any consequential amendments necessary to give effect to that rezoning through the Plan Change 44 process.

The relief sought is framed as a response to notified Plan Change 44, which addresses the Residential Environment chapter and associated planning maps. This report therefore assesses both the notified residential planning framework and the appropriateness of extending that framework to the subject site. The submitter's position is that the requested rezoning is an appropriate refinement to the notified plan change because it would apply the Low Density Residential Environment to land that is capable of accommodating low density residential development in a planned and integrated way, while achieving a superior outcome to the existing permitted baseline.

For the avoidance of doubt, the primary relief sought is: (a) amendment of the Taupō District Plan planning maps to include 287, 351 and 387 Whakaroa Road, Kinloch within the Low Density Residential Environment; and (b) any consequential amendments to notified Plan Change 44 provisions required to ensure the rezoned land is subject to the Low Density Residential Environment provisions as proposed through Plan Change 44. If the Hearing Panel determines that any part of that relief is beyond the scope of notified Plan Change 44, the submitter seeks such alternative, lesser or consequential relief as may be available and appropriate to recognise the site within the residential planning framework under consideration.

This section is intended to clarify that the present report is not limited to an evaluation of the notified provisions in the abstract. Rather, it evaluates the specific submission relief sought in response to notified Plan Change 44, including the planning rationale for why that relief is considered appropriate, efficient and effective under section 32 of the RMA.

1.3 Background

Taupō District Council is currently undertaking a second bundle of plan changes (Plan Changes 44–47) to its District Plan, covering the Residential, Open Space and Neighbourhood Centre chapters. Plan Change 44 addresses the Residential Environment and is intended to ensure the District Plan provides adequate direction for residential development, including

planning for the district's projected population growth of approximately 25,500 additional people by 2060.

The subject site is currently zoned General Rural Zone (GRUZ) under the operative Taupō District Plan, as amended by Plan Change 42. The GRUZ applies to almost all land outside urban areas in the district. As identified in Council's own Future Development Strategy (2025), there is currently insufficient spatial provision for low density or lifestyle residential development, with growth decisions being made on a consent-by-consent basis rather than through sound spatial planning. The proposed rezoning to Low Density Residential Zone (LDRZ), as proposed through Plan Change 44, addresses this gap in a planned, coordinated manner consistent with the Future Development Strategy.

1.4 Description of the Subject Site

Site Address	387 Whakaroa Road (121.154 ha), 351 Whakaroa Road (120.611 ha) and 287 Whakaroa Road (102.451 ha), Kinloch, Taupō (together: 344.216 ha across three parcels comprising the subject site)
Legal Description	Lot 4 DP 408156, Lot 2 DP 408156 and Lot 1 DP 378264
Site Area	344.216 hectares (more or less)
Current Zoning	Rural Environment – Taupō District Plan
Current Use	The site is currently used for pastoral (sheep and beef) farming and has been operated as part of a larger farming enterprise. The balance land is proposed to remain in active pastoral farming as a working farm, integrated with the residential development to create a rural lifestyle community within a productive agricultural setting.
Surrounding Uses	The site is surrounded by a rural and conservation landscape. Whakaipo Bay Reserve and other conservation land adjoin portions of the site boundary, the Kinloch settlement lies to the north-east and east beyond the wider Whakaroa / Mapara Road environment, and the surrounding land is otherwise predominantly rural in character.
Infrastructure	A Stormwater Management Plan (SMP) has been prepared for the site by BTW Company (Rev WD, April 2026) and is attached as Appendix E. The SMP confirms stormwater can be managed on-site through soakage given the highly permeable pumice soils, with green infrastructure (swales and filter strips) proposed for road drainage. The site is assessed as low flood hazard risk under the NPS-NH 2025. Internal site access will be via a private road network of approximately 5 km, commencing from the western end of Whakaroa Road (the public road end) and gated for private access. The road will remain private in its entirety and be managed under a legal instrument addressing ongoing maintenance and funding on behalf of residents. The main spine road follows

	existing formed farm tracks where possible to minimise earthworks, with a secondary road serving the low density sites in Area A below the transmission tower line. A section through a heavily planted area with steeper, narrow ground will require detailed design and cut and fill. An Infrastructure Summary Report by Simpli Consulting Limited (May 2026) confirming roading, wastewater, water supply, and other infrastructure feasibility is attached as Appendix E.
Notable Features	Active fault lines (Ngangiho and Ngangautu Faults) cross the site – further investigation by GNS Science is proposed to confirm fault trace locations and inform building platform design. ONFL65 (Outstanding Natural Feature and Landscape) overlay applies to the site. The site overlooks Lake Taupō, identified as ONFL20. Significant Natural Areas SNA277 and SNA309 adjoin the site but do not overlap the subject parcels. Some archaeological sites are identified on the NZAA database; proposed residential development has been located to avoid these areas. No flood hazard is mapped for the site on TDC GIS. The site is surrounded by Whakaipo Bay Reserve (DOC scenic reserve) and conservation land on portions of its boundary.

The subject site comprises three contiguous rural parcels: 387 Whakaroa Road (121.154 ha, Lot 4 DP 408156), 351 Whakaroa Road (120.611 ha, Lot 2 DP 408156) and 287 Whakaroa Road (102.451 ha, Lot 1 DP 378264), together totalling approximately 344.2 ha. The three parcels are treated as a single subject site for the purposes of this plan change. The site is located on a ridgeline on the northern shores of Lake Taupō, approximately 11 km west of Taupō township, near the settlement of Kinloch. It is accessed from the end of Whakaroa Road, which connects to Mapara Road approximately 2.9 km to the east and then via Poihipi Road to Taupō.

The site is generally undulating with steeper terrain towards the eastern portions. It is currently used for pastoral (sheep and beef) farming and is operated as part of a larger farm enterprise. The site is largely covered in pasture grasses, with areas of existing native and exotic vegetation, planted gullies and riparian areas, and some steeper bush-clad terrain. A Crown-owned scenic reserve (Whakaipo Bay Reserve) adjoins part of the site boundary and conservation land is present to the south. Whakaipo Bay lies to the south.

Planning Overlays and Constraints

The site is subject to an Outstanding Natural Features and Landscapes (ONFL65) overlay under the operative Taupō District Plan. The site occupies elevated land overlooking Lake Taupō, which itself is identified as ONFL20. These overlays recognise the exceptional landscape values of the site and its broader setting, including long-range views to the lake and surrounding volcanic plateau. The ONFL overlay requires that any subdivision, use and development avoids, remedies or mitigates adverse effects on the outstanding natural features and landscape values that give rise to the designation. The proposed development approach – using clustered low density pockets within a continuing pastoral farm, with building platforms positioned to minimise visual dominance and a low overall impervious footprint – is considered consistent with this objective. The contrast with the alternative permitted baseline (discussed in Section 1.4) is relevant: 10 ha grid subdivision would scatter dwellings across the full extent of the ONFL65 landscape, whereas the proposed approach concentrates built form in defined pockets and retains the majority of the landscape in its pastoral and natural character.

Significant Natural Areas SNA277 and SNA309 are located adjacent to the site but do not overlap the subject parcels. While the site is surrounded by (rather than affected by) these SNAs, the proximity reinforces the importance of maintaining the rural and natural character of the site's landscape setting. Development has been designed to maintain appropriate buffers from the site boundaries adjoining these areas.

Two active fault lines (the Ngangiho Fault and the Ngangautu Fault) traverse the site, as identified in the CORE50 Preliminary Geotechnical Report (Appendix F). These faults are proposed to be investigated further by GNS Science to refine the fault trace locations and Fault Avoidance Zones (FAZs), with the objective of confirming appropriate building platform setbacks. Proposed residential areas have been positioned to avoid known fault traces where possible, and further fault trace investigation is proposed prior to, or as a condition of, any subdivision consent. Building platforms for lots affected by FAZs will be confirmed at engineering approval stage consistent with the TDC Policy for Managing Development in Fault Avoidance Zones.

Plan Change 44 Section 32 Evaluation Report at section 8.2 establishes eight criteria against which a submission seeking inclusion of land in the Low Density Residential Zone will be assessed. Those criteria address:

- *proximity to existing LDR or GRZ zoning (or consistent development pattern);*
- *efficient servicing from Council-supplied water infrastructure;*
- *no more than minor adverse transport effects;*
- *not being an Outstanding Natural Landscape or Significant Natural Area;*
- *proximity to the Taupō township or existing LDR;*
- *no State Highway access;*
- *not within the Wairakei-Tauhara or Ohaaki Geothermal Systems;*
- *and freedom from significant natural hazard risk.*

The assessment in this report addresses each criterion in detail at Section 2.7. Section 2.6 provides the broader Taupō District Plan provisions assessment, and Section 2.7 provides the dedicated, structured assessment of each PC44 section 8.2 criterion in turn.

Two criteria require specific evidential support: the presence of the OLA 65 overlay and the presence of active faults. These are addressed directly by the Landscape and Visual Effects Assessment (LA4, May 2026, Appendix I) and the Preliminary Geotechnical Report (CORE50 Engineers, April 2026, Appendix F) respectively. Both assessments support the conclusion that the proposed plan change meets the criteria — not despite the overlays but because the proposed clustered pocket approach has been specifically designed to minimise effects on the OLA 65 landscape values and manage natural hazard risk at a site-wide, coordinated level. The proposed approach of concentrating approximately 44 ha of residential development across three defined pockets within a continuing 300 ha pastoral farming enterprise produces planning outcomes that are measurably superior to the permitted baseline of 33 dispersed 10 ha lots across the full extent of the OLA 65 landscape — on landscape metrics, productive land retention, natural hazard management, infrastructure coordination, and nitrogen management alike.

Archaeological sites recorded on the NZAA database are present in parts of the site. The proposed development has been located to avoid these areas. This is a direct benefit of the clustered pocket development approach over the alternative of uniform 10 ha grid subdivision: by concentrating development in defined areas of the site, the plan change enables proactive avoidance of archaeological sites rather than the dispersed, consent-by-consent approach that would result from subdivision under the current permitted baseline. Further archaeological assessment will be undertaken as part of any resource consent application, in accordance with the Heritage New Zealand Pouhere Taonga Act 2014.

1.5 Permitted Baseline and Planning Rationale

The Permitted Baseline: 10 ha Grid Subdivision

Under the operative Taupō District Plan (as amended by Plan Change 42), the subject site is zoned General Rural Zone (GRUZ). The GRUZ permits subdivision to a minimum lot size of 10 ha, with one primary dwelling per lot and one minor dwelling per primary dwelling. On the combined 344.2 ha site, the current permitted baseline would allow: up to 33 lots of approximately 10 ha each, each with a primary and minor dwelling – a total of up to 66 dwellings – scattered across the full extent of the three parcels. It is noted that a resource consent application for the 10 ha, 33-lot subdivision has been lodged with Taupō District Council (ref. RM260015) and is expected to be issued shortly, meaning the permitted baseline is no longer merely theoretical but a near-consented reality.

The permitted baseline would produce a fundamentally different pattern of development to the proposed plan change. Under the permitted baseline, the site would be fragmented into 33 separate 10 ha rural lots, each with its own dwelling and associated domestic infrastructure (driveway, water tank, effluent disposal field). This would: fragment the landscape across the full extent of the ONFL65 overlay; scatter built form and impervious surfaces throughout an outstanding landscape rather than concentrating it; prevent the site from operating as a single productive farm unit; increase the cumulative footprint of earthworks, driveways, and buildings across the whole landscape; and make proactive avoidance of fault lines, SNAs, and archaeological sites more difficult on a lot-by-lot basis.

The Proposed Approach: Clustered Pockets within a Working Farm

The proposed plan change seeks to achieve the same notional dwelling yield (up to 66 dwellings across 66 standalone low density residential lots) through a fundamentally superior planning approach: concentrating those lots in three defined, well-designed pockets of Low Density Residential zoning totalling approximately 44 ha, while retaining the balance of the 344 ha site as a single working pastoral farm.

Each pocket delivers a coherent residential neighbourhood with shared private infrastructure where required, coordinated landscape mitigation, and systematic natural hazard avoidance — outcomes that 33 dispersed 10 ha lots under the permitted baseline could never achieve.

This approach offers the following advantages over the permitted baseline:

- Landscape protection: Concentrating built form in defined pockets rather than scattering dwellings across 33 separate 10 ha lots reduces the overall visual and physical impact on the ONFL65 landscape. The majority of the site – including ridgelines, gullies, and areas visible from Lake Taupō (ONFL20) – remains in its pastoral character rather than being subdivided and developed. This better gives effect to the GRUZ and ONFL objectives to protect outstanding natural landscape values from inappropriate subdivision and development.
- Retention of productive land: Under the permitted baseline, 33 separate lots would each cease to function as part of a unified farming enterprise. The proposed approach retains the balance land as a single working farm, consistent with the GRUZ objectives to maintain productive rural land use and avoid the fragmentation of rural land. The GRUZ recognises that pastoral farming and residential activity can coexist in the rural environment; the proposed plan change formalises this relationship by enabling low density residential development in defined pockets while protecting the ongoing operation of the farm.
- Avoidance of archaeological and natural hazard constraints: A plan change with defined residential pockets allows building platforms to be deliberately positioned away from identified fault avoidance zones (or addressed through specific Geotech and Expert analysis by GNS), NZAA archaeological sites, and areas with slope stability constraints. The permitted baseline (10 ha grid subdivision assessed on a lot-by-lot consent basis) provides no such systematic avoidance mechanism. The proposed

approach enables a coordinated, site-wide response to these constraints, with further GNS fault investigation and archaeological assessment informing the final layout before any subdivision occurs.

- Protection of adjacent SNAs: By focusing development in defined pockets away from the site boundaries adjoining SNA277 and SNA309, the plan change can more effectively maintain appropriate buffers than a dispersed 10 ha grid that could result in dwellings and their associated earthworks and domestic activities adjacent to these sensitive ecological areas.
- Nitrogen management: As discussed in Section 5, the plan change enables a nitrogen-neutral outcome through coordinated pastoral retirement and advanced wastewater treatment. The permitted baseline – 33 separate lots each with individual on-site wastewater disposal and individual farming practices – does not offer the same economies of scale or quality of discharge control.
- Infrastructure efficiency: A single private road serving defined residential pockets, managed under a legal instrument, is more efficient and generates lower infrastructure costs than 33 separate driveway connections across the site. The communal water supply and wastewater treatment system where required is more sustainable and easier to maintain than 33 individual systems.

Consistency with GRUZ Objectives and Policies

The GRUZ objectives and policies (as amended by Plan Change 42) seek to: maintain the productive capacity of rural land; protect outstanding natural landscapes from inappropriate subdivision; enable rural activities including primary production; and avoid inappropriate fragmentation of the rural environment. The proposed plan change is more consistent with these objectives than the permitted baseline, precisely because it does not fragment the land. It enables a pattern of development that can coexist with ongoing pastoral farming, protects the ONFL65 landscape values, and avoids the piecemeal approach to constraints management that characterises consent-by-consent 10 ha subdivision.

Critically, the proposed plan change does not increase the notional development yield beyond what is already permitted. The maximum 66 dwellings across 66 standalone lots is numerically identical to the permitted baseline outcome (33 primary dwellings plus 33 minor dwellings on 10 ha lots). What the plan change changes is how that development is arranged — concentrated in three defined pockets across approximately 44 ha rather than dispersed in 33 lots across the full 344 ha of the OLA 65 landscape. That rearrangement is superior from every planning, environmental, and landscape perspective. This analysis underpins the conclusion at Section 4 that the proposed Low Density Residential rezoning is the preferred option.

2. Statutory Framework

2.1 Section 32 Requirements

Section 32 of the RMA requires that before a plan change is notified (or in this case, before a submission supporting a plan change is made), an evaluation must be carried out examining:

- Whether the objectives of the proposed change are the most appropriate way to achieve the purpose of the RMA;
- Whether the policies, rules, or other methods in the proposed change are the most appropriate way to achieve the objectives; and
- The efficiency and effectiveness of the proposed change in achieving the objectives.

Section 32(1) requires the evaluation to:

- Identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal;
- Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods;
- Examine whether the principal alternative ways of achieving the objectives of the proposed change have been identified and considered; and
- State whether the proposed change is the most appropriate way to achieve the objectives.

2.2 Purpose of the RMA

The purpose of the RMA (section 5) is to promote the sustainable management of natural and physical resources. Sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while:

- Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;
- Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposed rezoning is consistent with the purpose of the RMA. It enables people and communities to provide for their social wellbeing through the provision of residential land in an appropriate location, while avoiding, remedying, or mitigating adverse environmental effects through the application of appropriate rules and standards within the Low Density Residential Environment.

2.3 Relevant National Policy Statements

National Policy Statement on Urban Development 2020 (NPS-UD)

The National Policy Statement on Urban Development 2020 (NPS-UD), as amended by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, is a relevant national direction instrument that must be given effect to in district plan decisions. While the NPS-UD is primarily directed at urban development within defined urban environments, its objectives and policies are relevant to this plan change for the following reasons.

Overview of the NPS-UD

The NPS-UD seeks to ensure New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future (Objective 1). A well-functioning urban environment is defined in Policy 1 as one that, at minimum: enables people to live close to where they want to live; has a variety of housing types and intensities; has good accessibility between housing, jobs, community services and open spaces; supports competitive land and development markets; supports reductions in greenhouse gas emissions; and is resilient to the likely current and future effects of climate change.

The NPS-UD requires local authorities to: provide sufficient plan-enabled, infrastructure-ready and commercially feasible development capacity to meet projected housing demand (Policy 2); be responsive to plan changes that add significantly to development capacity and contribute to well-functioning urban environments; and consider the principles of Te Tiriti o Waitangi in planning decisions relating to urban environments (Objective 6).

Taupō is a Tier 3 territorial authority under the NPS-UD. Tier 3 authorities must give effect to the NPS-UD objectives and policies in their district plans and resource management decisions, including by being responsive to private plan changes that add to development capacity.

Relevance to this Plan Change

The Taupō district's population is growing. The Council's own Future Development Strategy (2025) projects population growth requiring approximately 12,300 additional homes by 2060. As identified in that Strategy and confirmed through the Plan Change 42 process, the district has an identified need for additional low density residential capacity in rural fringe and lake-side locations, particularly for households seeking rural lifestyle living. The subject site, at 344 ha on the northern shores of Lake Taupō near Kinloch, offers a high-amenity rural setting approximately 11 km west of the Taupō township that is particularly suited to meeting this demand.

The proposed plan change adds to the development capacity of the Taupō district for low density residential development by enabling up to 66 standalone low density residential lots, serviced by mostly private infrastructure and managed under a legal maintenance instrument. It does so without requiring Council to fund or maintain new public infrastructure.

While the subject site is not located within the Taupō urban area as defined in the NPS-UD, the policy direction to be responsive to capacity-adding plan changes and to provide for diverse housing types is relevant. The NPS-UD requires planning decisions to avoid blunt restrictions that prevent development without good reason. Maintaining a purely Rural Environment zoning over land that can be appropriately developed for low density residential activity at the same dwelling yield as the permitted baseline, but in a more coherent and environmentally superior manner, would not be consistent with this direction.

The proposed plan change also supports the NPS-UD's objective to support competitive land and development markets. By enabling a defined and consented low density residential zone, the plan change provides greater certainty for the landowner and future residents than the alternative of 33 separate resource consent applications under the 10 ha subdivision baseline. Certainty and responsiveness in plan-making are themselves objectives of the NPS-UD framework.

The plan change contributes to a well-functioning urban/rural environment in Taupō by: providing additional housing capacity in a high-amenity location suited to rural residential demand; avoiding the inefficient scatter of dwellings across the outstanding landscape that the permitted baseline would produce; and enabling a coordinated approach to infrastructure, natural hazards, and environmental constraints that the consent-by-consent alternative cannot achieve.

Conclusion on NPS-UD

The proposed plan change is consistent with the NPS-UD's direction to be responsive to capacity-adding plan changes, to provide for diverse housing types, and to enable development that contributes to well-functioning environments. It does not conflict with any NPS-UD objective or policy. The plan change gives effect to the spirit of the NPS-UD by increasing the certainty and quality of residential development capacity in a location suited to low density rural residential use.

National Policy Statement for Natural Hazards 2025 (NPS-NH)

The National Policy Statement for Natural Hazards 2025 (NPS-NH) came into force on 15 January 2026 and is directly relevant to this plan change. The NPS-NH establishes for the first time a consistent national framework requiring local authorities to take a proportionate, risk-based approach to managing natural hazard risk associated with subdivision, use and development. It must be given effect to in district plan changes and resource consent decisions.

Scope and Key Provisions

The NPS-NH applies to seven natural hazards: flooding, landslips, coastal erosion, coastal inundation, active faults, liquefaction, and tsunami. It does not apply to primary production or infrastructure, but applies to all residential subdivision, use and development.

The NPS-NH establishes a risk assessment framework based on two factors: (i) the likelihood of a natural hazard event occurring, and (ii) the consequence of that event for life and property. These factors are combined using the standardised risk matrix in Appendix 1 to the NPS-NH to produce an overall risk level: low, medium, high or very high. Key policy requirements are:

- **Policy 1 (Objective):** Local authorities must apply a risk-based approach to managing natural hazard risks associated with subdivision, use and development, and respond proportionately to the level of natural hazard risk.
- **Policy 2:** Risk assessments must use the likelihood and consequence framework and the standardised risk matrix. Mitigation measures may be considered in assessing risk.
- **Policy 3:** Where subdivision, use or development is assessed as presenting very high natural hazard risk, that risk must be avoided.
- **Policy 4:** Where subdivision, use or development will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated proportionately.
- **Policy 5:** Risk assessment must be based on the best available information and decisions must be made even where information is uncertain or incomplete.
- **Policy 6:** The potential impacts of climate change to at least 100 years into the future must be considered when managing natural hazard risk.

Assessment Against the NPS-NH

The subject site is affected by the following natural hazards covered by the NPS-NH: active faults (Ngangiho and Ngangautu Faults), potential liquefaction, and flooding. Each is assessed below.

Active faults: Two active fault lines traverse the subject site. The Preliminary Geotechnical Report by CORE50 Engineers (Appendix F) has identified these faults and their approximate traces. Fault Avoidance Zones (FAZs) have been applied, consistent with TDC policy and New Zealand Standard guidelines. Further investigation by GNS Science is proposed to refine the fault trace locations and confirm FAZ extents.

Applying the NPS-NH risk matrix, the consequence category for active fault rupture beneath a habitable building would be catastrophic (potential for loss of life, destruction of structure).

However, under current mapping the likelihood of active fault rupture at any given building platform location within the FAZ is assessed as rare to very rare for any given return period relevant to the building's lifetime. For lots where building platforms are located outside confirmed FAZs, the probability of fault rupture directly affecting the building platform is very low, placing the risk in the low band of the NPS-NH risk matrix.

The proposed plan change addresses this hazard through deliberate avoidance: building platforms will be positioned to avoid known fault traces, and further GNS investigation is proposed to confirm FAZ extents before any subdivision consent is granted. This approach is consistent with Policy 3 (avoiding very high risk) and Policy 5 (using best available information, and acting even where information is incomplete by committing to further GNS investigation). The proposed plan change approach — site-wide coordinated building platform design responding to fault constraints — is superior to the permitted baseline of 10 ha grid subdivision, under which individual lots would each require separate fault assessment at building consent stage without the same systematic coordination.

Liquefaction: The CORE50 geotechnical investigation (CPTu testing at four locations) confirms the site is classified as TC1 Like for liquefaction purposes. Quantitative assessment using the Boulanger and Idriss (2014) method at ULS (Mw 6.1, 0.39g) returned Liquefaction Potential Index (LPI) = 0 and Liquefaction Severity Number (LSN) = 0 across all test locations, indicating negligible liquefaction risk with 100% low probability. Applying the NPS-NH risk matrix, the liquefaction risk for the proposed development is **l**ow. This is consistent with the assessment in Section 3 of this report.

Flooding: No flood hazard is identified for the subject site on TDC GIS maps. The BTW Stormwater Management Plan (Appendix E) assesses the site against the NPS-NH flood hazard risk matrix and concludes the site presents low flood hazard risk. The site's ridgeline topography concentrates any flooding in defined channels, all proposed building platforms have multiple flood-free locations, and the 1% AEP event assessment confirms no flooding of habitable floor areas is expected. Finished floor levels will be set in accordance with NZBC Clause E1 and the TDC Code of Practice (building platforms flood-free in a 1% AEP event and/or elevated at least 500 mm above the 1% AEP flood level). Climate change effects have been assessed using NIWA national flood hazard modelling and HIRDS V4 RCP 6.0 (2081–2100) rainfall intensities, consistent with Policy 6's requirement to consider climate change to at least 100 years into the future.

Cross-site hazard effects (Policy 4): The SMP confirms that the development will not create or increase significant flood risk on other sites. Stormwater management maintains pre-development discharge rates and locations, with peak flow controls applied for sensitive downstream catchments. The private road drainage network includes culverts, energy dissipation, and scour protection at all outlets.

Summary Risk Table

The following table assesses each natural hazard affecting the subject site at 287, 351 and 387 Whakaroa Road, Kinloch, Taupō against the risk framework established by the National Policy Statement for Natural Hazards 2025 (NPS-NH), which came into force on 15 January 2026. Risk levels are determined by combining the likelihood of a hazard event with the consequence for life and property, using the standardised risk matrix in Appendix 1 of the NPS-NH.

Natural Hazard	Likelihood	Consequence	NPS-NH Risk Level	NPS-NH Policy	Approach / Action
Active Fault — building platform within	Rare to Very Rare (>500–	Catastrophic (potential loss of	High–Very High	**Policies 3 & 5**	Building platforms to be relocated outside confirmed FAZs. Further GNS Science

Natural Hazard	Likelihood	Consequence	NPS-NH Risk Level	NPS-NH Policy	Approach / Action
confirmed Fault Avoidance Zone (FAZ)	5,000 yr recurrence)	life; structural destruction)			investigation to refine Ngangiho and Ngangautu Fault traces and FAZ extents required as condition of subdivision consent. Very high risk avoided through systematic platform avoidance.
Active Fault — building platform outside confirmed FAZ	Very Rare (>5,000 yr recurrence for direct rupture)	Catastrophic	Low	**Policy 2**	Permitted. Building platforms confirmed outside FAZ at engineering approval stage. GNS investigation to provide greater certainty on FAZ extents before any subdivision occurs.
Liquefaction	Very Rare (LPI = 0, LSN = 0 at all four CPT test locations; TC1 Like classification)	Negligible (no liquefaction-induced damage predicted)	Low	**Policy 2**	Permitted. Site classified TC1 Like per CORE50 geotechnical report. Quantitative assessment (Boulanger & Idriss 2014 method, Mw 6.1, ULS 0.39g) returns 100% low liquefaction probability across all test locations. No further liquefaction-specific mitigation required.
Flooding — riverine / overland	Unlikely to Very Rare (no mapped flood hazard on TDC GIS)	Negligible to Minor (ridgeline location; flooding confined to defined channels)	Low	**Policies 2 & 6**	Permitted. All proposed building platforms have multiple flood-free locations. Finished floor levels to comply with NZBC Clause E1 and TDC CoP (flood-free in 1% AEP event and/or 500 mm above 1% AEP flood level). Climate change assessed using NIWA national flood hazard modelling and HIRDS V4 RCP 6.0 (2081–2100) per Policy 6 (100-year horizon). Assessment in BTW SMP (Appendix E).
Landslip / Slope Instability	Possible on steeper terrain (slopes up to 70°; some evidence of existing movement near access tracks)	Minor to Moderate (localised; no large-scale failure mechanism identified)	Low–Medium	**Policy 2**	Building Setback Lines (BSLs) applied from slope crests: 5 m (minor slopes <15°), 10 m (moderate slopes 15–25°), 15 m (major slopes >25°). Building platforms sited on stable terrain outside BSLs. Main road cutting at CH 1700–2300 m to be subject to detailed geotechnical assessment and minimised fill as condition of engineering approval. Slope stability assessment per CORE50 report (Appendix F).
Tsunami	Very Rare (Lake Taupō is inland; no ocean tsunami risk;	Minor to Moderate (site elevated above lake level;	Low	**Policy 2**	Permitted. Site is located on elevated ridgeline well above Lake Taupō water level. No tsunami hazard mapping applies to the subject site.

Natural Hazard	Likelihood	Consequence	NPS-NH Risk Level	NPS-NH Policy	Approach / Action
	seiche event from volcanic activity is theoretically possible but extremely low probability)	limited exposure)			Standard civil defence emergency management protocols apply.
Cross-site hazard effects — stormwater and erosion	Possible during construction and post-development	Minor (localised erosion and sediment discharge risk to downstream ephemeral waterways)	Low	**Policy 4**	Stormwater management designed to maintain pre-development discharge rates and locations. Erosion and sediment control plans to be prepared per WRC guidance (TR 2009/02). Culvert outlets to include energy dissipation and scour protection. Pumice soil vulnerability managed through construction-phase erosion controls and re-vegetation. No significant increase in natural hazard risk on other sites anticipated.

Conclusion on NPS-NH

No natural hazard affecting the subject site presents a very high risk level under the NPS-NH risk matrix that would require avoidance of the entire development.

The primary active fault risk is managed through systematic avoidance — relocating building platforms outside confirmed FAZs and committing to further GNS investigation — which is consistent with Policy 3 and represents best practice under Policy 5. Liquefaction and flood risk are assessed as low. Slope stability setbacks are applied consistently.

The proposed plan change is consistent with the NPS-NH's requirement for a proportionate, risk-based approach. It is, again, superior to the permitted baseline of 10 ha grid subdivision in this regard: the plan change enables a coordinated, site-wide natural hazard response with systematic building platform avoidance of FAZs and geotechnical constraints, whereas the permitted baseline would produce piecemeal, lot-by-lot assessment at building consent stage without the same level of coordination or scrutiny.

National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM requires that development does not result in a deterioration of freshwater quality or flows. The subject site is within the Lake Taupō catchment and contains ephemeral waterways and gully systems that ultimately discharge toward the lake via surrounding rural and conservation land. Any earthworks, stormwater management, wastewater disposal and land use change associated with future residential development will therefore need to ensure freshwater values are protected, including through compliance with the Low Density Residential Environment provisions, the Waikato Regional Plan, and the site-specific stormwater and nitrogen management measures outlined in this report.

New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS applies to the coastal environment. The subject site is an inland rural property overlooking Lake Taupō and is not within the coastal environment as defined under the RMA. Accordingly, the NZCPS is not applicable to this proposal.

National Policy Statements — Summary Assessment

The following table summarises the relevance and consistency of each operative National Policy Statement (NPS) to the proposed plan change from Rural Environment to Low Density Residential Environment at 287, 351 and 387 Whakaroa Road, Kinloch, Taupō.

NPS Instrument	Relevant?	Consistent	Key Matters / Action Required
New Zealand Coastal Policy Statement 2010 (NZCPS)	No — subject site is not in the coastal environment as defined under the RMA. Lake Taupō is an inland lake and does not trigger NZCPS provisions	N/A	—
NPS for Freshwater Management 2020 (NPS-FM)	Yes — site is within the Lake Taupō catchment, a highly valued freshwater body; nitrogen discharge, stormwater, and land use change are all relevant	Yes	Development designed to be nitrogen neutral through targeted pastoral retirement offsetting and advanced residential wastewater discharge. Advanced wastewater treatment will reduce the nitrogen loading from the proposed residential dwellings. Gully/riparian retirement expected to produce further net reduction. Detailed nitrogen management plan to be prepared at resource consent stage. Stormwater managed per BTW SMP giving effect to Te Mana o te Wai. Lake Taupō classified Contact Recreation Zone under Waikato Regional Plan
NPS for Urban Development 2020 (NPS-UD) — as amended 2021	Yes — Taupō is a Tier 3 territorial authority; NPS-UD requires responsiveness to capacity-adding plan changes and provision of diverse housing types	Yes	Plan change adds low density residential capacity in a high-amenity rural setting consistent with identified district demand. Does not conflict with any NPS-UD objective or policy. Provides certainty for landowners and community compared to consent-by-consent 10 ha baseline. Assessed in detail at Section 2.3
NPS on Renewable Electricity Generation 2011 (NPS-REG)	No — no renewable electricity generation activities are proposed or affected by this plan change	N/A	—
NPS on Electricity Transmission 2008 (NPS-ET)	Yes — National Grid transmission line traverses the subject site	Yes	National Grid Yard and Subdivision Corridor setbacks to be maintained for all lots and elsewhere near the transmission line. Unison to be consulted on future subdivision consent applications.
NPS for Highly Productive Land 2022 (NPS-HPL)	Marginally — NPS-HPL protects Land Use Capability (LUC) Class 1–3 soils from inappropriate subdivision and development	Yes	Subject site soils are pumice-derived (Orthic Pumice), which are not classified as LUC Class 1–3 highly productive soils. The site is not highly productive land under the NPS-HPL definition. The proposed development does not conflict with the NPS-HPL. Balance land remains in active pastoral farming,

NPS Instrument	Relevant?	Consistent	Key Matters / Action Required
			further supporting retention of productive rural land use
NPS for Indigenous Biodiversity 2023 (NPS-IB)	Yes — SNAs (SNA277 and SNA309) adjoin but do not overlap the subject parcels; proposed development must avoid adverse effects on indigenous biodiversity values	Yes	Development concentrated in defined residential pockets away from SNA boundaries. Proposed gully and riparian planting will enhance indigenous biodiversity over time. No development proposed within SNAs. Biodiversity assessment to be undertaken at resource consent stage to confirm no significant adverse effects on SNA values. The clustered pocket approach is demonstrably superior to 10 ha grid subdivision for SNA protection
NPS for Greenhouse Gas Emissions from Industrial Process 2023 (NPS-GHG)	No — no industrial process emissions proposed; applies to industrial greenhouse gas emitters, not residential development	N/A	—
NPS for Natural Hazards 2025 (NPS-NH) — in force 15 January 2026	Yes — active faults (Ngangiho and Ngangautu), liquefaction, flooding, and landslip are all relevant to the subject site	Yes	Risk-based assessment confirms: active fault risk managed through building platform avoidance of FAZs and further GNS investigation; liquefaction risk low (TC1 Like, LPI=0, LSN=0 at all CPT locations); flood risk low (ridgeline location, no mapped hazard, NZBC E1 floor levels); slope stability addressed through Building Setback Lines. No very high risk (Policy 3) requiring avoidance of the development as a whole. Climate change assessed to 100 years per Policy 6. Assessed in detail at Section 2.4

2.4 Waikato Regional Policy Statement

The Waikato Regional Policy Statement (RPS) is a statutory document prepared under the RMA by the Waikato Regional Council. A district plan must give effect to the RPS, and must not be contrary to any Regional Plan for any matter specified in section 30(1) of the RMA. The subject site falls entirely within the Waikato Region, and the Waikato Regional Plan is a consolidated document containing both the RPS and the Regional Plan.

The following sections assess the proposed plan change against the relevant objectives and policies of the RPS, organised by topic. A summary assessment table is provided at the end of this section.

Integrated Management

The RPS Integrated Management (IM) chapter establishes overarching objectives and policies for the sustainable and integrated management of the Waikato Region's natural and physical resources. IM-O1 directs that natural and physical resources be managed in a way that recognises the interrelationships between environmental, social, economic and cultural wellbeing, and the interrelationship of natural resources with the built environment.

The proposed plan change is consistent with IM-O1. The proposed rezoning and development model has been designed to respond holistically to the physical characteristics of the site — including its location within the Lake Taupō catchment, its outstanding landscape values, the

proximity of Significant Natural Areas, the presence of active faults, and the absence of reticulated wastewater infrastructure. The integrated approach to infrastructure provision (communal or advanced wastewater treatment, shared water supply from the existing TDC rural main and onsite private bore, private road network managed under a legal maintenance instrument) reflects the kind of coordinated, resource-efficient response that IM-O1 requires.

IM-O8 directs that the use and development of natural and physical resources occur in a way that is sustainable and efficient, and that minimises waste. Directing residential development into defined, serviced pockets on a site that is already subject to pastoral land use — rather than dispersing development across the full landscape under the permitted 10 ha baseline — is a more efficient and sustainable use of the land resource. The use of advanced wastewater systems and communal systems where appropriate, is more resource-efficient than the alternative of 33 separate individual on-site systems and reduces the risk of cumulative discharges in the Lake Taupō catchment.

Urban Form and Development

The RPS Urban Form and Development (UFD) chapter contains key objectives and policies directing how growth and development should occur across the region, including in rural and peri-urban locations. UFD-O1 seeks development of the built environment to occur in an integrated, sustainable and planned manner that enables positive environmental, social, cultural and economic outcomes, while maintaining a strong urban/rural boundary and protecting the productive capacity of rural land.

UFD-P1 requires that subdivision, use and development of the built environment occur in a planned and co-ordinated manner having regard to the development principles in APP11 of the RPS. The APP11 principles most relevant to this proposal are:

- *Growth within existing urban areas in preference to new ones* — the proposed development delivers the same yield as the permitted baseline but in a more cohesive, planned manner, concentrating residential development in defined pockets rather than spreading across 33 separate rural lots. The balance of the 344 ha site remains in active pastoral farming;
- *Reinforcement of a strong urban/rural boundary* — the proposed rezoning is limited to approximately 44 ha of the 344 ha site, clearly delineated pockets within an otherwise continuing rural landscape. The plan change does not represent an extension of the Kinloch urban area but rather a rural residential outcome entirely consistent with the site's existing GRUZ context and permitted development potential;
- *Efficient and effective servicing* — the development is serviced by the existing TDC rural supply main (confirmed at 66,800 L/day), advanced wastewater treatment system, on-site stormwater management via pumice soakage, and a private road network managed under a legal maintenance instrument. No new public infrastructure is required and no cost is imposed on Taupō District Council; and
- *Relationship of tangata whenua with their land* —the proposed development has been positioned to avoid identified archaeological sites which is a significant improvement over a scattering of 33 10ha lots across the site.

UFD-P2 requires that the nature, timing and sequencing of new development be co-ordinated with the development, funding, implementation and operation of infrastructure, and that new development does not occur until appropriate infrastructure is in place.

The Infrastructure Report confirms that all necessary infrastructure — water supply, wastewater treatment, and road access — is feasible and can be in place prior to any residential development occurring. Because all infrastructure is privately funded, constructed and maintained, there is no dependency on public capital expenditure or sequencing constraints arising from Council infrastructure programmes.

Freshwater Quality and Lake Taupō

The Waikato Regional Plan contains specific provisions for the management of the Lake Taupō catchment, recognising the national and regional significance of Lake Taupō as a Contact Recreation Zone and the exceptional sensitivity of its water quality. The central obligation for land use and development within the catchment is that there be no net increase in nitrogen discharge to the lake.

The proposed plan change has been designed to achieve nitrogen neutrality in accordance with these catchment obligations. The residential nitrogen contribution — estimated at approximately 3.5 kgN/yr per dwelling through the advanced wastewater treatment system will be further offset by the retirement of some of the pastoral land within the farm. The site's current total nitrogen discharge allowance (TAND) from pastoral use is 4,337 kgN/yr. Pastoral retirement on a targeted area of the farm will offset the residential nitrogen contribution, achieving a net-neutral outcome as a minimum. In addition, the retirement and replanting of steeper gullies and riparian areas adjacent to the residential development is expected to produce a further reduction in nitrogen discharge, though the specific quantum will be confirmed through Overseer modelling at resource consent stage.

Wastewater generated by residential activities will be treated by way of individual advanced wastewater systems as well as shared communal systems for some of the proposed lots, well within WRC secondary treatment standards. These systems are more effective in terms of nitrogen management than the alternative of 33 separate individual on-site wastewater tanks that don't required nitrogen reducing systems under the permitted baseline, where treatment quality and effluent field locations could not be co-ordinated at a catchment scale.

Stormwater is managed in accordance with the BTW Stormwater Management Plan (Appendix E), giving effect to Te Mana o te Wai by prioritising the health and wellbeing of receiving waters. Soakage via the site's highly permeable pumice soils is the primary disposal mechanism, with green infrastructure (grassed swales, filter strips, rock check dams) provided for road runoff. No direct discharge to permanent waterbodies is proposed.

The proposed plan change is consistent with the Waikato Regional Plan's freshwater provisions and the specific Lake Taupō catchment obligations. It achieves a nitrogen outcome that is neutral to positive compared with continued pastoral farming across the full site.

Water Supply

The subject site benefits from an existing connection to the TDC public rural supply main, which traverses the site and provides a trickle supply of 66,800 L/day — sufficient for up to 39 properties at the TDC Code of Practice rate of 1,600 L/day.

An existing on-site bore has been tested at 14,000 L/hr (3.89 L/s) over 12 hours without significant drawdown, providing an independent supplementary supply. The combined capacity of these two sources comfortably exceeds the total daily demand for 66 dwellings (105,600 L/day at 1,600 L/day per dwelling). No new regional infrastructure is required, and the proposal is consistent with the RPS direction to use existing infrastructure efficiently and avoid unnecessary extensions of public supply networks.

Transportation and Private Roads

The proposed development will be served entirely by a private road network, commencing from the western end of Whakaroa Road (the existing public road end) and gated for private access. The approximately 5 km private road network will be managed under a legal maintenance instrument — such as an incorporated society or body corporate — ensuring that ongoing maintenance and renewal obligations are borne by future residents and not by Taupō District Council or the Waikato Regional Council. The private road approach does not burden regional or district roading infrastructure and is consistent with the RPS direction for development to be efficiently and effectively serviced without compromising existing public infrastructure systems.

The Transport Impact Assessment (Urban Connection Limited, August 2023, Appendix H) confirms that the Whakaroa Road/Mapara Road public road network can accommodate traffic from the proposed development within existing capacity parameters, with modest upgrades (road widening on Whakaroa Road to 6.7 m and intersection improvements at Mapara Road). These upgrades will be addressed as conditions of subdivision consent.

Natural Hazards

The RPS natural hazards chapter requires that subdivision, use and development not increase natural hazard risk, and that risks be managed to an acceptable level using the best available information. The proposed plan change is consistent with these requirements, as assessed in detail against the NPS-NH 2025 at Section 2.4 of this report. The Preliminary Geotechnical Report by CORE50 Engineers (Appendix F) confirms the site is TC1 Like for liquefaction, with no flood hazard mapped and slope stability risks managed through Building Setback Lines. Active fault risks are addressed through deliberate avoidance — building platforms have been positioned outside confirmed Fault Avoidance Zones, with further GNS Science investigation required before any subdivision consent is granted.

Natural Character and Outstanding Landscapes

The RPS Natural Character (NATC) chapter requires that natural character values of the coastal environment, wetlands, and lakes and rivers and their margins be protected from inappropriate subdivision, use and development. NATC-P1 directs that activities within or adjacent to these environments avoid significant adverse effects where natural elements are dominant, and that enhancement and restoration be promoted.

The subject site is subject to the OLA 65 (Whakaroa Peninsula Outstanding Landscape Area) overlay and overlooks Lake Taupō (ONFL 9). The Landscape and Visual Effects Assessment (LA4, May 2026, Appendix I) concludes that the proposed rezoning would have low adverse effects on the natural character, landscape character and visual amenity values of OLA 65 and the wider Taupō lake environment, from all nine assessed viewpoints. The clustered pocket development approach — concentrating built form in defined areas while retaining the majority of the 344 ha site in pastoral character — is demonstrably superior to the permitted baseline of dispersed 10 ha grid subdivision across the full OLA 65 landscape.

Indigenous Biodiversity

The RPS Biodiversity (BIO) chapter directs that significant natural areas be identified and that the values of those areas be maintained. The two Significant Natural Areas adjacent to the subject site — SNA277 and SNA309 — adjoin but do not overlap the subject parcels. Development has been concentrated in defined pockets away from the site boundaries adjoining these SNAs, maintaining appropriate buffers. The proposed pastoral retirement and riparian/gully planting will enhance indigenous biodiversity over time. A biodiversity assessment will be prepared at resource consent stage to confirm no significant adverse effects on SNA values.

Cultural Values and Tangata Whenua

The RPS recognises the relationship of tangata whenua with the natural environment and the requirement for their active participation in resource management processes. The subject site is within the rohe of Ngāti Tūwharetoa, who hold mana whenua interests over the Lake Taupō region. The permitted baseline of 33 lots has significantly more impact on any potential cultural values for the site in comparison to a carefully orchestrated cluster of residential development that avoids more sensitive landscape areas as confirmed through the LVA. The archaeological sites identified on the NZAA database have been avoided by the proposed development layout which further reinforces the sensitivity to the proposed development to mitigate any adverse effects on cultural values.

Summary Assessment

The following table summarises the consistency of the proposed plan change with the key relevant provisions of the Waikato Regional Policy Statement.

RPS Provision	Subject Matter	Consistent	Key Basis
IM-O1	**Integrated management of natural and physical resources**	**Yes**	Development model responds holistically to site constraints. Infrastructure (wastewater, water supply, roads) is integrated with land use and Lake Taupō catchment obligations. The coordinated, site-wide approach is superior to the piecemeal 10 ha permitted baseline.
IM-O8	**Sustainable and efficient use of resources**	**Yes**	Communal wastewater system and shared water supply are more resource-efficient than 33 separate individual on-site systems. Concentrating development in defined pockets is a more efficient use of land than dispersed 10 ha grid subdivision across the full 344 ha site.
UFD-O1	**Built environment — integrated, planned and sustainable**	**Yes**	Development concentrated in three defined pockets totalling ~44 ha. Balance land (~300 ha) retained as working pastoral farm. No new public infrastructure required. Residential and farming activities are co-located in a complementary relationship.
UFD-P1 (APP11)	**Planned and co-ordinated subdivision**	**Yes**	Consistent with APP11 principles: strong urban/rural boundary maintained; development yield consistent with permitted baseline; privately serviced with no Council cost; development positioned to avoid archaeological sites; tangata whenua engagement planned.
UFD-P2	**Co-ordinating growth and infrastructure**	**Yes**	All infrastructure confirmed feasible prior to development (Infrastructure Report, Simpli Consulting). Privately funded and maintained under legal instrument. No dependency on public capital expenditure or Council infrastructure sequencing.
Freshwater / Lake Taupō Catchment	**Nitrogen neutrality and water quality**	**Yes**	Development designed to be nitrogen-neutral: residential nitrogen (~3.5 kgN/yr/dwelling via 12 mg/L communal treatment) offset by targeted pastoral retirement within the farm. Gully/riparian retirement expected to produce additional net reduction. Stormwater managed via on-site soakage giving effect to Te Mana o te Wai (BTW SMP, Apr 2026, Appendix E).
NATC-O1 NATC-P1	**Natural character — Lake Taupō and OLA 65 (Whakaroa Peninsula)**	**Yes**	LVA (LA4, May 2026, Appendix I) confirms low adverse effects (less than minor) from all nine assessed viewpoints. Clustered pocket approach is demonstrably superior to dispersed 10 ha permitted baseline in landscape terms. Majority of site retained in pastoral character.
Biodiversity / BIO	**Significant Natural Areas (SNA277, SNA309)**	**Yes**	Development positioned away from boundaries of SNA277 and SNA309, which adjoin but do not overlap subject parcels. Riparian and gully retirement will enhance indigenous biodiversity over time. Full biodiversity assessment to be prepared at resource consent stage.
Natural Hazards	**Risk-based approach to subdivision and development**	**Yes**	Active faults, liquefaction, flooding and slope stability all assessed (CORE50, Apr 2026, Appendix F). Liquefaction: TC1 Like, LPI=0/LSN=0 — low risk. Flooding: no mapped hazard — low risk. Active faults: building platforms positioned outside FAZs; further GNS investigation required. All risks manageable —

RPS Provision	Subject Matter	Consistent	Key Basis
			no very high risk level requiring avoidance of development.
Cultural Values	**Tangata whenua relationship with land and water**	**Yes**	Subject site within rohe of Ngāti Tūwharetoa (mana whenua). Archaeological sites (NZAA database) avoided by development layout. Lake Taupō catchment obligations upheld.
The proposed plan change is consistent with the Waikato Regional Policy Statement and is not contrary to the relevant provisions of the Waikato Regional Plan. No aspect of the proposal conflicts with regional objectives or policies.			

2.5 National Environmental Standards

National Environmental Standards (NES) are regulations made under sections 43 and 44 of the Resource Management Act 1991. They set out technical standards, methods and requirements for environmental matters that apply nationally, and override any district plan rule that duplicates or is less stringent than their provisions. This section identifies each operative NES, assesses its relevance to the proposed plan change, and confirms the plan change's consistency with each.

Overview of Operative NES Instruments

As at the date of this report, the following NES instruments are operative under the RMA:

- National Environmental Standards for Air Quality 2004 (NES-AQ)
- National Environmental Standards for Sources of Human Drinking Water 2007 (NES-DW)
- National Environmental Standards for Electricity Transmission Activities 2009 (NES-ETA)
- National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS)
- National Environmental Standards for Telecommunications Facilities 2016 (NES-TF)
- National Environmental Standards for Freshwater 2020 (NES-F)
- National Environmental Standard for Marine Aquaculture 2020 (NES-MA)
- National Environmental Standard for Storing Tyres Outdoors 2021 (NES-ST)
- National Environmental Standards for Commercial Forestry 2023 (NES-CF, formerly NES-PF)
- National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NES-IPGH)
- National Environmental Standards for Detached Minor Residential Units 2025 (NES-DMRU) — in force 15 January 2026

Each is assessed below in the context of this plan change.

2.5.1 NES for Air Quality 2004 (NES-AQ)

The NES-AQ sets national ambient air quality standards for outdoor air quality in New Zealand, including standards for particulate matter, carbon monoxide, nitrogen dioxide, sulphur dioxide, and ozone. It applies primarily to activities that discharge contaminants to air and to regional councils' management of those discharges.

Relevance: The NES-AQ is not directly triggered by a plan change to rezone land from Rural Environment to Low Density Residential Environment. Residential activities on the subject site

will not involve industrial discharges to air. Dust effects from earthworks during construction are managed under Waikato Regional Council regional plan rules and the NES-AQ's conditions for permitted activities. The proposed plan change does not conflict with and is consistent with the NES-AQ.

2.5.2 NES for Sources of Human Drinking Water 2007 (NES-DW)

The NES-DW requires regional councils to protect drinking water supply sources from contamination. It restricts activities within the catchment of a registered drinking water supply that may result in contamination of that supply. The subject site is within the Lake Taupō catchment, and the Whakaroa area is served by an existing TDC rural supply scheme.

Relevance: The subject site is in the catchment of the Lake Taupō water supply and the Whakaroa rural water scheme. The NES-DW applies to activities that may discharge contaminants near water supply abstractions. The proposed residential development, with its advanced wastewater treatment system and on-site stormwater management, has been specifically designed to protect the quality of the Lake Taupō receiving environment. The wastewater systems will comply with Waikato Regional Council secondary treatment standards. Stormwater is managed in accordance with the BTW Stormwater Management Plan. The plan change is consistent with the NES-DW and with the broader objective of protecting drinking water sources in the Lake Taupō catchment.

2.5.3 NES for Electricity Transmission Activities 2009 (NES-ETA)

The NES-ETA provides nationally consistent rules for the operation, maintenance, and upgrading of the National Grid. It also establishes the National Grid Yard — a 12 m setback from the centreline of a National Grid line (reduced to 10 m for single pole lines) — and the National Grid Subdivision Corridor, within which sensitive land uses including residential buildings must not be established or must comply with specified setback requirements.

Relevance: A transmission line traverses the subject site. The low density residential sits below the transmission tower line — as a defined development area. The NES-ETA is directly relevant to the layout of these lots. Building platforms and lot configurations in Area A must comply with the National Grid Yard setback requirements and avoid the location of habitable buildings within the National Grid Subdivision Corridor.

The proposed plan change is consistent with the NES-ETA, provided that the final lot layout, building platforms, and any earthworks in proximity to the transmission line comply with the NES-ETA requirements. This will be confirmed at engineering approval and subdivision consent stage. The utility provider will be notified of, and consulted on, the proposed plan change and any resource consent applications affecting the vicinity of the transmission line.

2.5.4 NES for Assessing and Managing Contaminants in Soil 2011 (NES-CS)

The NES-CS establishes requirements for identifying and assessing potentially contaminated land before it is subdivided, or its use changed to a more sensitive activity. Where a site is on the Hazardous Activities and Industries List (HAIL), a Preliminary Site Investigation (PSI) or Detailed Site Investigation (DSI) may be required before a more sensitive use (including residential) can be established.

Relevance: The subject site is currently and historically used for pastoral (sheep and beef) farming. Neither fuel nor pesticides have been stored on the site as a standalone farming operation, as it has been operated as part of a larger enterprise. The site does not have any of the activities listed on the HAIL that would indicate a high likelihood of contamination — no intensive horticultural spraying, no fuel storage, no industrial activity, no former dry cleaning or automotive activities.

It is noted that two electricity transmission sites are located within, or in the vicinity of, the subject parcels on their own separate, clearly defined titles. These sites are associated with the National Grid transmission infrastructure traversing the property and are known HAIL sites

due to the storage of fuel and hazardous materials associated with transmission operations. However, these sites are on discrete titles that are separate from the residential development parcels, the HAIL activity and contamination risk is well understood and clearly bounded by the title boundaries, and the transmission sites are well away from any area proposed for change of use to residential activity. Accordingly, the transmission sites do not affect the NES-CS assessment for the proposed residential lots and are not relevant to this plan change.

Notwithstanding the low contamination risk from the pastoral farming use on the residential parcels, a Preliminary Site Investigation (PSI) could be prepared by a suitably qualified practitioner as part of the resource consent process. The PSI will confirm the contamination status of the residential development areas and identify whether any further investigation or remediation is required before dwellings are established. The PSI scope should confirm that the transmission site HAIL areas are appropriately excluded from the residential development areas and that no migration pathway exists between those areas and any proposed residential lots. The plan change is consistent with the NES-CS, subject to the completion of a PSI at resource consent stage.

2.5.5 NES for Telecommunications Facilities 2016 (NES-TF)

The NES-TF provides permitted activity rules for the installation, operation, and maintenance of certain telecommunications facilities, including cabinets, antennas, and associated equipment, without the need for resource consent in most circumstances.

Relevance: The NES-TF is not directly triggered by this plan change. The proposed development will be served by way of offgrid network connections such as Starlink and normal mobile services. Any telecommunications infrastructure installed on or adjacent to the subject site will be assessed against the NES-TF at the time of installation. The plan change does not conflict with the NES-TF.

2.5.6 NES for Freshwater 2020 (NES-F)

The NES-F, made under the RMA as part of the Government's Essential Freshwater Package, establishes national standards for activities affecting natural wetlands, lake and river beds, the beds and margins of streams, culvert construction, and certain farming activities. Key provisions relevant to development include:

- *Natural wetlands:* Vegetation clearance, earthworks, and drainage of natural wetlands are controlled activities. Earthworks and vegetation clearance within 100 m of a natural inland wetland that do not affect the wetland's hydrology may be permitted subject to conditions.
- *Culverts:* The construction, placement and use of culverts in streams must comply with NES-F fish passage requirements.
- *Stock exclusion:* Cattle, deer and pigs must be excluded from wetlands, lakes and rivers with a bed width over 1 m, with minimum 3 m setbacks from the bed.
- *Farming activities:* Restrictions apply to certain intensification activities including conversion to dairy and the use of synthetic nitrogen fertiliser.

Relevance: The subject site's waterways are predominantly ephemeral, as confirmed by the BTW Stormwater Management Plan. The site is within the Lake Taupō catchment, and the NES-F provisions are of direct relevance to earthworks and construction associated with the proposed development.

Culverts proposed as part of the private road drainage network must comply with NES-F fish passage requirements. This will be addressed in detailed engineering design and any regional consent applications for works in or near waterways. The BTW Stormwater Management Plan has been designed consistent with the NES-F, maintaining existing overland flow paths,

avoiding concentration of stormwater into new channels, and providing erosion protection at all culvert outlets.

No natural inland wetlands have been identified on the subject site in the available mapping.

The balance land will remain as a working pastoral farm, and the stock exclusion requirements of the NES-F will continue to apply to the farming operations. The proposed pastoral retirement of gullies and riparian areas adjacent to the development will assist in achieving NES-F outcomes by reducing stock access to watercourses and improving water quality. The plan change is consistent with the NES-F, subject to confirmation of the wetland position and NES-F-compliant culvert design at resource consent stage.

2.5.7 NES for Marine Aquaculture 2020 (NES-MA)

The NES-MA provides consistent regulations for the management of existing marine farms around New Zealand.

Relevance: Not applicable. The subject site is an inland rural property and no marine aquaculture activity is proposed. The NES-MA has no relevance to this plan change.

2.5.8 NES for Storing Tyres Outdoors 2021 (NES-ST)

The NES-ST manages the outdoor storage of tyres to prevent fire risk and manage amenity effects.

Relevance: Not applicable. No tyre storage is proposed in connection with the proposed development. The NES-ST has no relevance to this plan change.

2.5.9 NES for Commercial Forestry 2023 (NES-CF)

The NES-CF (formerly the NES for Plantation Forestry) provides nationally consistent rules for commercial forestry operations including afforestation, harvesting, earthworks, and related activities.

Relevance: No commercial forestry is proposed on the subject site. The proposed pastoral retirement and replanting of gullies and riparian areas involves native and amenity vegetation, not commercial forestry. The NES-CF has no direct relevance to this plan change. However, if any forestry is established on the balance farm in the future, the NES-CF would apply to those operations.

2.5.10 NES for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NES-IPGH)

The NES-IPGH applies to the installation, replacement or continued use of coal- and gas-fired industrial process heat equipment above specified thresholds.

Relevance: Not applicable. The proposed development is residential in nature and does not involve industrial process heat. The NES-IPGH has no relevance to this plan change.

2.5.11 NES for Detached Minor Residential Units 2025 (NES-DMRU) — in force 15 January 2026

The NES-DMRU came into force on 15 January 2026 as part of the Government's January 2026 national direction package. It establishes a nationally consistent permitted activity pathway for the construction of one detached minor residential unit (DMRU) per site in rural zones, residential zones, Māori purpose zones, and mixed use zones, without the need for a resource consent, provided the DMRU complies with specified standards.

The key permitted activity standards in a rural zone are:

- Maximum floor area of 70 m² (internal dimensions);
- Maximum building coverage consistent with the district plan rules for the zone;

- Setback of no less than 10 m from the front boundary and 5 m from side and rear boundaries;
- Setback of no less than 2 m from the principal residential unit;
- The DMRU must remain on the same site as and in common ownership with the principal dwelling;
- The DMRU must not be used for commercial activity, intensive indoor primary production, or industrial activity.

Where the district plan is more lenient than the NES-DMRU standards, those more lenient standards apply. Natural hazard constraints identified through a Project Information Memorandum (PIM) may trigger a resource consent requirement even where the DMRU otherwise meets the NES-DMRU standards.

Relevance: The NES-DMRU is of limited direct relevance to this plan change. The proposed development comprises 66 standalone low density residential lots — each a discrete, independently serviced residential section. The proposal does not rely on the minor dwelling mechanism to achieve its yield: the 66 dwellings are 66 primary lots, not 33 primary lots each with one minor dwelling attached. The NES-DMRU is therefore not a structural component of the development model. However, the NES-DMRU is relevant to the question of yield management: once the LDR zone applies, any of the 66 lots could in future accommodate a detached minor residential unit as a permitted activity under the NES-DMRU (subject to complying with the 70 m² floor area limit and other NES-DMRU standards), creating a theoretical maximum of 132 dwellings on the site over time. Whether that theoretical additional yield is appropriate in this location — and whether it should be restricted through consent notices or other mechanisms — is addressed below.

The practical implications of the NES-DMRU for this plan change are as follows:

First, the NES-DMRU confirms that any future minor dwelling on a lot within the proposed Low Density Residential Zone would be a permitted activity by national direction, provided it complies with the NES-DMRU standards. This is consistent with the LDR zone's character as a low density residential environment. As noted above, this creates a theoretical maximum of up to 132 dwellings on the site — 66 primary lots plus 66 potential minor dwellings. Whether this additional density is appropriate will depend on infrastructure capacity, landscape effects, and the intended character of the three residential pockets. The applicant is open to the Council imposing specific consent notices under section 221 of the RMA as a condition of subdivision consent, registered against the title of each lot, restricting or prohibiting minor dwellings where the cumulative effects of an additional dwelling on any given lot would be inconsistent with the development's infrastructure design, natural hazard avoidance constraints, or the LVA's landscape mitigation framework. This is a standard and well-established planning tool that provides the Council with a practical mechanism to manage the NES-DMRU's permitted activity status at a site-specific level, without requiring a district plan rule change and without conflicting with the NES-DMRU's national direction (which does not preclude consent notice restrictions arising from resource consent processes).

The proposed plan change is consistent with the NES-DMRU. The applicant acknowledges the Council's interest in managing the cumulative yield implications of the NES-DMRU on the subject site, and confirms that the imposition of specific consent notices under section 221 of the RMA at subdivision consent stage — restricting minor dwellings on individual lots where warranted — is a practical and appropriate mechanism to achieve this. The appropriate scope and coverage of such consent notices will be determined through the subdivision consent process, informed by the infrastructure capacity assessment, the LVA's landscape mitigation requirements, and the detailed lot layout.

2.5.12 NES Summary

The following table summarises the relevance and consistency of each NES to the proposed plan change.

NES Instrument	Relevance	Consistent	Action Required
NES for Air Quality 2004 (NES-AQ)	Marginally — construction dust only	Yes	Standard earthworks dust conditions at subdivision/building consent stage
NES for Sources of Human Drinking Water 2007 (NES-DW)	Yes — site is within Lake Taupō catchment and Whakaroa rural water scheme catchment	Yes	Advanced wastewater treatment; stormwater management per BTW SMP (Appendix E)
NES for Electricity Transmission Activities 2009 (NES-ETA)	Yes — Transmission line traverses site; Area A lots located below transmission corridor	Yes	Building platforms and lot layout in Area A to comply with transmission line setbacks.
NES for Assessing and Managing Contaminants in Soil 2011 (NES-CS)	Yes — proposed change to more sensitive (residential) use; two transmission HAIL sites on separate titles nearby	Yes	Preliminary Site Investigation (PSI) to be prepared at resource consent stage; PSI to confirm transmission HAIL sites are excluded from residential areas with no migration pathway to proposed lots
NES for Telecommunications Facilities 2016 (NES-TF)	No — no telecommunications infrastructure proposed as part of plan change	N/A	—
NES for Freshwater 2020 (NES-F)	Yes — culverts proposed in road drainage network; ephemeral waterways on site; wetland status to be confirmed	Yes	NES-F fish passage compliant culvert design at engineering approval stage; wetland assessment at resource consent stage to confirm no natural inland wetlands affected; pastoral retirement of gullies and riparian areas supports NES-F outcomes
NES for Marine Aquaculture 2020 (NES-MA)	No — inland rural site; no marine aquaculture proposed	N/A	—
NES for Storing Tyres Outdoors 2021 (NES-ST)	No — no tyre storage proposed	N/A	—
NES for Commercial Forestry 2023 (NES-CF)	No — no commercial forestry proposed; pastoral retirement and native/amenity replanting only	N/A	Note: if commercial forestry is established on balance farm in future, NES-CF will apply to those operations

NES Instrument	Relevance	Consistent	Action Required
NES for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NES-IPGH)	No — no industrial process heat proposed	N/A	—
NES for Detached Minor Residential Units 2025 (NES-DMRU) — in force 15 January 2026	Yes — marginally relevant. Future minor dwellings on LDR lots would be permitted by the NES-DMRU. Consent notices under s221 RMA available at subdivision consent to restrict minor dwellings where warranted by infrastructure, landscape, or hazard constraints.	Yes — consistent	Consent notices under s221 RMA to be considered at subdivision consent stage to restrict minor dwellings on individual lots, LVA landscape mitigation requirements make additional dwellings inappropriate. Scope to be determined through subdivision consent process.

The proposed plan change is consistent with all operative NES instruments.

No NES instrument creates a barrier to, or inconsistency with, the proposed rezoning.

2.6 Taupō District Plan – Relevant Provisions

This section identifies the district plan provisions most relevant to the relief sought in response to notified Plan Change 44. It distinguishes between: (a) the operative Taupō District Plan provisions that currently apply to the subject site; and (b) the notified Plan Change 44 provisions that would apply if the site were rezoned to Low Density Residential Environment through the submission relief sought. The assessment is therefore directed not only to general consistency with the district plan framework, but also to whether the requested planning map amendment and consequential application of the notified Plan Change 44 residential provisions are appropriate in this case.

- the Strategic Directions chapter and other operative district-wide objectives and policies that guide urban form, growth management, infrastructure, climate resilience, freshwater, tangata whenua outcomes, and significant infrastructure;
- the operative Rural Environment / General Rural Zone provisions, which currently apply to the subject site and establish the permitted baseline against which the requested relief is assessed;
- the notified Plan Change 44 Residential Environment provisions, in particular the Low Density Residential Environment objectives, policies, rules and associated residential framework that the submitter seeks to have applied to the subject site;
- the notified Plan Change 44 planning maps, to the extent the submission seeks amendment to include the subject site within the Low Density Residential Environment; and
- the district-wide overlay and topic-based provisions that would continue to apply to the site irrespective of zoning, including provisions relating to outstanding landscapes, natural hazards, biodiversity, heritage, infrastructure and network utilities.

2.6.1 Assessment Against Taupō District Plan Provisions

The following table evaluates the proposed rezoning of 287, 351 and 387 Whakaroa Road, Kinloch from General Rural Zone to Low Density Residential Zone against the key provisions of the Taupō District Plan that are relevant to notified Plan Change 44 and to the specific submission relief sought. It is structured to assess: the Strategic Directions and district-wide policy framework; the outstanding landscape and other operative constraint provisions that would continue to apply to the site; the operative General Rural Zone provisions that establish the current baseline; and the notified Plan Change 44 Low Density Residential provisions that would apply if the planning maps were amended as sought. In this way, the table addresses both the notified residential framework and the appropriateness of extending that framework to the subject site through a site-specific planning map amendment.

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
PART A – TAUPŌ DISTRICT PLAN: STRATEGIC DIRECTIONS		
CC-O1	Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.	The proposed rezoning concentrates development in defined pockets within a continuing working farm, reducing transport reliance and enabling infrastructure-efficient residential growth. Proposed renewable energy (solar) exemptions and rainwater harvesting within the LDR zone support emissions reduction consistent with PC44 direction.
CC-O2	Subdivision, use and development will be resilient to the current and future effects of climate change.	The subject site is assessed as low flood hazard risk under NPS-NH 2025. Building platforms are located outside active fault avoidance zones and identified overland flow paths. Stormwater is managed on-site via pumice soakage with climate-adjusted design rainfall (HIRDS V4 RCP 6.0, 2081–2100). No development is proposed in areas of mapped natural hazard.
CC-O3	The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.	The plan change approach enables a coordinated, site-wide natural hazard response — positioning building platforms away from fault avoidance zones, slope instability areas, and flood paths — that is demonstrably superior to the alternative of piecemeal 10 ha grid subdivision assessed on a lot-by-lot consent basis.
FWQ-O1	Subdivision and land use is managed in a way that promotes positive effects, while avoiding, remedying, or mitigating adverse effects on the mauri, health and wellbeing of water bodies, to benefit freshwater ecosystems, the wider environment, and the community.	The development is designed to achieve nitrogen neutrality through targeted pastoral retirement offsetting residential wastewater nitrogen. Advanced wastewater treatment to reduce nitrogen from the residential site is proposed. Stormwater managed via on-site soakage using permeable pumice soils, with green infrastructure (swales, filter strips, rock check dams) for road drainage quality treatment. No permanent watercourses are affected.

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
FWQ-P5	Manage subdivision, use and development of land, in a manner consistent with Te Mana o te Wai, that restores, protects and enhances the mana, mauri, health and wellbeing of the District's waterbodies, freshwater ecosystems and receiving environments.	The Stormwater Management Plan (BTW, April 2026) is explicitly designed to give effect to Te Mana o te Wai, prioritising the health and wellbeing of receiving waters within the Lake Taupō catchment. Gully and riparian retirement and replanting are proposed, expected to produce a net reduction in nitrogen discharge beyond the residential offset.
LD-O1	Provide for and manage urban growth so as to achieve the sustainable management of the District's natural and physical resources.	The proposed rezoning provides planned residential capacity in a location suited to low density rural residential demand identified in the FDS and PC44 s32 report. The pocket-based approach manages growth in a coordinated, sustainable manner consistent with the zone's objectives.
LD-O4	Avoid the degradation of Taupō District's lakes, waterways and aquifers from effluent and wastewater resulting from land development.	Wastewater managed communal or advanced secondary treatment system achieving nitrogen reduction with land disposal, meeting WRC secondary treatment standards. The system avoids direct discharge to water. Nitrogen from residential use is offset through pastoral retirement, achieving neutrality as a minimum.
LD-O5	Ensure land development does not detract from the amenity value or qualities of the local environment.	The Landscape and Visual Effects Assessment (LA4, May 2026) concludes adverse effects on natural character, landscape character and visual amenity would be low (less than minor) from all assessed viewpoints. Development is concentrated in defined pockets, retaining pastoral and natural character across the majority of the 344 ha site.
LD-P2	Ensure patterns of future urban development are consistent with the identified Urban Growth Areas.	The proposal is located within the Kinloch growth area context, and its scale (33 primary lots) is consistent with the low density residential demand identified in the FDS. The plan change supports, rather than contradicts, the planned pattern of district growth.
LD-P11	Allow new activities and development to connect to existing water and wastewater infrastructure where there is adequate capacity to meet the needs of the development.	The Infrastructure Report (Simpli Consulting , May 2026) confirms feasibility of two independent water sources (TDC rural supply main at 66,800 L/day; private bore at 3.89 L/s). A communal and separate wastewater treatment system with land disposal is proposed. All infrastructure is privately funded and maintained with no cost burden to TDC.
UFD-O1	The district develops in a cohesive, compact and structured way that: (a) contributes to well-functioning communities; (b) ensures	The proposal provides planned, structured low density residential development within an identifiable area, integrating private road, water and wastewater

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
	infrastructure is efficiently integrated with land use; (c) supports emissions reduction; and (d) meets short, medium and long-term housing and business needs.	infrastructure. The pocket-based approach avoids dispersed development across the landscape and supports a coherent community outcome.
UFD-O2	Subdivision, use and development will protect the effective functioning of the Rural Zones, maximise efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.	The balance land (approximately 300 ha) is proposed to remain in active pastoral farming as a working farm. Residential development is concentrated in three defined pockets totalling approximately 44 ha. This is demonstrably superior to the 10 ha grid subdivision permitted baseline, which would fragment the full 344 ha site.
UFD-O7	Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances important natural, cultural and historic values.	Development has been deliberately positioned away from active fault traces, NZAA archaeological sites, slope instability areas, and the boundaries of adjacent SNAs (SNA277 and SNA309). Further GNS fault trace investigation is committed as a condition before subdivision consent.
TW-O1 / TW-O2	The values, rights and interests of Taupō District mana whenua are recognised and protected. Mana whenua are a partner in District Plan planning and decision making.	The subject site is within the rohe of Ngāti Tūwharetoa. Archaeological sites on the NZAA database have been avoided by the proposed development layout.
TW-O4	Support development on Māori land that meets the needs of those landowners and respects kaitiakitanga, self-determination and the relationship of tangata whenua with their land.	Not directly applicable to the subject site (freehold title). However, the plan change framework supports broader provision of residential development options consistent with LDR zone objectives for the wider district.
SI-O3 / SI-O4	Land use will not adversely affect the capacity and safe and effective functioning of Nationally and Regionally Significant Infrastructure. National transport infrastructure operates in a safe and effective manner.	A transmission line traverses Area A of the site. The lot layout and building platforms in Area A maintain required setbacks The TIA confirms the Whakaroa/Mapara Road intersection operates at well under 30% of capacity with the proposed development.
PART B – TAUPŌ DISTRICT PLAN: OUTSTANDING NATURAL FEATURES, LANDSCAPES & AMENITY AREAS		
OLA/ONFL Objective	Outstanding Natural Landscape Areas (OLAs) and Outstanding Natural Features and	The subject site is subject to OLA 65 (Whakaroa Peninsula) in its entirety and a small area of ALA 66 (Whakaroa Hills). Lake Taupō is identified as ONFL 9 / OLA

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
	Landscapes (ONFLs) are protected from the adverse effects of inappropriate subdivision, use and development. Activities within or visible from these areas must avoid, remedy or mitigate adverse effects on the landscape values that give rise to the designation.	60. The LVA (LA4, May 2026) concludes adverse effects on all three designations would be low (less than minor). Development is concentrated in three defined pockets on modified pastoral land, screened by existing landform and vegetation from lake-level viewpoints.
OLA Policy – Character Retention	Development within or adjacent to OLAs must be compatible with the character, scale and visual qualities of the landscape. Built form must be designed and located to minimise visual dominance and avoid detracting from the integrity of outstanding landscape values.	The LVA confirms the visual catchment is highly constrained by the Whakaroa Peninsula's landform and the DoC reserve vegetation. Building Design Guidelines are proposed to control materials, colours, scale and form. Indigenous mitigation planting will screen and soften built structures. The clustered pocket approach retains the majority of the site in pastoral character rather than scattering 66 dwellings across the OLA landscape under the permitted baseline.
OLA Policy – Subdivision Effects	Subdivision that would result in the fragmentation of outstanding landscape areas, create visual clutter or introduce incompatible patterns of development is to be avoided.	The proposed plan change concentrates residential development in three defined areas, avoiding the fragmentation of the OLA 65 landscape that 10 ha grid subdivision (33 separate lots each with dwelling, driveway, and infrastructure) would produce. This is a core planning advantage of the plan change approach over the permitted baseline.
ALA 66 – Whakaroa Hills	Amenity Landscape Areas are to be maintained and enhanced. Activities within ALAs are to avoid adverse effects on the landscape character and visual amenity values that contribute to the area's designation.	Only a small northern part of the site is within ALA 66. No development is proposed in this area. The LVA confirms no adverse effects on ALA 66 values.
Foreshore Protection Area	Development within the Foreshore Protection Area around Lake Taupō is to protect and maintain the visual, ecological and amenity values of the lake foreshore and its margins.	The subject site does not adjoin the Lake Taupō foreshore. The site is located on the elevated upper escarpment of the Whakaroa Peninsula, separated from the lake by DOC scenic reserve land and conservation areas. The Foreshore Protection Area overlay does not apply to the subject parcels.
PART C – TAUPŌ DISTRICT PLAN: GENERAL RURAL ZONE (GRUZ) – CURRENT ZONE (as amended by Plan Change 42)		
GRUZ-O1	To maintain and protect the productive capacity of the district's rural land for primary production	The proposed plan change retains the balance of the 344 ha site (approximately 300 ha) as an active pastoral working farm integrated with the residential development. Residential pockets of approximately 44 ha are concentrated in areas

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
	activities and other rural activities that are compatible with the rural environment.	least suited to productive farming. This outcome is superior to the permitted baseline, which would fragment 33 separate 10 ha lots across the full site and end the integrated farming operation.
GRUZ-O2	To protect outstanding natural features, landscapes and areas of significant natural value from the adverse effects of inappropriate subdivision, use and development.	The clustered pocket approach concentrates development away from ridgelines and areas most visible from Lake Taupō, maintaining the pastoral character of the OLA 65 landscape across the majority of the site. The LVA confirms adverse effects on OLA 65 and ONFL 9 values are low. The permitted baseline of dispersed 10 ha lots would have greater adverse landscape effects.
GRUZ-O3	To enable the sustainable use and development of rural land for a range of activities that support the social, economic and cultural wellbeing of the community while avoiding significant adverse effects on the rural environment.	The plan change enables residential development at a scale and yield consistent with the permitted baseline (66 dwellings), while achieving a demonstrably superior planning outcome through coordinated infrastructure, hazard management, and landscape protection. The balance land remains productive rural land, maintaining both uses in a complementary relationship.
GRUZ-P (Avoid Fragmentation)	Avoid the inappropriate fragmentation of rural land through subdivision, use or development that would result in incompatible land use patterns, reduction of productive land area, or cumulative adverse effects on rural character.	The plan change does not fragment the rural land beyond the permitted baseline. The 344 ha site is treated as a single entity, with residential pockets in defined areas and the balance retained as a working farm. No additional lots are created beyond the 33 primary lots already enabled by GRUZ permitted subdivision.
GRUZ-P (Hazard Management)	Subdivision and development of rural land must identify and appropriately manage natural hazard risks, including active faults, slope instability, flooding and volcanic hazard.	The plan change enables a systematic, site-wide hazard assessment and management approach. Building platforms are positioned outside active FAZs, slope instability areas and flood paths. Further GNS fault trace investigation is committed. This coordinated approach is superior to the lot-by-lot geotechnical assessment that would apply under the 10 ha grid subdivision permitted baseline.
GRUZ-P (Infrastructure Self-Sufficiency)	Lots in the Rural Zone must be of sufficient size to accommodate on-site services including wastewater disposal, water supply and stormwater management without adverse effects on neighbouring properties or the receiving environment.	The proposed LDR lots are designed to be self-servicing. Water supply is confirmed via two independent sources. Wastewater is managed via communal and separate advanced secondary treatment with land disposal meeting WRC standards. Stormwater is disposed via on-site soakage using the site's permeable pumice soils. All services are privately funded and maintained.
PART D – TAUPŌ DISTRICT PLAN: LOW DENSITY RESIDENTIAL ZONE (LDRZ) – PROPOSED ZONE (as proposed through Plan Change 44)		

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
LDRZ Objective	To provide for low density residential development on the outskirts of urban areas, in locations where the low density pattern of development is consistent with the surrounding character and environmental constraints, and where infrastructure can be provided in an efficient and appropriate manner.	The subject site is located on the rural fringe of Kinloch, approximately 11 km west of Taupō township. The proposed development pattern of 66 lots across 44 ha is consistent with the LDR zone's intended density and character. The development is self-servicing with private infrastructure, consistent with the LDR zone's expectation of on-site services.
LDRZ – Character and Density	Development in the Low Density Residential Zone must be compatible with the low density character of the zone and surrounding environment. Minimum lot sizes, building setbacks, site coverage and height limits apply to maintain open space character and limit visual bulk.	Proposed lots are anticipated to be consistent with typical LDR lot sizes with an average lot size across 44ha of land to be rezoned at 6,667m^2. There will be a variety of lot sizes and building typologies to provide variation and visual interest. Building Design Guidelines will govern scale, form, and materials. The LVA confirms built form can be appropriately integrated into the landscape. The clustered pocket approach maintains open pastoral character across the majority of the site.
LDRZ – Natural Hazard Avoidance	Development within the Low Density Residential Zone must be located and designed to avoid or adequately mitigate natural hazard risk, including from active faults, flooding, slope instability and volcanic hazard consistent with the NPS-NH 2025.	Building platforms are positioned outside active FAZs with further GNS investigation committed. The site is assessed as TC1 Like for liquefaction (LPI=0, LSN=0). No flood hazard is mapped. Building Setback Lines of 5–15 m from slope crests apply. All risk levels under the NPS-NH risk matrix are low, except where active fault avoidance has been applied to bring very high risk to low.
LDRZ – Infrastructure	Lots in the Low Density Residential Zone must be adequately serviced. Connection to reticulated networks is required where available. Where reticulation is not available, on-site systems must be of sufficient standard to manage wastewater, water supply and stormwater without adverse effects.	The Infrastructure Report confirms water supply via TDC rural supply main (66,800 L/day) and private bore (3.89 L/s), together providing capacity for 66 dwellings. Communal wastewater treatment to 12 mg/L N with land disposal. Stormwater via on-site soakage confirmed by SMP. All infrastructure private, managed by a legal maintenance instrument.
LDRZ – Renewable Energy	Small-scale renewable electricity generation and rainwater harvesting systems are provided for in the Low Density Residential Zone, with exemptions from bulk and location standards to facilitate uptake.	PC44 specifically introduces exemptions to bulk and location standards for solar panels, small wind turbines, and rainwater harvesting tanks in the LDR zone. These provisions are consistent with the FDS and Climate Change Strategy and directly relevant to the rural residential character of the proposed development.

Provision Reference	Objective / Policy	How the Proposed Rezoning Gives Effect
LDRZ – Comprehensive Housing Development	Comprehensive Housing Developments (four or more residential units designed and planned in an integrated manner, with all resource and subdivision consents submitted together) may apply MRZ performance standards to enable greater development potential.	The proposed development of 66 lots is an integrated, comprehensively planned development with coordinated infrastructure, lot layout, and hazard management. While the LDR zone is the appropriate zone given the site context, the comprehensive development approach aligns with the PC44 framework for integrated residential development.

On the basis of the assessment above, the proposed rezoning is consistent with all relevant objectives and policies of the Taupō District Plan. It gives effect to the Strategic Directions, manages effects on outstanding landscape values in accordance with OLA 65 and ONFL 9 provisions, is consistent with the objectives of the General Rural Zone for the protection of productive rural land and outstanding landscapes, and is appropriate to the Low Density Residential Zone in terms of density, character, natural hazard management, and infrastructure provision. A dedicated assessment against the PC44 section 8.2 LDR rezoning criteria is provided at Section 2.7 below.

2.7 Assessment Against Plan Change 44 Section 8.2 Criteria

Section 8.2 of the Taupō District Council Section 32 Evaluation Report for Plan Change 44 (the PC44 s32 Report) establishes eight criteria against which a submission seeking to include land in the Low Density Residential Zone (LDRZ) will be assessed. The PC44 s32 Report expressly provides that any person may seek LDR rezoning by way of a submission to Plan Change 44, provided they demonstrate that their landholding meets the requirements of section 32 of the RMA and satisfies all eight criteria.

This section provides a dedicated, structured assessment of the subject site at 287, 351 and 387 Whakaroa Road, Kinloch against each of those eight criteria. It draws together the technical evidence in the supporting appendices — the Landscape and Visual Effects Assessment (LA4, May 2026), the Preliminary Geotechnical Report (CORE50 Engineers, April 2026), the Infrastructure Report (Simpli Consulting Limited, May 2026), the Stormwater Management Plan (BTW Company, April 2026), and the Transport Impact Assessment (Urban Connection Limited, August 2023) — and demonstrates that the proposed LDR rezoning satisfies all eight criteria.

Two criteria — Criterion 4 (Outstanding Natural Landscape and SNA) and Criterion 8 (natural hazard risk) — require evidential support rather than a simple factual answer. In both cases the relevant technical report provides that support, and in both cases the answer is that the criterion is met, not that it creates an obstacle to rezoning. The structure and purpose of the criteria framework is discussed at section 2.7.7 below.

Summary Assessment Table

The table below summarises the assessment of each criterion. Detailed analysis of each criterion follows in sections 2.7.1 to 2.7.6.

Criterion	Met?	Basis of Assessment	Key Reference
C1 — Adjacent to existing LDR or GRZ, or existing development pattern consistent with LDR density and character	✓ **Met**	The site adjoins the Kinloch settlement, which includes GRZ-zoned land and an established rural residential fringe. The Whakaroa Road area exhibits a development pattern consistent in density and character with the LDR zone. The proposed 66 lots across 44 ha equates to approximately 1.5 lots/ha — consistent with low density residential density.	*Section 2.7.1 below; s1.4*
C2 — Efficiently serviced by Council-supplied water infrastructure	✓ **Met**	Existing TDC public rural supply main traverses the site: 66,800 L/day confirmed. Private bore provides independent supplementary supply at 3.89 L/s. Combined capacity (105,600+ L/day) exceeds demand for 66 lots. No extension of public network required.	*Section 2.7.2 below; s2.4; Infrastructure Report (App E)*
C3 — Development would not result in more than minor adverse effects on the supporting land transport network	✓ **Met**	TIA (Urban Connection, August 2023) confirms 66 lots generate ~297 vpd and 30 vph peak. Whakaroa/Mapara Road intersection operates at <29% capacity even under a 115-lot scenario. Minor road upgrades (Whakaroa Road widening; intersection improvements at Mapara Road) as subdivision conditions.	*Section 2.7.3 below; TIA (App H)*
C4 — Area is not identified as an Outstanding	◑ **Qualified Response**	The site lies within OLA 65 (Whakaroa Peninsula) and overlooks ONFL 9 (Lake Taupō). This criterion is not a hard prohibition	*Section 2.7.4 below; LVA (App I)*

Criterion	Met?	Basis of Assessment	Key Reference
Natural Landscape or Significant Natural Area		on development within landscape overlays — it requires that adverse effects be avoided, remedied, or mitigated. The LVA (LA4, May 2026) confirms effects are less than minor from all 9 viewpoints. The clustered pocket approach is demonstrably superior to the permitted 10 ha baseline in landscape terms. SNA277 and SNA309 adjoin but do not overlap the site.	
C5 — Proximate to the Taupō township and/or existing LDR	✓ **Met**	Site is 11 km from Taupō township (15–20 min). Proximate to Kinloch township (GRZ, school, commercial services, medical). PC44 s32 report acknowledges LDR demand arises across the district including rural townships. Kinloch is an established TDC urban township — proximity is to both the township itself and to existing residential zoning within it.	*Section 2.7.5 below; s1.4*
C6 — Site does not take access from a State Highway	✓ **Met**	Site access via Whakaroa Road (Low Volume Road) connecting to Mapara Road (Secondary Collector). Neither is a State Highway. No SH access is proposed.	*s1.4; TIA (App H)*
C7 — Area is not located within the Wairakei-Tauhara or Ohaaki Geothermal Systems (Map D1)	✓ **Met**	Site is located on the Whakaroa Peninsula, western shores of Lake Taupō at Kinloch. It is not within either the Wairakei-Tauhara or Ohaaki Geothermal Systems as shown on Map D1 of the Taupō District Plan.	*s1.4; TDP Map D1*
C8 — Area is demonstrated to be free of significant natural hazard risk	◑ **Qualified Response**	Two active faults traverse the site. Liquefaction: TC1 Like (LPI=0, LSN=0). Flood: low risk. Slope: managed by BSLs. Active faults are addressed by systematic FAZ avoidance — building platforms positioned outside confirmed FAZs with further GNS investigation required before subdivision consent. All residual risks are manageable to low under NPS-NH 2025 risk matrix. No very high risk level requiring avoidance of development.	*Section 2.7.6 below; Geotech Report (App F); SMP (App E)*
✓ = criterion met unconditionally ◑ = criterion met with evidential support (LVA / Geotechnical Report) All eight criteria are met. No criterion operates as a prohibition on the proposed rezoning.			

2.7.1 Criterion 1 — Proximity to Existing LDR or GRZ / Consistent Development Pattern

Criterion: The area is located immediately adjacent to an existing LDR or GRZ, or has an existing development pattern that is consistent with LDR density and character.

The subject site is located on the Whakaroa Peninsula approximately 11 km west of the Taupō township via Mapara Road and Poihipi Road, adjacent to the Kinloch settlement. Kinloch is an established Taupō District township with General Residential Zone (GRZ) zoned land, a primary school, medical facilities, commercial services, and a marina. The Whakaroa Road corridor and wider Kinloch fringe exhibit an established pattern of rural residential development — larger lots used for residential purposes on the rural boundary of an urban settlement — that is consistent in density, character, and lot size with the Low Density Residential Zone.

The proposed 66 lots across the three residential pockets (totalling approximately 44 ha which provides an average lot size of 6,667m^2) that allow for a mixture of lot sizes and building typology determined by natural topography and building design guidelines. This is consistent with the LDR zone's intended character as a low density residential environment for larger sections on urban fringes. The site does not abut an existing LDR zone boundary directly; however, Kinloch is geographically proximate to the site, occupying the same catchment basin and clearly visible from the elevated Whakaroa Peninsula. That geographic and visual relationship — rather than a direct road corridor connection — is what makes LDR zoning on this site a natural extension of the upper catchment area served by the Kinloch GRZ, consistent in density and character with the rural residential fringe pattern of the wider Kinloch settlement.

This criterion is met.

2.7.2 Criterion 2 — Efficient Servicing by Council-Supplied Water Infrastructure

Criterion: The area is able to be efficiently serviced by Council-supplied water infrastructure.

The subject site benefits from an existing connection to the Taupō District Council public rural supply main, which traverses the site. This main provides a confirmed trickle supply of 66,800 L/day — sufficient, at the TDC Code of Practice rate of 1,600 L/day per lot, for up to 39 lots from this source alone.

An existing private bore on the site has been independently tested at 14,000 L/hr (3.89 L/s) over a 12-hour period without significant drawdown, providing a reliable supplementary supply. The Infrastructure Report confirms that the combined supply capacity of the TDC main and the private bore substantially exceeds total daily demand for 66 lots (105,600 L/day at 1,600 L/day per lot).

No extension of the public water supply network is required. All infrastructure will be privately funded, constructed, and maintained under a legal maintenance instrument (incorporated society or body corporate), with no cost burden to Taupō District Council. The Infrastructure Report concludes that there are no water servicing constraints that would affect the development's viability.

This criterion is met.

2.7.3 Criterion 3 — No More Than Minor Adverse Effects on the Land Transport Network

Criterion: The development of allotments would not result in more than minor adverse effects on the supporting land transport network.

A Transport Impact Assessment (TIA) was prepared by Urban Connection Limited (August 2023, Appendix H). The TIA was prepared for the current proposal of 66 standalone low density residential lots and confirms the following:

- The proposed development is estimated to generate approximately 297 vehicle movements per day (vpd) and 30 vehicle movements in the peak hour (vph), based on the TIA's surveyed rural residential trip rate of 4.5 vpd and 0.45 vph per lot.
- The Whakaroa Road/Mapara Road intersection was assessed under a significantly larger scenario (115 lots plus a tourism lodge complex) and found to operate at a maximum of 29% of available capacity — well within functional limits. The 66-lot proposal generates approximately one quarter of those traffic volumes.

- Sight distances at the Whakaroa Road/Mapara Road intersection already comply with TDC requirements (270 m north, 160 m south against a 160 m requirement). No sight distance improvements are required.
- Road upgrades recommended as conditions of subdivision consent: widening of Whakaroa Road to a minimum 6.7 m carriageway width along its 2.9 km length; right turn lane, give way markings, flag lighting, and improved signage at the Mapara Road intersection. These are minor, proportionate upgrades that are standard conditions for rural residential developments of this scale.
- The internal road network will be entirely private, approximately 5 km in length, commencing from the western end of Whakaroa Road and gated for private access. It will be managed under a legal maintenance instrument with no cost burden to TDC.

The TIA confirms that adverse traffic effects on the supporting land transport network would be no more than minor. This criterion is met.

2.7.4 Criterion 4 — Not an Outstanding Natural Landscape or Significant Natural Area

Criterion: The area is not identified as an Outstanding Natural Landscape or Significant Natural Area.

Engagement with the Criterion

This is the criterion that requires the most careful analysis. The subject site lies entirely within OLA 65 (Whakaroa Peninsula Outstanding Landscape Area) under the operative Taupō District Plan, and it overlooks Lake Taupō, which is identified as ONFL 9 / OLA 60 (an Outstanding Natural Feature and Landscape). SNA277 and SNA309 are located adjacent to but do not overlap the subject parcels.

Read literally and absolutely, this criterion might appear to preclude rezoning. That reading is incorrect for two reasons.

First, the criterion's purpose is to ensure that outstanding landscape values are given appropriate weight, not to operate as a blanket prohibition on any activity in any area subject to an OLA overlay. The OLA 65 overlay in the TDP does not prohibit residential development — it requires that development avoid, remedy, or mitigate adverse effects on the outstanding landscape values that give rise to the designation. The PC44 s32 Report itself adopts an effects-based approach throughout: it does not say that land with OLA overlays can never be rezoned, but that the effects on landscape values must be addressed.

Second, and more fundamentally, an absolute reading would produce an absurd result: it would mean that no development of any kind can be proposed in OLA-overlaid land through a submission, regardless of how minor the effects are. This cannot have been the intent of the criterion, which is directed at the appropriate level of scrutiny — not at creating a prohibition.

The Landscape and Visual Effects Assessment

The Landscape and Visual Effects Assessment was prepared by Rob Pryor, NZILA Registered Landscape Architect, of LA4 Landscape Architects (Final, 28 May 2026, Appendix I). The LVA was prepared in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022 — the nationally recognised methodology for landscape assessment in New Zealand planning processes.

The LVA assessed nine viewpoints across the visual catchment of the subject site, selected to represent the range of observers who might experience the development, from the most sensitive (lake-level views from Whakaipo Bay and Whangamata Bay) to rural elevated viewpoints (Lochridge Estate, Piro Place, Taumata Rise). The LVA findings are as follows:

- Natural character effects: Low from all viewpoints. The clustered pocket approach, with indigenous mitigation planting and Building Design Guidelines, maintains the prevailing natural and pastoral character of the Whakaroa Peninsula across the majority of the OLA 65 landscape.
- Landscape character effects: Low from all viewpoints. The three development pockets are concentrated in areas of existing pastoral modification and are set back from ridgelines and lake-facing slopes. The pastoral and bush character of the wider OLA 65 landscape is retained.
- Visual amenity effects: Low or very low from all nine viewpoints. From the most sensitive lake-level viewpoints (Whakaipo Bay, Whangamata Bay), the development would be largely screened by the landform of the Whakaroa Peninsula and the existing vegetation of the DoC scenic reserve. From the two closest viewpoints (Lochridge Estate and Piro Place), effects are assessed as low.
- Cumulative effects: The clustered pocket approach produces lower cumulative effects than the permitted 10 ha baseline. Under the baseline, 66 dwellings would be dispersed across the full 344 ha of the OLA 65 landscape with no design coordination, no unified landscape mitigation strategy, and no ability to avoid the most sensitive terrain. The plan change produces a superior cumulative landscape outcome.

The overall LVA conclusion is that adverse effects on OLA 65 and ONFL 9 landscape values would be less than minor, and that the proposed development is compatible with the outstanding landscape values that give rise to the OLA 65 and ONFL 9 designations.

SNAs

SNA277 and SNA309 are located adjacent to the subject site but do not overlap the subject parcels. The development pockets have been deliberately positioned away from the site boundaries that adjoin these SNAs. The proposed pastoral retirement and riparian/gully planting is expected to enhance indigenous biodiversity values adjacent to these areas. A biodiversity assessment will be prepared at resource consent stage confirming no significant adverse effects on SNA values.

Conclusion on Criterion 4

Criterion 4 is met. The OLA 65 overlay does not prohibit rezoning — it requires that adverse effects on outstanding landscape values be avoided, remedied, or mitigated. The LVA demonstrates that the proposed development achieves effects that are less than minor on OLA 65 and ONFL 9 values, and that the clustered pocket approach produces a materially better landscape outcome than the permitted baseline. The SNA criterion is met unconditionally as neither SNA overlaps the subject site.

2.7.5 Criterion 5 — Proximate to the Taupō Township and/or Existing LDR

Criterion: The area is proximate to the Taupō township and/or existing LRZ.

The subject site is located approximately 11 km from the Taupō township via Mapara Road and Poihipi Road — a travel time of approximately 15 to 20 minutes by private vehicle. The site is adjacent to the Kinloch settlement, which is an established Taupō District urban township with its own GRZ zoning, primary school, medical facilities, commercial and retail services, and marina.

The criterion is satisfied in two respects. First, the site is proximate to the Kinloch township and existing GRZ zoning — the most immediate and relevant urban community for this location. The PC44 s32 Report acknowledges throughout that LDR demand in the district arises not only in the Taupō urban area but across the district's townships, and that the purpose of the LDR zone is to provide for this demand in appropriate locations. Kinloch is an

established TDC urban community that anchors the northern Lake Taupō area. Second, while 11 km from central Taupō is at the outer range of 'proximate', this distance is a function of the geography of the district — major settlements in the Taupō District are spread across a large area and road distances of this order are consistent with rural residential living patterns throughout the district.

The proposed development is specifically designed to serve the rural residential market segment — households seeking a larger section in a natural rural setting within reasonable commuting distance of Taupō township and local services at Kinloch. The PC44 s32 Report's own economic analysis (Taupō Low Density Residential Demand Forecast Economic Update, May 2025) identifies a continuing demand for this typology. The subject site addresses that demand in a location that is as proximate to both Kinloch and Taupō township as any comparable rural residential area in the district.

This criterion is met.

2.7.6 Criteria 6 and 7 — State Highway Access and Geothermal Systems

Criterion 6: The site does not take access from a State Highway.

Site access is via Whakaroa Road, a Low Volume Road, which connects to Mapara Road, a Secondary Collector Road. Neither Whakaroa Road nor Mapara Road is a State Highway. The internal development road is entirely private, gated from the western end of Whakaroa Road. There is no access to or from any State Highway. This criterion is met.

Criterion 7: The area is not located within land being part of the Wairakei-Tauhara or Ohaaki Geothermal Systems shown on Map D1.

The subject site is located on the Whakaroa Peninsula on the western shores of Lake Taupō at Kinloch. It is not located within the Wairakei-Tauhara Geothermal System or the Ohaaki Geothermal System as shown on Map D1 of the Taupō District Plan. The geothermal systems are located to the north and east of the Taupō urban area and are geographically remote from the Kinloch/Whakaroa Peninsula location of the subject site. This criterion is met.

2.7.7 Criterion 8 — Freedom from Significant Natural Hazard Risk

Criterion: The area is demonstrated to be free of significant natural hazard risk.

Approach

This criterion requires demonstration — not an assertion. The Preliminary Geotechnical Report by CORE50 Engineers Limited (April 2026, Appendix F) and the Stormwater Management Plan by BTW Company (Rev WD, April 2026, Appendix E) together provide the technical basis for this demonstration. The criterion does not require the complete absence of natural hazards — all land carries some level of natural hazard. It requires that the level of risk be demonstrated to be manageable, consistent with the proportionate, risk-based approach required by the NPS-NH 2025.

Liquefaction

The site is classified as TC1 Like for liquefaction based on CORE50 CPTu testing at four locations across the site. The site consists of dense ignimbrite and pumice soils with very low liquefaction probability. Liquefaction Potential Index (LPI) and Liquefaction Severity Number (LSN) were both calculated at zero across all test locations. Liquefaction presents a low risk level under the NPS-NH 2025 matrix and requires no site-specific mitigation beyond standard building code provisions.

Flooding

No flood hazard from rivers, streams, or overland flow paths is mapped for the subject site in the Taupō District Plan or Waikato Regional Council flood hazard databases. The site's elevated position on the Whakaroa Peninsula above Lake Taupō and its well-draining pumice soils mean that flood risk from rainfall events is low. The BTW Stormwater Management Plan confirms the site is assessed as low flood hazard risk under the NPS-NH 2025. On-site soakage is confirmed as the primary stormwater disposal method. Flooding presents a low risk level requiring no special mitigation.

Slope Instability

The site contains areas of steeper terrain, particularly towards the eastern portions of the parcels. CORE50 has identified slope instability risk in these areas and recommends Building Setback Lines (BSLs) of 5–15 m from slope crests, applied consistently across the development pockets. Building platforms have been positioned to respect these setbacks. Slope instability presents a low to medium risk level, managed through the BSL framework. No building platforms are proposed within areas of identified slope instability.

Active Faults

The Ngangiho Fault and Ngangautu Fault traverse the subject site, as identified in the CORE50 geotechnical report. Active fault rupture presents a very high risk level under the NPS-NH 2025 risk matrix if a building platform falls within a confirmed Fault Avoidance Zone (FAZ). This is the most significant natural hazard facing the site.

The plan change addresses active fault risk through systematic, site-wide Fault Avoidance Zone mapping and coordinated building platform avoidance — an approach that is only possible through a plan change process and is demonstrably superior to the lot-by-lot geotechnical assessment that would occur under the permitted 10 ha baseline. Specifically:

- CORE50 has identified the approximate centrelines and indicative FAZ extents for both fault traces. Building platforms for lots adjacent to the fault traces have been positioned outside these FAZ extents in the development layout.
- Lots where FAZ refinement may be required at engineering approval stage will have building platforms confirmed outside FAZs through further GNS Science investigation. This investigation is a committed condition prior to any subdivision consent being granted.
- Once building platforms are confirmed outside FAZs, the residual active fault risk for those platforms is reduced from very high (within FAZ) to low (outside FAZ) under the NPS-NH 2025 risk matrix. No further mitigation is required beyond FAZ avoidance.
- The further GNS Science investigation required as a condition of subdivision consent will provide a higher level of certainty regarding FAZ extents than was available at plan change stage. This staged approach — plan change based on preliminary FAZ mapping, subdivision consent requiring confirmed FAZ extents — is the standard risk-based approach recommended by NPS-NH 2025 for active fault hazard management in plan change processes.

The proposed plan change is, in natural hazard management terms, superior to the permitted baseline. Under the permitted 10 ha subdivision baseline, 33 individual lots would each undergo separate geotechnical assessment at building consent stage, with no coordinated oversight, no GNS investigation commitment, and no ability to systematically redesign lot layouts to avoid FAZs across the full site. The plan change enables all of this.

Conclusion on Criterion 8

The site is not free of natural hazards — active faults in particular present a hazard that requires careful management. However, the criterion requires demonstration that the site is free of significant natural hazard risk, not that it is free of hazards entirely. The distinction

between hazard (a physical phenomenon) and risk (the product of hazard, likelihood, and consequence) is fundamental to the NPS-NH 2025 framework. The CORE50 report and the BTW SMP together demonstrate that:

- Liquefaction risk is low — no mitigation required beyond standard building provisions.
- Flood risk is low — on-site soakage confirmed as appropriate disposal method.
- Slope instability risk is low to medium — managed through Building Setback Lines.
- Active fault risk is very high within confirmed FAZs and low outside them — managed through systematic FAZ avoidance with GNS investigation required as a condition of subdivision consent.

No natural hazard presents a risk level under the NPS-NH 2025 matrix that requires avoidance of the development in its entirety. All risks are manageable to an acceptable level through conditions applied at plan change, engineering approval, and subdivision consent stages. Criterion 8 is met.

2.7.8 The Purpose and Structure of the Section 8.2 Criteria Framework

The eight criteria in PC44 section 8.2 are thresholds for when LDR rezoning through a submission is appropriate — not a list of physical characteristics that must be entirely absent from a site. This distinction is important for Criteria 4 and 8, which engage overlays and hazards that are present on the subject site but do not, on proper analysis, prevent rezoning.

The PC44 s32 Report's own policy framework acknowledges throughout that amenity, landscape, and hazard effects are to be avoided, remedied, or mitigated — not that they require absolute avoidance of all development. The RMA's effects-based approach, the NPS-NH's risk-based approach, and the NPS-UD's direction to enable development capacity that meets demand all point in the same direction: the question is whether effects are acceptable with appropriate mitigation, not whether any constraint exists at all.

Read in this way, all eight criteria support the conclusion that the proposed LDR rezoning is appropriate. The subject site:

- Is located adjacent to an established GRZ-zoned township (Kinloch) with a consistent rural residential development pattern;
- Is efficiently served by the existing TDC rural supply main and a tested private bore, with no public infrastructure cost;
- Generates traffic effects that are minor and manageable through standard road upgrade conditions;
- Is within OLA 65 and overlooks ONFL 9 — but the LVA demonstrates effects are less than minor and the clustered pocket approach is superior to the permitted baseline in landscape terms;
- Is proximate to Kinloch township (adjacent) and Taupō township (11 km, 15–20 min);
- Does not access a State Highway;
- Is not within either geothermal system; and
- Is subject to active faults that are managed through systematic FAZ avoidance with GNS investigation as a condition of subdivision consent.

The proposed plan change satisfies all eight criteria. It represents precisely the kind of LDR rezoning submission that the PC44 s32 Report's section 8.2 framework was designed to enable: a well-evidenced, site-specific proposal that achieves the same dwelling yield as the permitted baseline in a manner that is demonstrably superior for the landscape, the environment, and the productive rural land resource.

2.7.9 Comparative Advantage Over the Permitted Baseline

The PC44 s32 Report notes at section 8.2 that LDR development 'did not contribute significantly to overall growth and is inherently an inefficient use of land proximate to urban amenities.' This observation is directed at the general question of whether to extend LDR zoning on greenfield land through the plan change itself — not at whether a site-specific submission supported by technical evidence is appropriate. The report expressly provides for submissions seeking LDR inclusion.

On the specific facts of this proposal, the 'inefficient use of land' concern is addressed directly by the clustered pocket approach. The proposal does not bring forward additional development capacity beyond what the permitted baseline already provides — it rearranges 66 permitted dwellings from a dispersed pattern across 344 ha into three coordinated residential pockets across 44 ha, retaining 300 ha as productive farmland. This is a more efficient use of the rural land resource, not a less efficient one. The 300 ha of retained farmland represents active, integrated pastoral farming that would be eliminated under the permitted baseline. The plan change protects that land resource while delivering the permitted yield in a superior spatial form.

The following table summarises the comparative outcome across the key planning metrics:

Planning Metric	Permitted Baseline (10 ha grid)	Proposed Plan Change (clustered pockets)
Total dwellings	Up to 66 (33 primary + 33 minor on 10 ha lots)	Up to 66 (66 standalone LDR lots)
Residential land area	344 ha fragmented into 33 separate lots	~44 ha across three defined pockets
Productive farmland retained	Nil — farming enterprise eliminated by fragmentation	~300 ha retained as integrated working farm
Landscape effects on OLA 65	66 dwellings dispersed across full OLA 65 landscape — no coordinated mitigation	Clustered pockets on modified pastoral land — LVA confirms less than minor effects
Natural hazard management	Lot-by-lot assessment at building consent stage — no FAZ coordination	Systematic FAZ avoidance; GNS investigation required before subdivision consent
Infrastructure coordination	33 independent driveways, water tanks, effluent fields	Shared private road, communal wastewater system, single water supply reticulation
Nitrogen management	33 independent on-site systems — nitrogen neutrality not guaranteed	Communal treatment to 12 mg/L N; pastoral retirement offset — nitrogen neutrality achieved
Planning certainty	No design coordination; lot-by-lot consenting	Coordinated layout, Building Design Guidelines, legal maintenance instrument

Conclusion on Section 8.2 Assessment

The proposed LDR rezoning of 287, 351 and 387 Whakaroa Road, Kinloch satisfies all eight criteria established in section 8.2 of the PC44 Section 32 Evaluation Report. Six criteria are met unconditionally on the basis of the site's physical characteristics and location. Two criteria — the OLA 65 landscape overlay (Criterion 4) and active fault risk (Criterion 8) — are met with the support of technical evidence (the LVA and the CORE50 geotechnical report respectively). Neither criterion operates as a prohibition on rezoning; both require an effects-based

assessment that has been carried out through the technical reports in the supporting appendices.

The proposal is also consistent with the broader intent of the section 8.2 framework: it achieves the same dwelling yield as the permitted baseline in a manner that is demonstrably superior for the landscape, the environment, the productive rural land resource, and infrastructure management. It is the kind of LDR rezoning submission the PC44 framework was designed to enable.

3. Objectives of the Proposed Plan Change

3.1 Proposed Objectives

The objectives of the proposed rezoning from Rural Environment to Low Density Residential Environment are:

#	Objective
O1	To enable low density residential development on land that is appropriately located in relation to existing urban areas, infrastructure, and community facilities within the Taupō District.
O2	To provide additional housing land supply to meet the identified residential growth needs of the Taupō District, consistent with the Council's Future Development Strategy and population projections to 2060.
O3	To ensure that the character, scale, and form of residential development on the subject site is appropriate to its location and consistent with the Low Density Residential Environment provisions of the Taupō District Plan.
O4	To facilitate efficient use of existing infrastructure, including roading, water supply, and wastewater networks, to service new residential development.
O5	To protect and maintain the natural values, ecological features, and amenity of the subject site and surrounding environment through the application of appropriate rules and standards.
O6	To retain the productive rural character and ongoing pastoral farming use of the balance land (approximately 300 ha), confining residential development to three discrete, defined pockets that minimise fragmentation of the landscape and the agricultural land resource, and that coexist with and complement — rather than displace — the existing pastoral farming enterprise.
O7	To demonstrate through a robust and independent landscape and visual effects assessment, prepared in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022 and addressing all relevant viewpoints in the OLA 65 / ONFL 9 visual catchment, that the proposed clustered pocket development approach produces effects on outstanding landscape values that are less than minor and materially superior to the effects of the permitted 10 ha grid subdivision baseline.

3.2 Assessment of Objectives

The objectives above are consistent with and give effect to the purpose of the RMA (section 5), the relevant national policy statements, and the Waikato Regional Policy Statement. They align with the objectives and policies of the Low Density Residential Zone as proposed by Plan Change 44, and with the Strategic Directions provisions of the operative Taupō District Plan. The PC44 section 8.2 criteria are addressed in detail at Section 2.7.

The objectives are considered to be the most appropriate way to achieve the purpose of the RMA in the context of this site and the surrounding landscape, taking into account the productive land retention objective (O6) and the landscape effects demonstration objective (O7) that together define the planning rationale for the clustered pocket approach.

4. Principal Alternatives Considered

4.1 Overview

Section 32(1)(b) requires that the principal alternative ways of achieving the objectives have been identified and assessed. Three principal alternatives have been considered:

4.2 Alternative 1: Status Quo (Retain Rural Environment Zoning)

Under this alternative, the subject site would remain zoned Rural Environment. Residential development would continue to be assessed on a case-by-case resource consent basis.

Advantages	Disadvantages
Maintains existing rural character. No immediate infrastructure demand.	Fails to provide planned residential capacity. Inconsistent with NPS-UD growth requirements and the PC44 FDS housing supply objectives. Allows continued ad hoc development through individual resource consent applications. Critically, the permitted 10 ha grid subdivision baseline — which is the realistic 'do nothing' outcome — would scatter 66 dwellings across the full 344 ha OLA 65 landscape with no coordinated landscape strategy, no Building Design Guidelines, and no ability to protect the productive farming enterprise. This outcome is demonstrably worse for the Whakaroa Peninsula landscape and productive land than the proposed plan change.

This alternative is not preferred. It does not achieve the stated objectives and is inconsistent with the NPS-UD and the Council's Future Development Strategy.

4.3 Alternative 2: Medium or High Density Residential Rezoning

This alternative would rezone the subject site to a Medium Density or High Density Residential Environment, enabling more intensive residential development.

Advantages	Disadvantages
Greater housing supply per hectare. Potentially better infrastructure efficiency.	Inconsistent with site characteristics, surrounding rural context, and OLA 65 / ONFL 9 landscape designations. Would require significant infrastructure investment well beyond the capacity of existing water supply and private road networks. Would not retain the productive farming operation. Cannot satisfy the PC44 s8.2 LDR criteria. A higher-density development outcome cannot be reconciled with the LVA analysis — clustered low-density development is the minimum intervention compatible with less-than-minor effects on the outstanding landscape values of the Whakaroa Peninsula.

This alternative is not preferred. Given the site's location on the urban fringe and its physical characteristics, a higher density zoning would be inappropriate and inconsistent with the surrounding environment.

4.4 Alternative 3: Proposed Low Density Residential Rezoning (Preferred)

The proposed rezoning to Low Density Residential Environment is the preferred alternative. It appropriately balances the need for residential growth with the site's characteristics and context, provides certainty for landowners and the community, and gives effect to relevant national and regional planning documents.

This alternative is considered the most appropriate way to achieve the stated objectives and is assessed in detail in the following sections.

The proposed alternative is specifically consistent with the criteria established in section 8.2 of the PC44 Section 32 Evaluation Report for submissions seeking LDR rezoning. Othe eight criteria, six are met unconditionally by the site's characteristics: the site is adjacent to the Kinloch settlement (consistent LDR character); serviced by the existing TDC rural supply main; traffic effects are minor per the TIA; access is via Whakaroa Road, not a State Highway; the site is not within the Wairakei-Tauhara or Ohaaki Geothermal Systems; and natural hazard risk is demonstrably manageable. Two criteria — the OLA 65 landscape overlay and the presence of active faults — require evidential support, provided by the LVA and the CORE50 geotechnical report respectively. Neither precludes rezoning. The LVA confirms effects on OLA 65 are less than minor using the clustered pocket approach. The CORE50 report confirms building platforms can be positioned outside all Fault Avoidance Zones with further GNS investigation prior to subdivision consent. This preferred alternative is the only one of the three considered that can satisfy all eight criteria.

This alternative also preserves the greatest quantum of productive rural land. Concentrating development in ~44 ha of defined pockets retains ~300 ha as an active, integrated pastoral farm — an outcome directly aligned with the GRUZ objectives of the TDP and the RPS direction to protect productive rural land from inappropriate fragmentation. The status quo alternative provides no such assurance, and the higher density alternative would require a scale of development fundamentally incompatible with retaining a viable farming operation on the balance land.

The LDR clustered pocket approach is the only alternative that simultaneously meets the PC44 criteria, satisfies the OLA 65 and ONFL 9 overlay requirements as confirmed by the LVA, retains the productive farming enterprise, and achieves the stated objectives.

5. Assessment of Benefits and Costs

5.1 Overview

Section 32(1)(a) requires identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposed plan change. This section addresses each category of effect. In each case, the assessment takes into account the comparative position relative to the permitted baseline of 33 dispersed 10 ha lots across the full 344 ha site, which is the relevant comparator for a section 32 evaluation of this type.

5.2 Environmental Effects

5.2.1 Benefits

- The Low Density Residential Environment and Natural Values provisions include rules for building setbacks, height limits, landscaping, and site coverage that will maintain an appropriate level of amenity and limit the visual and physical dominance of buildings.
- The proposed zoning will enable planned, orderly development with appropriate environmental controls, avoiding the ad hoc development patterns that can arise from case-by-case rural consenting.
- Low density residential development, through appropriate stormwater, earthworks, and landscaping rules, can avoid, remedy, or mitigate adverse effects on natural values, waterways, and ecological features.
- A Stormwater Management Plan (SMP) has been prepared for the site by BTW Company (Rev WD, April 2026) and is attached as Appendix E. The SMP demonstrates that stormwater effects are manageable. Key findings include: (a) the site is assessed as ‘low’ flood hazard risk under the National Policy Statement for Natural Hazards 2025; (b) the highly permeable pumice soils support on-site soakage disposal for all lots and rights of way, avoiding discharge to sensitive receiving environments; (c) the stormwater management system gives effect to Te Mana o te Wai by prioritising the health and well-being of receiving water bodies within the Lake Taupō catchment; and (d) green infrastructure – grassed swales, filter strips, and rock check dams – is proposed to provide water quality treatment to road runoff prior to discharge, in accordance with the Waikato Regional Council Stormwater Management Guideline (TR20-07). The SMP has been prepared in accordance with Taupō District Council and Waikato Regional Council standards.
- The balance land is proposed to remain in active pastoral farming as a working farm integrated with the residential development. The development has been designed to be nitrogen neutral: an appropriate area of pastoral land within the farm will be retired from active grazing to offset the nitrogen contribution from the residential dwellings, such that there is no net increase in nitrogen discharge from the property as a whole. In addition, steeper gullies and areas adjacent to the development are proposed to be retired from pastoral use and replanted in native or amenity vegetation – providing a further likely reduction in nitrogen discharge. The specific areas for retirement and replanting have not yet been fully assessed, and a detailed nitrogen management plan will be prepared at resource consent stage to confirm compliance with Waikato Regional Council rules for the Lake Taupō catchment. The overall nitrogen outcome is expected to be a reduction from the current pastoral baseline, consistent with the values of Lake Taupō as a Contact Recreation Zone under the Waikato Regional Plan. The retention of active pastoral farming alongside residential development is a positive planning outcome, maintaining productive agricultural land use and rural character consistent with the General Rural Zone context of the site.

- Potable water supply for the development is confirmed as feasible through two independent sources: an existing TDC public rural supply main (66,800 L/day, sufficient for a trickle supply to 39 properties at 1,600 L/day) and an existing private bore tested at 14,000 L/hr (3.89 L/s) over 12 hours. The total water demand for 66 dwellings at the TDC code of practice rate of 1,600 L/day is 105,600 L/day – well within the combined supply capacity. The Infrastructure Report concludes that there are no infrastructure servicing issues that should affect the development.
- The proposed internal road network will be fully private, commencing from the end of Whakaroa Road and gated for private access. The entire road network of approximately 5 km will be subject to a legal instrument – such as an incorporated society or body corporate agreement – to ensure long-term maintenance and funding obligations are shared equitably among future residents, with no burden falling on Taupō District Council. A main spine road will run through the site, with a secondary road branching off to serve the low density residential sites in Area A below the transmission tower line. The alignment broadly follows existing formed farm tracks to limit earthworks and maintain the working farm character of the balance land. One section through a heavily planted area with steeper, narrow ground will require detailed design and cut and fill to achieve the required access road width and legal formation; this will be addressed at engineering approval stage. The private road approach is consistent with the rural residential environment and comparable developments in the region, and the legal management structure provides certainty for future residents and the Council over the long-term maintenance of the network.
- The proposed plan change avoids adverse effects on Significant Natural Areas SNA277 and SNA309, which adjoin (but do not overlap) the subject site. By concentrating development in defined pockets, the plan change maintains appropriate buffers from these SNA boundaries. Similarly, identified archaeological sites on the NZAA database are avoided by the proposed development layout – an outcome that is more reliably achieved through a co-ordinated plan change approach than through the alternative of piecemeal 10 ha grid subdivision assessed on a lot-by-lot consent basis.
- The LVA specifically concludes that the clustered pocket development approach produces materially lower adverse cumulative landscape effects than the permitted baseline of 66 dwellings (33 primary plus 33 minor units) dispersed across the full OLA 65 landscape. Under the permitted baseline, dwellings, driveways, earthworks, domestic infrastructure, and vehicle movements would be scattered across 344 ha of the Whakaroa Peninsula with no coordinated landscape strategy, no unified design guidelines, and no ability to systematically concentrate development away from the most sensitive ridgeline, lake-facing and bush-edge terrain. The plan change, by contrast, enables Building Design Guidelines, coordinated indigenous mitigation and restoration planting, and building platform positioning informed by both the LVA and geotechnical assessment. The LVA explicitly identifies this comparative advantage: the plan change's cumulative landscape effects are assessed as lower than those of the permitted baseline.

5.2.2 Costs and Mitigation

- There will be some localised change in character within the three residential development pockets as the site transitions from rural to residential land use. This change is limited to approximately 44 ha — approximately 13% of the subject site — and does not affect the character of the remaining 300 ha, which continues as active pastoral farmland. Critically, this localised character change is substantially less than would result from the permitted baseline of 33 dispersed 10 ha lots across the full 344 ha site. The LVA confirms that adverse effects on landscape character within OLA 65 are low and less than minor, and that the clustered pocket approach retains the

prevailing rural character of the Whakaroa Peninsula. This cost is therefore both minor in absolute terms and demonstrably better than the permitted alternative.

- Earthworks associated with site development may result in temporary sediment discharge. Erosion and sediment control plans will be prepared in accordance with WRC guidance (TR 2009/02), and pumice soil compaction during construction will be managed to preserve pre-development infiltration rates. These effects are managed through regional plan requirements.
- Any effects on indigenous biodiversity will be addressed through the District Plan's indigenous biodiversity provisions and, if applicable, through conditions of subdivision consent.

5.2.3 Landscape and Visual Effects

Overview

A Landscape and Visual Effects Assessment ("LVA") has been prepared by LA4 Landscape Architects (Rob Pryor, NZILA Registered Landscape Architect) and is now Final (28 May 2026), attached as Appendix I to this report. The LVA was prepared in accordance with the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines 2022 ("TTatM") and addresses the effects of the proposed rezoning on landscape character, natural character, and visual amenity values of the site and surrounding environment.

The proposal involves the rezoning of approximately 44 hectares of the 344.2165 hectare site from General Rural Zone to Low Density Residential Zone within three discrete areas. The site is located on the elevated upper escarpment of the Whakaroa Peninsula and is subject to Outstanding Landscape Area overlay OLA 65 (Whakaroa Peninsula) in its entirety, and a small area of Amenity Landscape Area (ALA 66 Whakaroa Hills) in the northern part. Lake Taupō is identified as an Outstanding Natural Feature and Landscape (ONFL 9) in the Waikato Regional Policy Statement, coinciding with TDP OLA 60.

Natural Character Effects

The LVA concludes that the proposed rezoning would have low adverse effects on the natural character values of the site and surrounding area. The site has historically been utilised for rural production and pastoral farming and consists predominantly of open pasture with low natural character values. The natural characteristics and qualities that contribute to the natural character of the surrounding environment – including Lake Taupō's ONFL and OLA, the Whakaroa Peninsula OLA, Whakaroa Hills ALA, and surrounding SNAs – would not be adversely affected by the proposal.

The physical and visual integrity of the area would be retained and the biophysical and hydrological natural processes of the location would not be adversely affected. The proposal would have no adverse effects on the ecological values of the lake environment or the macrofaunal communities within and around the lake margin. The site is physically separated from the lake and does not contain any permanent streams or wetlands. The characteristics and values of Lake Taupō's OLA – including the expansive area of water and its memorable and vivid attributes – would not be adversely affected, and the physical, aesthetic and associative attributes would be retained.

Landscape Character Effects

The LVA concludes that the proposal will have low adverse landscape character effects. The site and surrounding environment to the north have been subjected to high degrees of modification as a result of the removal of natural cover, pastoral farming activities, and rural residential and urban settlement patterns, and are not high in landscape character values. The proposal is assessed as an appropriate development and use of this part of the rural environment.

The landscape attributes of the Outstanding Landscape Areas would not be adversely affected. The Whakaroa Peninsula would retain its high physical prominence when viewed from within the lake and from Kinloch. The bush-clad areas on the headland with grazed pasture on the plateau would be retained, albeit interspersed with a limited level of built development. The site is well buffered from Lake Taupō's OLA and ONFL through the extensively vegetated SNAs surrounding the site. Any potential landscape effects would be localised due to the type and scale of change and the existing on-site and surrounding landform and vegetation patterns.

The proposal would result in a change in landscape character by introducing a level of built form into the landscape and reducing the existing rural character. However, it sits within a landscape that has been modified extensively for productive farming and is well buffered from the surrounding area by the vegetated SNAs on the Whakaroa Peninsula. The characteristics and qualities that contribute to the landscape character of the rural environment will not be adversely affected. The location, scale, and design of the proposal is appropriate in this modified rural environment.

Visual Amenity Effects

The LVA assessed visual effects from nine viewpoints across the visual catchment, including from Whakaipo Bay Recreation Reserve, from the water in Whakaipo Bay and Whangamata Bay, from Kinloch Marina, Lochridge Estate, Piro Place, and Taumata Rise. The visual catchment is restricted due to the steep terrain and densely vegetated characteristics of the Whakaroa Peninsula and DoC reserve flanking the site to the east, south, and west. The LVA further confirms that views will not be gained from the W2K (Whakaipo to Kinloch) Great Lake Trail — a segment of the Great Lake Pathway that traverses the adjoining Whakaroa Point Recreation Reserve — due to the densely vegetated nature of the reserve, meaning users of this nationally significant recreational asset will not experience visual effects from the proposed development.

The LVA concludes that adverse visual amenity effects from all assessed viewpoints would be low or very low (less than minor). Key findings include:

- From Whakaipo Bay Recreation Reserve (Viewpoints 1 and 2), the majority of the site is screened by the intervening landform and densely vegetated slopes of the Whakaroa Peninsula. Future development enabled by the rezoning is unlikely to be visible, and visual amenity effects would be very low to nil.
- From Whakaipo Bay (Viewpoint 3), the steep landform of the rocky bluffs, cliffs, and escarpments of the Whakaroa Peninsula largely screens future development, being located largely on the western side of the ridgeline. The visual amenity attributes of the OLA would not be adversely affected, and effects are assessed as low.
- From Whangamata Bay (Viewpoints 4 and 5), the densely vegetated peninsula entirely screens the majority of the site. The northern rezoning area would be visible to varying degrees but would be viewed within the context of the existing Kinloch settlement pattern. The landscape has the capacity to absorb the development, and effects are assessed as low.
- From Kinloch Marina (Viewpoint 6), parts of the northern rezoning area would be visible above the Locheagles Rise settlement, viewed within the context of the Kinloch urban settlement pattern and separated by the indigenous bush stand. Effects are assessed as low.
- From elevated rural viewpoints at Lochridge Estate (Viewpoint 7), Piro Place (Viewpoint 8), and Taumata Rise (Viewpoint 9), built form associated with the proposal will be visible to varying degrees but would be subservient within the context of the wider viewshed. The scale and expanse of the wider landscape setting, combined with the small scale nature of the proposal and proposed mitigation measures, results in effects assessed as low.

Cumulative Effects

The LVA concludes there would be no adverse cumulative effects resulting from the proposed rezoning. The rezoning of 44 hectares will not exceed the capacity of the landscape to absorb the changes or compromise its existing landscape values. Clustering future development into three defined areas allows for an extensive area of the site to remain in primary production, retaining the rural character values. Building Design Guidelines and comprehensive mitigation and restoration planting will ensure that future development integrates well into the rural landscape.

Critically, the LVA notes that the alternative permitted baseline of sixty-six dwellings dispersed across the site with minimal design integration could potentially result in greater adverse cumulative effects through the resulting scattering of dwellings and structures of varying architectural designs with no coordinated landscape strategy. The proposed plan change approach is therefore demonstrably superior in landscape and visual amenity terms compared to the permitted baseline.

Mitigation Measures

The LVA identifies the following mitigation measures to address any adverse landscape and visual effects arising from future development enabled by the rezoning:

- Building Design Guidelines to assist in integrating built development into the landscape setting, addressing matters including building materials, colours, scale, and form.
- Indigenous mitigation and restoration planting requirements to screen or soften built structures and contribute to the ecological restoration of the site margins and gully systems.
- Clustering of development into three defined areas to concentrate built form and retain the majority of the site in pastoral production and natural character.

LVA Conclusion

The LVA concludes that within the context of the established rural environment, the proposal could be effectively integrated and assimilated into the site and surrounding landscape. Overall, the adverse effects on the natural character, landscape character, and visual amenity values of the surrounding Taupō environment would be low (less than minor). The proposal meets the overall intent of the relevant landscape and amenity objectives, policies and rules of the relevant statutory provisions and is acceptable in landscape character and visual amenity terms. The LVA is attached as Appendix I.

5.3 Economic Effects

5.3.1 Benefits

- The rezoning will increase the supply of residential land, contributing to housing affordability and market choice in the Taupō District.
- It will enable the efficient utilisation of existing infrastructure networks, reducing per-household infrastructure costs compared with more distant greenfield development.
- Residential development will generate economic activity through construction, local spending, and rates income for the Council.
- Providing planned residential capacity reduces developer uncertainty and enables timely housing delivery in response to population growth.
- Creating 66 new lots will provide significant Rates revenue for TDC with minimal infrastructure, maintenance, or operating costs due to the private road, private septic systems and no increased water supply, e.g. 66 Lots average of $7000 rates contribution will net TDC $462,000 pa in Rates for minimal expenditure

5.3.2 Costs and Mitigation

- Infrastructure upgrades may be required to service new residential lots. These costs are typically borne by the developer through development contributions and subdivision requirements, rather than the community at large.
- There may be some reduction in the total area of productive rural land. However, this cost is materially less than under the permitted baseline: the proposed plan change confines residential development to approximately 44 ha across three discrete pockets, retaining approximately 300 ha as an active pastoral farming enterprise. Under the permitted 10 ha subdivision baseline, the full 344 ha would be fragmented into 33 separately-owned lots, eliminating the integrated farming operation entirely. The proposed approach is therefore clearly superior in productive land terms. The pumice-derived pastoral soils of the subject site are not classified as highly productive land, and their continued use as productive land is contingent on being managed as a unified farming enterprise — which the plan change specifically enables.

5.4 Social Effects

5.4.1 Benefits

- The rezoning supports the provision of additional housing to meet Taupō's identified growth needs, contributing to community wellbeing and housing affordability.
- Low density residential development at an appropriate location will provide access to open space, community facilities, schools, and services consistent with a high quality of life.
- The planned nature of the rezoning provides certainty for existing and future residents regarding the future character of the area.

5.4.2 Costs and Mitigation

- There may be some amenity effects on adjoining rural properties during and after transition. These are manageable through appropriate yard, landscaping, and fencing rules within the Low Density Residential Environment.
- Traffic generation will increase with residential development. A Transport Impact Assessment (TIA) prepared by Urban Connection Limited (August 2023) for a previous, larger-scale iteration of the development (115 lots and a tourism lodge) provides relevant roading baseline data and is attached as Appendix H. That assessment found that even with that larger development, the Whakaroa Road/Mapara Road intersection would operate at a maximum of 29% of available capacity — well within functional limits. The proposed development of up to 66 standalone low density residential lots is estimated to generate approximately 297 vpd and 30 vph in the peak hour, applying the TIA's surveyed rural residential rate of 4.5 vpd and 0.45 vph per lot. This remains significantly below the traffic volumes assessed in the TIA and well within the roading network's capacity. The TIA identified that Whakaroa Road requires widening to a minimum 6.7 m along its 2.9 km length, and recommended intersection upgrades at Mapara Road (right turn lane, give way markings, flag lighting, and improved signage). These infrastructure improvements should be addressed as conditions of any subdivision consent. Sight distances at the Whakaroa/Mapara Road intersection already comply with TDC requirements (270 m north, 160 m south against a 160 m requirement). Internally, the site will be served by a fully private road network of approximately 5 km commencing from the end of Whakaroa Road, gated for private access. The road will be managed under a legal instrument ensuring ongoing maintenance and funding by future residents, with no cost burden to Taupō District Council. The alignment follows existing farm tracks where possible to minimise earthworks; one challenging section through a heavily planted,

steep and narrow area will require detailed cut and fill design to achieve the required road width and legal formation. These internal roading matters will be resolved at engineering approval and subdivision consent stage.

5.5 Cultural Effects

5.5.1 Māori Cultural Values

Taupō District is within an area of significant cultural importance to Ngāti Tūwharetoa as tangata whenua. The assessment of cultural effects should be undertaken as part of future resource consent as required by sections 6(e), 7(a), and 8 of the RMA.

- The site is located within the rohe of Ngāti Tūwharetoa, who are the principal iwi with interests in the Lake Taupō region. Engagement with Ngāti Tūwharetoa will be undertaken as part of the resource consent processes to identify any sites or areas of significance, cultural associations, and any conditions or protections required. Lake Taupō (ONFL20), which the site overlooks, has deep cultural significance to Ngāti Tūwharetoa.
- Archaeological sites identified on the NZAA database are present in parts of the subject site. The proposed development has been deliberately located to avoid these areas – a key advantage of the plan change approach over the permitted baseline of 10 ha grid subdivision, under which individual lot development would be assessed on a consent-by-consent basis without the same systematic avoidance of known archaeological features across the whole site.

5.5.2 Heritage

No scheduled heritage items or scheduled buildings are identified on the subject site in the operative Taupō District Plan. Archaeological sites recorded on the NZAA database are present in parts of the site; the proposed development avoids these areas. All works that may affect archaeological sites will require authority from Heritage New Zealand Pouhere Taonga under section 44 or 56 of the Heritage New Zealand Pouhere Taonga Act 2014.

6. Risk Assessment

6.1 Risk of Acting

The principal risk of proceeding with the rezoning relates to the possibility that future residential development may generate adverse effects that are not fully anticipated at this stage.

These risks include:

- Infrastructure capacity constraints, including water supply, wastewater, and stormwater management. An Infrastructure Report by Simpli Consulting Limited (May 2026, summarised in Appendix G) confirms that both water supply and wastewater are feasible for this development. Water supply is provided through two independent sources: an existing TDC public rural supply main (66,800 L/day) and a tested private bore (3.89 L/s). Total demand for 66 dwellings (105,600 L/day) is well within this combined capacity. Wastewater will be managed through individual advanced treatment systems and/or a communal treatment system achieving nitrogen reduction to 12 mg/L with land disposal, meeting WRC secondary treatment standards. Stormwater is addressed in the Stormwater Management Plan by BTW Company (Appendix E). The Infrastructure Report concludes that there are no infrastructure servicing constraints that would affect the development's viability.
- Traffic effects on the surrounding road network. A TIA by Urban Connection Limited (August 2023, Appendix H) demonstrates the roading network can accommodate development traffic with manageable infrastructure upgrades. Even for a much larger 115-lot proposal, the key intersection operated at well under 30% of available capacity. The proposed 66 standalone low density residential lots are estimated to generate approximately 297 vpd and 30 vph peak — less than a quarter of the traffic volumes assessed in the TIA. The main mitigations required are widening of Whakaroa Road to 6.7 m and intersection upgrades at Mapara Road. No capacity constraints were identified that would preclude residential development on this site.
- Natural hazard risk, including volcanic hazard and active fault lines given the Taupō Volcanic Zone context. A Preliminary Geotechnical Report by CORE50 Engineers (April 2026, Appendix F) has assessed these risks. The site is classified as TC1 Like for liquefaction, with 100% low probability across all four CPT test locations. No flood hazard is mapped for the site. Two active faults (Ngangiho and Ngangautu) cross the site; building platforms for affected lots must be located outside confirmed Fault Avoidance Zones, and further fault trace investigation is recommended for lots 4, 5, 7, 8, 15, 17, 19, 21, 22 and 25. Slope stability setbacks of 5–15 m from slope crests apply across the site. These risks are manageable through appropriate lot layout, building platform design, and conditions at building consent stage.
- Effects on freshwater quality and quantity. The development has been designed to achieve nitrogen neutrality: an area of pastoral land within the farm will be retired to offset residential nitrogen discharge, resulting in no net increase in nitrogen from the property. The current pre-development total nitrogen discharge allowance (TAND) is 4,337 kgN/yr from pastoral use. A detailed nitrogen management plan confirming the offset area and methodology will be prepared at resource consent stage in accordance with Waikato Regional Council rules. In addition, steeper gullies and riparian areas adjacent to the development are proposed to be retired and replanted, which is expected to produce a further net reduction in nitrogen discharge, though the specific areas and quantum have not yet been assessed. Overall, the nitrogen outcome is expected to be neutral to positive for Lake Taupō, which is classified as a Contact Recreation Zone and highly valued for water quality under the Waikato Regional Plan. Stormwater quality is managed through green infrastructure as confirmed in the SMP (Appendix E).

These risks are considered manageable through the existing provisions of the Low Density Residential Zone and Natural Values Rules of the Taupo District Plan, the requirements of relevant national environmental standards, and through conditions applied at the subdivision and development consent stages. In particular, with respect to stormwater management, a Stormwater Management Plan (SMP) has been prepared by BTW Company (Rev WD, April 2026) and is attached as Appendix E. The SMP concludes that the site is at 'low' flood hazard risk under the NPS-NH 2025, that on-site soakage via the site's permeable pumice soils is a viable primary disposal method, and that water quality treatment for road runoff can be achieved through green infrastructure in accordance with TDC and WRC standards.

With respect to water supply and wastewater, an Infrastructure Summary Report by Simpli Consulting Limited (May 2026, Appendix G) confirms that the existing TDC public rural supply main and on-site private bore together provide sufficient capacity for 66 dwellings, and that a communal advanced wastewater treatment system achieving nitrogen reduction is viable.

With respect to freshwater quality, the development has been designed to be nitrogen neutral: pastoral retirement within the farm will offset the residential nitrogen contribution, with a likely further reduction from retiring steeper gullies and riparian areas adjacent to the development. A detailed nitrogen management plan will be prepared at resource consent stage. The balance land is proposed to remain as a working pastoral farm, maintaining rural character and productive agricultural land use.

The infrastructure and freshwater risks associated with this rezoning are therefore considered well understood and manageable.

6.2 Risk of Not Acting

The risk of not rezoning the subject site includes:

- Failure to provide adequate housing land supply to meet the district's projected growth needs, contributing to housing unaffordability and supply shortfalls;
- Continued ad hoc development on rural land through individual consent applications, resulting in unplanned and potentially inefficient development patterns;
- Non-compliance with the requirements of the NPS-UD to provide sufficient residential development capacity;
- Foregone economic benefits associated with planned residential development and infrastructure investment.

On balance, the risk of not acting is considered greater than the risk of proceeding with the proposed rezoning, particularly given the alignment of the proposal with Council's Future Development Strategy and the NPS-UD.

6.3 Uncertainty

There is some residual uncertainty regarding two matters: first, the precise extents of the Fault Avoidance Zones for the Ngangiho and Ngangautu Faults, which will be resolved through further GNS Science investigation required as a condition of subdivision consent; and second, the detailed lot layout and building platform design, which will be finalised through the engineering approval and subdivision consent processes. Neither source of uncertainty is of a kind that creates material risk to the rezoning decision — both are standard matters addressed through conditions at later consent stages, and the fundamental feasibility of the development has been confirmed through the technical reports in the supporting appendices.

The evaluation has been carried out in accordance with section 32(2)(c), which requires consideration of the risk of acting or not acting where there is uncertain or insufficient information.

7. Evaluation of Proposed Methods

7.1 Proposed Methods

The proposed method to achieve the objectives is to rezone the subject site from the Rural Environment to the Low Density Residential Zone on the Taupō District Plan maps, through the Plan Change 44 process.

The Low Density Residential Environment provisions of the District Plan (as proposed through Plan Change 44) and existing Natural Values Rules and Standards will then apply to the site, providing a suite of objectives, policies, and rules to manage residential development including:

- Permitted activity standards for buildings (height, setbacks, site coverage, landscaping);
- Subdivision standards including minimum lot sizes and dimensions;
- Rules managing earthworks, vegetation removal, and stormwater;
- Provisions addressing natural hazards, including the Taupō Volcanic Zone volcanic hazard overlay.

Allowing the permitted baseline of 33 dispersed 10 ha lots to proceed through individual resource consent applications, producing a pattern of development across the full 344 ha of OLA 65 that is demonstrably more harmful to the outstanding landscape values of the Whakaroa Peninsula than the coordinated clustered pocket approach proposed here — and that would fragment the existing pastoral farming enterprise beyond viable scale, permanently removing approximately 300 ha of productive rural land from active farming use.

7.2 Evaluation Summary

Criterion	Assessment	Conclusion
Efficiency	The rezoning enables residential development at a density and scale appropriate to the site's characteristics and location. Infrastructure costs can be offset through development contributions.	Efficient
Effectiveness	The rezoning is a direct and effective means of enabling residential development and providing planning certainty. It achieves all five stated objectives.	Effective
Appropriateness	Low Density Residential is the most appropriate zone given the site's context, proximity to urban area, and surrounding land uses. Higher or lower density alternatives are not appropriate.	Appropriate
Consistency with national documents	Gives effect to NPS-UD requirements for development capacity. Consistent with RPS urban growth policies.	Consistent
Consistency with District Plan objectives	Consistent with Plan Change 38 Strategic Directions and Future Development Strategy.	Consistent

Environmental effects	Manageable and minor. Low density residential rules provide adequate controls.	Acceptable
Economic effects	Net positive. Provides housing supply, infrastructure efficiency, and economic activity.	Positive
Social effects	Net positive. Provides housing choice and planned growth.	Positive
Cultural effects	Requires consultation with Ngāti Tūwharetoa. No known significant cultural sites on the site.	Manageable
Consistency with PC44 s8.2 LDR criteria	All eight PC44 s32 section 8.2 criteria are met. The OLA 65 overlay is addressed by the LVA (effects less than minor; clustered pocket approach produces substantially lower effects than the permitted 10 ha baseline). Active faults addressed by systematic FAZ avoidance and commitment to further GNS investigation prior to subdivision consent. Water servicing confirmed via existing TDC rural main. All other criteria met unconditionally.	Consistent
Landscape and visual effects — OLA 65 / ONFL 9	LVA (LA4, May 2026) confirms low adverse effects (less than minor) from all nine viewpoints including sensitive lake-level views from Whakaipo Bay and Whangamata Bay. Clustered pocket approach produces materially lower cumulative effects than the permitted 10 ha dispersed baseline. Building Design Guidelines and indigenous mitigation planting confirmed as appropriate and sufficient mitigation.	Acceptable — less than minor
Productive rural land retention	Approximately 300 ha retained as active, integrated pastoral working farm. Residential development confined to ~44 ha in three discrete pockets. The farm remains viable as a single enterprise — a direct, measurable advantage over the permitted 10 ha grid subdivision baseline, which would fragment the full 344 ha site and eliminate the farming enterprise.	Positive

8. Conclusion

This section 32 evaluation report has assessed the proposed rezoning of the subject site from the Rural Environment to the Low Density Residential Zone through Taupō District Plan Change 44.

The evaluation has considered:

- The objectives of the proposed plan change and whether they are the most appropriate way to achieve the purpose of the RMA;
- The principal alternative methods and their advantages and disadvantages;
- The environmental, economic, social, and cultural benefits and costs of the proposal;
- The risk of acting and not acting; and
- The consistency of the proposal with relevant national policy statements, the Waikato Regional Policy Statement, and the operative Taupō District Plan.

The evaluation concludes that the proposed rezoning of 287, 351 and 387 Whakaroa Road, Kinloch from the General Rural Zone to the Low Density Residential Zone is the most appropriate method of achieving the objectives of the plan change and the sustainable management purpose of the RMA. In summary:

1. The objectives of the proposed rezoning are appropriate and consistent with the purpose of the RMA, the NPS-UD, the NPS-FM, the NPS-NH 2025, the Waikato Regional Policy Statement, and the operative Taupō District Plan (including as proposed to be amended by Plan Change 44). Each objective is the most appropriate way to achieve the sustainable management purpose of the RMA in the context of this site.
2. The proposed method – rezoning to Low Density Residential Environment – is the most appropriate way to achieve those objectives, having considered and discounted the alternatives of retaining the Rural Environment zoning and rezoning to a higher density residential environment.
3. The anticipated benefits of the proposal substantially outweigh the anticipated costs. The proposal will result in net positive environmental outcomes compared with the permitted baseline: a demonstrably superior landscape outcome within OLA 65 and ONFL 9 through the clustered pocket approach; retention of approximately 300 ha of productive pastoral farmland; achievement of nitrogen neutrality in the Lake Taupō catchment; systematic natural hazard risk management; and protection of adjacent SNAs. The net economic, social, and cultural benefits are positive.
4. The risks are manageable and can be addressed through the provisions of the Low Density Residential Zone as proposed by PC44, existing natural values rules, and through conditions to be applied at the engineering approval, subdivision, and development consent stages. The proposed rezoning satisfies all eight criteria in PC44 section 8.2 — including the criteria relating to the OLA 65 landscape overlay and active fault risk, which are addressed by the LVA and the CORE50 geotechnical report respectively.
5. The proposal is consistent with Council's Future Development Strategy and supports the planned provision of housing for the Taupō District's projected population growth.

The defining planning concept of this proposal is the retention of approximately 300 ha of the 344 ha site as a single, integrated pastoral farming enterprise while enabling residential development in three discrete, well-designed pockets totalling approximately 44 ha.

This approach is not merely a design preference — it is the mechanism by which this proposal solves every significant planning challenge the site presents.

The OLA 65 and ONFL 9 landscape overlays are addressed because concentrating development on modified pastoral land in defined pockets produces landscape and visual effects that are less than minor from all nine LVA viewpoints, and substantially less than the dispersed effects of the permitted 10 ha baseline.

The active faults are addressed because a plan change enables systematic, site-wide Fault Avoidance Zone mapping and coordinated building platform relocation, which is more rigorous and more protective than lot-by-lot geotechnical assessment at building consent stage.

The Lake Taupō nitrogen obligations are addressed because a mixture of communal and individual advanced wastewater treatment system, coordinated with targeted pastoral retirement, achieves nitrogen neutrality.

The productive rural land is retained because 300 ha of integrated pastoral farm survives the development, where under the permitted baseline it would be fragmented beyond viable farming scale.

Measured against the PC44 Section 32 Evaluation Report's own section 8.2 criteria for LDR rezoning submissions, this proposal satisfies all eight criteria. The two that require evidential support — the OLA 65 overlay and active faults — are directly answered by the LVA (LA4, May 2026) and the geotechnical report (CORE50, April 2026). The proposed LDR rezoning is the most appropriate, most efficient, and most protective planning outcome available for this site and this landscape.

On the basis of this evaluation, the proposed rezoning of the subject site from the Rural Environment to the Low Density Residential Environment is confirmed as the most appropriate way to achieve the purpose of the RMA. It is recommended that Taupō District Council accept this submission in support of Plan Change 44 and include the subject site within the Low Density Residential Zone.

9. Decision Sought

The submitter respectfully requests that Taupō District Council, in determining submissions on notified Plan Change 44, amend the notified planning maps and apply the notified Low Density Residential Environment provisions to the subject site as set out below.

Subject Site	287 Whakaroa Road (Lot 1 DP 378264), 351 Whakaroa Road (Lot 2 DP 408156) and 387 Whakaroa Road (Lot 4 DP 408156), Kinloch, Taupō
Current Zoning	Rural Environment
Decision Sought	Rezone the identified land from Rural Environment to Low Density Residential Environment through Plan Change 44.
Plan Map Amendment	Amend the notified Plan Change 44 planning maps to include 287 Whakaroa Road (Lot 1 DP 378264), 351 Whakaroa Road (Lot 2 DP 408156) and 387 Whakaroa Road (Lot 4 DP 408156), Kinloch, within the Low Density Residential Zone.
Reason	For the reasons set out in this section 32 evaluation, including that the requested planning map amendment and consequential application of the notified Low Density Residential Environment provisions are the most appropriate response to notified Plan Change 44 in respect of the subject site.

In addition to the specific relief above, the submitter seeks any consequential, alternative, or lesser relief necessary to give effect to the requested rezoning through Plan Change 44, including any amendments to notified provisions, planning maps, or related district-wide controls that are required to ensure the subject site is appropriately incorporated within the Low Density Residential Environment framework.

If the Hearing Panel determines that the full extent of the relief sought cannot be granted, the submitter seeks such lesser or modified relief as may be available and appropriate.

For further information please contact:

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Appendices

The following appendices should be included with this report when lodged as a formal submission:

Appendix	Document
A	Certificate of Title for the subject sites
B	Site location map showing subject site, current zoning, and surrounding land uses
C	Aerial photograph of subject site
D	Proposed zoning map showing extent of rezoning sought
E	***Stormwater Management Plan – Te Tuhi Subdivision*** *Prepared by BTW Company for Big Ball Holdings Limited | Rev WD – 29 April 2026*
F	***Preliminary Geotechnical Report – 387 Whakaroa Road, Taupō*** *Prepared by CORE50 Engineers for Big Ball Holdings Ltd | Job Ref CR 260139-SR01 | April 2026*
G	**Infrastructure Summary Report – Roading, Wastewater, Nitrogen and Water Supply** *Infrastructure Summary Report prepared by Simpli Consulting Limited for Te Tuhi Estate Ltd | May 2026 |*
H	***Transport Impact Assessment – 287 Whakaroa Road, Taupō (Te Tuhi Point)*** *Prepared by Urban Connection Limited for Te Tuhi Estate Limited | August 2023| Report 004-074*
I	***Landscape and Visual Effects Assessment – Te Tuhi High Country Estate, Whakaroa Road, Kinloch*** *Prepared by LA4 Landscape Architects for Big Ball Holdings Limited – Rob Pryor, NZILA Registered Landscape Architect – Final, 28 May 2026*

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**428971**
Land Registration District	**South Auckland**
Date Issued	04 December 2008

Prior References
313611

Estate	Fee Simple
Area	120.6110 hectares more or less
Legal Description	Lot 2 Deposited Plan 408156
Registered Owners	

Michael John Phillips and Christine Anne Phillips

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

H804440 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 27.6.1988 at 11.17 am

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Subject to a right of way and a right to convey, water, electricity and telecommunications over parts marked B, C & P and a right to convey water over part marked D all on 408156 created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

Appurtenant hereto is a right of way and a right to convey, water, electricity and telecommunications created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

The easements created by Easement Instrument 7457514.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over parts marked C, I, J, K, L, M, N & P and a right to convey water, electricity, telecommunications and electronic data and a right to transmit telecommunications and computer media over part marked P all on DP 408156 created by Easement Instrument 8017715.2 - 4.12.2008 at 9:00 am

Subject to a right of way over parts marked B, C, F, G, H, I, J, K, L, M, N & P on DP 408156 created by Easement Instrument 8017715.3 - 4.12.2008 at 9:00 am

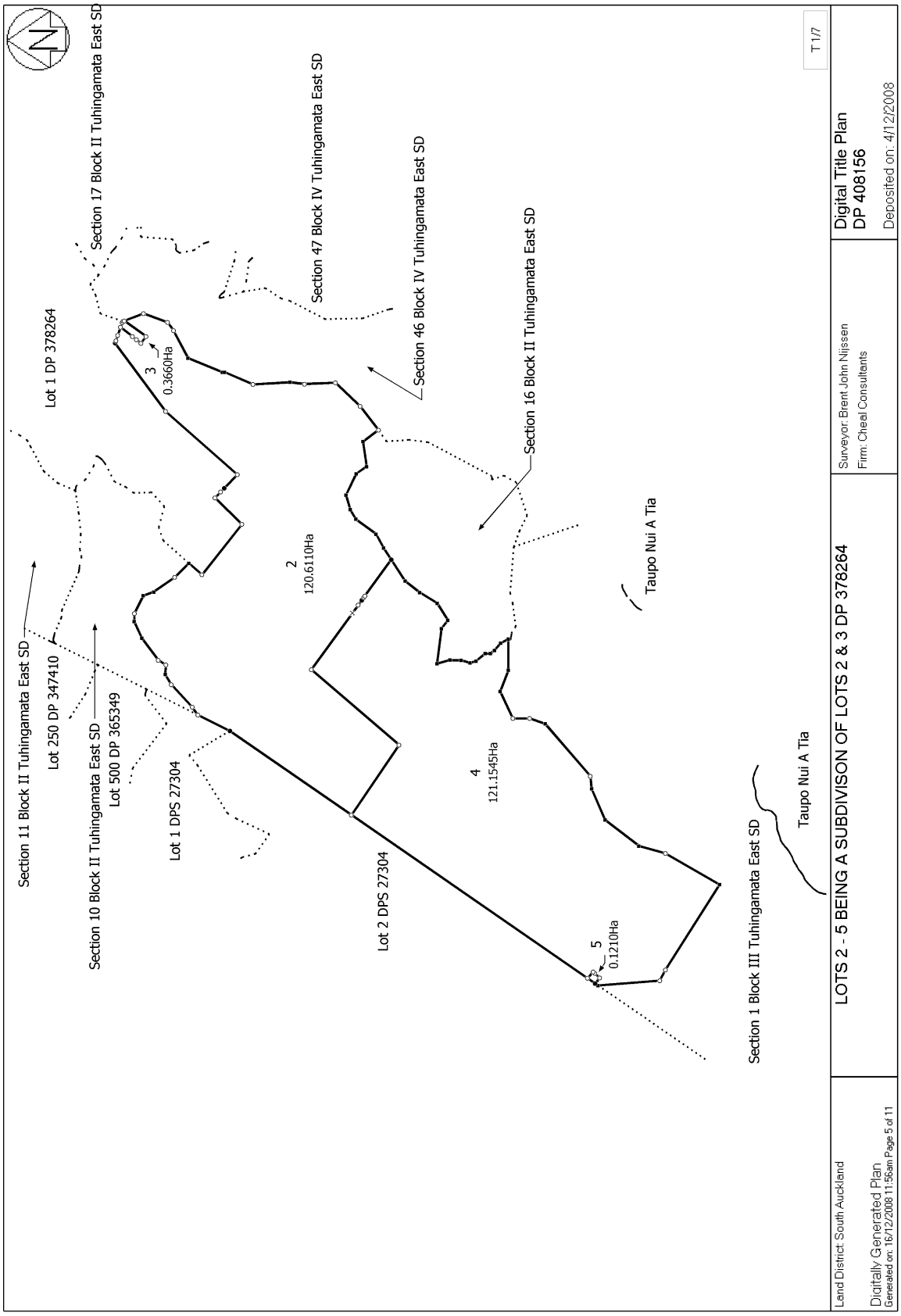
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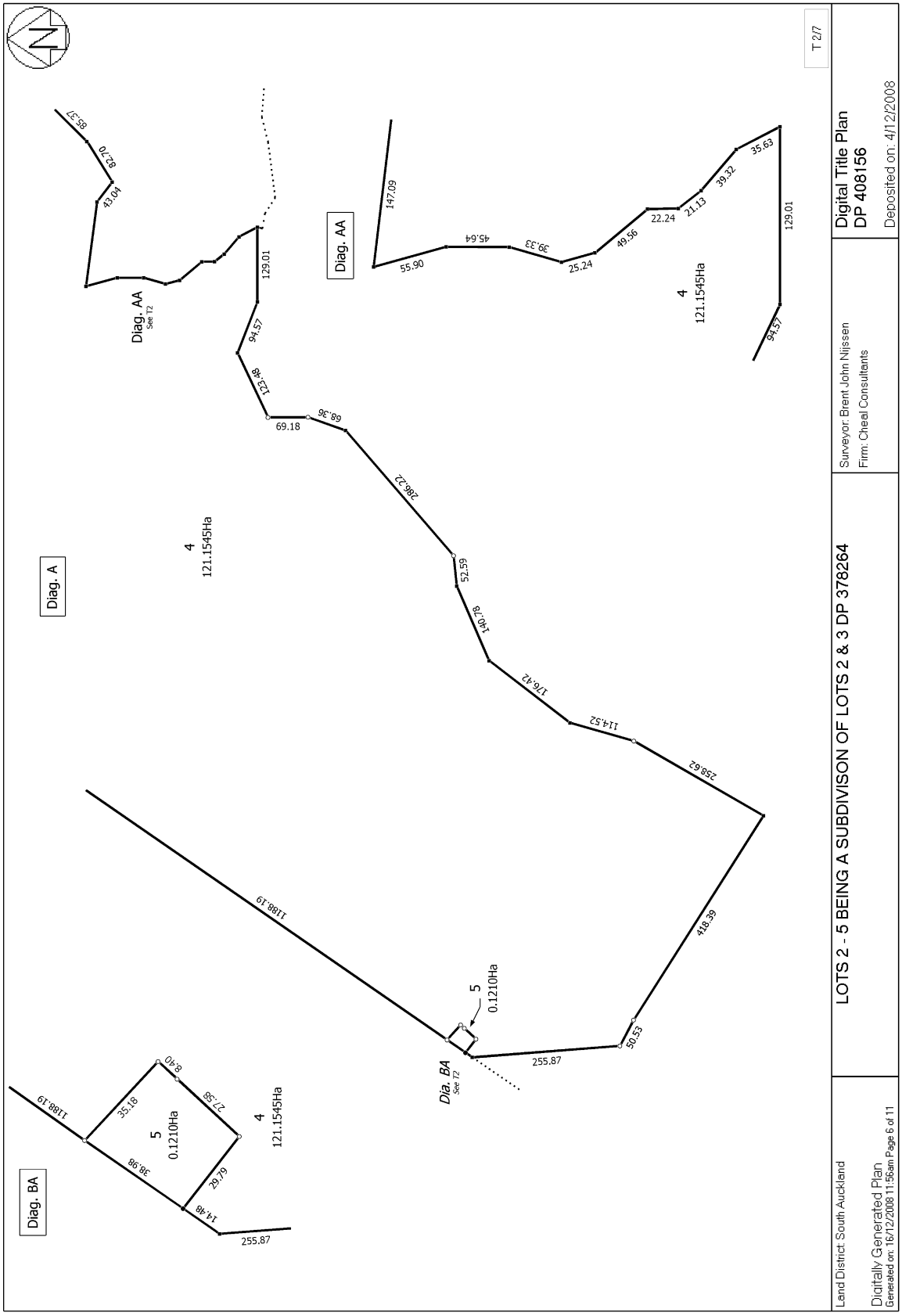
Land Covenant in Deed 8096888.4 - 13.3.2009 at 3:32 pm

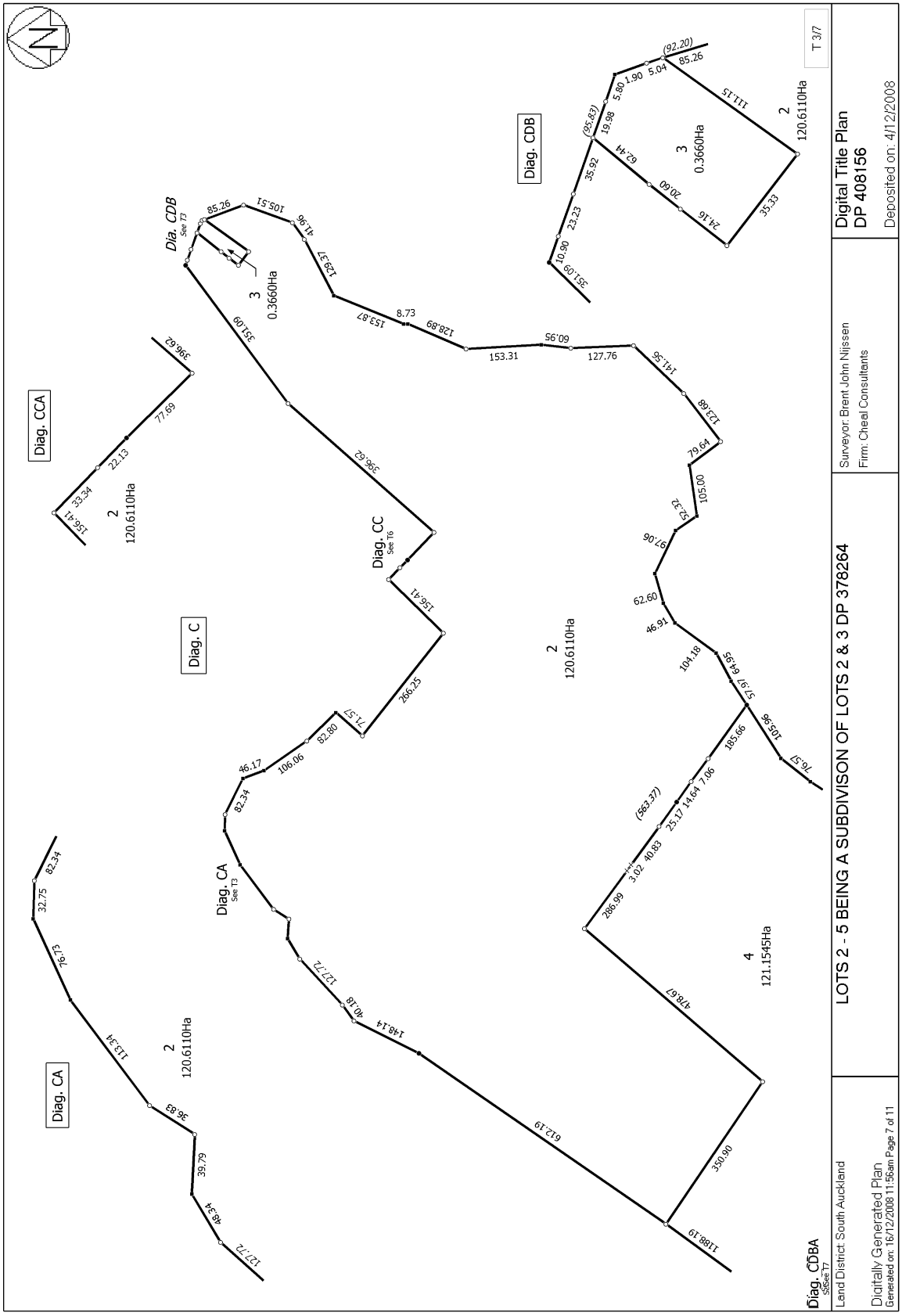
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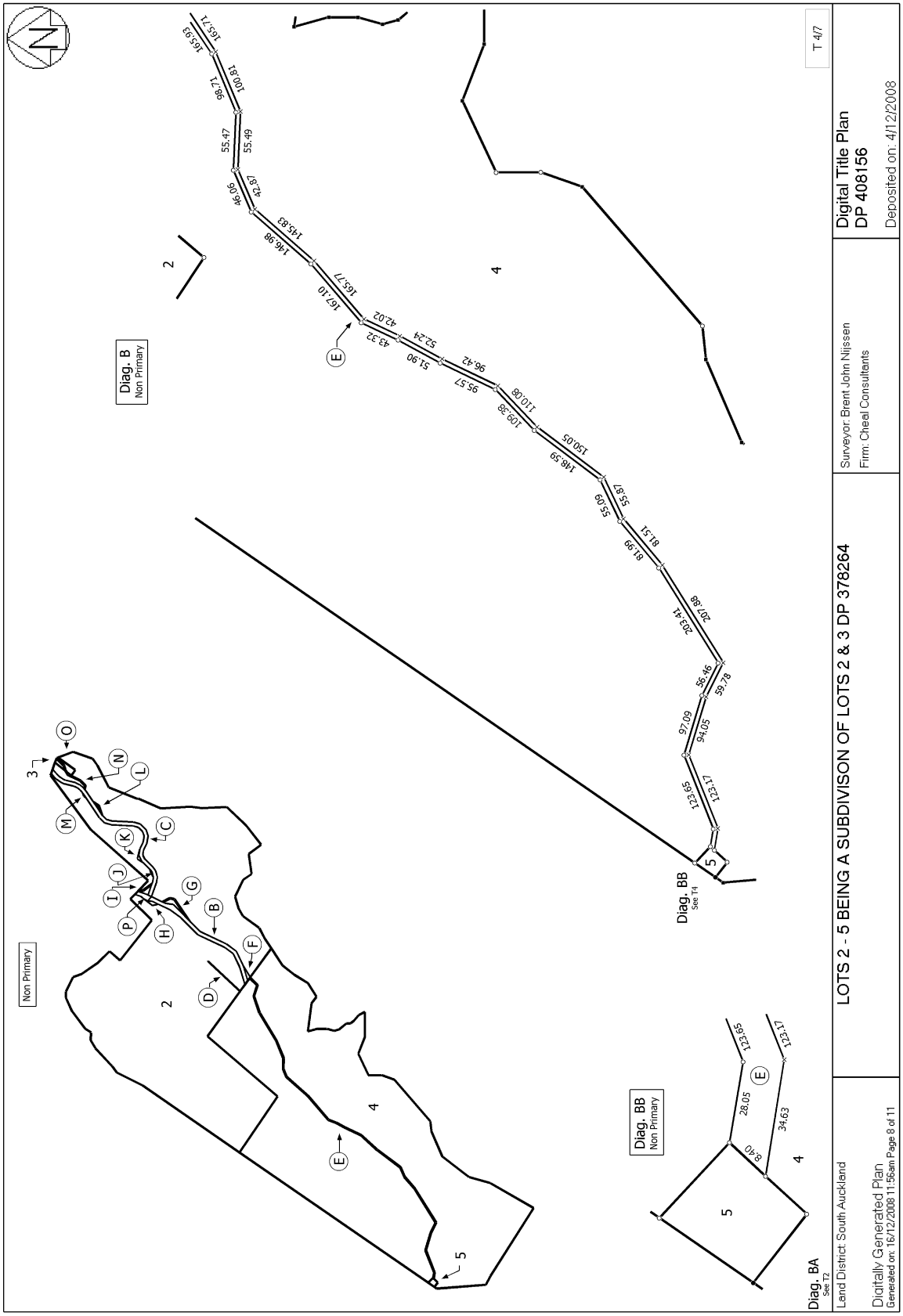
Land Covenant in Deed 8111193.4 - 21.5.2009 at 2:05 pm

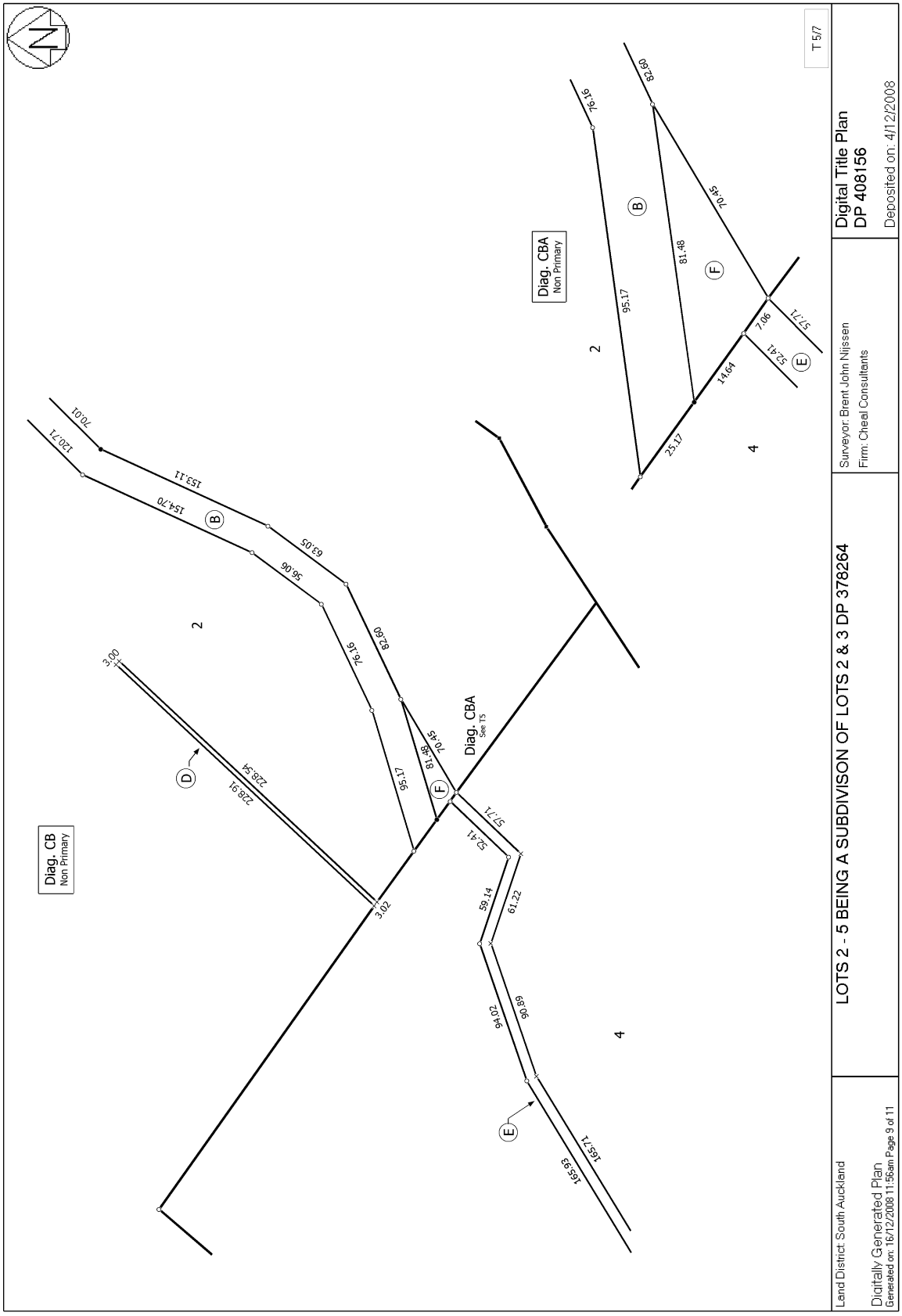
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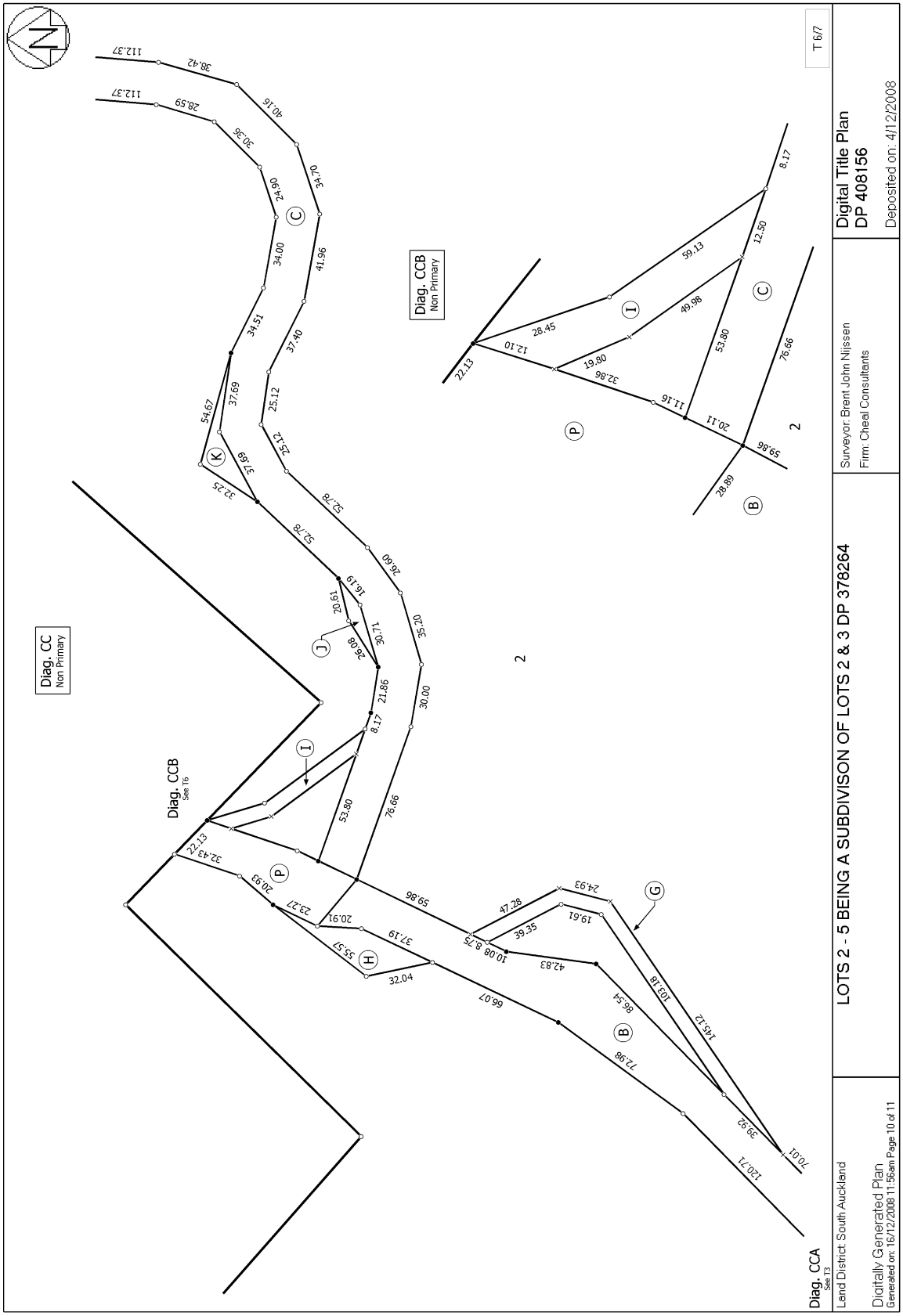

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Section 17 Block II Tuhingamata East SD
Lot 1 DP 378264
Section 47 Block IV Tuhingamata East SD
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Taupo Nui A Tia
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Taupo Nui A Tia
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0.3660Ha
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120.6110Ha
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121.1545Ha
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T 1/7
Land District: South Auckland
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Surveyor: Brent John Nijssen
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Digital Title Plan
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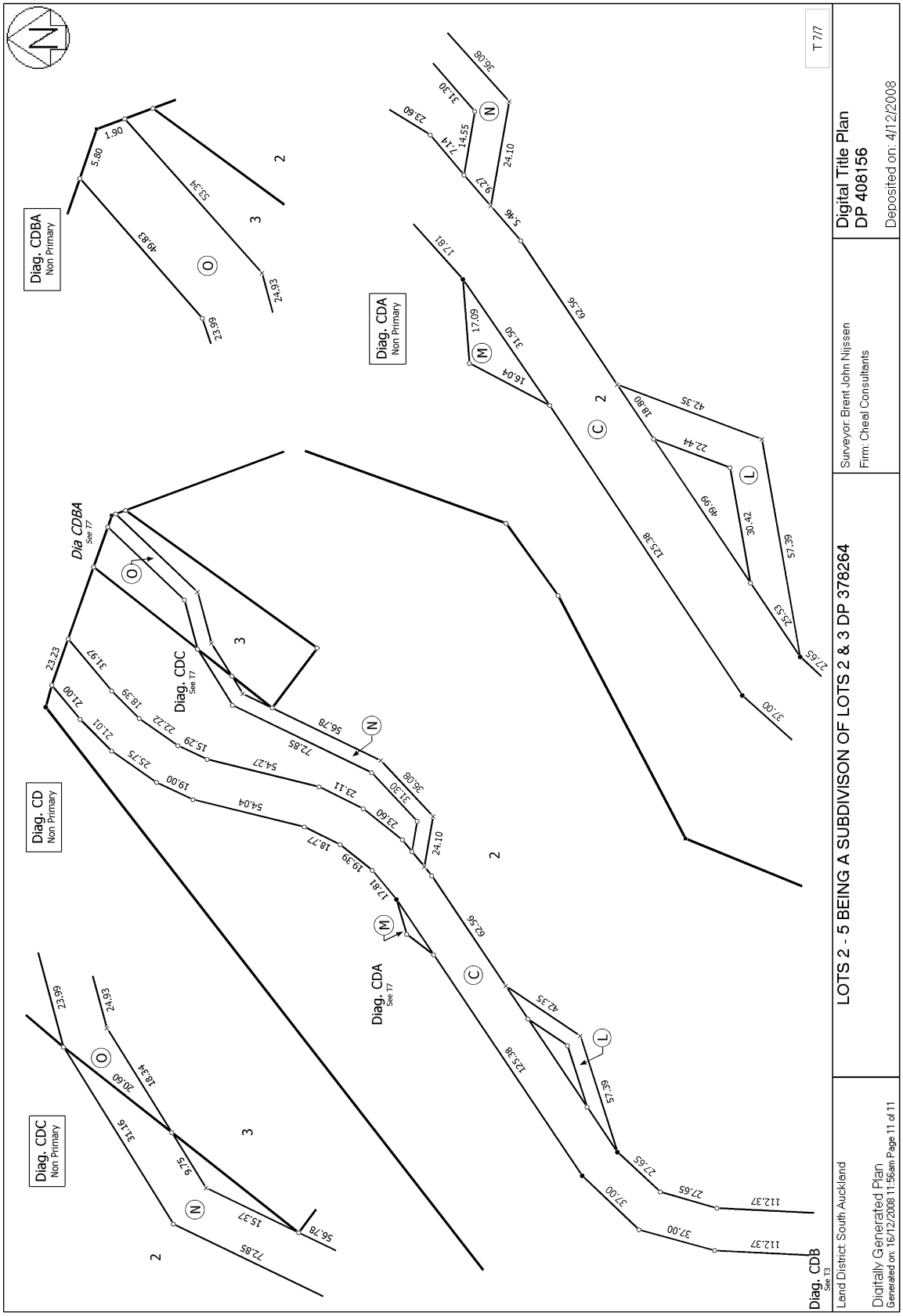

N
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Diag. AA
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Diag. CDB
See T3
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Diag. CB
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Non Primary
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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**428971**
Land Registration District	**South Auckland**
Date Issued	04 December 2008

Prior References
313611

Estate	Fee Simple
Area	120.6110 hectares more or less
Legal Description	Lot 2 Deposited Plan 408156
Registered Owners	

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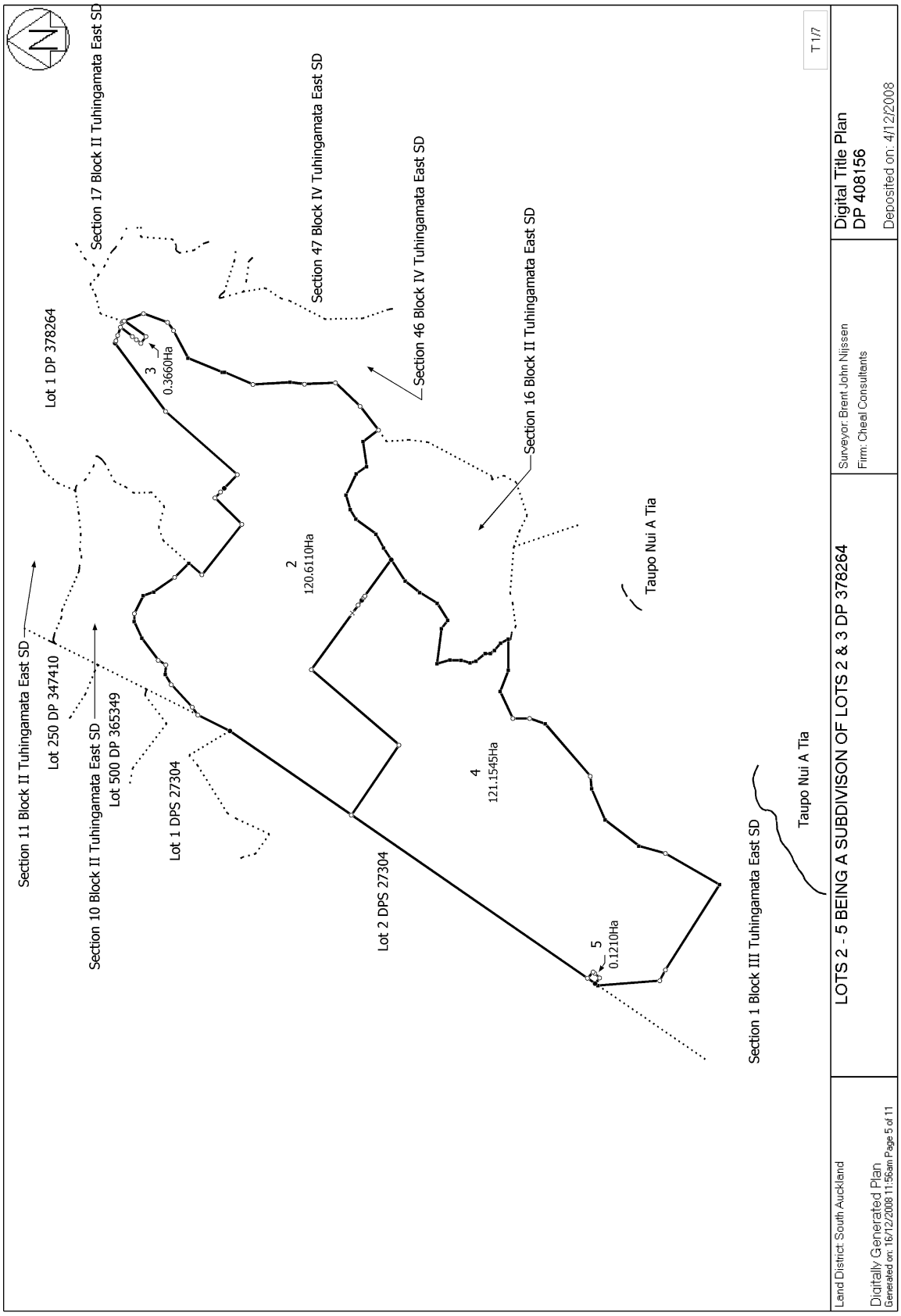
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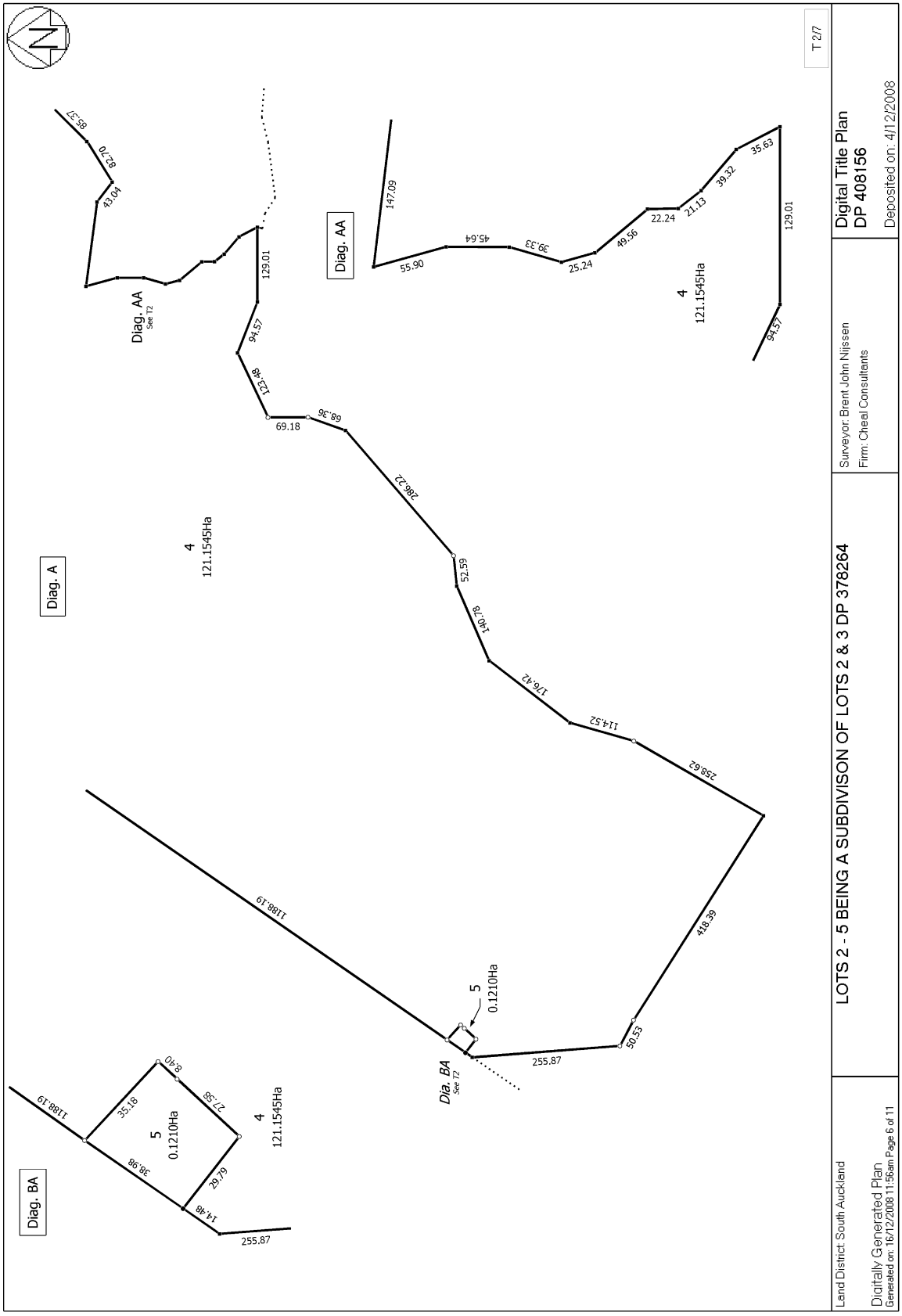
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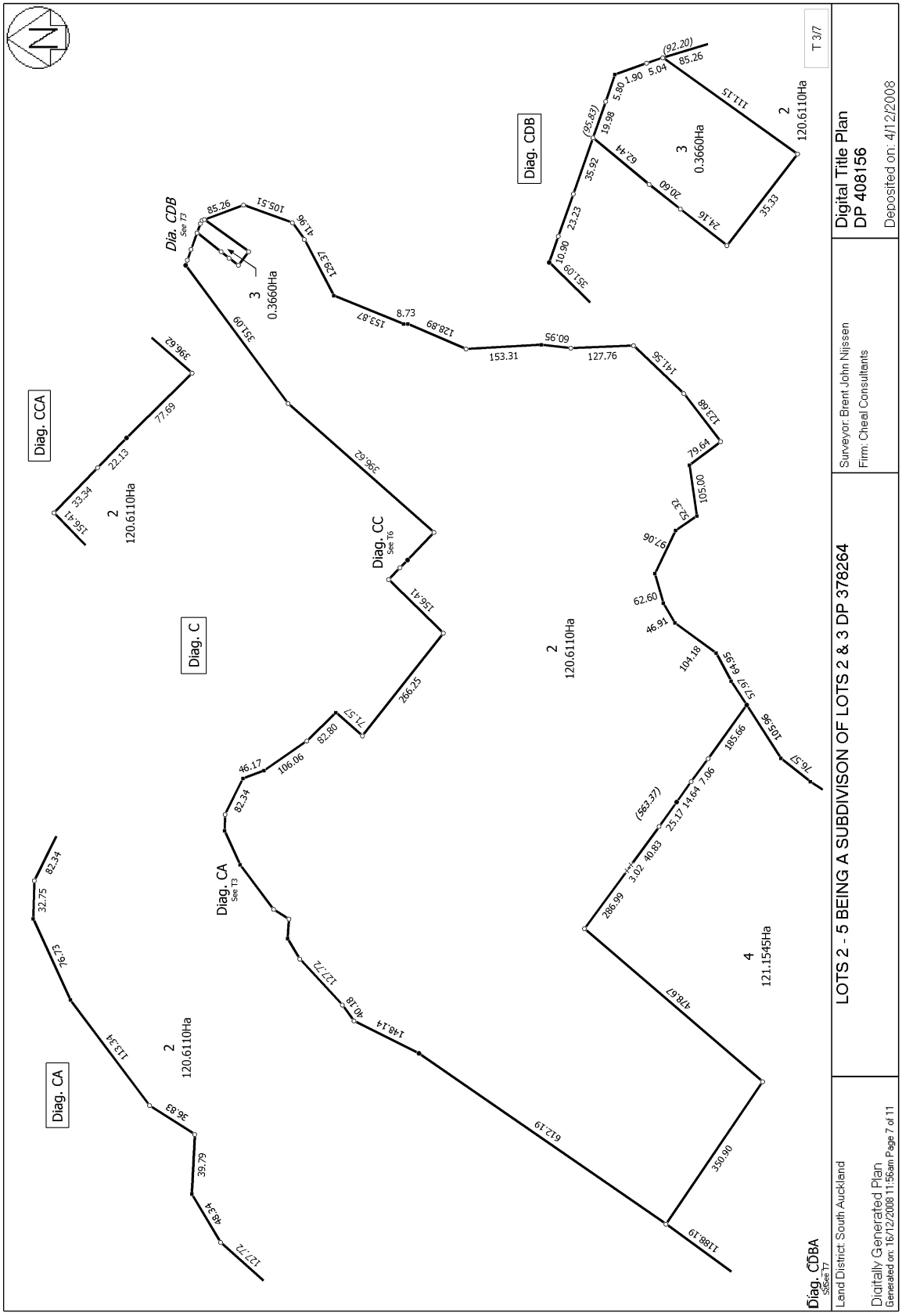
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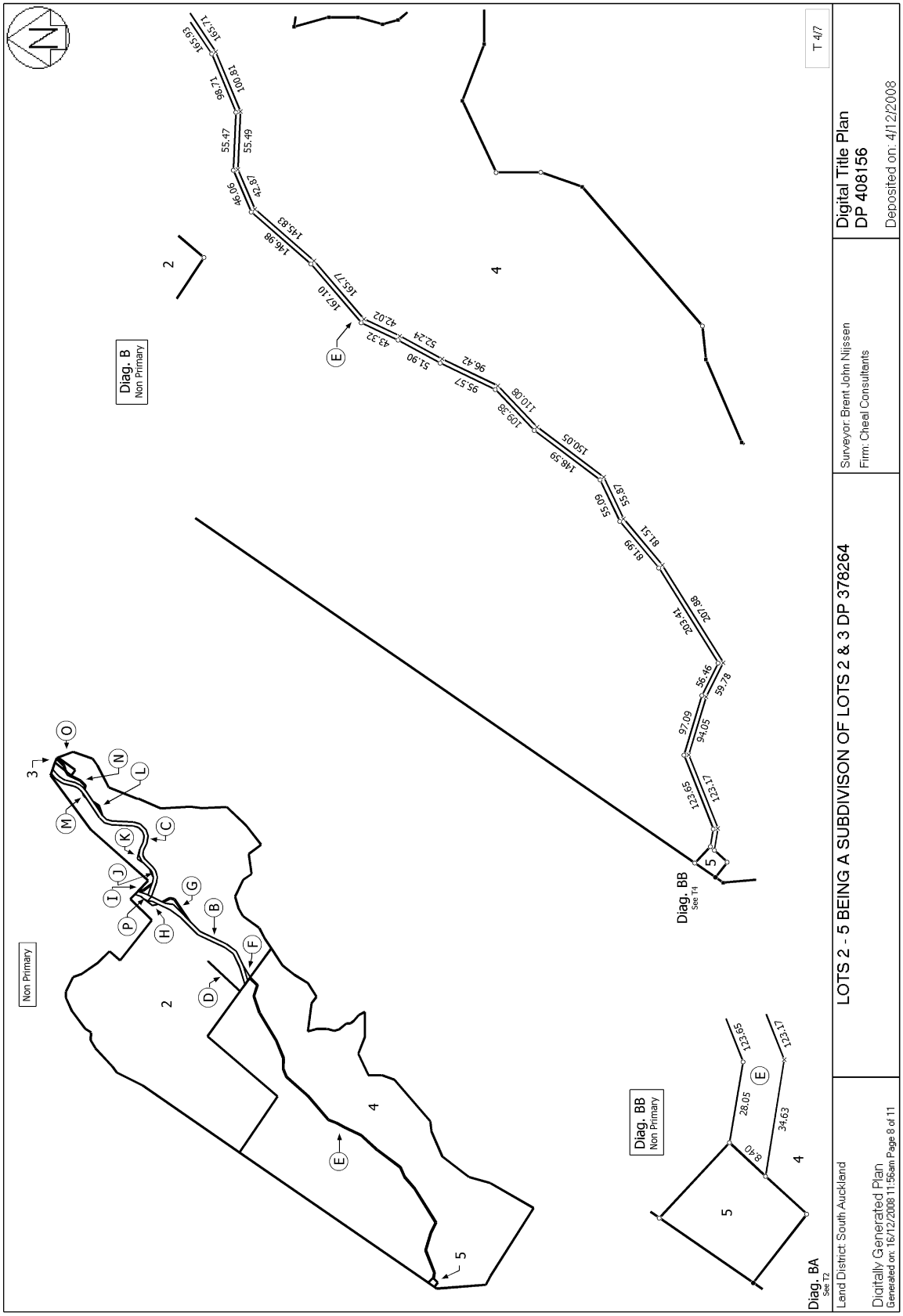
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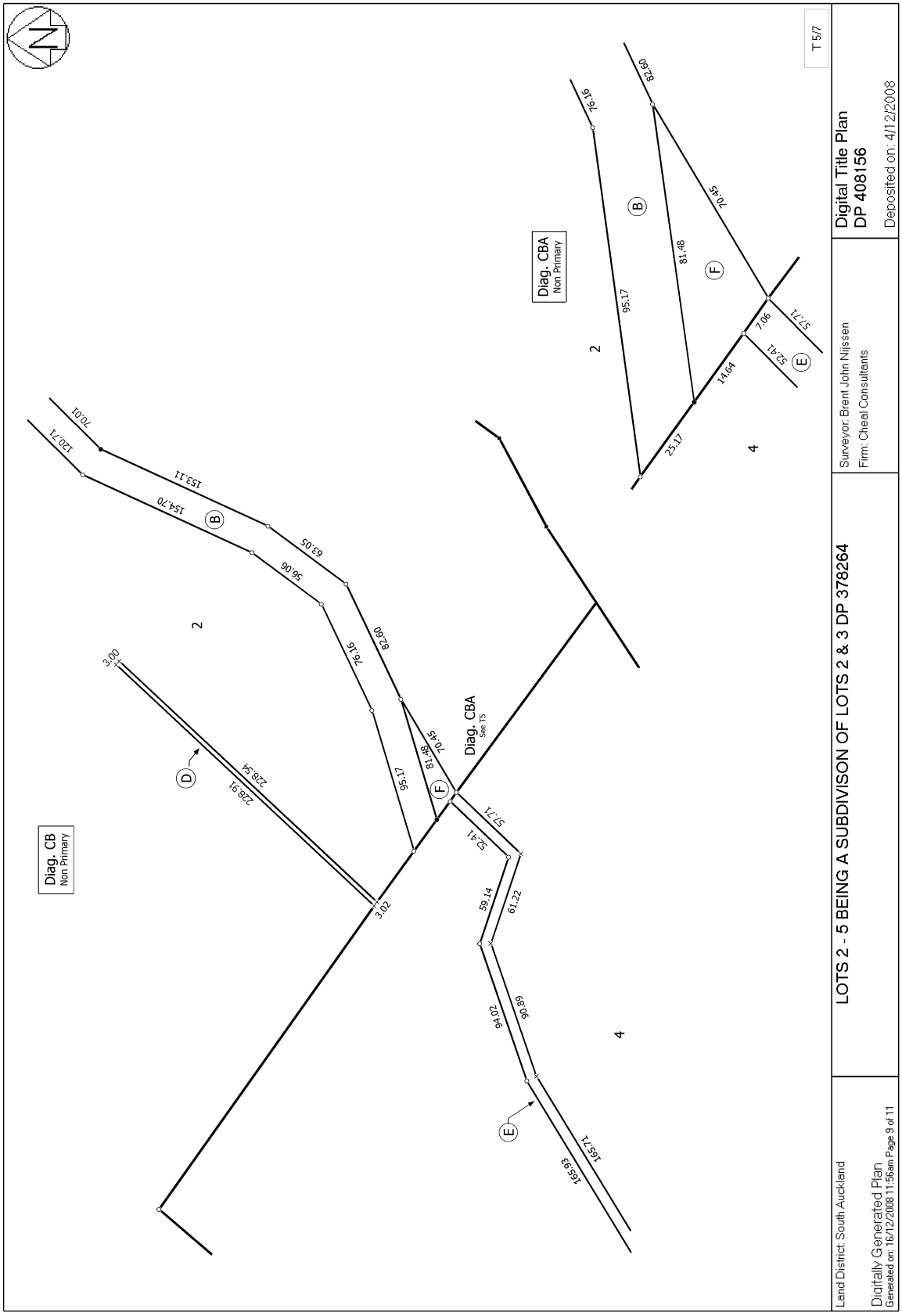
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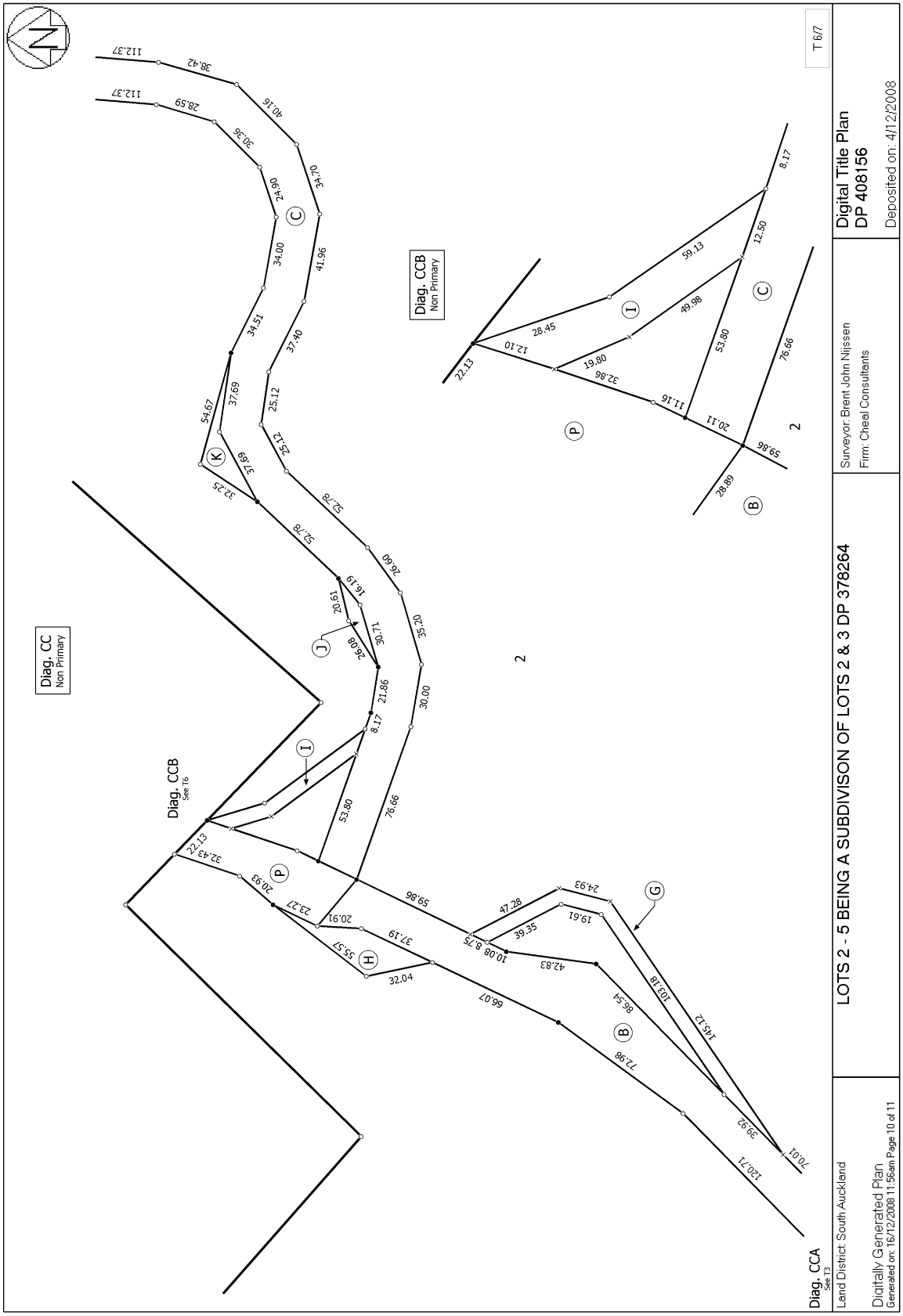

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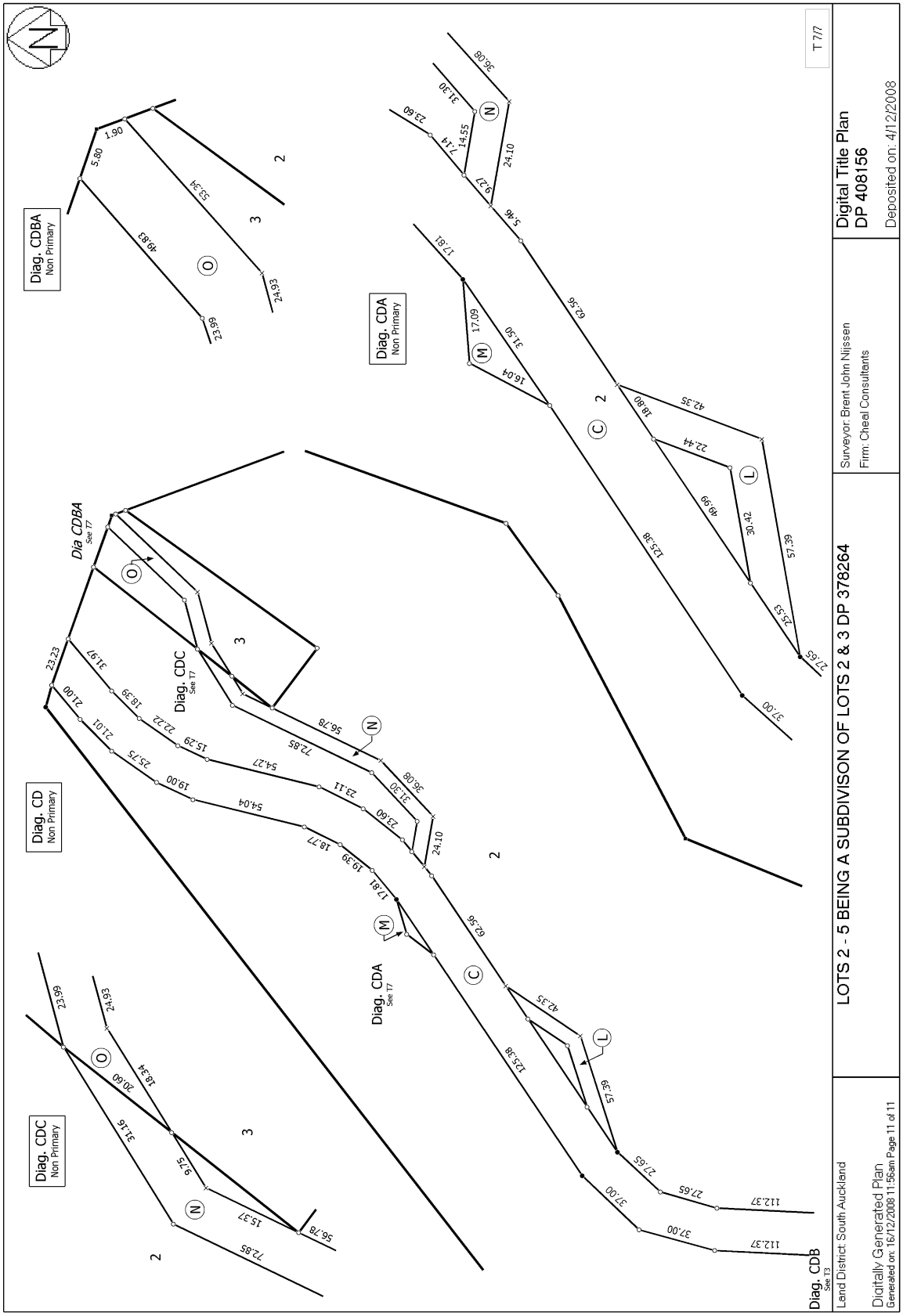

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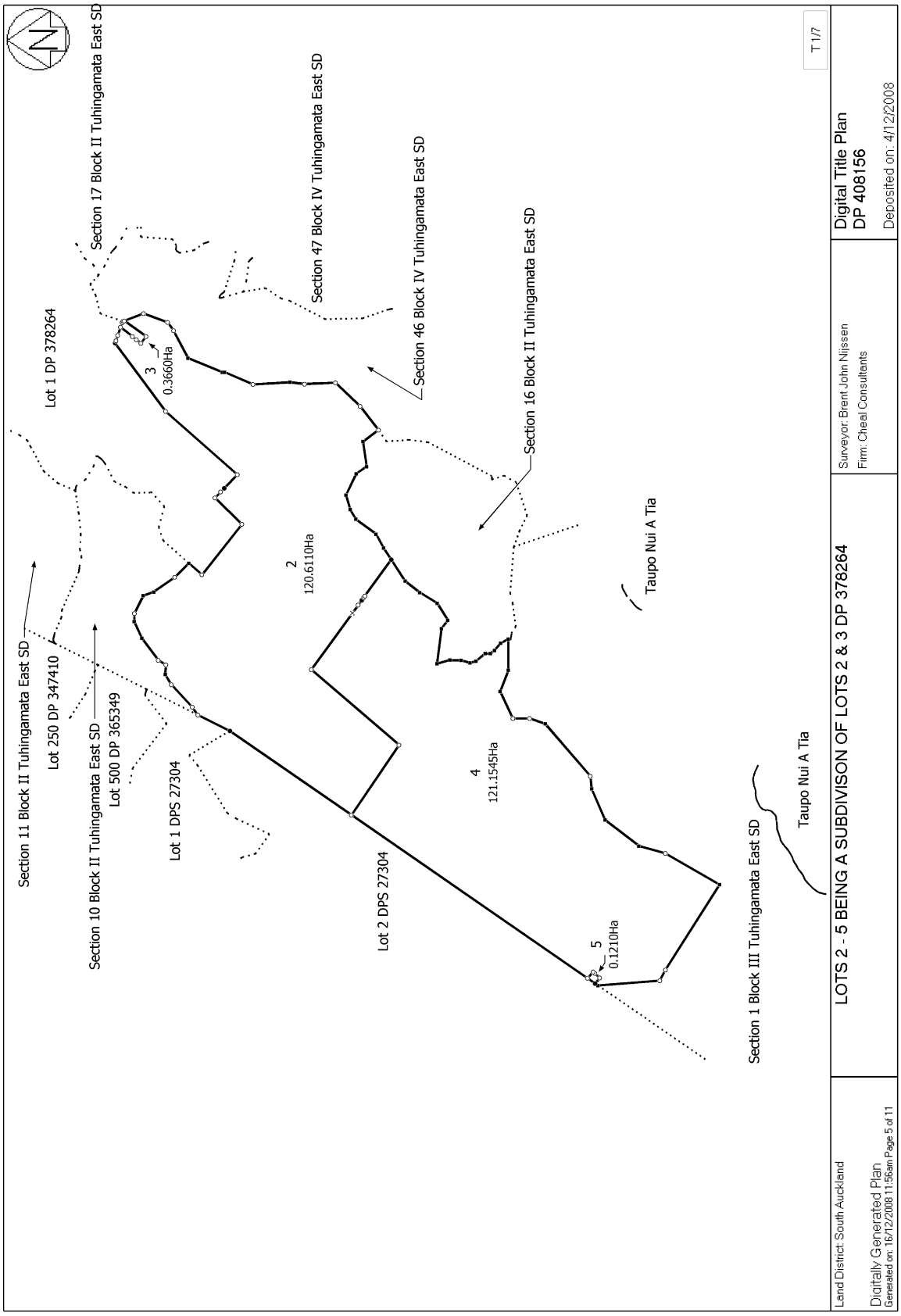
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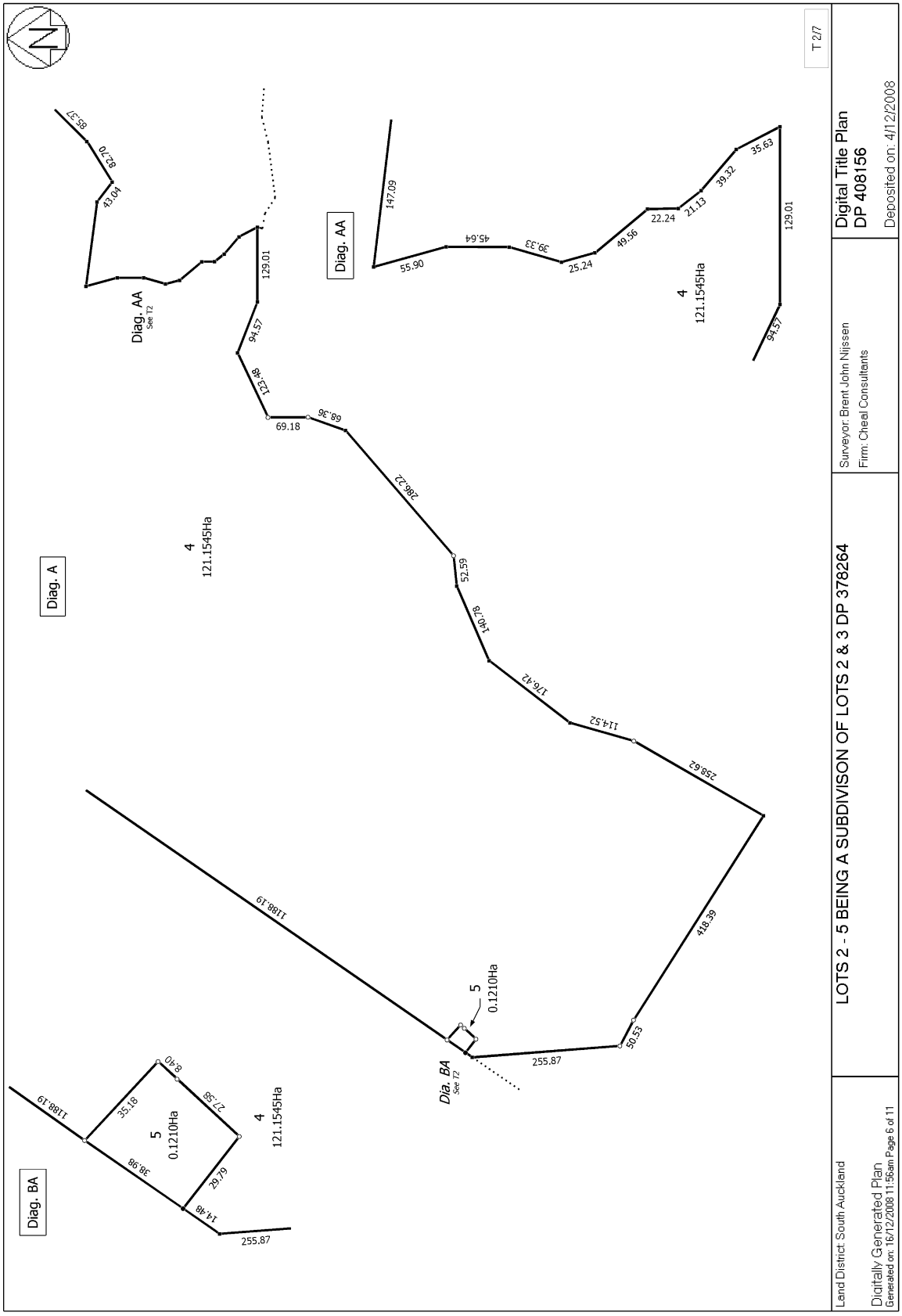
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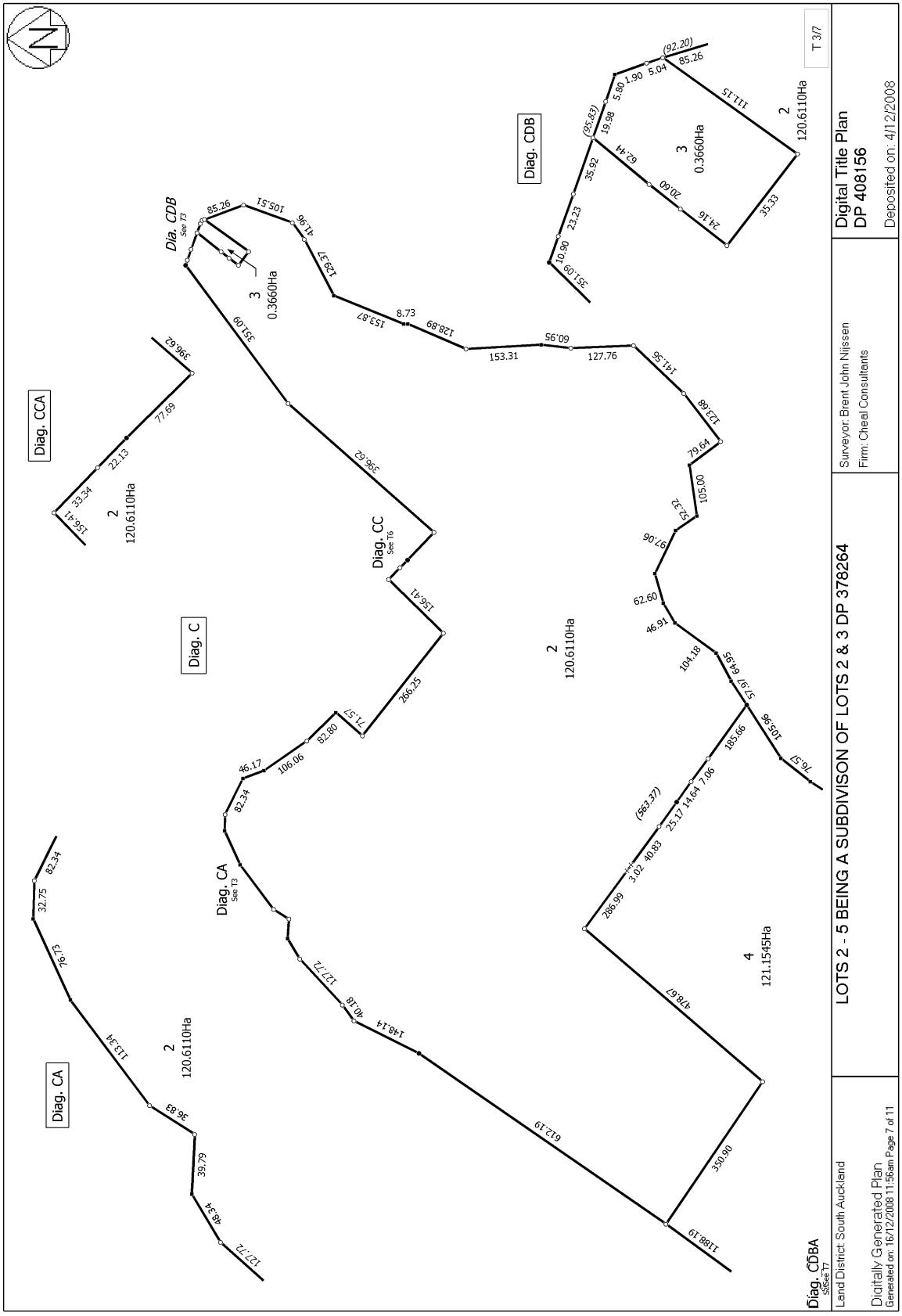
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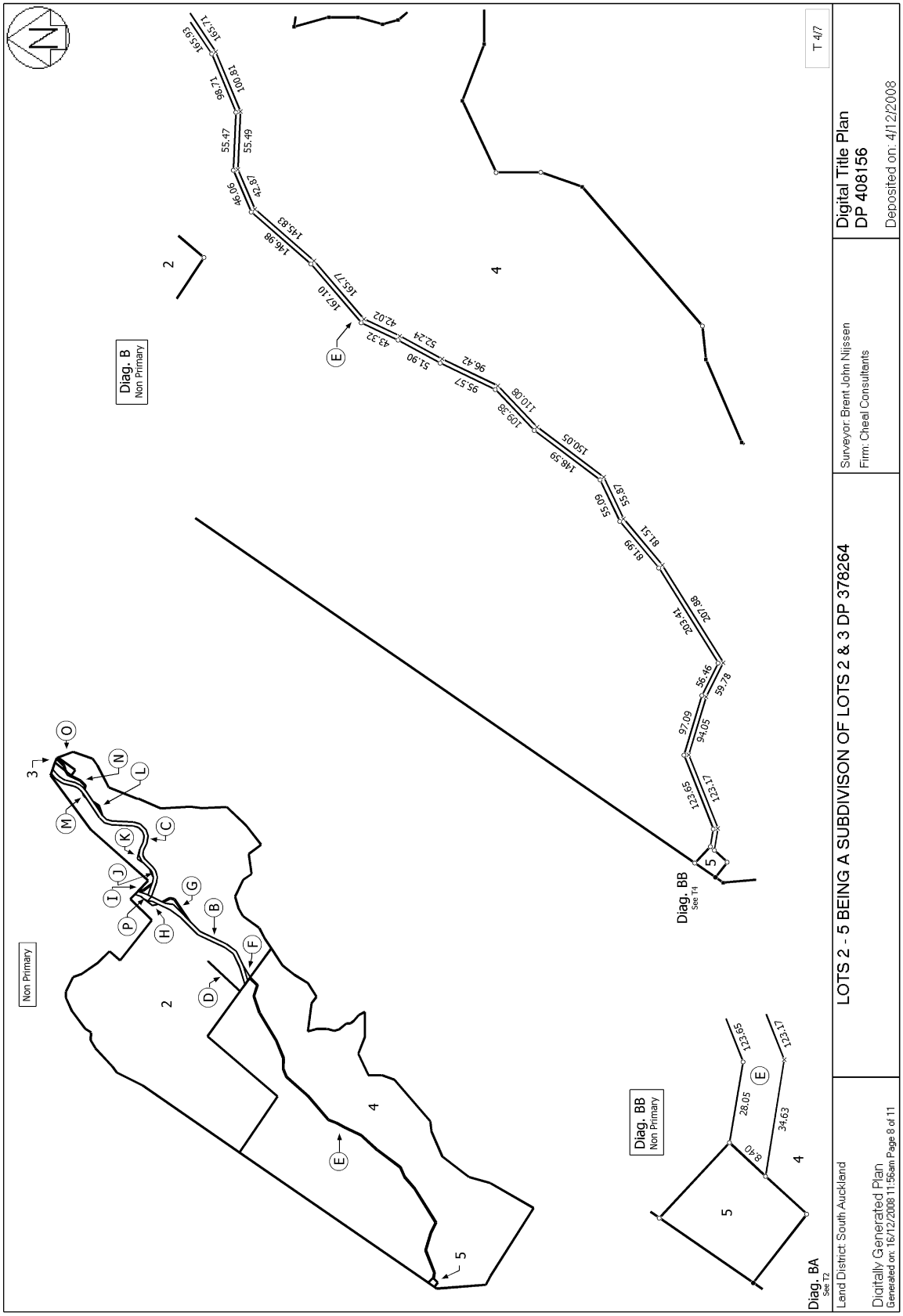
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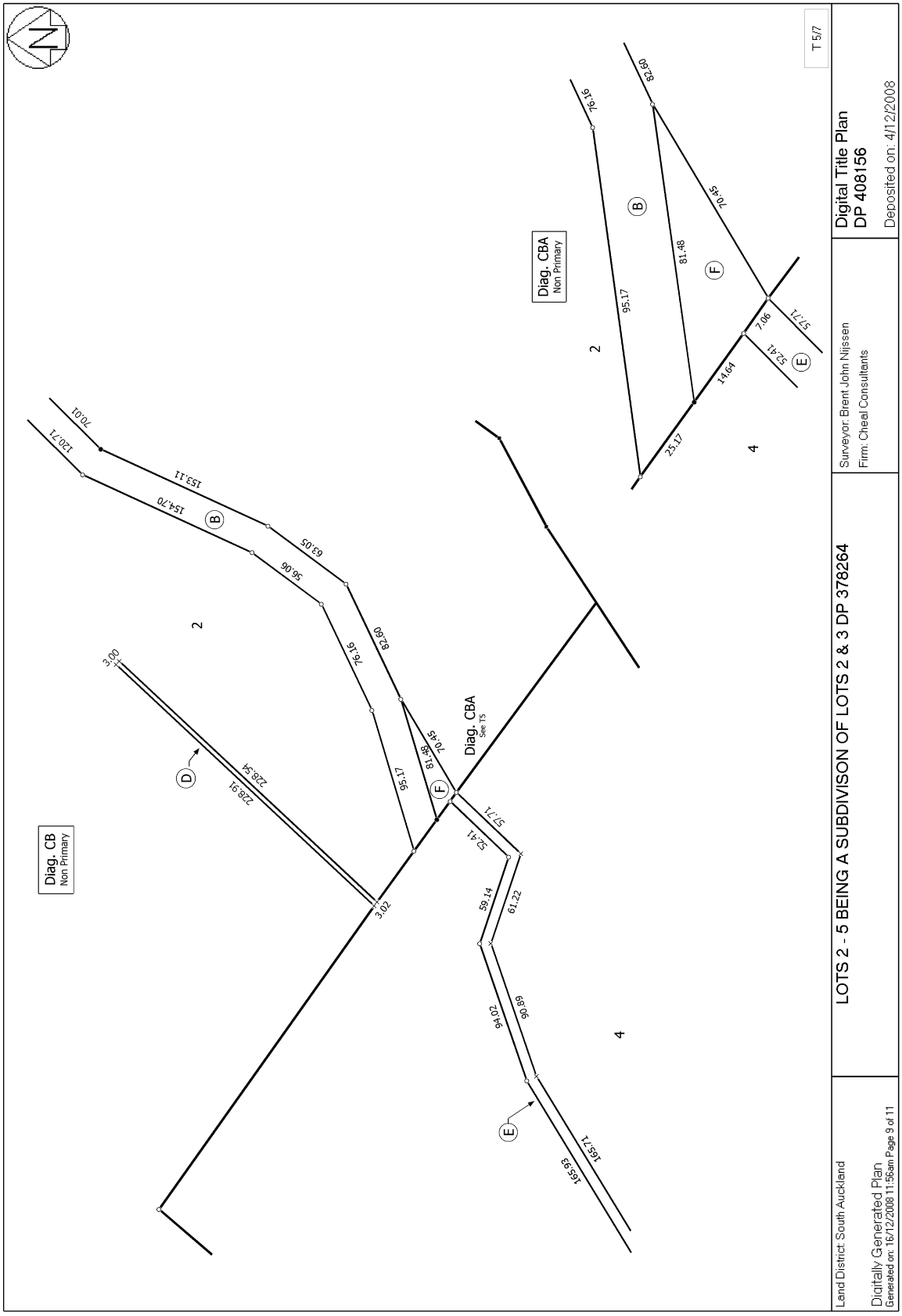
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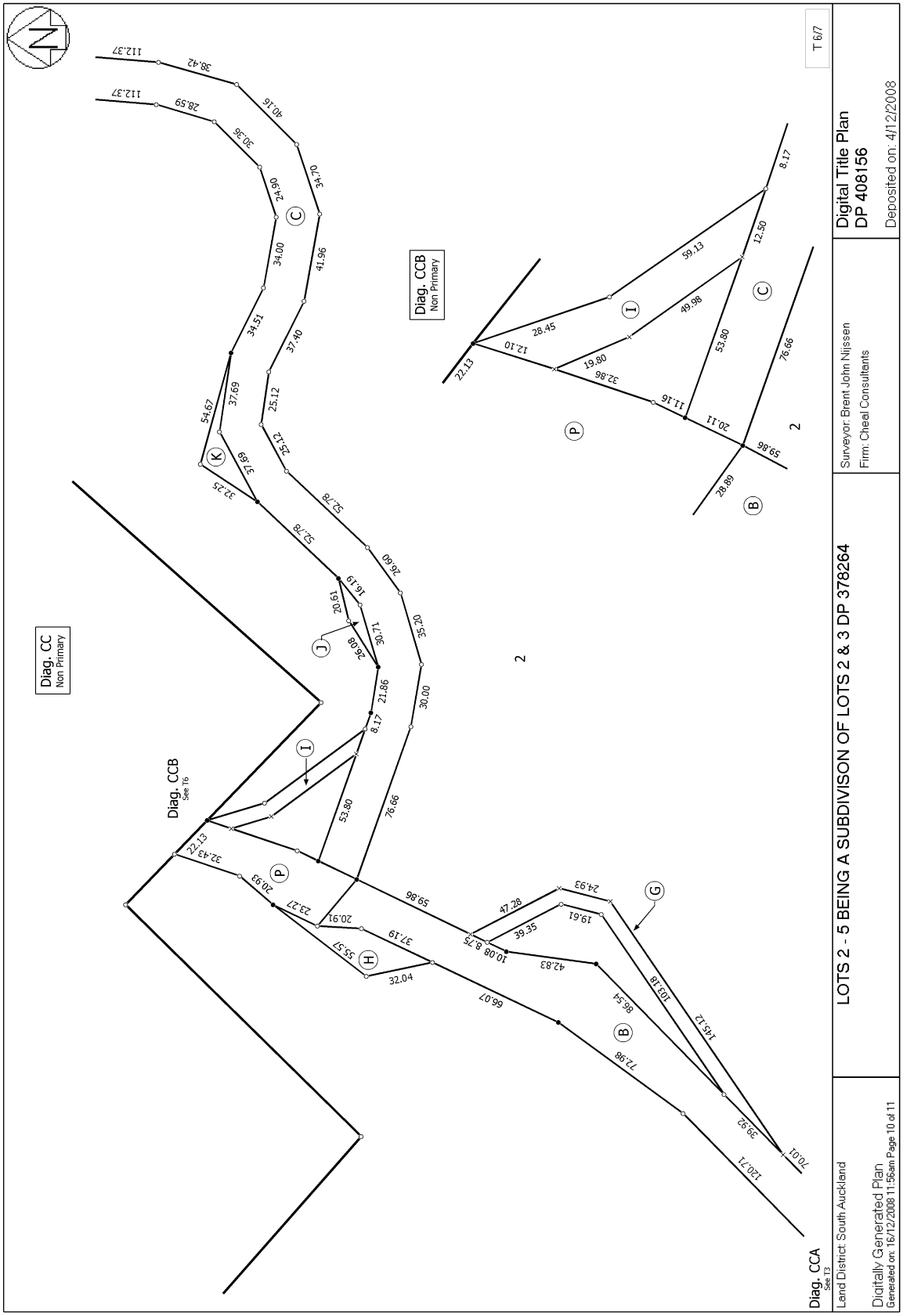

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DP 408156
Deposited on: 4/12/2008

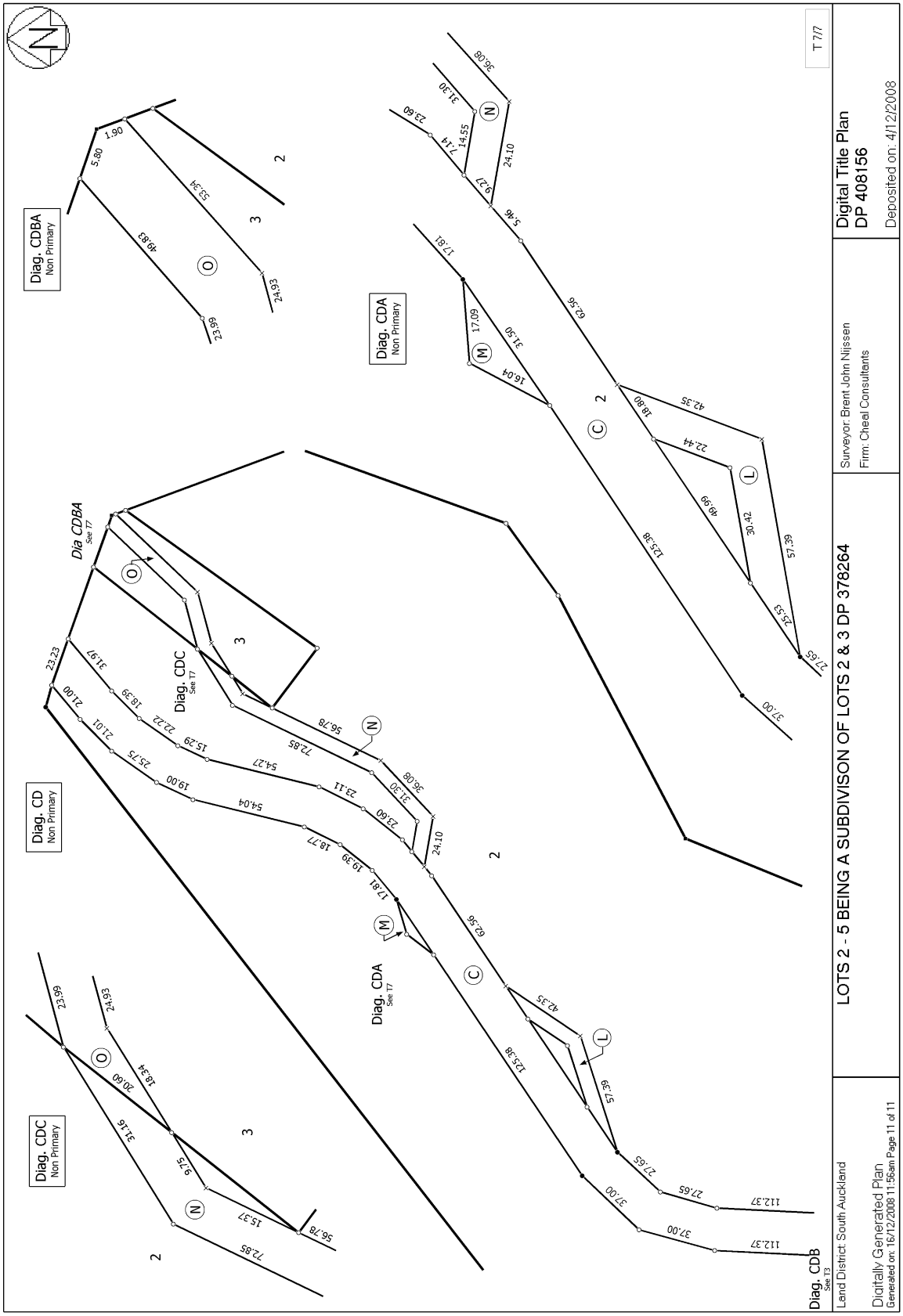

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Section 32 Evaluation Report

Plan Change 44 Residential Chapter – Medium Density Residential Zone, General Residential Zone, and Low-Density Residential Zone

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1. BACKGROUND AND ENGAGEMENT REPORT

The Resource Management Act 1991 (RMA) sets out requirements for consultation during the preparation of policy statements and plans. Clause 3 of Schedule 1 specifies the parties that must be consulted, including relevant iwi authorities, government agencies, adjoining local authorities, and others likely to be affected.

While the formal submission process provides a statutory opportunity for input, early and ongoing engagement is encouraged to inform plan development and ensure that proposed provisions are responsive to community and stakeholder feedback. To support this, a Background and Engagement Report has been prepared, summarising the engagement undertaken across all plan changes within this bundle.

Key consultation feedback relevant to the Residential Zones is addressed in the analysis that follows in this section 32 evaluation.

2. INTRODUCTION AND PURPOSE OF PLAN CHANGE 44

2.1 – INTRODUCTION

This report has been prepared in support of a District Plan review of the Residential Zones through proposed Plan Change 44 (**PC44**) to the Operative Taupō District Plan (**ODP**). The report contains an evaluation of the objectives, policies, and methods as required by s32 of the Resource Management Act 1991 (**RMA; the Act**). This report should be read in conjunction with the Background and Engagement Report which contains further information and evaluation of the overall approach taken to the District Plan review, the legislative context, and consultation undertaken.

The residential areas of Taupō were previously split into three environments – being residential, high-density residential, and medium-density residential. These were replaced with the Medium-Density Residential Zone (**MRZ**), General Residential Zone (**GRZ**), and Low-Density Residential Zone (**LDRZ**) on 15 May 2025, following implementation of the National Planning Standards (**the Standards**). The Standards provided a list of available zone names with a brief description of each, to improve the consistency of District Plans across New Zealand. The three zones selected through implementation of the standards represent existing patterns of development in the Taupō District. Based on population projections and market demand, there is an identified shortage of land zoned LRZ[1].

The Taupō District Future Development Strategy (**FDS**) was adopted by Council on 25 March 2025, and sets anticipated outcomes for growth and development in the District. The population of the Taupō District is expected to grow by 25,500 by 2060, and an additional 12,400 dwellings will be required to

[1] Taupō Low Density Residential Demand Forecast Economic Update. May 2025.

accommodate this growth. Provisions have been developed on the premise that the District will continue to grow, and the role of the District Plan is to support and manage that growth in a logical and coordinated manner to promote sustainable management of natural and physical resources.

The FDS signalled that a review of the Residential chapters of the ODP would provide specific consideration of how well the planning provisions enable different housing typologies and intensification of existing urban areas.

2.2 – PURPOSE OF PLAN CHANGE 44

PC44 responds to the Council's obligations under the National Policy Statement for Urban Development (**NPS-UD**) to enable greater density, housing choice, and affordability and supply within the district's urban environments.

Following an earlier scoping exercise and identification of issues and options, PC44 also seeks to:

- provide for intensification of the existing residential environment;
- address the availability of land in the Low-Density Residential Zone;
- consider the appropriateness of District Plan provisions to manage short term visitor accommodation in the Residential Zones;
- evaluate the effectiveness of existing performance standards;
- develop provisions which incorporate Papakāinga in the Residential Zones;
- facilitate the development of on-site small-scale renewable electricity generation and rainwater harvesting systems; and
- 'upzone' areas that are zoned General Rural, which contain established development patterns that are consistent with Low-Density Residential and General Residential, as LDRZ and GRZ.

This report sets out the statutory and policy context for the Residential Zone chapters, identifies key resource management issues, and evaluates the proposed provisions. It also contains a review of existing plan provisions with respect to the Residential Zones of the Taupō District and an evaluation of alternative methods available to achieve the purpose of the Act.

The proposed provisions are contained within attachment (a) and should be read in conjunction with this report.

PC44 specifically excludes:

- Development Area Plans (Chapter 14)
- Subdivision (Chapter 11)
- Provisions relating to Nukuhau Development Area and Whareroa Development Area that have been made operative within the past 10 years

Provisions relating to Nukuhau and Whareroa have been made operative through relatively recent planning processes and have undergone a significant level of engagement and consultation. The development and review of Development Area Plans require in-depth, place-based engagement with communities to ensure outcomes adequately reflect local context, infrastructure considerations, and long-term spatial planning goals.

In contrast, the purpose of PC44 is to ensure the Residential Zone chapters are robust, enabling, and consistent with higher order plans and policies while avoiding overlap with place-specific or recently reviewed planning provisions.

2.3 – PROPOSED AMENDMENTS TO THE TAUPŌ DISTRICT PLAN

The revised Residential Zone chapters are appended to this report as attachment (a). Proposed amendments are broadly summarised, below, for completeness.

2.3.1 OBJECTIVES AND POLICIES

New objectives and policies have been proposed for each of the Residential Zones. The objectives broadly set out what the Plan is seeking to achieve in each of the zones, and the policies provide direction on how the anticipated outcomes are to be achieved. The outcomes anticipated for each of the zones are broadly summarised, below.

2.3.1.1 – Medium Density Residential Zone

- The MRZ is used for predominantly residential activities and is characterised by medium-density housing of varying sizes and typologies.
- Development is of good quality in terms of design and internal and external functioning, and does not detract from the character and amenities of the receiving environment.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the MRZ.
- The existing level of commercial investment in the PREC1-KTHD area is recognised and protected.
- Development is serviced by an adequate level of infrastructure and services.

2.3.1.2 – General Residential Zone

- The GRZ is predominantly used for residential activities and is characterised by residential housing.
- Development is of good quality in terms of design and internal and external functioning, and does not detract from the character and amenities of the receiving environment.
- The GRZ provides for the greatest range of housing types, sizes, and tenures available to meet the needs of the community. Some medium-density development is anticipated in appropriate locations, at lower heights than the MRZ.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the GRZ.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Development is serviced by an adequate level of infrastructure and services.

2.3.1.3 – Low Density Residential Zone

- The LRZ is predominantly used for residential activities and is characterised by low density residential housing.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the LRZ.
- Limited non-residential activities are accommodated, where these do not compromise the overall role, character, and functioning of the LRZ.
- Adverse effects of activities are managed to maintain character and amenity and avoid the potential for reverse sensitivity effects.
- Development is serviced by an adequate level of infrastructure and services.

2.4 – RULES AND METHODS

2.4.1 – Medium Density Residential Zone

All activities and buildings - other than Comprehensive Housing Developments and Industrial Activities - are provided for as permitted activities subject to compliance with listed performance standards; this is consistent with the Plan's effects-based framework to manage land use. Also consistent with the Plan's existing structure, is the use of a cascading approach to setting activity status. Activity statuses correspond with the number of failures to comply with standards, with a single non-compliance provided for as a restricted discretionary activity, and non-compliance with four or more standards being a non-complying activity.

Exceptions to this approach are for the following discretionary activities:

(a) Retail activities within PREC2-KTHD, that exceed 50m^2 of gross floor area per site, and non-residential activities that do not comply with the maximum gross floor area standard. These activities are provided for as a Discretionary Activity to ensure that regard is had to Chapter 6 – Matters of Strategic Direction, and particularly provisions relating to Taupō Business Distribution; and
(b) Any building on or above ground level within a Foreshore Protection Area. The Foreshore Protection Areas have been established through past planning provisions and are valued for their amenity and provision of public access. A greater degree of discretion is warranted to assess proposals to develop within these areas.

To better enable intensification proximate to services and urban amenities, comprehensive housing developments are provided for as controlled activities. This gives greater certainty to developers, whilst enabling Council to exercise control over matters of design, scale and appearance, and site layout and access.

Notification of applications for resource consent for a comprehensive housing development is precluded unless special circumstances apply in accordance with Step 4 of the notification determination process under the Act.

Industrial activities are provided for as non-complying activities, given the potential for generation of incompatible adverse effects that would not reasonably be able to be avoided, remedied or mitigated.

2.4.2 – General Residential Zone

As with the MRZ, many activities and buildings are provided for as permitted activities subject to compliance with performance standards. A cascading approach is utilised for the setting of activity statuses.

Comprehensive Housing Developments are provided for as restricted discretionary, rather than controlled, activities in the GRZ. This is to require a greater degree of consideration of and discretion around their integration within lower-density receiving environments. As in the MRZ, notification of these developments is precluded unless a number of standards are not complied with and/or special circumstances apply.

Comprehensive Housing Developments within the GRZ are required to comply with MRZ combined coverage and setback requirements, which enables higher density development where these are appropriately designed. However, the requirement to comply with more stringent GRZ height and height in relation to boundary standards provide for a maintenance of amenity values associated with the GRZ. This approach is considered to balance the requirements of s7(c) of the Act with direction to provide for the changing character of urban environments in the NPS-UD.

Papakāinga on Māori land are provided for as permitted activities in the GRZ, and restricted discretionary activities on general land owned by Māori. Provisions – including objectives and policies - are consistent with those developed for the rural zones through PC42, though modified to enable a greater density of development. Notification of these activities is also precluded.

A discretionary activity status is set for development within a Foreshore Protection Area, and non-residential activities which do not comply with gross floor area for the reasons set out preceding. Industrial activities are provided as non-complying activities, also for the reasons set preceding.

2.4.3 – Low Density Residential Zone

The LRZ utilises the same default permitted activity status for activities and buildings, and a cascading approach for setting activity status. Activities provided for as discretionary or non-complying in the MRZ and GRZ are also discretionary and non-complying activities in the LRZ.

Comprehensive Housing Developments are not anticipated within the LRZ given the likelihood of infrastructure constraints restricting development capacity.

2.5 – PLANNING MAPS

Amend the Planning Maps as follows:

- Include an Outer Noise Control Boundary as an overlay, adjacent to the State Highway network;
- Rezone the properties listed in Table 1, below, as General Residential Zone;

Property Address	Legal Description	Operative Zoning	Proposed Zoning
40 Maru Terrace, Taupō	Lot 571 DP 581637	General Rural	General Residential
42 Maru Terrace, Taupō	Lot 570 DP 581637	General Rural	General Residential
44 Maru Terrace, Taupō	Lot 569 DP 581637	General Rural	General Residential
46 Maru Terrace, Taupō	Lot 568 DP 581637	General Rural	General Residential
48 Maru Terrace, Taupō	Lot 567 DP 581637	General Rural	General Residential
50 Maru Terrace, Taupō	Lot 566 DP 581637	General Rural	General Residential
52 Maru Terrace, Taupō	Lot 565 DP 581637	General Rural	General Residential
54 Maru Terrace, Taupō	Lot 564 DP 581637	General Rural	General Residential
56 Maru Terrace, Taupō	Lot 563 DP 581637	General Rural	General Residential

Property Address	Legal Description	Operative Zoning	Proposed Zoning
58 Maru Terrace, Taupō	Lot 562 DP 581637	General Rural	General Residential
60 Maru Terrace, Taupō	Lot 561 DP 581637	General Rural	General Residential
81 Maru Terrace, Taupō	Lot 554 DP 581637	General Rural	General Residential
83 Maru Terrace, Taupō	Lot 555 DP 581637	General Rural	General Residential
91 Maru Terrace, Taupō	Lot 559 DP 581637	General Rural	General Residential
93 Maru Terrace, Taupō	Lot 560 DP 581637	General Rural	General Residential

- Rezone the properties listed in Table 2, below, as Low Density Residential Zone:

Property Address	Legal Description	Operative Zoning	Proposed Zoning
1 Pauline's Way, Taupō	Lot 12 DP 458114	General Rural	Low Density Residential
3 Pauline's Way, Taupō	Lot 11 DP 458114	General Rural	Low Density Residential
5 Pauline's Way, Taupō	Lot 10 DP 458114	General Rural	Low Density Residential
7 Pauline's Way, Taupō	Lot 9 DP 458114	General Rural	Low Density Residential
9 Pauline's Way, Taupō	Lot 8 DP 458114	General Rural	Low Density Residential
14 Pauline's Way, Taupō	Lot 7 DP 458114	General Rural	Low Density Residential
12 Pauline's Way, Taupō	Lot 6 DP 458114	General Rural	Low Density Residential
10 Pauline's Way, Taupō	Lot 5 DP 458114	General Rural	Low Density Residential
8 Pauline's Way, Taupō	Lot 4 DP 458114	General Rural	Low Density Residential
6 Pauline's Way, Taupō	Lot 3 DP 458114	General Rural	Low Density Residential
4 Pauline's Way, Taupō	Lot 2 DP 458114	General Rural	Low Density Residential
2 Pauline's Way, Taupō	Lot 1 DP 458114	General Rural	Low Density Residential

Rezone the properties within the red boundary shown on Fig. 1., below, from Low Density Residential to General Residential Zone:



Figure 1: Existing LRZ proposed to be zoned GRZ

2.6 – CONSEQUENTIAL AMENDMENTS

Make consequential amendments, including numbering changes, resulting from the insertion of new objectives, policies, rules and methods as necessary. This includes the insertion of a new definition for:

- Comprehensive Housing Development:

And deletion of definitions for:

- Assembly Care Activity
- Spiritual Facility

3 STATUTORY FRAMEWORK

With reference to the Background and Engagement Report accompanying the suite of Plan Changes, this report has been prepared in accordance with the requirements of the First Schedule and s32 of the RMA.

4 RELEVANT PLANNING DOCUMENTS

4.1 – NATIONAL POLICY STATEMENTS

Section 75(3)(a) of the RMA requires that a District Plan give effect to any National Policy Statement (**NPS**).

NPSs in effect at the time of preparation of this report are:

- National Policy Statement on Urban Development 2020 (**NPS-UD**)
- National Policy Statement for Freshwater Management 2020 (amended 2024) (**NPS-FM**)
- National Policy Statement for Renewable Energy Generation 2011 (**NPS-REG**)
- National Policy Statement on Electricity Transmission 2011 (**NPS-ET**)
- New Zealand Coastal Policy Statement 2010 (**NZCPS**)
- National Policy Statement for Highly Productive Land 2023 (**NPS-HPL**)
- National Policy Statement for Indigenous Biodiversity 2023 (**NPS-IB**)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023 (**NPS-GHG**)

Not all of the NPS listed above are relevant to PC44. Those that are relevant are discussed below.

4.1.1 – NATIONAL POLICY STATEMENT FOR URBAN DEVELOPMENT (2020)

The NPS most relevant to this plan change is the NPS-UD. As a Tier 3 territorial authority, Objectives 1-8 and associated policies of the NPS-UD are considered relevant. Broadly, the objectives seek to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure – recognising that the resulting change in character and amenity values is not, of itself, an adverse effect.

In areas where significant growth is occurring or anticipated, territorial authorities should, and tier 1 and 2 territorial authorities shall, develop and maintain growth strategies or equivalent which identify a

spatial pattern of land use and infrastructure development and staging for at least a 30-year period. Clause 1.5 strongly encourages tier 3 local authorities to do the things that tier 1 and 2 Councils are obligated to do under Parts 2 and 3 of the NPS. The Taupō District Future Development Strategy was adopted in 2025.

PC44 gives effect to the NPS-UD as it seeks to create development capacity to accommodate projected population growth through intensification of existing urban environments proximate to urban centres and employment opportunities. The provisions are based on delivery of integrated development which utilises existing infrastructure efficiently, is responsive to the changing needs of the community, and improves housing supply and affordability.

Clause 3.17 of the NPS-UD directs tier 1 and 2 authorities to have regard to a relevant FDS when preparing or changing RMA documents. The implementation plan for the FDS stipulates that the following actions be taken in the residential plan review:

1. enable different housing typologies through the plan review, and allow for intensification; and
2. undertake an assessment to determine whether future growth areas need to be rezoned.

PC44 responds to both actions set by the implementation plan to the FDS.

4.1.2 – NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT (2014)

The NPS-FM came into effect in September 2020 and was amended in October 2024. It contains a single objective with 15 associated policies, which collectively seek to prioritise:

2.4 first, the health and wellbeing of waterbodies and freshwater ecosystems,
3.4 second, the health needs of people (such as drinking water), and
4.4 third, the ability for people and communities to provide for their social, economic and cultural wellbeing, now and in the future.

Te Mana o te Wai is a concept that refers to the fundamental importance of water, and recognises that protecting the health and wellbeing of water protects the health and wellbeing of the wider environment and people.

Clause 3.5(4) of the NPS-FM requires that territorial authorities include, in their District Plan, objectives, policies and methods to promote positive effects, and avoid, remedy, or mitigate adverse effects of urban development on the health and wellbeing of water bodies, freshwater ecosystems, and receiving environments.

Many of the District's urban environments are located proximate to Lake Taupō or its tributaries, or the Waikato River. Council's reticulated stormwater networks provide for the treatment and controlled

discharge of stormwater, through a number of biofiltration devices including Downstream Defenders and Vortcepters.

The District Plan requires that stormwater generated by development be treated and disposed of on-site to meet a 10-year annual recurrence interval storm event, and that residential developments connect to an existing stormwater network unless lots are of sufficient size to accommodate stormwater discharge to ground. This matter is generally addressed at the subdivision stage, with Council's control reserved for matters relating to stormwater.

Wastewater is to be discharged to a reticulated network, or via a suitable on-site wastewater treatment system. Wastewater within the Lake Taupō catchment is discharged to ground, rather than to water.

Stormwater and wastewater discharges are therefore improved either on-site or within reticulated network systems prior to entering water bodies, giving effect to the te Mana o te Wai principles of 'stewardship' and 'care and respect'.

Involvement of iwi authorities in planning processes through JMA's provides opportunity for tangata whenua to exercise the remaining four principles.

4.1.3 – NATIONAL POLICY STATEMENT FOR RENEWABLE ELECTRICITY GENERATION (2011)

The NPS-REG applies to renewable electricity generation activities at any scale. It contains a single objective – which broadly seeks to enable renewable electricity generation activities - with a number of associated policies.

PC44 gives effect to the objective, and relevant policies A, B, D, E1, E3, and F by providing for renewable electricity generation facilities at the household scale.

Further, there shall be no rezoning of residential land proximate to established renewable electricity generation facilities to avoid unacceptable reverse sensitivity effects on those activities.

4.2 – NATIONAL PLANNING STANDARDS

S75(3)(ba) of the RMA requires a district plan to give effect to a national planning standard. The first set of national planning standards came into effect on 3 May 2019, and were updated in February 2022. They provide direction on the structure and form of plans, including definitions, and aim for district and regional plans to be more consistent, efficient to prepare and easier to use.

- **Standard 8 – Zone Framework:** provides a menu of zones, with five relevant to residential environments. The Operative District Plan utilises MRZ, GRZ, and LRZ zones following implementation of the standards.

- **Standard 12 – District Spatial Layers Standard:** provides that, where a District Plan uses a spatial layer with the functions specified in Table 18 of the Standards, the Plan must use the name of the relevant spatial layer.

    - The Taupō residential environment is split into three zones, being the Medium Density Residential Zone, the General Residential Zone and the Low Density Residential Zone.
    - The Plan contains an existing overlay layer for the Foreshore Protection Area, and a proposed Overlay adjacent to the State Highway network to identify a Noise Control Boundary.
    - The Residential Zones contain two Precincts to be retained through PC44, being layers where additional place-based provisions apply in addition to those contained in the underlying zone. These are PREC1-NEWRZ (New Residential Zone) and PREC2-KTHD[2] (KTHD area).
    - The Plan also contains a number of Development Areas where Structure Plans have been developed.

- **Standard 14 – Definitions:** provides a list of definitions to be used where relevant terms are used in a Plan. All relevant terms are contained within the ODP. PC44 would not result in the inclusion of any additional defined terms, though it is proposed to modify the definition of Papakainga from the National Planning Standards version. The Standards provide that a District Plan may not comply with mandatory direction with respect to definitions, where a Plan has a broader application of that definition.

  It is also proposed to insert new definitions that are not listed as mandatory definitions in the Planning Standards.

- **Standard 17 – Implementation:** requires that Council must comply with the planning standards in the notification of a proposed district plan, where that Plan is notified after the planning standards came into effect. The provisions as notified are in accordance with mandatory direction in the standards.

4.3 – WAIKATO REGIONAL POLICY STATEMENT AND PLAN

[2] KTHD is defined in the District Plan as: "That area within Taupō urban area zoned Residential Medium Density Zone located between Kaimanawa St in the east, Titiraupenga St in the west, Spa Road in the north and Lake Terrace in the south."

A proposed plan change must give effect to any Regional Policy Statement (**RPS**) and not be contrary to a Regional Plan for any matter specified in s30(1). Whilst the Taupō District falls within the jurisdictional boundary of four regional councils[3], the entirety of Taupō's Residential Zones are located within the Waikato Region.

The Waikato Regional Plan is a consolidated plan containing both the Regional Policy Statement and the Regional Plan. An assessment of the proposal against the relevant Objectives and Policies of the RPS is provided, which concludes that PC44 gives effect to the relevant provisions.

Part 3 of the Regional Policy Statement contains objectives and policies, categorised according to the topic they relate to. Those relevant to PC44 are:

IM – Integrated Management

- IM-O1 – Integrated management
- IM-O2 – Resource use and development
- IM-O5 – Climate change
- IM-O7 – Relationship of tangata whenua with the environment
- IM-O8 – Sustainable and efficient use of resources
- IM-O9 – Amenity
- IM-P1 – Integrated approach
- IM-P5 – Maintain and enhance areas of amenity value

EIT – Energy, infrastructure and transport

- EIT-O1 - Energy
- EIT-P1 – Significant infrastructure and energy resources

HCV – Historical and cultural values

- HCV-O1 – Historic and cultural heritage
- HCV-P1 – Managing historic and cultural heritage
- HCV-P2 – Relationship of Māori to taonga
- HCV-P3 – Effects of development on historic and cultural heritage

NATC – Natural character

- NATC-O1 – Natural character
- NATC-P1 – Preserve natural character

[3] Waikato Regional Council, Bay of Plenty Regional Council, Manawatū-Whanganui Regional Council, and Hawkes Bay Regional Council.

UFD – Urban form and development

- UFD-O1 – Built environment
- UFD-P1 – Planned and co-ordinated subdivision, use and development
- UFD-P2 – Co-ordinating growth and infrastructure
- UFD-P3 – Marae and papakāinga
- UFD-P4 – Energy demand management

PC44 would give effect to the above objectives and policies by virtue of providing for intensification of existing, zoned residential areas to achieve consolidated urban form around existing transport and infrastructure networks. Providing for growth through intensification is an efficient use of the land resource and considered an appropriate mechanism to facilitate an increase in housing choice and affordability. Further, the effects-based nature of the Plan enables a range of compatible activities to co-locate, contributing to the well-functioning and vitality of the residential environment. UFD-O1.9 recognises the importance of small-scale electricity generation activities, which are enabled in the Taupo District through exemptions to bulk and location standards.

UFD-P3 recognises the importance of marae and papakāinga. Development of papakāinga is provided for as a permitted activity on Māori land and enabled through specific rules and standards to provide for the ongoing use and development of Māori land for cultural purposes.

No further growth is anticipated towards existing, consented renewable energy generation activities or areas of high natural character.

No aspect of PC44 as proposed would be contrary to the provisions of the RPS.

The proposed Plan Change 44 is not inconsistent with the Waikato Regional Plan. The plan change supports the sustainable management of land use and development within urban environments, aligns with regional objectives relating to infrastructure integration, urban form, and environmental protection, and does not enable any activities or outcomes that would undermine the water quality, soil health, or natural hazard management provisions of the regional plan. The zoning framework has been informed by infrastructure capacity, environmental constraints, and natural hazard considerations, ensuring alignment with the regional policy framework and statutory responsibilities under the Resource Management Act.

4.4 – TAUPŌ DISTRICT PLAN – STRATEGIC DIRECTIONS

The strategic objectives set the direction for the District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District

community and reflect the intended outcomes to be achieved through implementation of the District Plan.

For the purposes of preparing, changing, interpreting and implementing the District Plan, all other objectives and policies in all other parts of the Plan are to be read and achieved in a manner consistent with the objectives and policies that form these strategic directions.

The policies contained within this chapter have a dual purpose. The policies must deliver the Strategic Objectives, and can also be applied directly in the consideration of resource consent applications where there is a requirement to consider the policy framework of the District Plan.

Appendix C provides an evaluation of PC44 against the objectives and policies that form the Strategic Directions.

4.5 – TAUPŌ DISTRICT FUTURE DEVELOPMENT STRATEGY

The Waikato Regional Policy Statement requires that there must be a growth strategy for the Taupō District and prescribes what the strategy should contain. Council has named its growth strategy the 'Taupō District Future Development Strategy' to align with the terminology in the NPS-UD.

The Taupō District Future Development Strategy (FDS) was adopted in March 2025. It is the third growth strategy for the district. TD2050 was adopted in 2006 and updated in 2018. The FDS uses population projections to identify how many additional people will call the district home over the period to 2060 and how many homes and business land are required to accommodate these people. The FDS identifies the new residential and industrial growth areas to accommodate this growth.

The FDS identifies the constraints and challenges with accommodating the growth. In order to overcome the challenges, the FDS contains an implementation plan that identifies actions that should be undertaken, and when they should be undertaken.

The FDS implementation plan identifies two actions that relate to the residential chapters–

1. *Review the Residential Chapters of the District Plan to ensure that they enable different typologies and allow for intensification. Public transport routes are to be taken into account when considering intensification provisions.*

2. *Each time we review the Residential Chapters of the District Plan, undertake an assessment to determine whether future growth areas need to be rezoned.*

The new provisions proposed in the plan change provide for different typologies and allow for intensification. It is not considered necessary to rezone additional areas of general residential land, as

there is sufficient capacity within the existing growth areas for the next 30 years. However, the Property Economics Report [4] prepared in 2019 indicated that there is a shortage of low density residential land. This is discussed further in section 6.1 of this report.

4.6 - IWI MANAGEMENT PLANS

Within the boundaries of Taupō District are the ancestral lands of four iwi (tribes); Ngāti Tūwharetoa, Ngāti Tahu, Ngāti Whaoa, and Raukawa. Each iwi has associated hapu or sub-tribes.

Clause 4A of Schedule 1 of the RMA establishes a process of consultation with iwi authorities which must occur prior to notification of a proposed plan or policy statement. Details of the consultation undertaken, and assessment against any relevant Iwi Management Plan is provided within the Background and Engagement Report.

An assessment of process against relevant Joint Management Agreement is provided in same.

4.7 – RELEVANT MANAGEMENT PLANS AND STRATEGIES

There are a number of relevant Council documents and strategies, particularly those prepared under the Local Government Act 2002, that have informed PC44 or will be relevant to its implementation.

4.7.1 – Climate Change Strategy 2022

The Climate Change Strategy sets an emissions reduction directive and emissions targets for the organisation. The Strategy emphasises compact urban form, reduced emissions, resilient infrastructure, and sustainable land use — all of which are supported by PC44's focus on intensification within serviced areas, integrated development, and infrastructure efficiency.

By encouraging intensification of residential development, PC44 will help to support emissions reduction targets by utilising existing infrastructure networks including water, wastewater, stormwater and roads.

Intensification close to public transport nodes will help to support a reduction in emissions throughout the district, as it will encourage the use of public transport.

[4] Taupō District Rural Lifestyle Economic Assessment, July 2019

Overall, the proposed provisions support climate-responsive growth and contribute meaningfully to the District's broader climate change goals.

4.7.2 – Housing Strategy 2023

Council developed a Housing Strategy following a period where there was an identified housing shortage across the district. The Housing Strategy's scope included clarifying Council's role in the provision of housing and identifying the key housing issues and opportunities in the district. The Strategy identified five key focus areas –

1. Facilitating Affordable Housing (to rent and own)
2. Enabling the Development of Māori Land and Papakāinga
3. Housing for the Elderly
4. Facilitating Social Housing Development
5. Encouraging and Enabling Healthy and Sustainable Homes

The provisions collectively align well with the outcomes sought in the Taupō District Council Housing Strategy. Collectively, they provide a strategic response to increasing housing demand by enabling a greater variety of housing types, tenures, and densities across the urban environment.

The MRZ provisions support intensification and increased housing supply in areas best suited for growth, contributing directly to the Strategy's goals of housing affordability, accessibility, and efficient land use. The GRZ offers a broad range of housing options—including medium-density and comprehensive developments—while maintaining amenity and character, supporting diverse household needs including multigenerational living, retirement housing, and smaller households. The LRZ provisions protect the distinct qualities of lower-density areas while still allowing for appropriate infill and sensitive development, responding to community preferences while providing enough supply to meet projected demand.

Across all three zones, the integration of infrastructure planning, quality urban design, and provision for Papakāinga reflects the Strategy's focus on inclusive, future-ready housing that meets the needs of both current and future residents.

Overall, the zones provide a flexible, place-based framework to deliver housing choice and supply in a coordinated and sustainable way.

4.7.3 – Infrastructure Strategy 2024-54

The Infrastructure Strategy 2024-54 was adopted as part of the Long-term Plan 2024-34. The Infrastructure Strategy sets out objectives to carefully manage infrastructure assets and identifies the key infrastructure issues facing the district and the options available for resolving these.

The MRZ, GRZ, and LRZ provisions collectively support the key objectives of the Taupō District Council Infrastructure Strategy by promoting efficient, coordinated, and sustainable urban development. Across all three zones, growth is directed to areas with existing or planned infrastructure capacity, helping to optimise the use of existing assets and reduce the need for costly network extensions.

Provisions requiring development to avoid compromising the performance, efficiency, and sustainability of infrastructure networks reinforce the Strategy's focus on long-term service resilience and cost-effective investment. By enabling higher-density housing in appropriate locations (particularly within the MRZ and GRZ), the provisions encourage more efficient infrastructure servicing per dwelling and reduce pressure on rural infrastructure.

The emphasis on integrated stormwater management, erosion control, and walking and cycling connectivity (particularly in development areas like Nukuhau and Ohakuri) reflects alignment with the Strategy's goals around network resilience, environmental protection, and multimodal accessibility.

Collectively, the provisions provide a clear and responsive framework for managing growth while ensuring infrastructure systems remain functional, efficient, and adaptable to future demand.

Two key issues identified in the Infrastructure Strategy that relate to the residential plan change are:

1. The need to identify a solution for northern access into Taupō. The Control Gates Bridge is at capacity during peak times, and further development at Nukuhau and Acacia Bay will exacerbate this problem. The Infrastructure Strategy and Long-term Plan have identified a second bridge crossing as to be constructed in 2030-31.
2. Managing wastewater on the north of the Waikato River. Wastewater connections in Taupō Town across the Waikato River are currently at capacity. Additional capacity is needed to support growth in northern Taupō residential areas that have been recently zoned, and are identified as future growth areas in Councill's growth strategy. Improving resilience and reducing environmental impacts are also primary objectives. We want to make sure we keep our wastewater out of the pristine waters of Lake Taupō and the Waikato River, and reduce the nitrogen impact on Lake Taupō. This is a major concern for the whole community. Council has committed to undertaking resilience and capacity connections over the period 2025 – 2030, and looking at future long-term solutions beyond 2034. Without a solution, there will be challenges for accommodating the extra wastewater generated from intensification from the provisions in PC44.

These issues have also been identified as constraints in the Taupō Future Development Strategy.

4.7.4 – Transport Strategy 2020

The Taupō District Council Transport Strategy sets out the following vision –

"Making it easier to get to the people and places we want, safely and sustainably."

The Strategy lists a range of actions required to achieve the vision. There is one action that is relevant to PC44 –

Transport Strategy Action	How PC44 supports the action
We will make our towns and villages walking and cycling friendly.	The residential chapters of the District Plan play a key role in helping to make the towns and villages walking and cycling friendly through enabling cycling friendly developments, especially when it comes to the development of new streets and paths.

In addition, the Transport Strategy identifies the need to address the northern access to Taupō as a priority.

4.8 – NATIONAL ENVIRONMENTAL STANDARDS

There are ten National Environmental Standards (**NES**) that are currently in place that prescribe standards which must be enforced by Councils. The relevance of each is summarised below:

- The NES for Telecommunication Facilities (**NES-TF**) allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they meet specified conditions. The NES provides a set of rules for permitted telecommunication facilities. Provisions within the Operative Plan recognise these standards and ensure that no conflicts exist between rule provisions in the District Plan and the NES-TF.
- The NES for Electricity Transmission Activities (**NES-ETA**) sets out to minimise the cost to councils of implementing the NPS for Electricity Transmission and ensure planning requirements are nationally consistent for maintenance and upgrading of transmission lines. The NES only applies to existing high voltage transmission lines and does not apply to new lines or substations. The District Plan contains provisions to give effect to the NES-ETA in the District Wide section, and is not affected by PC44.
- The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (**NES-CS**) provides a nationally consistent set of planning controls and soil contaminant values. It ensures that

land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NES-CS. The Council has been administering and enforcing this NES since its enactment in 2012. PC44 does not involve the rezoning or change of use of any land, and thus administration of the NES-CS is largely carried out through the resource consenting process.

- The NES for Commercial Forestry (**NES-CF**) provide nationally consistent regulations to manage the environmental effects of forestry. The NES-CF has no bearing on PC44 matters.
- The NES for Air Quality (**NES-AQ**) is a regulation that aims to set a guaranteed minimum level of health protection for all New Zealanders. Regional Councils are required to manage air quality and the requirements under this NES through their regional plans and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Sources of Drinking Water (**NES-DW**) protect human drinking water from becoming contaminated. The standard applies to source water before it is treated, and only water that is used to supply human drinking water. These relate to lakes, rivers and groundwater. Regional Councils are required to manage contaminants that may enter drinking water sources through discharge permits and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Freshwater (**NES-FW**) regulate activities that pose risks to the health of freshwater and freshwater ecosystems. The provisions relate to farming activities, activities proximate to or involving wetlands, moss harvesting, and natural hazard works. S45C relates to urban development activities, though these are more relevant for resource consenting. For the avoidance of doubt, PC44 does not involve the rezoning of land containing or adjacent to any natural inland wetland.
- The NES for Marine Aquaculture (**NES-MA**) replace regional council rules for existing marine farms, in most cases. Consequently, the NES-MA has no bearing on PC44 matters.
- The NES for Storing Tyres Outdoors (**NPS-STO**) provide nationally consistent rules for the responsible storage of tyres. The NES-STO relates to the functions of regional councils, particularly the maintenance and enhancement of water quality and the avoidance of natural hazards and, consequently, the NES-DW has no bearing on PC44 matters.
- The NES for Greenhouse Gas Emissions from Industrial Process Heat (**NES-GGE**) set out nationally consistent rules for specific greenhouse gas emitting activities from industrial process heat. They also set out requirements for granting resource consents and setting resource consent conditions. They also describes specific requirements for the purpose, content and review of an 'emissions plan'. As the NES-GGE relates to industrial activities, it is not considered to have any bearing on PC44 matters.

5 TAUPŌ DISTRICT OPERATIVE PLAN APPROACH

The Operative District Plan has three residential zones: GRZ, MRZ and LRZ.

The GRZ zoning applies to most of the district's residential areas. The current provisions are aimed to protect the character and amenity of the residential areas through controls such as building setbacks and coverage requirements. The GRZ can accommodate a range of 'non-residential' activities which have minimum standards intended to protect the amenity and character of the GRZ. The same GRZ provisions apply across most GRZs, however there are some areas which have controls specific to that area. These are indicated by a precinct. In addition, there are development plans for some greenfield areas, which guide how development in these areas should occur.

The MRZ is primarily located in Taupō, adjacent to the town centre and along the frontage of Lake Taupō. There are small pockets of MRZ within Kinloch and Nukuhau. The MRZ allows for residential development at greater densities than the GRZ as a controlled activity. This encourages people to live close to the town centre and amenities where they can use active modes of transport to access the town centre. The KTHD precinct adjacent to the town centre acts as a transition zone, however with strong provisions limiting retail and commercial activities to stop leakage from the town centre.

The LRZ is typically located on the outskirts of towns, between GRZ and rural zones. LRZ provides for homes on larger urban sections but are typically not large enough to accommodate livestock. LRZ sections are typically of a size where they can be self-serviced for wastewater, compared to the other residential zones which due to their size are typically serviced by council infrastructure such as water and wastewater.

The key changes proposed by PC44 are summarised below:

- Provide for household scale renewable energy operations such as solar panels and wind turbines.
- Provide for rainwater harvesting by exempting water tanks from bulk and location requirements.
- Provide for comprehensive residential developments (four or more residential units, designed and planned in an integrated manner, where all required resource and subdivision consents are submitted together, along with plans of the proposed development).
- Specific provisions for papakāinga developments.
- Introduction of the State Highway noise control overlay which has been introduced in other zones through previous plan changes.

6 TECHNICAL CONTEXT

Technical reports that have been prepared to assist Council in formulating the Residential Zones chapters of the ODP are as follows:

1. Taupō Low Density Residential Demand Forecast Economic Update prepared by Property Economics and dated 27 May 2025 (Appendix F)

In 2019, an Issues and Options paper was started by the Taupō District Council Policy team. At this stage a Comprehensive Review of the Taupo District Plan was occurring, so work on a number of chapters was initiated. However, when the decision was made to move to a sectional review of the District Plan the Issues and Options paper was not progressed any further.

The issues remained relevant though and so on commencement of the review of Bundle Two, the original Issues and Options paper was refreshed. This was used to inform discussions with internal and external stakeholders.

6.1 – TAUPŌ LOW DENSITY RESIDENTIAL DEMAND FORECAST

Property Economics Ltd were engaged by Council to assess the current and future projected demand for, and supply of, low-density sections within the District. The report contains an assessment of the District's projected demand for low-density residential lots, over the short-, medium-, and long-term, based on the latest growth scenario provided.

The report finds that, overall, demand for this dwelling typology is declining. It also identifies an insignificant shortage in the supply of Low Density Residentially zoned land over all time periods, equating to an average of 14 dwellings per year, or 9 per year if demand for this type of development continues to decline[5].

The availability of land zoned LRZ is addressed further in Section 8.2 of this report.

7 ENGAGEMENT

Engagement on PC44 was undertaken in conjunction with engagement on PC45 and 46. The Background and Engagement Report appended to this s32 report contains a summary of the engagement undertaken.

8 KEY RESOURCE MANAGEMENT ISSUES

8.1 Intensification of the Existing Residential Environment

The FDS uses population projections from the Taupō Growth model to project housing demand over 30 years. The FDS projects that the district will require an additional 13,000 homes over the next 35 years. It is anticipated that infill redevelopment will meet approximately 20 percent of that projected demand.

[5] Taupō Low Density Residential Demand Forecast Economic Update (p. 5)

The level of intensification required represents a shift in the established character of the residential environment - particularly in urban areas where development has historically been of a lower density and dominated by detached dwellings. The challenge is to enable housing supply and choice, whilst maintaining key aspects of residential amenity, infrastructure performance, and neighbourhood character.

Intensification can deliver environmental and economic benefits through more efficient land use, reduced vehicle dependence, and lower infrastructure costs per dwelling. However, without appropriate planning and design controls, it can also result in increased pressure on infrastructure networks, reduced open space, loss of privacy, shading, and built form outcomes that undermine community expectations.

A key resource management issue is ensuring that intensification occurs in a way that is both planned and responsive to the local context. This requires a framework that enables higher density development in appropriate locations, while incorporating controls to manage effects on amenity, infrastructure, and the function of the zone. The policy approach must balance the need to accommodate growth with the need to retain the qualities that make residential neighbourhoods desirable places to live.

8.2 Availability of Land in Low-Density Residential Zone

As discussed, preceding, there is a projected demand for LRZ properties that would not be met by existing supply.

In giving effect to the objectives and policies of the NPS-UD, every tier 1, 2, and 3 territorial authority must provide sufficient development capacity to meet expected demand for housing in the short-, medium-, and long-term.

An options analysis was developed to determine the appropriateness of extending the LRZ to meet projected demand, which considered that this type of development did not contribute significantly to overall growth and is inherently an inefficient use of land proximate to urban amenities. Consequently, it is not proposed to rezone any Greenfield areas as LRZ through PC44.

Rather, any person may submit that their landholding be considered for inclusion in the LRZ where it is demonstrated that it meets the requirements under section 32 of the RMA and is consistent with the following criteria:

- The area is located immediately adjacent to an existing LRZ or GRZ, or has an existing development pattern that is consistent with LRZ density and character; and
- The area is able to be efficiently serviced by Council-supplied water infrastructure; and
- The development of allotments would not result in more than minor adverse effects on the supporting land transport network; and
- The area is not identified as an Outstanding Natural Landscape or Significant Natural Area; and
- The area is proximate to the Taupō township and/or existing LRZ; and

- The site does not take access from a State Highway; and
- The area is not located within land being part of the Wairakei-Tauhara or Ohaaki Geothermal Systems shown on Map D1; and
- The area is demonstrated to be free of significant natural hazard risk.

In addition to above, there are existing areas with established low-density character that are not zoned as such. With reference to Table 2, above, those existing areas are proposed to be zoned as LRZ to better reflect existing land use and subdivision patterns in those locations.

8.3 Short Term Visitor Accommodation

Council has previously considered regulating Short Term Visitor Accommodation (**STVA**) through the District Plan, to remedy issues associated with nuisance effects (noise and litter), recovering cost of services, housing quality and affordability, and other safety and security risks. Issues were identified by a number of people within the community and brought to Council to be addressed through various policy review processes.

Of relevance to the District Plan review is the impact of STVA on the supply and affordability of housing, and the generation of adverse effects associated with residential amenity, traffic and noise nuisance.

In developing District Plan provisions to manage the effects of STVA, Council officers must be satisfied that they are the most appropriate, effective and efficient means of achieving the purpose of the Act. Nuisance effects managed by the Act can be broadly categorised into:

1. residential amenity effects;
2. noise; and
3. transport effects

The Plan manages land use and development – including STVA - via effects-based provisions, with limited activities specified and subject to regulatory control. This allows for a range of compatible activities to establish proximate to one another, where these do not result in unacceptable adverse effects or undermine the functioning of the zone in which they are located. The approach leads to positive outcomes, enabling the Taupō community to provide for their social, cultural, and economic wellbeing and contributes to compact urban form which, in turn, supports reductions in greenhouse gas emissions.

To identify STVA as a specific activity requiring regulatory control, it must first be determined that the effects-based provisions are not the more appropriate, efficient, and effective methods of achieving the purpose of the Act.

In determining whether provisions relating specifically to STVA are appropriate, regard must be had as to whether they – instead - would be the most effective and efficient means of achieving the purpose of the Act, and the costs and benefits associated with their implementation.

An evaluation of the costs and benefits of regulating STVA through the District Plan has been undertaken previously, which concluded that the costs of doing so outweighed the benefits and that existing provisions were adequate to manage adverse effects on residential amenity, noise, and traffic. Only 4.8% of noise complaints received by Taupō District Council in 2022 – the time of writing the evaluation – were directly attributed to STVA. Noise generated by STVA is generally anticipated to be consistent with other residential land uses. Where a noise that causes nuisance was to arise, it would be more effectively managed through s326 of the Act.

Vehicle movements are managed through District Plan methods located in the District Wide chapter of the Plan, but the requirement for provision for car parking spaces was removed from the Plan in giving effect to the NPS-UD. Consequently, adverse effects on residential amenity relating to vehicle movements is either otherwise managed, or not required to be managed through higher order policy direction.

Bulk and location standards for buildings in the residential zones ensure that buildings and structures remain compatible with residential amenity.

Introducing new provisions to the Plan to manage STVA is not considered to be the most efficient or effective way of achieving the purpose of the Act and is therefore not considered to be appropriate.

8.4 Papakāinga

The previous bundle of plan changes to the ODP introduced a suite of activity-based provisions to enable the development of Māori-owned land, and in some cases General land owned by Māori, for Papakāinga – and consequently better reflect the direction set in s6e of the Act.

Provisions were developed with iwi partners and a working group including Council officers and consultant planners, and included within the Plan in the rural zones chapters. For Māori-owned land located within the residential zones, the status quo would remain.

PC44 seeks to include the provisions developed by the working group in the residential zones, to enable land in this location to be developed for Papakāinga under the same framework as the rural zone. Standards have been adjusted to reflect the increased density anticipated in the residential zones, as compared to the rural zones.

8.5 Small-scale Renewable Electricity Generation and Rainwater Harvesting

Council undertook an options analysis in September 2023, investigating whether the ODP was adequately providing for renewable electricity generation and rainwater harvesting systems.

Whilst there were no record of any resource consents sought, or compliance issues reported by the public, the Plan was not explicit in providing for these activities. Given direction in higher order planning documents – particularly the WRPS – and following a comparison of other district plan provisions, it

was determined there were advantages associated with inclusion of policy direction and rules providing for these facilities at the household scale.

8.6 KTHD

The KTHD provisions originated from the Taupō District 2050 Growth Management Strategy (TD2050), adopted in 2006. TD2050 established a long-term vision and strategy for accommodating growth in the district and was implemented through a series of plan changes.

TD2050 had a dual focus:

1. Ensuring adequate supply of industrial and residential land within the East Taupō Arterial (ETA) corridor, and

2. Reinforcing the Taupō Town Centre as the primary commercial hub of the district by preventing the formation of a competing centre within the ETA.

To achieve this, the plan changes introduced strong policy and rule frameworks to consolidate commercial activity within the Taupō Town Centre and minimise commercial "leakage" into peripheral areas.

The KTHD area emerged as a response to appeals during the plan change process. Existing office-based activities in this location sought greater flexibility to expand rather than being confined to operating under existing use rights.

As a result, provisions for KTHD were inserted into the District Plan through mediation, via a specific schedule that acknowledged these activities and set out the scope for limited expansion.

Commercial activity outside the Taupō Town Centre will remain tightly restricted, with only a limited and clearly defined amount enabled within the KTHD area. This approach upholds the strategic intent of TD2050 to protect the primacy of the Town Centre and prevent the emergence of a competing commercial node.

8.7 Issues Identified During Consultation

Draft chapters of the residential zones were provided to the public, and feedback sought between 25 November-20 December 2024. The significant majority of feedback received was noting support for intensification, provision for comprehensive housing developments, and removal of plot ratio as a performance standard.

8.7.1 – Gross Floor Area Standard

One submitter expressed a preference for site coverage as a performance standard for non-residential activities, rather than a limitation on gross floor area.

The suggestion that site coverage be the control for non-residential buildings is rejected. Primarily, a gross floor area limitation prevents the establishment of large business footprints on larger residential lots, and thus avoids business activity creep away from the Town Centre Zones. A gross floor area control is an appropriate mechanism to manage the scale of commercial activities in residential zones. By limiting the size of these activities, the provisions help ensure that commercial operations remain small-scale and compatible with residential character and amenity. This also acts as a safeguard against larger or more intensive commercial uses establishing outside of designated commercial areas, which could undermine the role and vitality of town centre zones by dispersing economic activity and reducing pedestrian foot traffic in core commercial areas

Secondly, utilisation of the same site coverage control for both residential and non-residential activities would not adequately account for and manage effects arising from the activities. Although the permissible footprint on any given residential lot would be the same, commercial buildings would generally present greater bulk due to their box-like forms, reduced modulation, and increased intensity of use.

8.7.2 – Lake Terrace Setback

Another submitter requested the proposed 10m setback along Lake Terrace, between Taharepa and Rifle Range Roads be removed, given that stretch of road was no longer a State Highway. Initially the suggestion was accepted, to unlock greater development potential within large setbacks.

Upon further review of the provision, however, it was determined the setback should remain to retain the high levels of amenity in this location. The 10m setback had previously been imposed to create a boulevard along this portion of the lakeshore. Boulevards serve as multifunctional corridors that integrate transport infrastructure with urban amenity. They create high quality streetscapes that contribute to the character and legibility of urban areas. With regard to the existing level of investment in properties affected by the setback, it is not considered that significant residential redevelopment would be realised.

Thus, the amenity cost of allowing for accessory buildings and other structures within the 10m setbacks would far outweigh any benefit associated with same.

8.7.3 – Taupō Design Guidelines

A request for Taupō specific design guidelines, to be used as a non-statutory document to inform urban design statements is also rejected. It is considered that sound urban design practise would consider the receiving environment when making design recommendations, and assessing the appropriateness of a comprehensive redevelopment. Therefore, there is insufficient information to determine that the inclusion of such a document would improve the efficiency and effectiveness of the provisions as proposed.

The suggestion is somewhat reflected in a subsequent request for elaboration on ‘well-designed’ within an objective. The concept of a development being ‘well-designed’ requires a qualitative assessment in the context of the receiving environment, any mitigation proposed, and consistency of a proposal with standards and policy frameworks of the Plan. No further direction is considered to be warranted or necessary.

8.7.4 – Building Envelope in Neighbourhood Centre Zone

It was suggested that a building envelope exemption be applied to residential lots adjacent to a Neighbourhood Centre Zone. This suggestion is disregarded on the basis that residential activities may establish above ground level within a Neighbourhood Centre, making the zone sensitive to adjacent development.

8.7.5 – Discharge of Water Provisions

A number of submission points sought provisions relating to the discharge of water to land. These are rejected on the basis that the Waikato Regional Plan contains sufficient provision for discharges of water, giving effect to the Regional Council’s responsibilities under the Act to control the use of land for the purpose of maintaining and enhancing the quality of water in waterbodies.

8.7.6 – Noise Control Boundary Overlay

Waka Kotahi NZ Transport Agency provided a submission on draft provisions, seeking the inclusion of a noise control boundary overlay, supported by a shapefile, to be incorporated into the online Planning Maps. Also sought is the inclusion of policy and rules managing sensitive activities within the overlay. The overlay identifies a buffer area adjacent to state highways where noise and vibration from transport infrastructure may adversely affect sensitive activities. The purpose of the overlay is to identify the spatial extent to which provisions for sensitive activities would apply.

The provisions sought seek to ensure that new or expanding sensitive activities within these areas are appropriately designed to mitigate potential adverse effects, i.e. through acoustic insulation and ventilation, thereby supporting the health, safety, and social wellbeing of occupants and proprietors of those spaces.

Taupō District Council accepts the submission and confirms that the overlay and associated provisions will be incorporated into Proposed Plan Change 44 (PC44). However, the relevant policy and rules are to be located within the District Wide Noise chapter, which applies to all zones within the District. This ensures a consistent approach to managing transport-related noise effects across all affected zones.

It is also noted that the overlay will affect areas proposed to be zoned Open Space through PC46, where activities such as camping and visitor accommodation may occur, and that similar provisions already apply within Rural Zones, reinforcing the need to locate provisions within a District Wide, rather than Residential Zone context.

9 SCALE AND SIGNIFICANCE

PC44 will affect all of the residential zones (GRZ, MRZ and LRZ), which is where the majority of the district's residents live. Therefore, the proposal is considered to have a wide scale and high significance.

The level of detail contained in a Section 32 report is determined by the scale and significance of the environmental, economic, social, and cultural effects that will result from the plan change.

10 EVALUATION OF THE OBJECTIVES

10.1 – Evaluation of the Proposed Objectives against the Purpose of the Act

Section 32(1)(a) of the Resource Management Act requires the Council to examine the extent to which the objectives are the most appropriate way to achieve the sustainable management purpose of the Resource Management Act.

Any proposed objective and policy must give effect to higher order statutory directions[6]. The objective and policy approach for Residential Zones is therefore directed by, and must give effect to, the Waikato Regional Policy Statement. A complete assessment of the Objectives against higher order documents is included in Appendix B**.**

Objectives – Medium Density Residential Zone

MRZ-O1 Land within the MRZ is used efficiently for residential activities and development that:

1. **increases housing supply and choice;**
2. **is of a greater scale and density than the GRZ and LRZ; and**
3. **is responsive to demand for smaller 1- to 2-bedroom dwellings, and the planned urban character of neighbourhoods.**

MRZ-O2 Development does not detract from the planned urban form and function of the MRZ, and elements that contribute positively to residential character and amenity are maintained and enhanced.

MRZ-O3 Non-residential activities contribute to the vitality of urban environments, and do not undermine the role, function, or amenities of the MRZ for predominantly residential activities.

[6] Resource Management Act 1991, section 75(3)(c).

MRZ-O4 Development in the MRZ is supported by an adequate level of infrastructure and services, appropriate for the proposed development. **MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.** **MRZ-O6 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.**	
RMA Provision	MRZ-O1 – MRZ-O6
Social wellbeing (Section 5)	The MRZ objectives collectively promote the purpose of the Resource Management Act 1991 as set out in Section 5, by enabling people and communities to provide for their social wellbeing through the efficient and sustainable use of residential land. **MRZ-O1** promotes housing supply, choice, and higher density, supporting inclusive communities and responding to diverse housing needs. **MRZ-O2** ensures that development maintains and enhances amenity and character, contributing to residents' quality of life and neighbourhood identity. **MRZ-O3** allows compatible non-residential activities that support vibrant, functional communities without undermining the residential focus of the zone. **MRZ-O4** ensures infrastructure and services are adequate to support development, contributing to the health, safety, and functioning of communities. **MRZ-O5** promotes well-designed, safe, and attractive residential environments that encourage social connection and support mental and physical wellbeing. **MRZ-O6** recognises the unique character of the Kinloch area, supporting social cohesion and a sense of place. Collectively, these objectives contribute to socially sustainable urban environments and give effect to Section 5 of the RMA.
Economic wellbeing (Section 5)	The MRZ objectives also promote the economic wellbeing of people and communities by supporting efficient land use, housing supply, and infrastructure provision. **MRZ-O1** encourages intensification and a greater variety of housing types, which can increase housing affordability and support labour market mobility by enabling people to live closer to employment, education, and services. This contributes to a more efficient urban economy. **MRZ-O2** ensures that development

	aligns with planned urban form and maintains amenity, which can help sustain property values and investor confidence. **MRZ-O3** supports a mix of compatible non-residential activities that contribute to the vibrancy and functionality of urban areas, encouraging local economic activity while preserving the residential character of the zone. **MRZ-O4** ensures development is supported by infrastructure, which is essential for economic functioning and avoids the costs of overburdened or under-provisioned services. **MRZ-O5** supports high-quality development outcomes that can attract investment, reduce long-term maintenance costs, and promote local employment through construction and associated services. **MRZ-O6** provides for development in Kinloch in a way that respects its existing amenity and character, supporting its attractiveness as a place to live, visit, and invest in. Overall, the objectives enable economically sustainable residential development that aligns with the purpose of Section 5 of the RMA.
Cultural wellbeing (Section 5)	The MRZ objectives contribute to the cultural wellbeing of people and communities by enabling residential development that respects local identity, supports inclusive communities, and provides opportunities for people to live in ways that reflect their values, traditions, and cultural practices. This includes recognising the relationship of Māori with their ancestral lands, wāhi tapu, and traditions. **MRZ-O1**, by supporting a variety of housing types and increased supply, helps accommodate diverse household structures, including whānau-based and multigenerational living arrangements, which are significant for many Māori communities. **MRZ-O2** and **MRZ-O5** promote development that enhances neighbourhood character and design quality in a way that fosters community identity and a sense of place, while also providing opportunities for urban environments to reflect Māori design principles, narratives, and connection to place. **MRZ-O3** enables compatible non-residential activities, which may include spaces for kaupapa Māori services, enhancing cultural expression and community connection. **MRZ-O4** ensures adequate infrastructure and services, supporting equitable access to essential needs for all residents, including Māori. Finally, **MRZ-O6** acknowledges the distinct character of Kinloch and supports development that is sensitive to the identity and values of the

	local community, including mana whenua associations with the area. Taken together, these objectives provide for culturally inclusive, respectful, and connected communities, aligning with the RMA's purpose and its recognition of the principles of Te Tiriti o Waitangi under Section 8.
Health and Safety (Section 5)	The MRZ objectives support the health and safety of people and communities by promoting well-designed, serviced, and functional residential environments. **MRZ-O1**, through enabling increased housing supply and a range of dwelling types, can help reduce housing stress, which is linked to negative health outcomes. Greater housing choice also allows for more accessible, age-appropriate, or supported housing to meet the needs of vulnerable populations. **MRZ-O2** and **MRZ-O5** promote development that maintains amenity and ensures high-quality design outcomes, which contribute to safer environments by incorporating principles such as passive surveillance, sensible layouts and wayfinding. **MRZ-O3** ensures that non-residential activities do not adversely affect the amenity, safety, or functionality of residential areas, reducing the potential for conflicts or environmental health risks. **MRZ-O4** ensures that new development is supported by appropriate infrastructure and services, such as safe drinking water, wastewater disposal, stormwater management, and transport networks — all critical for protecting public health and reducing hazards. **MRZ-O6** supports safe and appropriate development within the Kinloch area, protecting the well-being of existing and future residents. Collectively, these objectives give effect to Section 5 of the RMA by ensuring residential development promotes healthy, safe, and resilient communities.
Section 6	The MRZ objectives generally support Section 6 of the RMA by promoting consolidated residential development within urban zones, which helps avoid inappropriate subdivision and development in areas of natural character, significant biodiversity, or outstanding landscapes. While not all matters of national importance are directly addressed, the objectives encourage well-designed environments that can enhance public access to open spaces and support the protection of local identity and heritage, particularly through MRZ-O6. Where relevant, the objectives can be applied in a way that recognises the relationship of

	Māori with their ancestral lands, water, wāhi tapu, and taonga, and would work alongside broader district plan provisions and engagement with mana whenua to ensure these values are protected and provided for.
Section 7	The MRZ objectives give effect to Section 7 by promoting efficient use and development of land *(7(b))* that supports well-designed, safe, and attractive residential environments *(7(c) and 7(f)).* They encourage maintenance and enhancement of amenity and local character *(7(c))* which fosters social and cultural wellbeing. The objectives also support sustainable infrastructure provision *(7(b))* and enhances resilience to environmental risks through appropriate urban form *(7(j)).* By enabling diverse housing typologies that respond to community needs, the MRZ objectives align with Section 7's requirement to have particular regard to the efficient use of resources, quality of the environment, and the health and safety of people.

Objectives – General Residential Zones

GRZ-01 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.

GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

GRZ-O4 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the General Residential Zone.

GRZ-O5 Development in the General Residential Zone is supported by an adequate level of infrastructure and services, appropriate for the proposed development.

GRZ-O6 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones.

GRZ-O7 Land within the General Residential Zone is used efficiently for residential development that:

- ***a. Provides a variety of housing types to respond to community needs in different locations;***
- ***b. Is responsive to the planned urban character of neighbourhoods; and***
- ***c. Is consistent with any relevant Development Area Plan.***

GRZ-O8 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.

GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.

RMA Provision	GRZ-O1 – GRZ-O11
Social wellbeing (Section 5)	The GRZ objectives promote social wellbeing by encouraging a variety of housing types, sizes, and densities (**GRZ-O2, GRZ-O7**) to meet the diverse needs of the community - fostering inclusive and adaptable neighbourhoods. Maintaining and enhancing the planned urban form, residential character, and amenity (**GRZ-O1, GRZ-O4, GRZ-O8**) respects local identity, supports inclusive communities, and provides opportunities for people to live in ways that reflect their values, traditions, and cultural practices. Non-residential activities are enabled when compatible with residential amenity (**GRZ-O3**), contributing to vibrant, functional communities. The objectives also acknowledge and provide for Māori whānau, hapū, and iwi to develop papakāinga on ancestral land (**GRZ-O6**), supporting cultural identity and social cohesion within the residential context.

	Tailored provisions for areas like Kinloch and Lake Ohakuri (**GRZ-O10, GRZ-O11**) further support community wellbeing by recognising unique local characteristics.
Economic wellbeing (Section 5)	The GRZ objectives support economic wellbeing by promoting efficient use of land through a diverse mix of housing types, sizes, and densities (**GRZ-O2, GRZ-O7**), which can help meet housing demand and support local housing markets. By enabling Comprehensive Housing Developments and managing adverse effects (**GRZ-O2, GRZ-O4**), the objectives encourage sustainable growth that balances growth with the maintenance of residential amenity. Adequate infrastructure provision (**GRZ-O5**) ensures development is well-serviced, supporting economic productivity and reducing costs related to servicing new communities. Additionally, the allowance for compatible non-residential activities (**GRZ-O3**) supports local employment opportunities and economic vitality within residential areas. The recognition of papakāinga (**GRZ-O6**) also promotes economic development opportunities for Māori communities through culturally appropriate housing and land use. Place-specific provisions for Kinloch and Lake Ohakuri (**GRZ-O10, GRZ-O11**) support local economic activities, including holiday resort development, contributing to regional economic diversity.
Cultural wellbeing (Section 5)	The GRZ objectives explicitly recognise and support cultural wellbeing, particularly through **GRZ-O6**, which enables whānau, hapū, and iwi to use and develop ancestral land for papakāinga housing and associated ancillary activities. This provision supports the cultural values, identity, and traditions of Māori within the urban environment, allowing for housing forms that reflect their tikanga and communal living practices. Maintaining and enhancing residential character and amenity (**GRZ-O1, GRZ-O4, GRZ-O8**) can also contribute to protecting culturally significant sites and landscapes where they exist within the zone. Furthermore, by enabling a variety of housing types and supporting well-functioning urban environments (**GRZ-O2, GRZ-O3**), the

	objectives foster community identity and a sense of place, while also providing opportunities for urban environments to reflect Māori design principles, narratives, and connection to place. Place-specific objectives for areas like Kinloch (**GRZ-O10**) ensure that local cultural heritage and identity are considered in development decisions.
Health and Safety (Section 5)	The GRZ objectives support the health and safety of people and communities by promoting well-designed, serviced, and functional residential environments. **GRZ-O2** and **GRZ-O7**, through enabling a variety of housing types and densities, can help reduce housing stress— which is closely linked to poorer health outcomes. Diverse housing options also allow for accessible, supported, or age-appropriate living environments that meet the needs of vulnerable populations. Objectives **GRZ-O1**, **GRZ-O4**, and **GRZ-O8** promote the maintenance of amenity and encourage high-quality design that enhances safety through features like passive surveillance, site layout and wayfinding, that support safety and wellbeing. **GRZ-O3** ensures that non-residential activities are compatible with residential amenity, reducing risks such as noise, pollution, or conflicting land uses that may negatively affect community health. **GRZ-O5** ensures that residential development is supported by appropriate infrastructure and services—such as water supply, wastewater systems, and transport networks—which are essential for protecting public health and reducing hazards. **GRZ-O6** supports the ability of Māori to safely develop papakāinga on ancestral land, promoting culturally responsive housing and associated activities that also consider surrounding land use compatibility. Together, these objectives contribute to resilient, safe, and liveable communities, giving effect to the health and safety outcomes sought in Section 5 of the RMA.

Section 6	The GRZ objectives align with Section 6 by providing for residential development in zoned urban areas, avoiding inappropriate subdivision and use of land in sensitive natural or cultural landscapes. While the objectives do not directly address all matters such as natural character or biodiversity, they support amenity, character, and heritage values where present (**GRZ-O1, GRZ-O4, GRZ-O8**). Importantly, **GRZ-O6** gives effect to Section 6(e) by enabling papakāinga development, recognising the relationship of Māori with ancestral land and supporting cultural traditions within an urban context. The objectives work alongside district-wide provisions and engagement with mana whenua to ensure matters of national importance are recognised and holistically provided for.
Section 7	The GRZ objectives align with Section 7 by promoting the efficient use of land (7(b)) through enabling a variety of housing types and densities within existing urban areas (**GRZ-O2, GRZ-O7**), while ensuring quality design, and that residential amenity is maintained (7(c), 7(f)). Objectives that support safe, attractive streetscapes and well-serviced development (**GRZ-O4, GRZ-O5, GRZ-O8**) contribute to the quality of the environment and overall community wellbeing. **GRZ-O6** reflects the importance of recognising kaitiakitanga and Māori relationships with ancestral land (7(a)), through enabling papakāinga development. Collectively, the objectives support a resilient urban environment (7(j)) that provides for current and future generations.

Objectives – Low Density Residential Zones

LRZ-O1 Elements of the Low Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.

LRZ-O2 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low Density

Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.

LRZ-O3 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the Low Density Residential Zone.

LRZ-O4 Ensure that development in the Low Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.

LRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga.

Papakāinga are of a form and scale that considers the functioning of the Low Density Residential Zone and any adjacent zones.

LRZ-O6 Land within the Low Density Residential Zone is used efficiently for residential development that:

- ***a. is sensitive to natural features and landscapes;***
- ***b. is responsive to the planned urban character of neighbourhoods; and***
- ***c. is consistent with any relevant Development Area Plan.***

LRZ-O7 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

LRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.

RMA Provision	LRZ-O1 – LRZ-O8
Social wellbeing (Section 5)	The LRZ objectives promote social wellbeing by supporting development that maintains and enhances neighbourhood character and amenity (**LRZ-O1, LRZ-O3, LRZ-O8**), maintaining attractive and well-functioning residential environments. The focus on providing for well-designed development and compatible non-residential activities (**LRZ-O2**) enables residential growth with access to essential local services, without undermining residential character and amenity.

	LRZ-O6 promotes efficient land use while remaining sensitive to the unique character of low-density areas, ensuring development responds to local context and any natural or cultural values. Requiring the provision of adequate infrastructure and services (**LRZ-O4**) supports safe, functional living environments. Importantly, **LRZ-O5** enables whānau, hapū, and iwi to develop papakāinga and associated activities, reinforcing cultural identity and intergenerational housing needs, which are integral to the social wellbeing of Māori. Tailored provisions for areas like Kinloch (**LRZ-O8**) further strengthen community identity and cohesion.
Economic wellbeing (Section 5)	The LRZ objectives support economic wellbeing by enabling residential development that aligns with local character and infrastructure capacity (**LRZ-O4, LRZ-O6**), ensuring that growth can occur without placing undue pressure on services or the environment. The provision for compatible non-residential activities (**LRZ-O2**) allows for small-scale commercial activities or community services that contribute to local economic vitality without compromising residential amenity. By supporting well-designed development and infrastructure provision (**LRZ-O1, LRZ-O4**), the zone encourages investment in quality housing that meets market demand in a low-density setting. **LRZ-O5** also enhances economic wellbeing by enabling papakāinga and ancillary economic activities, which can support intergenerational living and Māori-led housing development, creating opportunities for economic autonomy and sustainable land use. Area-specific provisions (such as **LRZ-O7** and **LRZ-O8**) provide clarity and certainty for development, supporting efficient planning and land value realisation.
Cultural wellbeing (Section 5)	The LRZ objectives actively support cultural wellbeing, particularly through **LRZ-O5**, which enables whānau, hapū, and iwi to use and develop ancestral land for papakāinga. This provision recognises and upholds Māori values, enabling culturally appropriate housing forms

	that reflect tikanga and strengthen intergenerational living and connections to whenua. By allowing papakāinga within the context of the zone's anticipated form and scale, the objectives balance cultural needs with broader planning considerations. More broadly, objectives that maintain and enhance neighbourhood character and local identity (**LRZ-O1, LRZ-O6, LRZ-O8**) contribute to a sense of place and community belonging for all residents. Provisions for place-based development (e.g., Kinloch) also allow cultural and historic values to be reflected in the future character of these areas. The objectives work alongside district-wide provisions and engagement with mana whenua to ensure matters of national importance are recognised and holistically provided for.
Health and Safety (Section 5)	The LRZ objectives contribute to the health and safety of people and communities by supporting the development of low-density, well-designed residential environments that foster community wellbeing (**LRZ-O1, LRZ-O3, LRZ-O8**). By managing adverse effects and requiring that development maintains residential amenity, the objectives help ensure that the LRZ is developed in ways that provide for healthy and safe living conditions. The requirement for adequate infrastructure provision (**LRZ-O4**) ensures residents have access to essential services like water, wastewater, and transport, which are foundational to public health. Encouraging development that is sensitive to natural features and landscape characteristics (**LRZ-O6**) helps reduce environmental risks, such as erosion or flooding. The inclusion of papakāinga provisions (**LRZ-O5**) also contributes to culturally supportive and safe housing for Māori communities, enhancing wellbeing through connection to land and whānau.
Section 6	The LRZ objectives align with Section 6 of the RMA by requiring development be responsive to natural features and landscapes (**LRZ-O6**), in turn protecting the natural character of the environment.

	While the zone primarily focuses on facilitating residential use and development, provisions that support papakāinga development (**LRZ-O5**) give effect to Section 6(e) by recognising and providing for the relationship of Māori with their ancestral land - enhancing cultural connection and kaitiakitanga. By requiring that adverse effects are managed, and that amenity and local character is preserved (**LRZ-O1, LRZ-O3, LRZ-O8**), the objectives also contribute to safeguarding areas with heritage or amenity value where relevant, giving effect to the sustainable management of limited natural resources.
Section 7	The LRZ objectives give effect to Section 7 by encouraging the efficient use and development of residential land (7(b)) while maintaining and enhancing the character and amenity values of the low-density environment (7(c), 7(f)). The emphasis on well-designed development and management of adverse effects (**LRZ-O1, LRZ-O3**) ensures that the quality of the environment is maintained. **LRZ-O5**, which enables papakāinga development, reflects kaitiakitanga and the need to consider the relationship of Māori with land and resources (7(a)), supporting culturally responsive planning. Sensitivity to natural features and landscape characteristics (**LRZ-O6**) demonstrates regard for the intrinsic values of ecosystems (7(d)) and the maintenance of the physical and environmental quality of the area. Together, the objectives support the sustainable development of low-density neighbourhoods that meet the needs of both present and future communities (7(j)).

10.2 – Assessment of Alternative Objectives

Alternative objective considered: MRZ-O8, GRZ-O14 and LRZ-O9 – Small-scale renewable electricity generation and rainwater harvesting systems are provided within the Residential Zones, at household and community scales.		
Advantages	**Disadvantages**	**Reason why discarded**

• Clearly identifies the importance of renewable electricity generation and rainwater harvesting to achieve broader sustainability goals.	• Inclusion of an objective sets strong direction that this is what is required from developments.	• Desired outcome is otherwise provided for in another objective and supported by specific policy provisions. An additional objective is therefore not considered the most efficient way to achieve the purpose of the Act.

Status Quo: ***MRZ-O1 - The maintenance and enhancement of the character and amenity of the MRZ.*** ***GRZ-O1 – The maintenance and enhancement of the character and amenity of the GRZ.*** ***LRZ-O1 - The maintenance and enhancement of the character and amenity of the LRZ.***		
Advantages	**Disadvantages**	**Reason why discarded**
• Concise. • Clearly emphasises the importance of maintenance and enhancement of the MRZ. • Allows for flexible interpretation. • Interpretation is familiar.	• Allows for flexible interpretation. • Lacks direction for growth, lack of reference to 'planned' character. • Not development focussed. • Legislative framework is directing a move from amenity-based planning decisions, in favour of outcomes-based planning. • Does not provide direction that a range of dwelling typologies are desirable.	The original objective was discarded due to its lack of reference to urban growth and planned change. By focusing solely on the maintenance and enhancement of character and amenity, it risked reinforcing the status quo and discouraging the intensification needed to meet projected housing demand. A lack of reference to planned urban form may unintentionally create a bias against development that supports housing supply and choice—key outcomes sought in the MRZ and GRZ. The updated objective proposed reframes amenity and character as elements to be supported where they contribute positively to a planned residential environment.

Status Quo:

MRZ-O2 - To ensure that development in the MRZ takes into account the capacity of the supporting infrastructure.

GRZ-O2 - *To ensure that development in the GRZ takes into account the capacity of the supporting infrastructure.*

GRZ-O3 - *To ensure that development in the LRZ takes into account the capacity of the supporting infrastructure.*

Advantages	Disadvantages	Reason why discarded
• Interpretation is familiar.	• Anticipated outcomes are not clearly articulated.	Objective is improved through setting of clearer direction.

In summary it is considered that the proposed objectives are the most appropriate way to achieve the purpose of the Act. This is because they provide clear direction for enabling well-designed residential development that supports housing supply and choice, while managing effects in a way that maintains and enhances amenity and character where it contributes positively to the planned urban form. Unlike the original objectives, the proposed version aligns with the outcomes sought under the RMA and higher-order planning instruments, avoids reliance on subjective amenity values, and ensures the residential zones can respond effectively to growth pressures and community needs over time.

Anticipated outcomes associated with the provision of infrastructure are more clearly articulated, and the different levels of service required for different developments considered in the proposed objectives.

10.3 – Assessment of Provisions

It has been established that the Objectives are the most appropriate way of achieving the purpose of the Act. This section will consider whether, having regard to their efficiency and effectiveness, the proposed provisions are the most appropriate way to achieve the Objectives. The provisions may relate to more than one Objective.

10.3.1 - Identification of Provision Options

Two options were considered in developing PC44.

1. The first option involved retaining the status quo. Existing provisions provide for a broad range of activities subject to compliance with performance standards.
2. The second option involved a comprehensive review of provisions to provide for increased development potential – especially within the MRZ and GRZ.

Both options, and their relevance to achieving the objectives have been assessed in Appendix D of this report.

10.3.2 - Preferred Provision Option: Medium Density Residential Zone

- **MRZ-P1 Encourage growth and intensification within the MRZ where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.**
- **MRZ-P2 Take any relevant Development Area Plans, strategies or guidelines into account in the design of any development within the MRZ.**
- **MRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.**
- **MRZ-P4 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the MRZ, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.**
- **MRZ-P5 To have regard to the physical resource and investment of existing business activities within the PREC2-KTHD area when considering their on-site development.**
- **MRZ-P6 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**
- **MRZ-P7**

  Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.

  Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.

- **MRZ-P8 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:**
  - **controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;**

- **reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;**
- **minimising impermeable surfaces to increase opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity;**
- **encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;**
- **encouraging the use of CPTED principles; and**
- **requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces and/or open space.**

- **MRZ-P9 Development in PREC1-NEWRZ should:**
  - **be in a form and layout that includes a range of built densities that are appropriate and suited to the physical, landscape and amenity characteristics, natural values and constraints of the land; and**
  - **not adversely affect the amenity of the wider Residential Environment.**

- **MRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.**

B. Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	
• Supports compact urban form, reducing urban sprawl and preserving rural and natural areas. • Promotes efficient land use and provision of infrastructure and services. • Consideration of Development Area Plans ensures development is integrated and responsive to local context. • Avoids establishment of incompatible activities. • Encourages mixed land use that supports walkability and reductions in vehicle trips. • Supports environmentally sensitive design that considers capacity of existing infrastructure and services, provides for	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.

household-scale renewable electricity and rainwater harvesting, requires permeable surfaces and vegetation on sites. • Encourages built form that that is integrated with landscape, meets demand for varied housing typologies and densities, and provides quality living environments for occupants.	
Economic	
• Increases housing supply and choice, supporting housing affordability. • Encourages efficient use of existing urban land and infrastructure, maximising the return on existing investment. • Supports a compact urban form which strengthens the local economy by increasing the number of people within a catchment. • Supports the establishment of small-scale local business, increasing employment opportunity. • Reduces the need to travel for services. • Encourages smarter and more efficient planned infrastructure expenditure over time. • Enabling renewable energy generation activities can contribute to reductions in household utility costs. • Restricting scale of non-residential activity preserves the vitality of the Town Centre Zones.	• Design requirements could increase up-front development costs. • Retention of mature vegetation could reduce available area for development. • Infrastructure capacity policies may delay provision of housing where networks are at capacity. • Restricting scale of non-residential activities limits opportunity for some business activities.
Social	
• Flexibility in application of subjective design criteria provides for a range of development scenarios that respond to local context, demand, and changing needs over time. • Provision of a variety of dwelling sizes and typologies provides for the varying wants and needs of the community, and various life	• Increased density may lead to adverse privacy effects. • Higher design expectations could inadvertently exclude lower-income households if reflected in housing affordability. • Transition in character of some areas may not be desirable to all residents.

stages, income brackets and household types. • Requirement to adhere to Development Area Plans ensures consistency between planning outcomes and community engagement processes. • Provision for non-residential activities increases access to local services. • Reduction in social disruption associated with overburdened infrastructure services. • Enables self-sufficiency associated with energy generation. • Supports better health and wellbeing associated with quality living environments. • Use of CPTED principles enhances public safety.	
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development. • Allows for non-residential activities such as kohanga reo or Hauora facilities. • Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.

• Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The MRZ provisions are anticipated to contribute positively to economic growth by enabling a greater intensity of residential development within identified locations, allowing for more efficient use of land and infrastructure. MRZ-P1 and MRZ-P9 promote a compact urban form that supports the viability of local services, reduces urban sprawl, and facilitates efficient investment. The focus on high-quality urban design (MRZ-P8) may also attract higher-value development at lower price points and improve market desirability, enhancing property values and local economic resilience.

Allowing for non-residential activities that are compatible with residential character (MRZ-P3) may encourage the establishment of small businesses, home-based enterprises, and services that support local economies, while provisions such as MRZ-P5 acknowledge the importance of maintaining existing commercial investment in specific precincts. The long-term emphasis on sustainability and infrastructure performance (MRZ-P6 and MRZ-P7) ensures that economic benefits are enduring.

The provisions are likely to support employment opportunities both directly and indirectly. The anticipated increase in residential density may generate employment in the construction, infrastructure, and trades sectors in the short to medium term.

Over time, the population increase supported by projected growth would stimulate demand for services, education, health care, hospitality, and retail employment in surrounding areas. Provisions such as MRZ-P3 that enable appropriately scaled non-residential activities within the zone may encourage entrepreneurship, remote working, or professional services to locate within residential areas, increasing accessibility to jobs.

While some restrictions on incompatible uses (MRZ-P4) could limit certain business activities in the MRZ, this is balanced by a clear intent to support business activity that aligns with residential amenity and function. Overall, the provisions promote a balanced approach that encourages employment while protecting the primary residential purpose of the zone.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable growth and intensification in existing urban areas whilst maintaining residential amenity overall - and give effect to higher order documents.

The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of

compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise.

Bulk and location controls are proposed to be relaxed where appropriate.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Council has sufficient information and relevant technical reports to inform the review of the MRZ. Not acting would adversely impact the implementation of the Future Development Strategy, the Housing Strategy and would fail to align the District Plan with higher order planning documents.

F. Appropriateness

The MRZ provisions are considered appropriate as they give effect to higher order documents while supporting the zone's objectives. They align with the NPS-UD by enabling well-functioning urban environments through increased housing supply, choice, and land-use efficiency in serviced areas. The provisions implement the Future Development Strategy by directing intensification to planned locations, and support the Regional Policy Statement through compact urban form, infrastructure efficiency (**MRZ-P6**), and environmental responsiveness (**MRZ-P7**). They also reflect the principles of Te Tiriti o Waitangi, enabling Papakāinga and recognising cultural values, particularly through context-sensitive development in places like Kinloch (**MRZ-P10**).

Overall, the provisions are appropriate in achieving the purpose of the Act and delivering integrated urban growth.

G. Reasons for deciding on the provisions (s32(1)(b)(iii))

The proposed MRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. They reflect a balanced response to national direction requiring greater housing supply and urban intensification, while also protecting elements that contribute to neighbourhood character, amenity, and infrastructure capacity. The provisions were developed through a process of testing alternative approaches, including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances. Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values.

Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the MRZ.

10.3.3 - Preferred Provision Option: General Residential Zone

- **GRZ-P1 - Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the General Residential Zone, or which**

would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.

- GRZ-P2 - Enable growth and intensification within the General Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.
- GRZ-P3 - Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.
- GRZ-P4 - Minimise reverse sensitivity effects by:
  a. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
  b. ensuring activities do not compromise the safe operation of the land transport network.
- GRZ-P5 - Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.
- GRZ-P6 - Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.
- GRZ-P7 -
  a. Provide for Papakāinga on Māori land;
  b. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land;
  c. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.
- GRZ-P8 - Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.
- GRZ-P9 - Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by:
  1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance;
  2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form;
  3. minimising impermeable surfaces to increase opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity;
  4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment;
  5. encouraging the use of CPTED principles; and

6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.

- GRZ-P10 - Development in PREC1-NEWRZ should:
  a. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
  b. not adversely affect the amenity of the wider Residential Environment.
- GRZ-P11 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.
- GRZ-P12 - Ensure a pattern of development in the Lake Ohakuri Development Plan Area that:
  a) is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and
  b) is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and
  c) exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and
  d) is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and
  e) is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.
- GRZ-P13 - A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in Lake Ohakuri.
- GRZ-P14 Development within DEV3 Nukuhau shall:
  a) enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.
  b) encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan.
  c) achieve an appropriate level of residential amenity and character.
  d) enable the development of a range of housing types, to provide a choice of living environments.
- GRZ-P15 Development within DEV3 Nukuhau shall:
  a) achieve a connected open space and walking-cycling network centred on the natural gully system identified in the Nukuhau Development Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.
  b) significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading

infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated. **c) the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.**	
B. Benefits and Costs of Effects (s32(2)(a))	
Benefits	**Costs**
Environmental	
• Supports compact urban form, reducing urban sprawl and preserving rural and natural areas. • Promotes efficient land use and provision of infrastructure and services. • Consideration of Development Area Plans ensures development is integrated and responsive to local context. • Avoids establishment of incompatible activities. • Encourages mixed land use that supports walkability and reductions in vehicle trips. • Supports environmentally sensitive design that considers capacity of existing infrastructure and services, provides for household-scale renewable electricity and rainwater harvesting, requires permeable surfaces and vegetation on sites. • Encourages built form that that is integrated with landscape, meets demand for varied housing typologies and densities, and provides quality living environments for occupants.	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.
Economic	
• Increases housing supply and choice, supporting housing affordability. • Encourages efficient use of existing urban land and infrastructure, maximising the return on existing investment. • Supports a compact urban form which strengthens the local economy by increasing the number of people within a catchment.	• Design requirements could increase up-front development costs. • Retention of mature vegetation could reduce available area for development. • Infrastructure capacity policies may delay provision of housing where networks are at capacity.

• Supports the establishment of small-scale local business, increasing employment opportunity. • Reduces the need to travel for services. • Encourages smarter and more efficient planned infrastructure expenditure over time. • Enabling renewable energy generation activities can contribute to reductions in household utility costs. • Restricting scale of non-residential activity preserves the vitality of the Town Centre Zones.	• Restricting scale of non-residential activities limits opportunity for some business activities.
Social	
• Flexibility in application of subjective design criteria provides for a range of development scenarios that respond to local context, demand, and changing needs over time. • Provision of a variety of dwelling sizes and typologies provides for the varying wants and needs of the community, and various life stages, income brackets and household types. • Requirement to adhere to Development Area Plans ensures consistency between planning outcomes and community engagement processes. • Provision for non-residential activities increases access to local services. • Reduction in social disruption associated with overburdened infrastructure services. • Enables self-sufficiency associated with energy generation. • Supports better health and wellbeing associated with quality living environments. • Use of CPTED principles enhances public safety.	• Increased density may lead to adverse privacy effects. • Higher design expectations could inadvertently exclude lower-income households if reflected in housing affordability. • Transition in character of some areas may not be desirable to all residents.
Cultural	

• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development. • Allows for non-residential activities such as kohanga reo or Hauora facilities. • Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments. • Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The GRZ provisions are anticipated to contribute positively to economic growth and employment opportunities by enabling a broad variety of housing types and densities (GRZ-P2, GRZ-P14) that respond to market demand and community needs. By facilitating medium-density and comprehensive residential development within a planned urban environment (GRZ-P9, GRZ-P10), the provisions support the construction and development sectors, generate employment across a range of related industries, and promote more efficient use of land and infrastructure (GRZ-P5).

The increase in housing capacity can help improve affordability and housing accessibility, which are important enablers of workforce attraction and retention, contributing to the district's long-term economic resilience.

Provisions allowing for compatible non-residential activities (GRZ-P3) and home-based businesses also provide opportunities for local business activity and service delivery within residential neighbourhoods.

Collectively, the provisions provide a flexible, enabling framework that supports sustainable economic growth while maintaining the character and function of residential neighbourhoods.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable growth and intensification in existing urban areas whilst maintaining residential amenity overall - and give effect to higher order planning documents.

The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise.

Bulk and location controls are proposed to be relaxed where appropriate.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Council has sufficient information and relevant technical reports to inform the review of the GRZ. Not acting would adversely impact the implementation of the Future Development Strategy, Housing Strategy and would fail to align the District Plan with higher order planning documents.

F. Appropriateness

The GRZ provisions are considered appropriate as they give effect to higher order documents while supporting the zone's objectives. They align with the National Policy Statement on Urban Development (NPS-UD) by enabling well-functioning urban environments that support increased housing supply, diversity, and more efficient use of land within serviced areas.

The provisions are consistent with the Taupō District Future Development Strategy, directing growth to appropriate locations and supporting coordinated infrastructure investment. The Waikato Regional Policy Statement is also given effect to through provisions that manage the effects of urban development, promote compact form, and protect infrastructure capacity.

The GRZ provisions incorporate strong urban design principles and allow for a range of housing typologies, enabling responsive, context-sensitive growth. Provisions for Papakāinga (**GRZ-P7**) also support the principles of Te Tiriti o Waitangi and give effect to section 6(e) of the RMA.

Overall, the provisions are considered appropriate in achieving the purpose of the Act and enabling urban growth in a manner that is integrated, resilient, and aligned with strategic planning direction.

G. Reasons for deciding on the provisions (s32(1)(b)(iii))

The proposed GRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. They reflect a balanced response to national direction requiring greater housing supply and urban intensification, while also protecting elements that contribute to neighbourhood character, amenity, and infrastructure capacity. The provisions were developed through a process of testing alternative approaches,

including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances. Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values.

Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the GRZ.

10.3.4 - Preferred Provision Option: Low-Density Residential Zone

- **LRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.**
- **LRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.**
- **LRZ-P3 Minimise reverse sensitivity effects by:**
  a) ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and
  b) ensuring activities do not compromise the safe operation of the land transport network.
- **LRZ-P4**
  a) Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale.
  b) Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.
- **LRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.**
- **LRZ-P6**
  a) Provide for Papakāinga on Māori land
  b) Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land
  c) Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.

- **LRZ-P7 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.**
- **LRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.**
- **LRZ-P9 Development in PREC1-NEWRZ should:**
  a) be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
  b) not adversely affect the amenity of the wider Residential Zone.
- **LRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.**

B. Benefits and Costs of Effects (s32(2)(a))

Benefits	Costs
Environmental	
• Directing growth in a way that is consistent with the planned character of the Low Density Residential Zone. • Supports sustainable, intergenerational housing options on Māori land in a way that recognises cultural connection to the environment. • Limiting development density in areas unsuitable for residential intensification protects natural features, minimises the requirement for infrastructure expansion, avoids significant risk from natural hazards and maintains open spaces that support environmental sustainability.	• Changes to existing character and amenity. • Flexibility in application of subjective design criteria could result in variable outcomes.
Economic	
• Allowing compatible non-residential activities creates opportunities for small-scale, local economic activity—such as home-based businesses—while preserving residential amenity. • Provisions for Papakāinga development support Māori economic self-determination	• Infrastructure capacity policies may delay provision of housing where networks are at capacity. • Restricting scale of non-residential activities limits opportunity for some business activities.

and investment in housing and land use on ancestral land, with intergenerational benefits.	
Social	
• Supporting Papakāinga development enhances whānau wellbeing by enabling Māori to live on ancestral land in connected, intergenerational communities. • Ensuring development is compatible with residential amenity and neighbourhood character contributes to a sense of safety, place, and community pride. • Requiring consideration of Development Area Plans and guidelines helps deliver coherent neighbourhoods with good access to open space and essential services.	• Transition in character of some areas may not be desirable to all residents.
Cultural	
• Supports a planned approach to growth which may incorporate Māori aspirations around whenua, housing and the wider urban environment. • Supports diverse, inclusive urban areas for multi-cultural communities and different lifestyle needs. • Strategic growth supports provision of community facilities. • Requirement to consider Development plans, strategies and guidelines provides for the findings of any iwi management plans or cultural impact assessments to be reflected or protected in development. • Allows for non-residential activities such as kohanga reo or Hauora facilities. • Avoidance of incompatible activities or adverse effects that cannot be managed protects cultural values. • Ensures reliable service provision to cultural facilities and developments.	• Amenity focused provisions could restrict the expression of cultural activities, living arrangements and architecture.

• Provision for renewable energy generation and rainwater harvesting supports kaitiakitanga and self-sufficiency.	

C. Economic Growth and Employment Opportunities (s32(2)(a)(i)(ii))

The LRZ provisions support economic growth and employment opportunities by enabling moderate, well-managed residential growth (LRZ-P7) that sustains activity in construction and related sectors.

Allowing compatible non-residential activities within the zone (LRZ-P2) facilitates local businesses and home-based employment, contributing to economic diversity without compromising residential amenity.

The provisions for Papakāinga development (LRZ-P6) are particularly significant, promoting Māori economic self-determination through housing and land use investment, and supporting intergenerational wealth creation.

Encouragement of small-scale renewable energy generation and rainwater harvesting (LRZ-P4) offers additional opportunities for local innovation and demand in green technologies. By requiring development to align with existing infrastructure capacity (LRZ-P5), the provisions help ensure efficient and cost-effective investment, reducing barriers to growth.

Furthermore, structure-planned development areas such as PREC1-NEWRZ and Kinloch (LRZ-P9, LRZ-P10) provide certainty for landowners and developers, encouraging confidence and enabling sustainable economic expansion within the zone.

D. The efficiency and effectiveness of provisions (s 32(1)(b)(ii))

The proposed provisions are considered to be the most effective way to achieve the proposed objectives – primarily to enable moderate growth in areas which meet set criteria, whilst maintaining residential amenity overall - and give effect to higher order documents.

The provisions are considered to be efficient in terms of achieving desired outcomes whilst avoiding unnecessary regulatory burden. The effects-based nature of provisions allow for a range of compatible activities to establish proximate to each other, and resource consent for anything other than a controlled activity is generally only required where a number of non-compliances arise.

E. Risk of acting or not acting if there is uncertain or insufficient information (s32(2)(c))

Council has sufficient information and relevant technical reports to inform the review of the LRZ. Not acting would adversely impact the implementation of the Future Development Strategy, and would fail to align the District Plan with higher order planning documents.

F. Appropriateness

The LRZ provisions are appropriate as they give effect to relevant higher order planning documents and statutory requirements. They align with the National Policy Statement on Urban Development by enabling managed growth that respects the character and environmental constraints of the zone.

The provisions support the Taupō District Future Development Strategy by directing growth to suitable areas while protecting infrastructure capacity. They also give effect to the Waikato Regional Policy Statement by promoting sustainable land use and managing reverse sensitivity effects.

The inclusion of provisions for Papakāinga development reflects the principles of Te Tiriti o Waitangi and section 6(e) of the RMA, recognising the cultural and social importance of housing on Māori land.

Overall, these provisions provide a balanced and context-sensitive framework that supports sustainable growth and community wellbeing within the Low Density Residential Zone.

G. Reasons for deciding on the provisions (s32(1)(b)(iii))

The proposed LRZ provisions have been selected as they represent the most appropriate method to implement the objectives of the zone and achieve the purpose of the Act. The provisions were developed through a process of testing alternative approaches, including more permissive and more restrictive models, and were refined to ensure they provided sufficient certainty for plan users while retaining flexibility to respond to site-specific circumstances.

Particular care was taken to ensure alignment with the Future Development Strategy, integration with infrastructure planning, and responsiveness to tangata whenua values.

Overall, the provisions are considered the most efficient, effective, and appropriate means to manage residential development within the MRZ.

CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, the objectives are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing issues affecting the Residential Zones.

It is considered that the recommended policies and methods outlined above are the most appropriate way for achieving the objective, having considered:

(i) other reasonably practicable options for achieving the objectives; and
(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives.

APPENDIX A - SIGNIFICANCE OF THE EFFECTS

Pursuant to section 32(1)(c), an evaluation report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal (section 32(1)(c)). This means that the scale and significance of the effects of the Proposal is the key factor influencing the level of detail required for a section 32 evaluation.

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
1. Reasons for the change	• Increase housing options and typologies in residential areas in the district. • Encourage and enable sustainable initiatives such as rainwater harvesting, and household scale renewable energy generation. • Enable iwi and hapū to live on and develop appropriate housing options on ancestral and Māori-owned land	• Medium
2. Degree of shift from the status quo (current approach)	• Elements of the status quo will remain, but the changes described above.	• Medium
3.Environmental effects	• Will encourage and enable sustainable initiatives such as rainwater harvesting, and household scale renewable energy generation.	• Medium
4. Economic effects	• Will enable different housing typologies and options which will encourage redevelopment	• Medium
5.Cultural effects	• PC44 will result in an improved ability for iwi and hapū to provide for living on ancestoral and/or maori owned land. It will also encourage increased housing typologies on this land.	• Medium

Considerations and criteria for determining scale and significance		Ranking High/Medium/Low
6.Social effects	• Over recent years, there has been a shortage of housing in the district and a lack of affordable housing (see Council's Housing Strategy https://www.taupodc.govt.nz/council/plans-and-strategies/district-strategies/housing-strategy). PC44 will encourage intensification and an increase in housing typologies which will hopefully increase the housing options available, including affordable options	• High
3. Who and how many will be affected?	• All residentially zoned properties will be affected. The majority of the district's population lives in residentially zoned properties.	• High
4. Degree of impact on, or interest from iwi/Māori	• Iwi/māori will be impact through the papakāinga provisions that encourage such development.	• Medium

APPENDIX B – ASSESSMENT OF PROVISIONS AGAINST HIGHER ORDER DOCUMENTS

Regional Policy Statement

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-O1 – Integrated Management Natural and physical resources are managed in a way that recognises: 1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; 2. natural processes that inherently occur without human management or interference; 3. the complex interactions between air, water, land and all living things; 4. the needs of current and future generations; 5. the relationships between environmental, social, economic and cultural wellbeing; 6. the need to work with agencies, landowners, resource users and communities; and 7. the interrelationship of natural resources with the built environment.	The MRZ, GRZ, and LRZ provisions collectively support the integrated management of natural and physical resources by providing for residential growth in a manner that responds to existing land characteristics, infrastructure capacity, and planned urban form. Actual or potential adverse effects resulting from intensification are managed through provisions that manage density, require sustainable infrastructure use, and encourage the uptake of renewable energy and rainwater harvesting systems. The inclusion of Papakāinga provisions across all zones supports cultural values and intergenerational needs, while structure planning requirements and development area frameworks ensure that intensification and growth is sensitive to natural features and processes, and the surrounding environment.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Together, these provisions acknowledge the interrelationship between environmental, social, economic and cultural wellbeing, and reinforce a collaborative, place-based approach to resource management.
IM-O2 – Resource Use and Development Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: 1. access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry; 2. the life supporting capacity of soils, water and ecosystems to support primary production activities; 3. the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists; 4. access to the significant mineral resources of the region; and 5. the availability of water for municipal and domestic supply to people and communities	The MRZ, GRZ, and LRZ provisions give effect to the regional objective of recognising and providing for the sustainable use of natural and physical resources by directing residential intensification to existing urban areas, thereby avoiding urban sprawl into sensitive locations such as those used for renewable energy generation. Taupō is a major provider of renewable energy in New Zealand, and safeguarding this nationally significant resource is essential for long-term energy security and climate resilience. By focusing growth within established residential zones and managing reverse sensitivity effects, the provisions help to protect the continued operation of energy infrastructure from incompatible residential encroachment. This approach maintains the availability and viability of the district's renewable energy resources, while enabling urban growth in a manner that supports the economic, social, and cultural wellbeing of communities

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	without compromising the sustainability of regionally significant infrastructure.
IM-O5 – Climate change Land use is managed to: 2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.	The MRZ, GRZ, and LRZ provisions support the reduction of greenhouse gas emissions and promote urban climate resilience by focusing growth within existing urban areas where infrastructure and services are already established. This approach reduces car dependency, limits the need for new greenfield development, and supports more energy-efficient living patterns. Provisions that encourage higher densities in appropriate locations enable walkable neighbourhoods and support the viability of public and active transport modalities. Requirements to ensure development aligns with infrastructure capacity further promote efficient land use and reduce the emissions associated with network expansion. The promotion of small-scale renewable energy and rainwater harvesting systems supports household-level climate adaptation and emissions reduction.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Collectively, these provisions give effect to the RPS direction by embedding low-carbon, climate-resilient principles in the design and location of urban growth.
IM-O7 – Relationship of Tangata Whenua with the Environment The relationship of tangata whenua with the environment is recognised and provided for, including: 1. the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and 2. the role of tangata whenua as kaitiaki.	The MRZ, GRZ, and LRZ provisions recognise and provide for the relationship of tangata whenua with the environment by enabling the development and use of ancestral land for Papakāinga across all residential zones. The provisions support the expression of tikanga Māori and the application of mātauranga Māori in land use and housing, while promoting intergenerational living and cultural connection. The recognition of Papakāinga on both Māori - and general land owned by Māori, where ancestral ties can be demonstrated - strengthens the role of tangata whenua as kaitiaki and supports long-term cultural and social wellbeing. PC44 is thus considered to align with section 6(e) of the RMA and give effect to the RPS by embedding tangata whenua values in residential planning and ensuring Māori are supported in exercising rangatiratanga over their land and resources.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-O8 – Sustainable and efficient use of resources Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.	PC44 provisions promote the sustainable and efficient use of natural and physical resources by focusing growth within established urban areas where infrastructure already exists. A compact urban growth pattern reduces land consumption, avoids unnecessary infrastructure expansion, and supports more efficient service delivery over time. Development is encouraged in a way that aligns with planned urban form, minimising land fragmentation and maximising the utility of existing transport, water, and energy networks. The provisions also encourage low-impact design approaches and support the uptake of sustainable building practices, contributing to reduced waste generation and long-term resource efficiency. In doing so, the plan change supports the responsible use of land and infrastructure, consistent with the RPS direction for managing resources sustainably across generations.
IM-O9 – Amenity	The residential zone provisions carefully balance the need to maintain valued amenity whilst providing enough housing supply, and

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.; and 2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect.	acknowledging the consequential change that will occur within established urban environments. They recognise that amenity is dynamic and evolves alongside the needs of people and communities, particularly as intensification occurs. Built development is guided to respond positively to local character and context, with a focus on creating high-quality, safe, and attractive neighbourhoods that support wellbeing. At the same time, the provisions acknowledge that some change to established amenity is both necessary and appropriate to support housing supply, resilience, and affordability. By providing clear direction for design quality while allowing flexibility for diverse housing outcomes, the plan change aligns with the RPS by managing amenity as a living concept—protecting what is important to some communities, while providing adequate supply to meet projected growth.
IM-P1 – Integrated approach An integrated approach to resource management will be adopted that:	The plan change adopts an integrated approach to resource management by recognising the interconnectedness of natural and physical resources and the importance of coordinated decision-making across agencies and boundaries.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries; 2. maximises the benefits and efficiencies of working together; 3. recognises the multiple values of natural and physical resources including ecosystem services; 4. responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur; 5. maximises opportunities to achieve multiple objectives; 6. takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends; 7. applies consistent and best practice standards and processes to decision making; and 8. establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.	It supports efficient and collaborative management practices that maximise multiple benefits, including ecosystem services, while responding to the range of potential effects and cumulative impacts of development over time. The approach is strategic and forward-looking, taking into account evolving environmental conditions and resource use pressures. By applying standards and establishing clear frameworks for growth and resource limits, the plan change ensures that urban development occurs sustainably and harmoniously within the broader landscape and community context. This holistic framework aligns with the RPS objective to manage resources in a balanced, efficient, and adaptable manner.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
IM-P5 – Maintain and enhance areas of amenity value Areas of amenity value are identified, and those values are maintained and enhanced. These may include: 1. areas within the coastal environment and along inland water bodies; 2. scenic, scientific, recreational or historic areas; 3. areas of spiritual or cultural significance; 4. other landscapes or seascapes or natural features; and 5. areas adjacent to outstanding natural landscapes and features that are visible from a road or other public place.	The PC44 framework contributes to the maintenance and enhancement of amenity values by managing the form and scale of development in a way that responds to local character and environmental sensitivities. While the plan change enables intensification in appropriate areas, it also ensures that development respects the character and amenity of the receiving environment in which it is located. Through strategic spatial planning and setting of design expectations, the provisions suitably avoid adverse effects on valued amenity features and reinforce the importance of high-quality environments for current and future communities. This approach aligns with the RPS policy by integrating growth with protection of the qualities that make places distinctive, attractive, and meaningful.
EIT-O1 – Energy Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:	PC44 supports a more sustainable and efficient energy system by concentrating residential growth within existing urban areas, reducing the need for greenfield expansion and associated infrastructure extensions proximate to established renewable energy facilities and activities.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
1. increases efficiency; 2. recognises any increasing demand for energy; 3. seeks opportunities to minimise demand for energy; 4. recognises and provides for the national significance of electricity transmission and renewable electricity generation activities; 5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation; 6. reduces reliance on fossil fuels over time; 7. addresses adverse effects on natural and physical resources; 8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and 9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.	A compact growth pattern helps manage energy demand by supporting efficient service delivery and promoting built environments that enable lower per-capita energy use. The residential provisions also encourage small-scale renewable energy generation and energy-conscious urban design, reducing reliance on fossil fuels over time. By limiting residential encroachment towards rural and industrial areas, the plan change helps protect nationally and regionally significant renewable energy generation and transmission infrastructure from reverse sensitivity effects, and supports the continued operation, maintenance, and future development of these essential systems. This integrated approach recognises the technical and spatial needs of energy infrastructure while helping ensure secure, low-emissions energy supply for current and future communities.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
EIT-P1 – Significant infrastructure and energy resources Management of the built environment ensures particular regard is given to: 1. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected; 2. the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and 3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.	The residential zones framework gives particular regard to the protection - and efficient use - of regionally significant infrastructure by directing growth to areas where capacity already exists or can be readily provided. This reduces pressure on rural or undeveloped areas where renewable electricity generation or transmission infrastructure may be located, thereby avoiding land use conflicts and reverse sensitivity effects. The plan change also supports the ongoing operation and development of energy infrastructure by recognising the locational and technical constraints associated with renewable electricity generation and transmission activities. In doing so, it aligns with the RPS policy direction by enabling residential development in a way that safeguards the effectiveness of critical infrastructure while supporting the transition to low-emissions energy systems that benefit local and national communities.
HCV-O1 – Historic and cultural heritage	The proposed plan change supports the protection, maintenance, and enhancement of historic and cultural heritage by ensuring residential development responds sensitively to the existing character and context of the built and natural environment. While enabling growth, the provisions

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.	encourage design that integrates with the landscape and respects the identity of established communities, including areas with known cultural or historic significance. Opportunities for tangata whenua to develop ancestral land for Papakāinga also contribute to the recognition and continuation of Māori cultural values and connections to place. This approach aligns with the RPS objective by embedding heritage awareness into the planning and development framework, helping to safeguard the region's historical and cultural identity as the urban environment evolves.
HCV-P1 – Managing historic and cultural heritage Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.	Proposed PC44 contributes to the integrated management of historic and cultural heritage and the relationship of Māori to taonga by embedding provisions that support respectful and context-sensitive development across residential zones. It encourages development that aligns with local character and identity, while also enabling Papakāinga, which supports the cultural continuity of tangata whenua and their connection to ancestral land. This supports the expression of cultural identity, intergenerational living, and kaitiakitanga,
HCV-P2 – Relationship of Māori to taonga Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.	

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
HCV-P3 – Effects of development on historic and cultural heritage Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.	allowing Māori to maintain their connection with whenua in a way that aligns with tikanga and mātauranga Māori. The planning framework – and TDC's wider statutory agreements - reflects a broader commitment to partnership and cooperation in land use planning, supporting improved understanding of cultural values and promoting planning decisions that respect and protect heritage resources. This aligns with the RPS policies by fostering consistency and collaboration in the way heritage is recognised and managed throughout the district.
NATC-O1 – Natural character The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.	The proposed plan change supports the protection of natural character by focusing residential intensification within existing urban environments, thereby reducing pressure for expansion into sensitive areas such as lakes, rivers, and their margins. Development is required to occur in a manner that is consistent with planned urban form and avoids inappropriate encroachment into landscapes where natural character values are high.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Urban design expectations applying in MRZ and GRZ also encourage landscaping, retention of vegetation, and sensitivity to surrounding natural features. This approach aligns with the RPS objective by helping to safeguard the natural character of the district's valued waterbodies and their margins from adverse development effects.
NATC-P1 – Preserve natural character Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and: 1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character; 2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character;	PC44 takes a precautionary and context-sensitive approach to protecting natural character by directing residential growth and intensification away from areas with high natural values - including the margins of lakes, rivers, and wetlands. By providing for intensification within established urban areas, the provisions reduce the need for development in locations where natural elements are dominant or natural character is pristine. Where development is proposed proximate to these features, provisions promote design outcomes that avoid significant adverse effects and encourage mitigation and enhancement, such as on-site landscaping and stormwater management. The plan change aligns with the RPS policy by recognising the varying degrees of natural character across the district and

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered; 4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and 5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.	tailoring the scale and type of development accordingly, while supporting the long-term restoration and resilience of valued natural areas.
UFD-O1 – Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by: 1. promoting positive indigenous biodiversity outcomes;	PC44 as proposed supports the creation of well-functioning urban environments by enabling compact, planned residential growth within existing urban zones, in alignment with Council's Future Development Strategy. It integrates land use with infrastructure and transport planning by directing development to areas with existing or planned service capacity, reducing pressure on natural and rural environments and minimising reverse sensitivity conflicts. The provisions also support a range of housing typologies, including Papakāinga, improving housing choice and enabling

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; 3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; 4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth; 5. recognising and protecting the value and long-term benefits of regionally significant infrastructure; 6. protecting access to identified significant mineral resources; 7. minimising land use conflicts, including minimising potential for reverse sensitivity; 8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;	Māori to express cultural traditions within the urban fabric. Environmental outcomes are promoted through urban design expectations that enhance amenity, reduce impermeable surfaces, and support small-scale renewable energy generation. By prioritising intensification over sprawl, the plan change contributes to emissions reduction, resilience to climate change, and the long-term efficiency and sustainability of infrastructure networks. In doing so, it gives strong effect to the integrated and multi-dimensional outcomes sought by the RPS objective for the built environment.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation; 10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and 11. providing for a range of commercial development to support the social and economic wellbeing of the region.; and 12. strategically planning for growth and development to create responsive and well-functioning urban environments, that: a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change; b. improve housing choice, quality, and affordability; c. enable a variety of homes that enable Māori to express their cultural traditions and norms; d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;	

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
e. improves connectivity within urban areas, particularly by active transport and public transport; f. take into account the values and aspirations of hapū and iwi for urban development.	
UFD-P1 - Planned and co-ordinated subdivision, use and development Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: 1. has regard to the principles in APP11; 2. recognises and addresses potential cumulative effects of subdivision, use and development; 3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and 4. has regard to the existing built environment.	PC44 as proposed supports co-ordinated and compact growth by encouraging intensification of existing environments, in alignment with Council's Future Development Strategy. The proposed plan change directly accords with the development principles in APP11 of the RPS, notably through encouraging growth within existing urban areas in preference to the creation of new ones, reinforcing a strong urban/rural boundary, ensuring development is efficiently and effectively serviced, and providing for the relationship of tangata whenua with their land. Land use and development is integrated with infrastructure and transport planning by directing development to areas with existing or planned service capacity, reducing pressure on natural and rural environments and minimising reverse sensitivity conflicts.

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	Urban design requirements ensure sufficient regard is had to the existing built environment.
UFD-P2 – Co-ordinating growth and infrastructure Management of the built environment ensures: 1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to: a. optimise the efficient and affordable provision of both the development and the infrastructure; b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; c. protect investment in existing infrastructure; and d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place; 2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is	The provisions for the MRZ, GRZ and LRZ collectively promote a co-ordinated and efficient pattern of urban development that aligns with existing and planned infrastructure capacity. By directing intensification primarily within established residential zones—where infrastructure is already available or planned for upgrade—the provisions optimise the timing and cost-effectiveness of infrastructure delivery, helping to protect existing investment and avoid premature or ad hoc servicing. The plan change as proposed supports the integration of growth and transport networks, with provisions explicitly requiring that development does not compromise the safe, efficient or sustainable functioning of roading and infrastructure systems. Spatial development is aligned with Council's Future Development Strategy, which informs long-term planning across the region, including Regional Land Transport Plan reviews. The provisions also enable private infrastructure provision where appropriate, while safeguarding the role and function of public

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods; 3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and 4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and 5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.	infrastructure. This approach ensures that the development of the built environment occurs in a way that is consistent with the outcomes sought by UFD-P2.
UFD-P3 – Marae and papakāinga To recognise the historical, cultural and social importance of marae and papakāinga and to provide for their ongoing use and development.	PC44 provisions introduce an enabling framework for Māori to develop papakāinga on ancestral land, providing adequate recognition of the importance of this type of development.
UFD-P4 – Energy demand management Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.	As discussed extensively preceding, the proposed provisions would result in a compact urban environment where a variety of activities may co-

Relevant Objectives and Policies	How PC44 Gives Effect to the RPS
	locate. This inevitably would result in reduced vehicle trips, energy demand and waste production.

National Policy Statements – National Policy Statement on Urban Development

Provision:	Plan change provisions
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The MRZ, GRZ, and LRZ provisions contribute differently to achieving a well-functioning urban environment as sought through Objective 1 of the NPS-UD. The MRZ enables a higher level of housing supply and choice in areas with good access to jobs, services, and public transport - supporting social, economic, and health outcomes through efficient land use and increased accessibility. GRZ provisions allow for high to moderate growth with a greater focus on maintaining neighbourhood character, which can support community cohesion and cultural wellbeing, though with less intensity than MRZ. The LRZ prioritises lower densities in areas where constraints such as infrastructure limitations, natural hazards, or environmental sensitivities make more intensive development inappropriate. While it offers less housing capacity, the LRZ provisions play a key role in protecting people's health and safety and ensuring development occurs in a manner that responds to local conditions. Collectively, the provisions offer a range of housing options, but careful monitoring is needed to ensure they continue to meet the needs of all people and communities now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.	The MRZ, GRZ, and LRZ provisions collectively contribute to improving housing affordability by enabling a more competitive land and development market. MRZ provisions support increased development capacity in well-located areas, reducing barriers to intensification and encouraging a broader mix of housing types. This creates opportunities for more affordable housing typologies and supports market responsiveness. GRZ provisions offer moderate capacity that can complement MRZ areas, contributing to supply while managing change at a pace aligned with community expectations and established neighbourhood character. The LRZ, while more constrained in its capacity, is applied in areas where development intensity would be inappropriate due to identified constraints, ensuring that housing supply is not limited for character reasons alone. Together, the zone framework enables greater market choice and flexibility, supporting a more competitive housing environment that can help moderate price pressures over time.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: a) **the area is in or near a centre zone or other area with many employment opportunities**	The MRZ, GRZ, and LRZ provisions have been spatially applied to give effect to Objective 3 by enabling more people to live in areas that are well-connected, strategically located, or subject to high demand. MRZ zoning has been prioritised in locations near centres, employment nodes, and areas well-served by existing or planned public transport, ensuring that higher density development is focused where it can most effectively support access to jobs, services, and infrastructure. GRZ has been applied in surrounding areas to allow for moderate intensification while maintaining residential character, also enabling additional housing supply within proximity to key urban amenities.

b) **the area is well-serviced by existing or planned public transport** c) **there is high demand for housing or for business land in the area, relative to other areas within the urban environment.**	LRZ has been limited to locations where development constraints exist, such as hazards or infrastructure limitations, and is not used to limit capacity in otherwise suitable urban areas. Overall, the zone framework supports a pattern of development that directs growth to the most appropriate and accessible locations, consistent with enabling well-functioning urban environments.
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The MRZ, GRZ, and LRZ provisions support the evolving nature of urban environments by providing a framework that enables development to respond to the changing needs of people and communities over time. MRZ and GRZ – where appropriate - provisions collectively facilitate a significant uplift in housing capacity, encouraging a greater diversity of housing typologies that reflect evolving demographic, social, and economic trends. This enables amenity to change gradually in response to increased density and urban vibrancy. LRZ provides for residential scale development to meet projected demand in areas where a more sensitive approach is required due to environmental, infrastructural, or hazard-related constraints, ensuring development still responds to long-term needs but within appropriate limits. Together, the residential zones enable urban environments to evolve while managing effects on amenity values and ensuring that future generations can access well-functioning, adaptable urban spaces.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	The proposed provisions have been developed in a manner that takes into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), including partnership, participation, and active protection. Engagement with tangata whenua has informed the spatial application of zones, particularly in relation to areas of cultural significance and environmental sensitivity. The zoning framework seeks to enable Māori

	to exercise kaitiakitanga and support housing and development outcomes for Māori communities, including through provisions that do not unduly constrain Māori-led housing initiatives. Across all zones, ongoing opportunities for tangata whenua involvement in decision-making are supported, helping ensure that urban development is consistent with Te Tiriti principles and responsive to the aspirations of mana whenua.
Objective 6: Local authority decisions on urban development that affect urban environments are: **a) integrated with infrastructure planning and funding decisions; and** **b) strategic over the medium term and long term; and** **c) responsive, particularly in relation to proposals that would supply significant development capacity.**	The MRZ, GRZ, and LRZ provisions have been developed to ensure local authority decisions on urban development are integrated with infrastructure planning and funding, and are strategic and responsive over the medium and long term. MRZ and GRZ have been applied in areas where infrastructure capacity either exists or can be feasibly upgraded, aligning with council's long-term infrastructure strategies and growth projections. LRZ has been applied where infrastructure constraints or environmental factors limit capacity to service development, ensuring that intensification does not outpace the ability to service growth.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.	The MRZ, GRZ, and LRZ provisions are informed by robust and regularly updated information about the urban environment, including housing and business capacity assessments, infrastructure modelling, and demographic projections. The spatial application of each zone reflects an evidence-based understanding of housing demand, land suitability, infrastructure availability, and environmental constraints. MRZ and GRZ have been directed to areas where data supports growth potential and alignment with transport and amenity access, while LRZ responds to identified limitations, such as natural hazards or servicing constraints.

Objective 8: New Zealand's urban environments: **a) support reductions in greenhouse gas emissions; and** **b) are resilient to the current and future effects of climate change.**	The provisions collectively support reductions in greenhouse gas emissions and enhance resilience to the current and future effects of climate change. MRZ encourages more compact development in well-serviced locations, reducing reliance on private vehicles and supporting active and public transport options, which lowers emissions. GRZ allows for moderate intensification that can similarly support more sustainable travel patterns. LRZ is applied in areas where development intensity must be limited due to environmental sensitivities or hazards, helping to manage climate risks such as flooding or erosion. Together, the zoning framework promotes sustainable urban form and growth patterns that contribute to emission reductions and improved climate resilience for communities now and into the future.
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: **a) have or enable a variety of homes that:** **(i) meet the needs, in terms of type, price, and location, of different households; and** **(ii) enable Māori to express their cultural traditions and norms; and** **b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and**	The MRZ, GRZ, and LRZ provisions collectively contribute to well-functioning urban environments by enabling a diverse range of housing types that meet different household needs, including providing opportunities for Māori to express cultural traditions through development outcomes. These zones also provide for non-residential activities, with locational and size diversity suitable for different sectors. They promote good accessibility between homes, jobs, community services, and open spaces, prioritising public and active transport connections to enhance mobility for all. The zoning framework also supports competitive land and development markets by providing varied development opportunities while managing constraints. Furthermore, the provisions encourage urban forms that reduce greenhouse gas emissions through compact, connected development and enhance resilience to current and future climate change impacts by considering environmental sensitivities and hazards. Together, these policies help create sustainable, inclusive, and adaptable urban environments.

c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and **d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and** **e) support reductions in greenhouse gas emissions; and** **f) are resilient to the likely current and future effects of climate change.**	
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	The MRZ, GRZ, and LRZ provisions collectively ensure that Tier 1, 2, and 3 local authorities provide sufficient development capacity to meet expected housing and business land demand over the short, medium, and long term. MRZ and GRZ together provide significant capacity for higher-density housing in well-located areas, supporting growth in response to market demand, a densities appropriate for each zone. Given the purpose of PC44 is to enable intensification of the existing residential environment, additional capacity is limited within LRZ. Demand has been projected over the short-, medium- and long-terms to determine there is no significant demand for this housing typology.

	Together, the provisions support a balanced and realistic supply of development opportunities aligned with demand forecasts, enabling Council to meet statutory requirements and strategic growth objectives.
Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable: **a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and** **b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and** **c) building heights of at least 6 storeys within at least a walkable catchment of the following:** **(i) existing and planned rapid transit stops** **(ii) the edge of city centre zones** **(iii) the edge of metropolitan centre zones; and** **d) within and adjacent to neighbourhood centre zones, local centre zones, and town**	The MRZ, GRZ, and LRZ provisions support the implementation of Policy 3 by enabling appropriate building heights and urban densities in response to demand and proximity to centres, transport, and services. While the provisions do not directly apply to city centre or metropolitan centre zones, MRZ has been applied within walkable catchments of key centres and planned public transport nodes, supporting intensification through provisions that enable three or more storeys as a baseline. GRZ provisions complement this by enabling moderate-density development adjacent to these areas and in locations with a slightly lower level of accessibility, while still contributing meaningfully to capacity and housing choice. LRZ is limited to areas where constraints prevent intensification. This zoning approach supports a coherent intensification strategy aligned with Policy 3 by ensuring density is enabled where it delivers the most benefits.

centre zones (or equivalent), building heights and densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4: Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	Although the Taupō District is a Tier 3 urban environment, the NPS-UD encourages Tier 3 authorities to do the things that Tier 1 and 2 authorities are mandated to do. The MRZ, GRZ, and LRZ provisions reflect the intent of Policy 4 by only modifying the building height or density requirements set out in Policy 3 where a qualifying matter applies, consistent with Subpart 6 of the NPS-UD. In areas where qualifying matters such as natural hazards, infrastructure constraints, or significant ecological values have been identified, the zoning has been adjusted accordingly — most often through application of the LRZ or by modifying height and density expectations in MRZ and GRZ. These modifications are limited to the extent necessary to accommodate the identified constraints while still enabling as much development capacity as reasonably practicable. This approach ensures that qualifying matters are appropriately accounted for without undermining the broader objectives of intensification, housing supply, and urban efficiency.
Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:	The proposed provisions have been developed to give effect to Policy 5 by enabling building heights and urban densities that are commensurate with either accessibility or demand, whichever is greater.

a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or **b) relative demand for housing and business use in that location.**	MRZ has been applied in areas with high accessibility to commercial activities, community services, and existing or planned public and active transport, ensuring that urban form reflects the locational advantages of these areas. The GRZ – being the majority of Taupō's residential environment – experiences elevated housing demand. Thus, comprehensive housing development provisions enable intensification in areas with medium levels of accessibility or demand, supporting a gradual transition in density across the urban fabric. LRZ has only been applied in areas where environmental or infrastructure constraints limit the suitability of more intensive development. This tiered zoning approach ensures development capacity aligns with accessibility and market conditions, as required under Policy 5.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: **a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement** **b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:**	The MRZ, GRZ, and LRZ provisions have been developed with particular regard to the matters set out in Policy 6. The planned urban built form reflects a deliberate response to the NPS-UD, enabling intensification and a shift in housing patterns that will involve significant change in parts of the urban environment. While these changes may alter amenity values experienced by some individuals, they will enhance amenity for others — particularly through greater housing choice, improved accessibility, and more vibrant neighbourhoods. These anticipated changes are not considered adverse effects in themselves, but are a necessary and positive outcome of enabling a well-functioning urban environment. The provisions are consistent with the planned urban form anticipated in higher-order documents and make a meaningful contribution to development capacity targets.

(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and **(ii) are not, of themselves, an adverse effect** **c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)** **d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity** **e) the likely current and future effects of climate change.**	In addition, the zoning approach considers the current and future effects of climate change by directing growth to resilient, accessible locations and limiting development in more constrained or hazard-prone areas.
Policy 7: Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	The MRZ, GRZ, and LRZ provisions support the housing bottom lines set in accordance with Policy 7 by enabling sufficient development capacity across the short, medium, and long term – as identified in the Future Development Strategy.

	MRZ and GRZ collectively provide the greatest uplift in potential yield - particularly in accessible and high-demand areas, ensuring that significant housing capacity is available to meet projected needs. LRZ is applied only where constraints justify limitations on density, and is not used to undermine the ability to meet bottom lines. The combined capacity enabled by these zones has been assessed against housing demand forecasts to ensure that the district plan contributes appropriately to meeting the short-medium and long-term housing bottom lines required under the NPS-UD.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: a) **unanticipated by RMA planning documents; or** b) **out-of-sequence with planned land release.**	The MRZ, GRZ, and LRZ provisions sit within a wider planning framework that is responsive to proposals which would significantly increase development capacity and contribute to well-functioning urban environments, even if those proposals are unanticipated by existing planning documents or are out of sequence with planned land release. The ODP contains provisions for structure plans to be prepared for new areas of residential land, providing a clear and transparent pathway for assessing such proposals. This process ensures that key considerations — including infrastructure provision, transport connections, environmental constraints, cultural values, and alignment with the NPS-UD — are addressed before enabling significant new development. It allows the district to respond to growth pressures and market opportunities in a strategic and integrated way, ensuring development remains consistent with long-term wellbeing and urban efficiency while maintaining flexibility to support emerging housing and business needs.

Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: **a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and** **b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and** **c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and** **d) operate in a way that is consistent with iwi participation legislation.**	The MRZ, GRZ, and LRZ provisions have been developed in a manner consistent with Policy 9, recognising and upholding the principles of Te Tiriti o Waitangi through meaningful partnership with iwi and hapū. Taupō District Council has formalised these relationships through joint management agreements and a Mana Whakahono ā Rohe agreement with iwi in the rohe, which provide a statutory framework for collaborative decision-making. The preparation of Plan Change 44 has been guided by these agreements, ensuring early and tikanga-consistent engagement in the plan-making process. The values and aspirations of tangata whenua have been actively considered in the spatial application of zones; this is particularly the case where Māori-led development outcomes are anticipated such as in papakainga developments. In addition, these agreements provide opportunities for Māori to participate in decision-making on resource consents and other processes affecting sites and issues of cultural importance. This approach ensures PC44 operates in a manner that gives practical and meaningful effect to Te Tiriti and supports the long-term wellbeing, mana, and self-determination of Māori within Taupō's urban environments.

Policy 10: Tier 1, 2, and 3 local authorities: **a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and** **b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and** **c) engage with the development sector to identify significant opportunities for urban development.**	The MRZ, GRZ, and LRZ provisions have been developed in alignment with Policy 10 by ensuring that land use and zoning decisions are integrated with broader urban planning efforts across jurisdictional boundaries and in close collaboration with key stakeholders. Taupō District Council works alongside neighbouring councils and agencies through regional forums and planning processes to ensure consistent and coordinated implementation of the NPS-UD. In preparing Plan Change 44, Council has engaged with providers of development and additional infrastructure to ensure zoning decisions are supported by infrastructure capacity and investment planning. Engagement with the development sector has also informed development of the provisions, helping identify areas of high demand, emerging market trends, and potential development opportunities. This collaborative approach ensures that the zoning framework supports integrated, feasible, and strategically aligned urban growth.
Policy 11: In relation to car parking: **a) the district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and** **b) tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.**	PC44 does not affect the TRANSPORT chapter of the District Plan, nor does it impose any car parking requirements.

APPENDIX C – STRATEGIC DIRECTIONS

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
CC-O1	Subdivision, use and development of land in the Taupō District will result in positive climate change outcomes.	The Residential Zones contribute to positive climate change outcomes by influencing energy consumption, transportation and land use patterns. This is primarily achieved by establishing compact urban areas and providing for mixed land use – allowing businesses and services to locate proximate to residential areas - to reduce demand on transport and infrastructure.
CC-O2	Subdivision, use and development of land in the Taupō District will be resilient to the current and future effects of climate change on the District's current and future communities, including any disproportionate effects on Māori.	The Residential Zones, and concentration of vulnerable activities, are located outside of areas prone to natural hazards. Resilience at the household scale is encouraged. Land subject to natural hazard events is not zoned for residential purposes.
CC-O3	The Taupō District is well prepared to adapt to the risks and effects from climate change, such as natural hazards.	Consolidating urban areas reduces reliance on fossil fuels, and intensification better utilises available land that is free from modelled hazard events. Encouraging rainwater harvesting and other forms of renewable energy at the household scale assists with climate change adaptation imperatives.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
CC-P1	Land use activities which will result in positive climate change outcomes, including through reducing greenhouse gas emissions and decarbonisation, will be supported and encouraged.	Consolidating urban form and providing for mixed-use activities contributes to a reduction in greenhouse gas emissions and decarbonisation.
CC-P3	Urban and built development must be designed in a manner which considers the need to reduce greenhouse gas emissions associated with that development, the resulting land use and the infrastructure required to service that development.	The Residential Zones accommodate a large percentage of the District's built form. The Policy and rules framework of the Plan provide for additional development potential through intensification, which directly correlates with reductions in greenhouse gas emissions and infrastructure efficiency.
CC-P4	Subdivision use and development of land must demonstrate resilience to the effects of climate change over time.	Residential Zones, and particularly those where higher densities are anticipated, are located in areas free of natural hazards. No additional areas of land are rezoned for residential land uses unless they are demonstrated to be free of natural hazards and proximate to established urban areas.
CC-P5	Recognise and provide for renewable electricity generation activities to facilitate decarbonisation of the economy and reduce greenhouse gas emissions.	The Taupō District contributes significantly to the supply of renewable electricity to New Zealand, through geothermal and hydro generation facilities. Residential Zones are located to avoid potential

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		reverse sensitivity effects on established renewable energy facilities, to enable their continued operation. The plan change also seeks to enable renewable energy activities at a household scale, helping to reduce greenhouse gases.
FWQ-O1	Subdivision and land use is managed in a way that promotes the positive effects, while avoiding, remedying, or mitigating adverse effects (including cumulative effects) of that development, on the mauri, health and well-being of water bodies, to benefit freshwater ecosystems, the wider environment, and the community.	Intensification and development is located in areas serviced by reticulated networks, and particularly stormwater networks. Rainwater harvesting systems are excluded from bulk and location standards to encourage uptake in these systems. Lots located in the Low Density Residential Zone are of sufficient size to adequately accommodate stormwater drainage to ground. Permeability standards facilitate infiltration and stormwater quality treatment. The Foreshore Protection Area around Lake Taupō is retained.
FWQ-P1	Recognise the importance of waterbodies to tangata whenua and the wider community.	The Council has Joint Management Agreements with Ngāti Tūwharetoa, Raukawa Settlement Trust, and Te Arawa River Iwi Trust which are premised on sustaining the mauri of waterbodies important to tangata whenua. PC44 is progressed in accordance with the principles of the JMAs.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
FWQ-P2	Decisions, policy and planning reflect an integrated land management or ki uta ki tai approach to resource management and land use planning.	Development in the Residential Zones is sensitive to the environment in which it is located and utilises infrastructure efficiently. Natural landform and features are a relevant consideration for redevelopment. Policy and provisions align with higher order planning documents, including the WRPS.
FWQ-P5	Manage subdivision, use and development of land, in a manner consistent with Te Mana o te Wai, that restores, protects and enhances the mana, mauri, health and wellbeing of the District's waterbodies, freshwater ecosystems and receiving environments.	Development in the Residential Zones is required to manage on-site stormwater to ensure the mauri of waterbodies is maintained, and that the principles of Te Mana o Te Wai are upheld.
FWQ-P6	Recognise and provide for the relationship of tangata whenua as kaitiaki with waterbodies.	The Council has Joint Management Agreements with Ngāti Tūwharetoa, Raukawa Settlement Trust, and Te Arawa River Iwi Trust which are premised on sustaining the mauri of waterbodies important to tangata whenua. PC44 is progressed in accordance with the principles of the JMAs.
LD-O1	Provide for and manage urban growth so as to achieve the sustainable management of the District's natural and physical resources.	The Residential Zones provide for urban growth, through intensification of existing areas to utilise land and infrastructure

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-O2	Ensure that the subdivision and development of Urban Growth Areas for new urban growth occurs by way of a comprehensive Taupō District Development Plan Process and plan change.	efficiently, and identification of Urban Growth Areas to be developed through the Structure Plan process.
LD-O3	Ensure the maintenance of an appropriate and sufficient level of community infrastructure within existing serviced areas.	Growth demand and projections are modelled through the Future Development Strategy, and provision of infrastructure through the Long-Term Plan. The District Plan gives effect to both of these documents, by restricting growth where it is not anticipated or supported by a suitable level of infrastructure.
LD-O4	Avoid the degradation of Taupō District's lakes, waterways and aquifers from effluent and waste water resulting from land development.	Residential development is generally of a scale and density that disposal of effluent and wastewater occurs via reticulated network, and is thus treated before being discharged to ground. For the Taupō urban area, where most intensification is anticipated to occur, the discharge is located outside of the Lake Taupō catchment area. For lots in the Low Density Residential Zone, resource consent would be required for discharges of human effluent to ground, where permitted activity performance standards of the Regional Plan are not complied with.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-O5	Ensure land development does not detract from the amenity value or qualities of the local environment.	Intensification is enabled within the Residential Zones subject to a comprehensive urban design assessment which considers how well a development is integrated within the receiving environment. The assessment considers adjacent properties, on-site amenities, as well as the wider streetscape and important visual features of the environment in which it is located.
LD-P1	Recognise the appropriateness of Urban Growth Areas as an important resource for providing for new urban land development and as the focus for future urban growth.	Whilst PC44 seeks to enable intensification of the existing urban areas to meet projected demand, some Greenfield growth is anticipated – and particularly over the medium to long term. The Residential Zones are to accommodate urban growth, with large scale greenfield development to occur in a planned and coordinated manner, in identified Urban Growth Areas and following a comprehensive Structure Plan process.
LD-P2	Ensure patterns of future urban development are consistent with the identified Urban Growth Areas as described in APP1-UGA.	
LD-P5	Ensure that urban development of an identified Urban Growth Area occurs by way of a Taupō District Development Plan Process and associated plan change process.	
LD-P6	Define the precise location, extent, form and staging of development of Urban Growth Areas by way of the Taupō District Development Plan Process and associated plan change process.	
LD-P7	Ensure that the development framework for the Urban Growth Areas is determined by the Taupō District Development Plan Process.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
LD-P8	That a range of residential densities, location of rural residential opportunities and the staging of the development of the Urban Growth Areas shall be determined by the Taupō District Development Plan Process.	
LD-P9	Ensure that staging of development in the Urban Growth Areas is efficient, consistent with and supported by adequate infrastructure.	
LD-P10	Ensure that the planning and development of Urban Growth Areas adequately takes into account the efficient and effective functioning of supporting and surrounding infrastructure.	
LD-P11	Allow new activities and development to connect to existing water and wastewater infrastructure where there is adequate capacity to meet the needs of the development.	Intensification occurs within existing urban areas, with access to reticulated infrastructure networks. Where residential development occurs in locations that are not adequately serviced by water and wastewater networks, lot sizes are sufficient to accommodate services via on-site means. Residential areas are zoned according to infrastructure availability, providing for higher density development around existing and planned infrastructure.
LD-P12	Avoid, remedy or mitigate any adverse effects of the disposal of stormwater on the receiving environment.	Stormwater generated from residential activity is managed by Council through long-term planning processes. However, reductions in stormwater runoff are encouraged through the District

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		Plan via exemptions for rainwater harvesting systems, and requiring impervious surface areas be provided on lots.
LD-P14	Avoid, remedy or mitigate the adverse effects of new development and activities on the safe and efficient functioning of the existing and future roading networks including those identified through the Taupō District Development Plan Process.	Residential developments must comply with Council's engineering standards for land development, through District Plan performance standards for land transport. Greenfield development and zoning of Development Areas occurs via a Structure Planning process which considers roading network capacity.
LD-P16	Allotments that are not serviced by an off-site wastewater disposal system are to be of an adequate size to ensure that the proposed land use can operate and maintain appropriate on-site effluent and waste water treatment systems.	The Low Density Residential Zone is the only residential zone in which developments may not connect to a reticulated wastewater network. The Regional Council specifies a minimum lot size requirement for disposal of wastewater to ground.
LD-P17	Ensure that proposals for the subdivision and development of land assess the particular amenity values of the area including the physical characteristics of the land and avoids, remedies or mitigates any adverse effects.	Proposals to develop and intensify existing urban lots are required to consider adjacent residential properties and the streetscape in the design and location of additional buildings. Additional LRZ and Greenfield developments must consider and respond to topography and other physical land characteristics, as
LD-P18	Subdivision and subsequent development shall either maintain or enhance, but not detract from, the significance of features or areas of	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	cultural, spiritual, historical, landscape or natural value, (as identified through the provisions of this Plan).	well as features, sites, and areas of value, to remedy, mitigate or avoid unacceptable adverse effects.
SI-O3	Land use in the District will not adversely affect the capacity and the safe and effective functioning of Nationally and Regionally Significant Infrastructure required to service existing and future communities.	There are areas within the Residential Zones that are proximate to Nationally and Regionally Significant Infrastructure, such as State Highways or the Taupō Airport. Whilst reverse sensitivity effects are largely managed through District Wide provisions, consideration of the effective functioning of significant infrastructure is influential for rezoning and Structure Planning processes. Essentially, new residential zones should not be established proximate to significant infrastructure, to avoid unacceptable adverse effects on the health and wellbeing of people and communities.
SI-O4	National transport infrastructure located in the Taupō District operates in a safe and effective manner.	
SI-P3	Subdivision, land use and development will not adversely affect (including reverse sensitivity effects) the effective and safe functioning of national and regional infrastructure.	
TW-O1	The values, rights and interests of Taupō District mana whenua are recognised and protected.	The values, rights, and interests of Taupō District's mana whenua are protected through JMA's and involvement as partners in planning processes. At the site-specific scale, the effects-based nature of the Plan allows for a broad range of activities to be undertaken within the Residential Zone, subject to compliance with performance standards.
TW-O2	Mana whenua are a partner in District Plan planning and decision making.	
TW-O3	Resource management planning and decision making reflects tikanga, mana whakahaere, kaitiakitanga, manaakitanga, whakapapa, mātauranga Māori and te whanake.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
TW-O4	Support development on Māori land that meet the needs of those landowners and respects the exercise of kaitiakitanga, self-determination and the relationship of tangata whenua with their land, water, significant sites and wāhi tapu.	Papakainga development is, however, a specified activity that is provided for - signalling that the Plan anticipates this type of development on Māori land and precluding this activity from notification under the RMA.
TW-O5	Māori are supported to develop their ancestral lands for their social, economic and cultural wellbeing.	
TW-P1	Recognise and provide for the following matters in land use planning and decision making: a. The relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures). b. Mātauranga Māori, kaitiakitanga and tikanga Māori. c. The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho. d. The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.	The points raised in the preceding are relevant.
TW-P2	Provide for development on Māori land that enables tangata whenua: a. To exercise their mana whakahaere and kaitiakitanga consistent with their kawa, tikanga and mātauranga.	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	b. To fulfil cultural, economic and social aspirations, rights and interests of those owners. c. Strengthens their relationships with land, water, significant sites and wāhi tapu.	
TW-P3	Recognise and support opportunities for tangata whenua to exercise their customary responsibilities as mana whenua.	
TW-P4	Recognise the wider existing and historical constraints on the utilisation and development of Māori land.	
TW-P6	Recognise, in decision making, the importance of iwi and or hapū environmental management plans in providing important guidance and direction on the sustainable use and development of the environment and natural resources.	
TW-P7	Recognise and support kawa and the incorporation of tikanga and mātauranga Māori into the planning, design, development and/or operation of land use activities.	
UFD-O1	The district develops in a cohesive, compact and structured way that: a. contributes to well-functioning and compact urban zones that provide for connected liveable communities;	The realisation of housing supply is predominately met through the Residential Zones, and provisions either enable or restrict a range of housing types and densities. Development of a residential nature within the rural zones is avoided.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	b. enables greater social and cultural vitality and wellbeing, including through recognising the relationship of tangata whenua with their culture, traditions, and taonga; c. ensures infrastructure is efficiently and effectively integrated with land use; d. supports emissions reduction through well planned urban form, design and location; e. meets the community's short, medium and long-term housing and business needs; and f. protects the productive capacity of rural land.	A greater concentration of dwellings is anticipated around key transport routes and community centres, to ensure a compact and well-functioning urban environment, and efficient use of available infrastructure.
UFD-O2	Subdivision, use and development of land will protect the effective functioning of the Rural Zones maximise the efficient use of zoned and serviced urban land and is co-ordinated with the provision of cost effective infrastructure.	Projected housing demand is met through intensification of existing residential zones, or through Greenfield development following a Structure Planning process to ensure the provision of cost-effective infrastructure and avoid fragmentation of the Rural Zones.
UFD-O3	Subdivision, use and development of land in appropriate locations which can demonstrate social and/or cultural benefits to the District's community is recognised and provided for.	
UFD-O4	Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.	Development in residential zones is largely serviced via reticulated networks, with the exception of the Low Density Residential Zone.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
		Infrastructure networks are maintained and upgraded to service projected growth, so development should occur in anticipated locations to ensure it is appropriately serviced. Low Density Residential Development is of a density appropriate for the servicing arrangements proposed. Regional Council consents may be required where minimum lot sizes are not met, and connections to wastewater networks not provided.
UFD-O6	Subdivision, use and development will not detract from the planned urban built form and effective functioning of the zone which it is located.	Objectives, policies and rules ensure that development responds to demand for housing, without detracting from the form and functioning of the Residential Zones. Consideration is required to character and form, natural features, and effective functioning of infrastructure and service networks.
UFD-O7	Subdivision, use and development is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that protects or enhances the important natural, cultural and historic values of the environment where it is located.	Development occurs within appropriate locations, identified through a comprehensive planning process to consider sequencing of growth and to ensure that natural, cultural or historic values are considered.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
UFD-O8	The East Taupō Arterial will continue to act as an 'urban fence' generally separating urban activities from industrial, rural and renewable electricity generation activities.	Residential zones and activities do not extend beyond the East Taupō Arterial.
UFD-P1	Identify and zone appropriate areas of land for urban purposes to guide the future provision of infrastructure within the Taupō District.	Infrastructure networks are extended to service projected growth, which is influenced by zoning.
UFD-P2	Planning and development in urban zones will positively contribute to well-functioning urban environments.	The District Plan provides an enabling framework to allow development that meets the changing needs of the community over time. Development considers the receiving environment within which it is located, and the functioning of that environment through compatible mixed use activities, efficient use of infrastructure, and a compact urban form with a range of dwelling densities and typologies.
UFD-P3	Avoid the subdivision, use and development of land that does not maximise the efficient use of zoned and serviced urban land and is not co-ordinated with the provision of effective infrastructure.	The greatest development potential is provided in areas close to infrastructure networks and key transport routes. No additional development potential is afforded within the rural zones.
UFD-P4	Avoid fragmented urban development that results in inefficient: a. use of land, b. provision and functioning of infrastructure, and	

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	c. functioning of the Rural Zone.	
UFD-P5	Require urban subdivision and land development to be efficiently and effectively serviced by infrastructure (including Development Infrastructure and Additional Infrastructure), according to the capacity limitations of that infrastructure.	Proposals for development must demonstrate alignment with the policy framework of the Plan, unless they are otherwise anticipated as permitted or controlled activities. The Residential Zones Policy frameworks require assessment of available infrastructure capacity.
UFD-P6	Support and encourage subdivision, use and development of land that can demonstrate positive social and/or cultural outcomes for the District's community.	Subdivision, use and development is supported and encouraged through an enabling, effects-based planning framework in appropriate locations.
UFD-P7	Provide for the development of Papakāinga on Māori land to facilitate Māori occupation on their ancestral lands.	Papakāinga is provided for as permitted activity on Māori land within the residential zones, and a restricted discretionary on general land.
UFD-P10	Manage subdivision use and development of land to ensure that it will not: a. have an adverse effect on the functioning of the environment where it is located, b. unduly conflict with existing activities on adjoining properties and the surrounding area, c. compromise development consistent with the intent and planned urban built form of the zone where it is located, and	Subdivision, use, and development is managed through a policy and rules framework which enables a range of activities where effects are positive or acceptable, or suitably avoided, remedied or mitigated.

Objective/Policy No.	Objective/Policy	Relationship to Residential Zones
	d. give rise to reverse sensitivity effects on existing uses.	
UFD-P11	Require the design and location of activities to avoid or mitigate natural hazards to an acceptable level of current and future risk to life, property and the environment.	
UFD-P13	Ensure that new urban subdivision and land development is designed in a manner that enables effective and logical multi modal transportation links to the surrounding, including planned, urban areas.	Consideration of multi-modal transport links is generally required at the subdivision stage of development, though there are provisions within the residential zones which consider connectivity.

APPENDIX D – PROVISION ANALYSIS

Option	Source	Relevance How effective are the provisions in achieving the objective	Recommendation
1 – Status quo	Status quo	Maintaining the status quo would not create sufficient additional development capacity within the residential zones, to meet projected demand. The Housing and Business Needs Assessment completed by Council identified a shortage of supply over the long-term. An infill model assuming 15% of infill development was utilised in projecting available supply. Therefore, a review of the Residential Chapters to better enable intensification is required. Existing provisions relating to plot ratio and height in relation to boundary adjacent to public space, limit the potential to 'build up'. Maximum vehicle movements restrict development to three dwellings per site, regardless of the size of the allotment.	Discard – existing provisions do not adequately enable a variety of dwelling typologies, and unintentionally create a bias favouring the maintenance of character and amenity. Some development controls (i.e. plot ratio) restrict development upwards and limit development potential in existing urban areas. This does not increase developer confidence.

		Consequently, the existing provisions would not be the most efficient to give effect to the direction set out in both the NPS-UD, to provide sufficient development capacity to meet demand, and the FDS. Existing provisions do not adequately provide for specified activities including comprehensive housing developments, papakāinga, and renewable energy generation and rainwater harvesting activities.	
2 – Review provisions	Development of issues and options papers, implementation of FDS, Council workshops, public feedback.	To generate additional development capacity within existing residential zones, the provisions should be reviewed to remove barriers to building up, and providing more dwelling units on sites. Additional provisions are required to ensure that intensification is delivered in a way that achieves quality living environments. Proposed standards for outdoor living areas and permeable surfaces are examples of such.	Retain proposed intensification provisions for further assessment, to generate additional development capacity. This would give effect to the implementation requirements of the FDS and comply with direction set in higher order planning documents.

APPENDIX E – PROVISION CASCADE

MRZ Objectives	MRZ Policies	MRZ Methods
MRZ-O1 Land within the MRZ is used efficiently for residential activities and development that: 1. increases housing supply and choice; 2. is of a greater scale and density than the GRZ and LRZ; and 3. is responsive to demand for smaller 1- to 2-bedroom dwellings, and the planned urban character of neighbourhoods.	MRZ-P1 Encourage growth and intensification within the Medium Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.	MRZ-R1(1), MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards
MRZ-O2 Development does not detract from the planned urban form and function of the MRZ, and elements that contribute positively to residential character and amenity are maintained and enhanced.	MRZ-P2 Take any relevant Development Area Plans, strategies or guidelines into account in the design of any development within the MRZ.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch, DEV3 Nukuhau.
MRZ-O3 Non-residential activities contribute to the vitality of urban environments, and do not	MRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual	MRZ-R1, MRZ-R3, MRZ-R4, MRZ-Standards, LIGHT-R1, LIGHT-R2, NOISE-O1, NOISE-P1, NOISE-R1,

undermine the role, function, or amenities of the MRZ for predominantly residential activities.	appearance, and have operational characteristics that are compatible with residential amenity values.	NOISE-R2, SIGN-O1, SIGN-P1, SIGN-R1, SIGN-R2, SIGN-R3, TEMP-O1, TEMP-P1, TEMP-R1, TEMP-R4
	MRZ-P4 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Medium Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.	
	MRZ-P5 To have regard to the physical resource and investment of existing business activities within the PREC1-KTHD area when considering their on-site development.	
MRZ-O4 Development in the MRZ is supported by an adequate level of infrastructure and services, appropriate for the proposed development.	MRZ-P6 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, TRAN-O1, TRAN-P1, TRAN-P2, TRAN-P4, TRAN-P8, TRAN-P14, TRAN-R1, TRAN-Standards, INF-O1, INF-P1

	MRZ-P7 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
MRZ-O5 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.	MRZ-P8 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by: 1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance; 2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form; 3. minimising impermeable surfaces to increase opportunities for on-site landscaping to be	MRZ-R1(1), MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch, DEV3 Nukuhau, NOISE-O1, NOISE-P1, NOISE-R1.

	integrated with housing developments, to improve on-site amenity; 4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment; 5. encouraging the use of CPTED principles; and 6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.	
MRZ-O6 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Development Plan Area.	MRZ-P9 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV1 Kinloch.
MRZ-O7 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character and minimises offsite effects, while: 1. ensuring the risk of erosion of, and exacerbation of flood risk downstream from, the major gully	MRZ-P10 Development within the Nukuhau Structure Plan Area shall: a. achieve a connected open space and walking-cycling network centered on the natural gully system identified in the Nukuhau Structure Plan, stormwater reserves and street corridors with a high amenity interface with the residential uses.	MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R4, MRZ-Standards, DEV3 Nukuhau.

systems within the Nukuhau Development Plan are avoided, remedied or mitigated; and, 2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. 3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.	b. avoid, or appropriately remedy or mitigate, any adverse traffic effects from subdivision and development within the Nukuhau Precinct on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge. c. avoid, or appropriately remedy or mitigate, any significant risk of erosion and flooding within the natural gully system identified in the Nukuhau Structure Plan.	

GRZ Objectives	GRZ Policies	GRZ Methods
GRZ-O1 Development does not detract from the planned urban form of the General Residential Zone, and elements that contribute positively to residential character and amenity are maintained and enhanced.	GRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the General Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that could not be avoided, or appropriately remedied or mitigated.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards

GRZ-O2 The General Residential Zone provides the greatest variety of housing types, densities and sizes, including some Comprehensive Housing Developments, whilst maintaining an overall suburban character.	GRZ-P2 Enable growth and intensification within the General Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O3 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the General Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.	GRZ-P3 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O4 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the General Residential Zone.	GRZ-P4 Minimise reverse sensitivity effects by: 1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and 2. ensuring activities do not compromise the safe operation of the land transport network.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards
GRZ-O5 Development in the General Residential Zone is supported by an adequate level of	GRZ-P5 Development must ensure that the capacity, efficiency, performance, and	

infrastructure and services, appropriate for the proposed development.	sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, INF-O1, INF-P1
	GRZ-P6 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
GRZ-O6 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga. Papakāinga are of a form and scale that considers the functioning of the General Residential Zone and any adjacent zones.	GRZ-P7 1. Provide for Papakāinga on Māori land; 2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land; 3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will	GRZ-R1, GRZ-R2, GRZ-Standards

	remain in Māori ownership or be converted to Māori freehold title.	
GRZ-O7 Land within the General Residential Zone is used efficiently for residential development that: 1. Provides a variety of housing types to respond to community needs in different locations; 2. Is responsive to the planned urban character of neighbourhoods; and 3. Is consistent with any relevant Structure Plan.	GRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the GRZ.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV1 Kinloch, DEV2 Lake Ohakuri, DEV3 Nukuhau, DEV4 Pukawa C, DEV5 Whareroa North
GRZ-O8 Residential developments are well-designed, providing good quality living environments and contributing positively to safe, attractive streetscapes and open spaces.	GRZ-P9 Ensure that housing development is of a high quality, complimentary to planned neighbourhood and street character, by: 1. controlling the height, bulk, form and appearance of buildings to minimise adverse visual and amenity effects, including a sense of enclosure or dominance; 2. reducing the visual effects of development through the use of modulation of building form and footprint, articulation of façades, and variation in materials and roof form; 3. minimising impermeable surfaces to increase	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, NOISE-O1, NOISE-P1, NOISE-R1

	opportunities for on-site landscaping to be integrated with housing developments, to improve on-site amenity; 4. encouraging the retention of established, mature vegetation to allow better integration with the surrounding environment; 5. encouraging the use of CPTED principles; and 6. requiring adequate sunlight and privacy be provided between adjacent residential units in the form of outdoor living spaces.	
GRZ-O9 Enable the PREC1-NEWRZ to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.	GRZ-P10 Development in PREC1-NEWRZ should: 1. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land. 2. not adversely affect the amenity of the wider Residential Environment.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, SUB-P1, SUB-R13
GRZ-O10 To maintain and enhance the existing amenity and character of the Kinloch Development Area and provide for appropriate residential	GRZ-P11 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV1 Kinloch

development in the Kinloch Community Development Plan Area.	of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	
GRZ-O11 Enable the Lake Ohakuri Development Plan Area to be developed as a holiday resort.	GRZ-P12 Ensure a pattern of development in the Lake Ohakuri Development Plan Area that: 1. is in general accordance with the block pattern and structure in Lake Ohakuri and on map D4, and 2. is consistent with the key principles of development as described in Section 1 of Lake Ohakuri, and 3. exhibits the Essential Qualities identified in Section 2 of Lake Ohakuri, and 4. is in general accordance with the Aims and Objectives of quality places in section 3 of Lake Ohakuri, and 5. is in general accordance with the indicative typology plan in Section 4 of Lake Ohakuri.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV2 Lake Ohakuri
	GRZ-P13 A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and	

	mitigate the effects of built development in Lake Ohakuri.	
GRZ-O12 A range of housing types and densities is available in the Nukuhau Development Plan Area to meet the needs of all communities and the growth of Taupō.	GRZ-P14 Development within DEV3 Nukuhau shall: 1. enable a variety of housing types in the DEV3-Nukuhau - Nukuhau General Residential Zone including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages. 2. encourage development in the Nukuhau Development Plan area to be carried out in a manner which reflects the intent of the Nukuhau Development Plan. 3. achieve an appropriate level of residential amenity and character. 4. enable the development of a range of housing types, to provide a choice of living environments.	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV3 Nukuhau
GRZ-O13 To enable residential development of the Nukuhau Development Plan Area as envisaged by the Plan, in a manner that contributes positively to residential amenity and character, and minimises	GRZ-P14 Development within DEV3 Nukuhau shall: 1. achieve a connected open space and walking-cycling network centred on the natural gully system identified in the Nukuhau Development Plan,	GRZ-R1, GRZ-R2, GRZ-R3, GRZ-R4, GRZ-Standards, DEV3 Nukuhau

offsite effects while: 1. ensuring the risk of erosion of, and exacerbation of floodrisk downstream from, the major gully systems within the Nukuhau Development Plan are avoided, remedied or mitigated. 2. maintaining and enhancing the natural gully system identified in the Nukuhau Development Plan as stormwater flow paths as far as practicable. 3. ensuring that the safe, efficient and effective operation of the existing roading network of the Control Gates Bridge and intersections either side of the bridge is maintained as the Nukuhau Development Plan develops.	stormwater reserves and street corridors with a high amenity interface with the residential uses. 2. significant adverse traffic effects from development within the Nukuhau Development Plan on the safe, efficient and effective operation of existing roading infrastructure at the Control Gates Bridge, and/or the intersections on either side of the Bridge, are avoided, remedied or mitigated. 3. the risks of significant erosion and flooding within the natural gully system identified in the Nukuhau Development Plan are avoided, remedied or mitigated.	

LRZ Objectives	LRZ Policies	LRZ Methods
LRZ-O1 Elements of the Low-Density Residential Zone that give the zone its own character are maintained and enhanced, and development is well-designed to contribute positively to neighbourhood character and amenity.	LRZ-P1 Avoid the establishment of any new activity that would be incompatible with the role, function and planned character of the Low Density Residential Zone, or which would generate adverse effects – including reverse sensitivity effects - that	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards

	could not be avoided, or appropriately remedied or mitigated.	
LRZ-O2 Non-residential activities contribute to the vitality and functioning of urban environments, and do not undermine the role, function, or amenities of the Low-Density Residential Zone for predominantly residential activities. Non-residential activities are of a nature and scale to remain compatible with the residential amenity values of the area.	LRZ-P2 Provide for non-residential activities where they maintain a residential scale, visual appearance, and have operational characteristics that are compatible with residential amenity values.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards
LRZ-O3 Adverse effects of activities are managed to provide residential amenity consistent with the planned character of the Low Density Residential Zone.	LRZ-P3 Minimise reverse sensitivity effects by: 1. ensuring noise sensitive activities located adjacent to State Highways provide sufficient acoustic treatment; and 2. ensuring activities do not compromise the safe operation of the land transport network.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, NOISE-O1, NOISE-P1, NOISE-R1
	LRZ-P4 1. Promote the uptake of small-scale renewable energy generation and rainwater harvesting systems in the Residential Environment at a	

	household and community scale. 2. Avoid, remedy, or mitigate adverse effects of small-scale renewable energy generation activities and rainwater harvesting systems.	
LRZ-O4 Ensure that development in the Low-Density Residential Zone provides an adequate level of infrastructure and services appropriate for the proposed development.	LRZ-P5 Development must ensure that the capacity, efficiency, performance, and sustainability of the wider roading and infrastructure networks are not compromised, including the needs of anticipated future development.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, INF-O1, INF-P1
LRZ-O5 Whanau, hapū and iwi can use and develop ancestral land for Papakāinga. Papakāinga are of a form and scale that considers the functioning of the Low-Density Residential Zone and any adjacent zones.	LRZ-P6 1. Provide for Papakāinga on Māori land 2. Recognise the social and cultural benefits of the occupation and development of Papakāinga by whanau, hapū and iwi on Māori land 3. Allow for Papakāinga on General land owned by Māori where it can be demonstrated that there is an ancestral connection to the land and the land will remain in Māori ownership or be converted to Māori freehold title.	LRZ-R1, LRZ-R2, LRZ-Standards

LRZ-O6 Land within the Low-Density Residential Zone is used efficiently for residential development that: 1. Is sensitive to natural features and landscapes; 2. is responsive to the planned urban character of neighbourhoods; and 3. is consistent with any relevant Development Area Plan.	LRZ-P7 Enable moderate growth within the Low Density Residential Zone, where development is in accordance with the outcomes sought for the Zone, and Council's Future Development Strategy. LRZ-P8 Any relevant Development Area Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, DEV1 Kinloch, DEV2 Lake Ohakuri, DEV3 Nukuhau, DEV4 Pukawa C, DEV5 Whareroa North
LRZ-O7 Enable PREC1-NEWRZ- New Residential Zone to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.	LRZ-P9 Development in PREC1-NEWRZ should: a. be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land. b. not adversely affect the amenity of the wider Residential Environment.	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, SUB-P1, SUB-R13
LRZ-O8 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential	LRZ-P10 Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character	LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-Standards, DEV1 Kinloch

development in the Kinloch Community Development Plan Area.	of the existing settlement and reflects the intent of the Kinloch Community Development Plan Area.	

APPENDIX F - Taupō Low Density Residential Demand Forecast Economic Update

GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan
REVIEW
Te Arotakenga i te Mahere ā-Rohe o Taupō

Section 32 Evaluation Report Background and Engagement

Plan Change 47 - Māori Purpose Zone
Plan Change 49 – Minor Corrections

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1. Introduction

This report is prepared to fulfil part of the requirements of Section 32 of the Resource Management Act 1991 (RMA) and should be read alongside the Plan Change Document and individual section 32 reports for each plan change.

The Taupō District Plan (TDP) became operative in 2007. While some sections have been updated through plan changes, several parts are now over ten years old. In 2018, a comprehensive review of the TDP commenced, focusing on resource-intensive aspects, including:

- A desktop review of the Natural Values sections;
- Updating fault line mapping;
- Initiating rural chapter consultation; and
- Engaging with iwi.

In May 2020, the Council, supported by Joint Management Agreement Partners, resolved to undertake a full review of the District Plan. However, with the RMA Reform progressing, the release of the Exposure Draft for the Natural and Built Environment Act (NBEA) in April 2021 prompted a reassessment of this approach.

By July 2021, the Council refined its strategy, shifting from a full District Plan review to a series of targeted plan changes. This decision was influenced by:

- The significant resources required for a complete review, and
- The anticipated transition to a regional planning model under the NBEA.

On March 29, 2022, the Council formally adopted this new approach, revoking the initial review resolution. Between 2022 and 2024, six plan changes were developed and processed under the First Schedule:

- **Plan Change 38** – Strategic Directions
- **Plan Change 39** – Residential Building Coverage
- **Plan Change 40** – Taupō Town Centre
- **Plan Change 41** – Deletion of Fault Lines
- **Plan Change 42** – General Rural & Rural Lifestyle Environments
- **Plan Change 43** – Taupō Industrial Environments

Due to ongoing legislative uncertainties, including the revocation of the NBEA and SPA, the sectional review approach continues. The latest plan changes include:

- **Plan Change 44** – Residential Zones
- **Plan Change 45** – Neighbourhood Centre Zone
- **Plan Change 46** – Open Space Zones
- **Plan Change 47** – Māori Purpose Zone
- **Plan Change 48** – Designations *(not covered by this report)*
- **Plan Change 49** – Minor Corrections

This Background and Engagement Report meets Section 32 requirements, consolidating common background, context, and engagement aspects for Plan Changes 44–46 and Plan Change 49 to avoid repetitive content across multiple plan change documents.

Prior to seeking approval to notify these 6 plan changes, the Plan Stop legislation came into effect (The Resource Management 2025, Consenting and other System Changes Amendment Act). The Council sought exemption from the Government on all six plan changes, however exemptions were only approved in full for Plan Changes 47-49. Given bundle 2 was developed as a package, and much of the consultation was broad across all the changes, this report will still reference Plan Changes 44-46. The majority of text relating to these Plan Changes has been removed.

Scope

The majority of the plan changes are confined to the specific chapter or chapters that they cover. Due to the National Planning Standards relocating many activity provisions (signs, noise, light, subdivision, earthworks etc) to the district wide chapters, these will be comprehensively reviewed in their respective chapters in later review bundles. The exception to this is where there would be a vacuum in provisions.

A summary of the key changes of each of the plan changes follows:

Plan Change Number	Scope of Plan Change	Key changes
Plan Change 47 – Maori Purpose Zone	New Chapter – currently no Maori purpose zone	• Māori Purpose Zone (MPZ) enables development of Māori land for a range of activities that meet Māori cultural needs • Different approach for rural and urban Māori land • Five sites put forward
Plan Change 48 - Designations	Full roll over and new designation process	• Call for rollover of existing designations, with or without modification • Invitation for new designations

Plan Change 49 – Minor Corrections	Minor and discreet changes.	• A series of minor corrections to rectify errors from the National Planning Standards reformat or from the first bundle of plan changes.

2. Statutory and Planning Context

2.1 Resource Management Act

The preparation of Plan Changes 47 and 49 have been undertaken in accordance with the First Schedule of the Resource Management Act 1991 (RMA).

The First Schedule of the RMA sets out the statutory requirements for the development and amendment of District Plans, including provisions for:

- Public consultation and participation in the plan change process;
- Evaluation under Section 32, ensuring proposed changes achieve the Act's purpose;
- Consideration of environmental, social, economic, and cultural effects; and
- Legal tests for plan validity and alignment with national and regional policy statements.

A summary of the relevant statutory requirements for District Plan drafting, referencing Colonial Vineyards vs Marlborough District Council ([204] NZEnvC 55 [17]), is set out below:

(a) *Provisions in the District Plan are to assist the Taupō District Council in undertaking its functions under the Act*[1]. Including the function of seeking to achieve the integrated management of the use, development and protection of land and associated natural and physical resources of the (Taupō) District[2].

An important physical resource in the district is the Taupō Town Centre. That resource is represented by the agglomeration of private and public investment including buildings, open spaces and services that support services and activities which subsequently promote social and economic wellbeing for the District.

These physical resources require consideration in terms of the integrated management of the use, development, and protection of the natural and physical

[1] *Section 74(1)(a) and s31*
[2] *Section 31(1)(a)*

resources of Taupō District.

That function is to be fulfilled by *objectives, policies and methods within the District Plan, controlling any actual or potential effects of the use, development and protection of land*[3].

(b) The *preparation of the District Plan is to be undertaken in accordance with the provisions of Part 2, and any applicable regulations*.

(c) National Policy Statements are the RMA legislative tool whereby central government can prescribe objectives and policies to address matters of national significance. *The Council must prepare and change its plan in accordance with a NPS (s74(1)) and must give effect to any relevant NPS (s75(3)(a)).* The key NPS with relevance to this bundle of Plan Changes is the National Policy Statement on Urban Development (**NPS-UD**).

(d) *Effect is to be given* to the provisions of the Waikato Regional Policy Statement[4].

(e) *Regard shall be had* to any relevant management plan and strategy prepared under other Acts[5].

(d) The approach needs to align with the Council's functions under the Act and other relevant instruments.

i. That *processes (and provisions that drive processes) are timely, efficient and cost effective and proportionate to the functions being performed, and that plan drafting is clear and concise* (Section 18A); and

ii. When reaching a conclusion as to which provision is the '*most appropriate'* the requirements of s32, having regard to the *efficiency* and *effectiveness* of the provision is to be considered.

In this context, an evaluation of an objective to be amended or inserted is to be examined in light of whether such is the most appropriate way to achieve the purpose of the Act[6].

For an evaluation of provisions (policies and rules) the examination is to consider whether such are the most appropriate to achieve the objectives[7], considering reasonably practicable alternatives[8], and the efficiency and effectiveness of the provisions in achieving the objectives[9].

Sections 74 of the RMA sets out the requirements for changes to district plans, while section 75(3) and section 75(4) sets out the following matters:

(3) A district plan must give effect to—

(a) any national policy statement; and

(b) any New Zealand coastal policy statement; and

[3] *Section 31(c)*
[4] *Section 75(3)(c)*
[5] *Section 74(2)(b)(i)*
[6] *Section 32(1)(a)*
[7] *Section 32(1)(b)*
[8] *Section 32(1)(b)(i)*
[9] *Section 32(1)(b)(ii)*

(ba) a national planning standard; and

(c) any regional policy statement.

(4) A district plan must not be inconsistent with—

(a) a water conservation order; or

(b) a regional plan for any matter specified in section 30(1).

These requirements are addressed in the following sections of this report. Section 74(1) directs that the Council must undertake changes to its District Plan in accordance with Section 31, the provisions under Part 2, and Section 32 of the *Resource Management Act 1991 (RMA)*.

Plan Changes 44–47, and 49 align with the Council's functions under Section 31, as relevant to the matters being amended, and with the requirements of Sections 31(a) and 32(b).

Clauses 1 to 20A of the *First Schedule* of the RMA outline the procedures for a plan change, including consultation and notification requirements.

Clauses 3 and 3B detail the consultation procedures:

- Clause 3(1) states that during the preparation of a proposed policy statement or plan, the local authority must consult:
  - The Minister for the Environment;
  - Other Ministers of the Crown affected by the plan change;
  - Local authorities impacted by the change; and
  - Tangata Whenua through iwi authorities.
- Clause 3(2) allows local authorities discretion to consult others, but requires any additional consultation to comply with Section 82 of the Local Government Act 2002 (LGA).
- Clause 3B specifically pertains to consultation with iwi authorities.

Clauses 5 to 11 of the *First Schedule* of the RMA outline the requirements for:

- Notification
- Receipt of submissions
- Hearings, and
- The formal notification of decisions

Compliance with these provisions will be necessary throughout the processing of each proposed plan change.

Key Terms in Applying Section 32

- Appropriateness – The suitability of a plan provision in achieving its proposed purpose.
    - For Section 32(3)(a) (*Evaluation of Objectives*), appropriateness may include:
        - Relevancy
        - Usefulness
        - Achievability
        - Reasonableness
    - For Section 32(3)(b) (*Policies, Rules, or Other Methods*), it includes:
        - Effectiveness
        - Efficiency
- Effectiveness – Measures how successful a particular option is in achieving its objective. Success can be determined by:
    - Whether an objective is fully met,
    - The degree of progress made, or
    - The speed at which progress occurs.
- Efficiency – Refers to whether the benefits outweigh the costs, immediately or over time.
    - The most efficient policy achieves the stated objective at the greatest benefit and lowest cost.
    - Efficiency should not be confused with *net benefit* or *net present value*, which attempt to quantify all benefits and costs into a single measure.

Section 32 Requirements for Evaluation Reports

The evaluation report prepared under *Section 32* must:

a. Examine whether the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA.
b. Evaluate whether the provisions in the proposal effectively achieve the objectives by:
    a. Identifying other practical alternatives,
    b. Assessing the efficiency and effectiveness of the provisions, and
    c. Summarizing the reasons for deciding on the provisions.
c. Contain an appropriate level of detail corresponding with the anticipated environmental, economic, social, and cultural effects.

Additionally, evaluations must:

- Assess expected benefits and costs for environmental, economic, social, and cultural effects, including anticipated impacts on:
    - Economic growth,
    - Employment opportunities.
- Quantify benefits and costs where practicable.
- Evaluate the risks of acting or not acting in cases of uncertain or insufficient information.

2.2 Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010

The overarching purpose of this legislation is to restore and protect the health and wellbeing of the Waikato River for present and future generations.

Key aspects of this Act include:

- Co-management arrangements for the Waikato River,
- Implementation through Joint Management Agreements with iwi,
- Recognition of the statutory significance of Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River.

2.3 Vision and Strategy for the Waikato River

The Vision and Strategy was immediately incorporated into the Waikato Regional Policy Statement and has the status of a National Policy Statement. It is intended by Parliament to serve as the primary direction-setting document for the Waikato River and activities within its catchment that affect the river. The Waikato River Authority (WRA) adopted the Vision and Strategy as part of the settlement process in accordance with legislation.

The ultimate vision is: "The Waikato River will be safe for people to swim in and take food from over its entire length."

To realise the Vision, thirteen key objectives have been identified:

a. The restoration and protection of the health and wellbeing of the Waikato River.
b. The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual connections.
c. The restoration and protection of the relationship of Waikato River iwi, according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural, and spiritual connections.
d. The restoration and protection of the relationship of Waikato region's communities with the Waikato River, including their economic, social, cultural, and spiritual connections.
e. An integrated, holistic, and coordinated approach to managing the natural, physical, cultural, and historic resources of the Waikato River.
f. Adopting a precautionary approach to decisions that may cause significant adverse effects, particularly those that could result in serious or irreversible damage to the river.
g. Recognizing and avoiding cumulative effects of activities within the river and its catchment on the health and wellbeing of the Waikato River.
h. Acknowledging the degraded state of the Waikato River and ensuring it does not absorb further degradation due to human activities.
i. Protecting and enhancing significant sites, fisheries, flora, and fauna.
j. Recognizing the strategic importance of the Waikato River to New Zealand's social, cultural, environmental, and economic wellbeing, necessitating its restoration and protection.
k. Restoring water quality so the Waikato River is safe for swimming and food gathering across its entire length. l. Improving access to the Waikato River to facilitate sporting, recreational, and cultural opportunities. m. Applying both mātauranga Māori and the latest scientific methods to achieve the above objectives.
l. The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.
m. The application to the above of both maatauranga Maaori and latest available scientific methods.

To implement the Vision and Strategy, twelve strategies have been established:

1. Prioritizing the restoration and protection of the Waikato River.
2. Assessing the current health status of the Waikato River using mātauranga Māori and scientific methods.
3. Setting measurable targets for improving the health and wellbeing of the Waikato River.
4. Developing and implementing an action plan to achieve the targets.
5. Sharing expertise (local, national, international, and indigenous) on rivers and catchment management to support the restoration and protection of the Waikato River.
6. Protecting waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi to strengthen their cultural, spiritual, and historic relationship with the river.
7. Recognizing and protecting appropriate sites associated with the Waikato River that are significant to the Waikato regional community.
8. Promoting public knowledge and understanding of the Waikato River's health and wellbeing across all sectors of the Waikato community.
9. Encouraging a 'whole of river' approach to restoration and protection, including adopting best practice methods.
10. Enhancing relationships between Waikato-Tainui, Waikato River iwi, and other stakeholders committed to restoring the Waikato River.
11. Managing cumulative adverse effects of activities through statutory planning documents.
12. Ensuring appropriate public access to the Waikato River while protecting and enhancing its health and wellbeing.

The Operative District Plan (ODP) is required to 'give effect to' the Vision and Strategy, given its status as a National Policy Statement.

2.4 Ngāti Manawa Claims Settlement Act 2012 & Ngāti Whare Claims Settlement Act 2012

The Ngāti Manawa Claims Settlement Act 2012 established the Rangitāiki River Forum, with representatives from:

- Whakatāne District Council
- Bay of Plenty Regional Council
- Taupō District Council
- Ngāti Whare
- Ngāti Manawa
- Ngāti Awa
- Ngāti Tūwharetoa (Bay of Plenty)

The Rangitāiki River Forum developed the Rangitāiki River Document (*Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki*), which is incorporated into the Bay of Plenty Regional Policy Statement to guide resource management decisions.

The vision for the Rangitāiki River is: "A healthy river, valued by the community, protected for future generations. The Mauri ora."

"E ora ana te mauri o te awa o Rangitāiki, e manaakitia ana e te iwi, e tiakina ana mō ngā whakatipuranga o muri mai. Tihe Mauri Ora."

The Rangitāiki River and its tributaries play a crucial role in the lives of hapū and iwi in the Bay of Plenty. As kaitiaki, hapū and iwi traditionally ensure the health and wellbeing of the river and its resources for current and future generations.

Under the RMA, all persons exercising functions and powers that affect the Rangitāiki River must have particular regard to the habitat of tuna (*Anguilla dieffenbachia* and *Anguilla australis*). This legislation is particularly relevant to the northern portion of the Taupō District, where considerations for tuna habitat protection have been incorporated into evaluations.

There is Department of Conservation (DOC) land within the Rangitāiki catchment. Since this land is already protected under DOC and governed by Conservation Management Plans, it benefits from existing significant protections. However, rezoning it to Natural Open Space Zone (NOSZ) under the Taupō District Plan adds an additional layer of protection.

2.5 National Planning Standards

The National Planning Standards came into effect on 5 April 2019. Their purpose is to improve the efficiency and effectiveness of the planning system by providing:

- A nationally consistent structure and format,
- Standardized definitions,
- Unified noise and vibration metrics, and
- Improved electronic functionality and accessibility.

The National Planning Standards specify the sections that must be included in a District Plan and establish a template that all District Plans must follow. Additionally, mandatory directions set out how the District Plan must be ordered. As part of the Taupō District Plan Review, the PDP changes must align with these Planning Standards.

2.6 National Policy Statements (NPS)

National Policy Statements (NPS) enable the Government to prescribe objectives and policies for matters of national significance, ensuring consistency with the sustainable management purpose of the *Resource Management Act 1991 (RMA)*.

An NPS may also guide local authorities on how they should 'give effect to' its policies and objectives. Section 75(3)(ba) of the *RMA* mandates that District Plans must 'give effect to' any National Policy Statements.

Current National Policy Statements in effect include:

- National Policy Statement on Urban Development (2020)
- National Policy Statement for Freshwater Management (2020)
- National Policy Statement for Renewable Energy Generation (2011)
- National Policy Statement on Electricity Transmission (2011)
- New Zealand Coastal Policy Statement (2010)
- National Policy Statement for Highly Productive Land (2022)
- National Policy Statement for Indigenous Biodiversity (2023)
- National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat (2023)

The National Policy Statement for Urban Development (NPS-UD) is directly relevant to this bundle of plan changes, particularly those relating to residential zones and neighbourhood centre zones. The NPS-UD requires councils to enable greater housing intensification and mixed-use development in well-connected urban environments. These plan changes give effect to that directive by adjusting zoning provisions to increase development capacity, support walkable neighbourhoods, and improve access to jobs and services. In doing so, they align the district plan with national direction aimed at addressing housing affordability and urban growth challenges.

While there is limited direct applicability of National Policy Statements to the Open Space Zones, the National Policy Statement for Indigenous Biodiversity (NPS-IB) is relevant, particularly in relation to Natural Open Space Zones (NOSZ) and indigenous vegetation removal.

2.7 National Environmental Standards (NES)

Six National Environmental Standards (NES) are currently in place, setting enforceable standards that councils must adhere to:

- NES for Telecommunication Facilities
    - Allows network operators to install low-impact infrastructure in road reserves without resource consent, provided conditions are met.
    - The Proposed Plan ensures compatibility with this NES.
- NES for Electricity Transmission
    - Minimizes costs for councils implementing the NPS for Electricity Transmission and provides consistency in maintenance and upgrading of transmission lines.
    - Only applies to existing high-voltage transmission lines, not new lines or substations.
- NES for Assessing & Managing Contaminants in Soil to Protect Human Health (NESCS)
    - Ensures contaminated land is appropriately identified and assessed before development.
    - Requires remediation or containment to make land safe for human use.
- NES for Plantation Forestry
    - Establishes nationally consistent rules for forestry-related activities.
- NES for Air Quality
    - Sets minimum health protection standards for all New Zealanders.
    - Managed by regional councils through regional plans.
- NES for Sources of Drinking Water
    - Protects source water before treatment, covering lakes, rivers, and groundwater.
    - Requires regional councils to regulate contamination risks via discharge permits.

2.8 Regional Policy Statements

The Taupō District falls under the jurisdiction of four regional councils:

- Waikato Regional Council (WRC) – covers most of the district, and all of the residential zones.
- Bay of Plenty Regional Council (BOPRC) – covers small portions.
- Hawke's Bay Regional Council (HBRC) – covers minor portions.
- Horizons Regional Council (HRC) – covers small areas in the southwest.

Since the majority of Taupō District falls under Waikato Regional Council, the Primary Assessment aligns with the Waikato Regional Policy Statement, with limited assessment against other regional policies proportionate to their geographic coverage and relevance to individual Plan Changes.

District Plans are required to 'give effect to' regional policy statements. Each individual section 32 report accompanying the plan changes contains a comprehensive assessment of the proposed provisions against the relevant Regional Policy Statement (RPS). As District Plans are required to 'give effect to' these higher-order documents, the individual reports evaluate consistency with the relevant RPS.

Additionally, District Plans 'must not be inconsistent' with any Regional Plan, as required under Section 75(4) of the RMA.

2.9 Regional Plans

When formulating a District Plan, councils must consider regional plans applicable within their jurisdiction, and ensure the District Plan is not inconsistent with them.

Of particular relevance is the Waikato Regional Plan, which sets land-use requirements for the Lake Taupō and Waikato River catchments.

At the time of writing this report:

- Plan Change 1: Healthy Rivers – Waikato and Waipā River Catchments have had an interim decision released by the Environment Court.
- Appellants had until the end of June to advise if their points had not been addressed. The next step is for WRC to file any submissions in relation to the decision by 25 July.

Plan Change 1 is Waikato Regional Council's primary response to Te Ture Whaimana o Te Awa o Waikato (*The Vision and Strategy for the Waikato River*). It introduces rules to manage discharges, including:

- Point source discharges (e.g., sewage, industrial waste).
- Non-point source discharges (e.g., agricultural runoff).

Currently, this applies to the Waikato and Waipā River catchments, but similar regulations may extend to all river catchments over time, in alignment with national freshwater management policies.

2.10 Additional Regional Plans Considered

Alongside the Waikato Regional Plan, the following documents have been considered regarding the bundle of plan changes proposed:

- Bay of Plenty Regional Natural Resources Plan
- Horizons One Plan
- Hawke's Bay Regional Resource Management Plan

Each s32 report provides a comprehensive assessment of provisions against the Regional Plan. For the avoidance of doubt, there are no identified inconsistencies between the proposed Plan Changes and:

- Waikato Regional Plan,
- Bay of Plenty Regional Plan,
- Hawke's Bay Regional Resource Management Plan, or
- Horizons One Plan.

2.11 Settlement and Iwi Legislation

In addition to its obligations under Te Tiriti o Waitangi, the Taupō District Council has statutory responsibilities to Mana Whenua under the following legislation:

- Ngāti Tūrangitukua Claims Settlement Act 1999
- Central North Island Forests Land Collective Settlement Act 2008
- Affiliate Te Arawa Iwi and Hapu Claims Settlement Act 2008
- Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
- Ngāti Manawa Claims Settlement Act 2012
- Raukawa Claims Settlement Act 2014
- Hineuru Claims Settlement Act 2016
- Ngāti Tūwharetoa Claims Settlement Act 2018

These legislative frameworks and their corresponding planning documents outline the values, interests, and aspirations of Mana Whenua. They guide outcomes sought, either individually or collectively, in partnership with:

- Government agencies,
- Resource users, and
- Other iwi authorities.

Through engagement and collaboration with Mana Whenua, the Taupō District Council has identified a key strategic priority: To recognize Te Tiriti o Waitangi and enable any outcomes sought through Treaty settlement redress and legislation.

Several core issues are intrinsically linked to Treaty obligations, including:

- Enhancing partnership with Mana Whenua in resource management decision-making.
- Enabling participation of Mana Whenua in statutory planning processes.
- Providing for the appropriate development and use of ancestral lands and taonga to support the economic and social wellbeing of Mana Whenua.

Under Schedule 1 of the *Resource Management Act 1991 (RMA)*, the Council must identify resource management issues that are significant to iwi authorities (Mana Whenua) and outline how these issues will be addressed within the District Plan.

The mauri (the cultural, spiritual, and environmental wellbeing) of Taupō's natural environment is a fundamental concern for Mana Whenua. This includes:

- Integrated management of natural resources,
- Protection of historical narratives,
- Safeguarding mountains, whenua, freshwater, and geothermal resources.
- Mātauranga Māori in Decision-Making

Recognizing the importance of Mātauranga Māori (Māori knowledge) and the practice of tikanga Māori ensures that:

- Mana Whenua perspectives are embedded in planning.
- Council decision-making processes align with cultural and historical values.
- The Taupō District Council meets its statutory obligations under Section 6(e) of the RMA.

Although the Taupō District Plan contains a Tangata Whenua / Mana Whenua chapter (as directed by the National Planning Standards), this section is limited to context and process-related provisions. All other iwi-related provisions are embedded throughout the relevant chapters of the District Plan to ensure integrated and consistent recognition of tangata whenua values and interests.

2.14 Higher-Order Documents

As a Territorial Authority, the Taupō District Council must 'give effect to' or be consistent with various higher-order statutory documents, including:

- Ngāti Tūwharetoa Claims Settlement Act 2018
  - Te Kopua Kānapanapa and Kaupapa Kaitiaki
- Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
  - Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River
- Resource Management Act 1991 (RMA)
  - National Policy Statements (NPS)

- Local Government Act 2002 (LGA)
- Ngāti Manawa Claims Settlement Act 2012
    - Te Ara Whānui o Rangitāiki – Pathways of the Rangitāiki
- Waikato Regional Policy Statement
- Bay of Plenty Regional Policy Statement
- Hawke's Bay Regional Policy Statement
- Iwi Management Plans (IEMPs)

These documents set out key principles, including:

- Te Ao Māori perspectives in resource management.
- Mana Whenua's direction on integrating tikanga Māori into decision-making.
- Restoring the health and wellbeing of the Waikato River and Rangitāiki River.
- Protecting outstanding natural landscapes, indigenous vegetation, and historic heritage.
- Providing for Māori culture, traditions, ancestral lands, and protected customary rights.
- Managing risks associated with significant natural hazards.

2.16 Joint Management Agreements (JMAs)

Taupō District Council has Joint Management Agreements with Raukawa Charitable Trust and TARIT under the Waikato River Act 2010. In relation to plan changes, the intent of the JMA is that there will be ongoing involvement and engagement of the JMA partners throughout the review of the Plan.

There are two specific clauses relating to plan changes which are:

7.6 (a) whether to commence a review of, and whether to make an amendment to, an RMA Planning Document; and (b) The content of any RMA Planning Document to be notified.

Clause (a) has been addressed through receiving recommendations from TARIT and Raukawa to commence the plan changes at the beginning of the process. These are attached as Attachment One.

Agreement on the content becomes complex with multiple JMA partners, multiple plan changes and varying impacts on the Waikato River to which the JMA relates. Taupō District Council have taken a broader approach, undertaking engagement with all iwi partners, on all aspects of the plan changes that are of interest to the iwi partners. This means that we have not sought a formal Governance committee resolution for the content of the plan changes, however, have sought comfort from the JMA partners that the intent of the JMA has been met through broader discussions on all the plan changes, whether they relate to the Waikato River or not. These recommendations are attached as Attachment Two.

2.15 Iwi Management Plans (IEMPs)

Within the Taupō District, four iwi hold mana whenua status across different territories:

- Ngāti Tūwharetoa
- Turangitukua
- Ngāti Tahu / Ngāti Whaoa
- Raukawa

Each iwi is connected to the whenua through occupation and whakapapa, and plays a critical role as kaitiaki (guardians) of:

- Natural resources,
- Cultural sites, and
- Waahi tapu.

These iwi also collaborate with neighbouring iwi on shared issues. Below are the key Iwi Environmental Management Plans (IEMPs) considered in developing the Strategic Directions (which in turn influence development of the area specific chapters) for the Taupō District Plan:

- Central North Island Forests Iwi Collective (CNI) – *He Mahere Pūtahitanga (2018)*
- Te Arawa River Iwi Trust (TARIT) – *Environmental Management Plan (2015)*
- Ngāti Tūwharetoa – *Environmental Iwi Management Plan (EIMP) (2003)*
- Ngāti Tahu - Ngāti Whaoa – *Iwi Environmental Management Plan (IEMP): Rising Above the Mist – Te Aranga Ake i te Taimahatanga (2019)*
- Raukawa – *Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)*

2.16.1 Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018)

He Mahere Pūtahitanga is a pan-tribal planning document that expresses the collective aspirations of CNI member iwi as they exercise kaitiakitanga over Treaty Settlement Lands.

The plan covers 176,000 hectares of land deeded to iwi under the Central North Island Forests Land Collective Settlement Act 2008.

He Mahere Pūtahitanga is modular, living, and adaptable, meaning:

- It will continue evolving over time.
- It does not override individual iwi planning documents.
- It reflects a holistic approach to land use, ensuring intergenerational equity.

Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015)

This Environmental Management Plan is a high-level guidance document detailing priority issues and actions to support Te Arawa River iwi in their aspirations. The TARIT area of interest extends from the Upper Waikato River Catchment area at Huka Falls to Pōhaturoa, and policies and actions in the plan pertain to the health and wellbeing of the Waikato River.

In particular, TARIT considers itself an affected party for any activity that affects, or potentially affects, the Waikato River as regards the following:

1. Water Permits: To dam, divert, take and use from or in the Waikato River as well as surface water activities
2. Discharge Permits: To discharge contaminants into water or onto land where it may enter water
3. Land Use Consents: For riverbed disturbance – structures, drilling, plant introduction or removal, plant or animal habitat disturbance.

INDIVIDUAL MANAGEMENT PLANS

Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003)

Ngāti Tūwharetoa's EIMP is a high-level document that articulates issues of significance to the iwi, and objectives, policies and actions to support them in their desire to participate as a partner in resource management decision making processes over their rohe. The aims of the plan are to:

1. Exercise kaitiakitanga in accordance with the kawa and tikanga of ngā hapū o Ngāti Tūwharetoa.
2. Promote and protect the mātauranga held by kaitiaki for the benefit of current ngā hāpu o Ngāti Tūwharetoa.
3. Have external parties recognise the ownership that Ngāti Tūwharetoa have e.g. ownership of Lake Taupo-nui-ā-Tia and tributaries.

The EIMP details Ngāti Tūwharetoa's goals, issues and policies on a range of environmental issues that cover water, land, fisheries, sacred spaces, indigenous biodiversity and geothermal / mineral extraction.

Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019)

The IEMP is a comprehensive three-part document and an update to an earlier version of the same. Part one sets out the background, vision and overarching ethos for environmental management. Part two compares the historical and current state of the natural environment, as well as setting out principles for environmental management and iwi goals for each environmental resource. Part three is a collation of various action plans and associated implementation strategies.

The iwi has had customary lands returned and mana whenua established through various Treaty Settlements, making Ngāti Tahu - Ngāti Whaoa iwi one of the largest land holders in the Waikato River catchment. All of these have great cultural significance to the iwi and the IEMP details out at length the current state of the environment, iwi issues and proposed strategies for remedying the same over these areas. In particular, the IEMP sets out how Ngāti Tahu-Ngāti Whaoa will exercise kaitiakitanga over the following aspects of their rohe:

1. The waters of the Waikato River from Huka Falls to Pohaturoa at Atiamuri
2. Extensive forest areas in Tutukau and the Paeroa ranges
3. The geothermal fields of Rotokawa (Tauhara North), Broadlands (Kaingaroa No.2), Ohaki (Tahorakuri), Nga Tamariki (Tahorakuri), Reporoa (Paeroa East), Waiotapu (Paeroa East), Waikite (Rotomahana Parekarangi), Te Kopia (Rotomahana Parekarangi), Orakei Korako (Tutukau) and Atiamuri (Tatua West). In some of these fields, Iwi Trusts continue to be landowners and joint venture partners. The geothermal habitats also harbour some of the rarest plants in the country.

4. Various wahi tapu and historic sites of significance that dot the landscape, especially alongside rivers and waterways, on high hilltops and in areas of native forest and pine forestry.

Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015)
Te Rautaki Taiao a Raukawa is a statement of the iwi's issues, aspirations, and priorities in relation to the environment. It provides not just a statement of Raukawa values and aspirations for environmental management, but also serves as a toolkit to guide and shape both policymaking and resource management decisions.

The plan is a wide-ranging document that touches on a diverse range of activities and environmental phenomena that impact on the iwi and the exercising of manaakitanga, whānaungatanga, mana whenua and ahi kā roa status over their rohe. Of particular relevance are the following sections of the plan:

1. Section 21: Water (Wai) - the health and wellbeing of the Waikato, Te Waihou, and the Upper Waipā River and their catchments are restored and protected for present and future generations.
2. Section 2.2: Land (Whenua): while acknowledging that the local economy is heavily dependent on the productive capabilities of the land, progressive intensification of these activities also negatively impacts on waterbodies and the indigenous biodiversity. As kaitiaki, Raukawa iwi's focus is to ensure these land activities are balanced within the environmental capacity of the whenua, to provide for the needs and wellbeing of current and future communities.
3. Section 2.4: Wetlands (Ngā Repo): ongoing loss of wetlands as a result of intensification of land uses and the conversion of large areas from plantation forestry to dairy production, with insufficient consideration given to the ecological importance and function of wetlands within broader natural systems.
4. Section 2.6 - Indigenous Plants and Animals (Ngā Tamariki a Tāne Whakapiripiri): a number of factors including the removal of indigenous vegetation; the changing nature and intensification of land use; and the ongoing modification of waterbodies and water systems have had profound impacts on indigenous biodiversity.
5. Section 2.7: Marae and Papakāinga: actualizing aspirations to provide quality housing and infrastructure and overcoming regulatory frameworks that can be a barrier to enabling the development of papakāinga.
6. Section 2.11: Infrastructure: which has resulted in ongoing adverse effects on the cultural and natural landscape through significant earthworking and damming of rivers.
7. Section 2.13: Geothermal (Ngā Wāhi Ngāwhā): geothermal resources within the rohe extend in a broad linear field from Wairākei in the south to Mangakino in the west to Okoroire in the north and Horohoro to the east. Electricity generation currently occurs at Wairākei and Mōkai, with the spa and thermal bathing facilities present at Ōkoroire. However, Raukawa iwi do not have strong relationships and understandings with major operators and landowners working within this sector, with the exception of Tuaropaki Trust at Mōkai.

District Plan Monitoring and Issues Identification Report

A District Plan monitoring and issues identification report was developed by TDC in 2020. The report discusses the performance of the Operative District Plan, takes the results from the various sources of data collected and identifies strategic issues for the District Plan review process.

The report included the following issues and associated observations:

ISSUE 1 – AMENITY AND CHARACTER

The current Operative District Plan appears to have been effective in maintaining some elements which contribute to character. For example, the community has expressed a desire through a number of planning processes for a town centre with a reasonably low-rise character. The plan has been effective in maintaining this through its 3-floor height limit.

Loss of character was not raised as an issue through the consultation for the issues report (which involved several meetings with regular users of the Plan). The low number of consents for large-scale developments is also evidence that development is essentially occurring as anticipated by the Plan.

The role of character and amenity in shaping the urban environment will require a comprehensive reassessment as part of the District Plan review, to ensure these values are appropriately considered alongside the need to give effect to higher-order directions on urban intensification, housing choice, and efficient land use.

ISSUE 2 – TĀNGATA WHENUA RELATIONSHIPS

In many ways, the current Operative District Plan does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. An example of this is the requirement for multiple-owned Māori land to be developed through a structure plan process. This process has been one of a number of barriers which have prevented Māori land development.

Recent review of the Plan has removed such barriers, i.e. through development of the papakāinga provisions. This review has been effective in allowing several papakāinga developments to occur. However, in some meetings with iwi partners, there appears to have been a complete lack of knowledge that the papakāinga provisions exist.

The Operative Plan only addresses tāngata whenua issues through the Tāngata Whenua Cultural Values section, which is fairly limited in its application. It is anticipated that the District Plan Review will look towards a collaborative development approach with the incorporation of the Māori world view in a more holistic manner throughout the Plan.

Council has, meantime, taken steps to forge greater relationships with iwi in terms of resource management. One such example was the development of a Joint Management Agreement with Ngāti Tūwharetoa which provides for joint decision making on notified resource consents in relation to multiple-owned Māori land. The introduction of new legislation through the Waikato River Settlement 2010 has also seen the development of two additional Joint Management Agreements where the purpose is to give effect to the Vision and Strategy by ensuring activities do not have an impact on the quality of water.

ISSUE 3 – HERITAGE

Plan change 24 and Variation 25 introduced protection mechanisms for outstanding and amenity landscapes and significant natural areas (SNAs). These Plan changes became operative in 2012. Concerns have been raised by some iwi partners that these provisions have resulted in an unfair bias on multiple-owned Māori land. This is because a large amount of Māori land has not been developed and therefore has a higher proportion of Significant Natural Areas. We know through monitoring that some SNAs have been cleared illegally for development.

The Operative District Plan lists four Heritage Sites. Although these sites still exist and appear to have been protected by the District Plan, there have been significant changes in national criteria around recognising and providing for Heritage values.

ISSUE 4 – THE NATURAL ENVIRONMENT

Plan change 24 and Variation 25 introduced protection mechanisms for outstanding and amenity landscapes and Significant Natural Areas (SNAs). These Plan changes became operative in 2012. We know through monitoring that some SNAs have been cleared for development.

The District Plan has not directly addressed key issues regarding the protection and enhancement of water quality. The main nutrient inputs have been dealt with through other mechanisms such as:

- Stormwater management
- Through the Waikato Regional Plan Variation 5 provisions
- Waikato Regional Plan Change 1
- Through the Lake Taupo Protection Trust
- Wastewater management.

ISSUE 5 – THE AVOIDANCE OF HAZARDS

The Taupō District has many natural hazards which the District Plan seeks to manage and ensure subdivision and development is undertaken in a manner that does not adversely impact on the community. These hazards are identified on the Planning Maps. This has ensured the community is aware of the hazard location and assisted with avoiding inappropriate development. Council's growth management strategy TD2050 identifies a number of urban growth areas, all of which avoid natural hazards.

Plan Change 34 reviewed the existing flood hazard modelling and introduced a risk-based framework to protect people and property from flood hazards. This was made operative in 2019. The plan change considered flooding from six rivers and streams and Lake Taupō. The risk based approached is required by the Waikato Regional Policy Statement.

ISSUE 6 – GROWTH MANAGEMENT

A philosophical change in the direction of the District Plan was made through plan changes 19-21 in 2010. These changes were made to provide more direction on where urban development was appropriate. Growth areas that were ready to go were rezoned, while a plan change was put in place and the requirement for structure planning for future growth areas requiring more detailed work was introduced.

In reality, the district has not seen the level of growth that was anticipated in 2006. This is partly due to the Global Financial Crisis that started in 2008 which slowed the economy and caused a step change in the flow of credit to facilitate development. This is particularly relevant in a district where approximately one third of the housing is holiday homes.

Council's understanding of future demographic projections has also improved. In 2006 Council had anticipated residential growth would continue for the foreseeable future. This meant land could be identified for future urban growth and it would then be a matter of time before it was utilised. We now have the information from the Census in 2006 and 2013 and Statistics New Zealand has significantly changed its projections. The district's usually resident population is expected to peak in the late 2030's before going into decline. This has forced a rethink on how much land might be required for urban growth.

There has also been a number of other changes which have necessitated a refresh of TD2050 2006:

- A number of growth areas identified in 2006 covered areas of multiple-owned Māori land. At the time it had been assumed that they would be developed in a conventional manner, however multiple-owned Māori land tenure and the market

have meant traditional development mechanisms have not worked and forced a reconsideration.

- New responsibilities under the National Policy Statement on Urban Development Capacity which reinforce a need for integrated planning;
- Identification of the Council's top challenges within the Challenges Report, which was adopted by the Council in 2018 and helps to drive decision making and priorities;
- The 2014 amendments to the Local Government Act 2002 placing an emphasis on asset management planning as part of the Council's prudent stewardship of resources, and a requirement to prepare an infrastructure strategy for at least a 30-year period and incorporate this within its Long Term Plan (LTP);
- The adoption of the new Council Vision to be the most liveable and prosperous district by 2022;
- The District Plan is due for review and will need to have the future development pattern embedded within it.

ISSUE 7 – BUSINESS ACTIVITY

This approach to managing the town centre was introduced in the Taupō Urban Commercial and Industrial Structure Plan (2011) and is supported through TD2050. It has been included in previous reviews of the District Plan and it is expected that it will continue to be supported and reinforced through the upcoming review process.

To achieve this, Council has a proactive programme of investment in the public spaces to improve the look and feel of the town centre. There is a programme of progressive street upgrades, renewal of street furniture, and regular maintenance and investment in new facilities. Council has also made changes to the District Plan to encourage redevelopment by removing car parking requirements, introducing flexibility in building heights and other elements like making it easier for development to occur in laneways.

To support these proactive measures and achieve a consolidated and vibrant town centre, the District Plan was also amended to make it clear that retail and office activity belonged in the town centre. Restrictions were placed on those activities locating in residential or industrial areas. This helps to create certainty for landowners which in turn helps to create the confidence to drive future public and private investment in the town centre.

Phase 1 Evaluation Report

In 2016 a 'Phase 1 Evaluation Report' was prepared by PLANZ Consultants on behalf of Council. The purpose of the report was to gain a better understanding of how the ODP aligned with higher order documents including national policy statements, national environmental standards and regional policy statements. It is important to understand what gaps may exist within the ODP given it is a requirement under the RMA that the District Plan 'gives effect' to national policy statements and regional policy statements. While the report identifies that there are some gaps in the ODP, they were not significant in the Phase 1 Evaluation Report. The main findings of the evaluation report are outlined below.

- With respect to national environmental standards, a more coherent and consistent approach could be provided, chiefly through referencing the respective standard and identifying the approach where discretion remains.
- For national policy statements, the key improvement that should be made to the District Plan is centred on amendments to the network utility provisions, to better distinguish and provide for renewable electricity generation, electricity transmission; and distinguish between the aspects of strategic infrastructure and remaining network utilities.
- The NPS on Urban Development Capacity required consideration of strategic direction level provisions in the District Plan aimed at housing and business zoned land supply, the diversity of such supply and the integration with supporting infrastructure.

- The Taupō District Plan is largely aligned with requirements in the four respective regional policy statements, but some improvements in terms of energy, infrastructure and built form are needed.

3. Engagement

3.1 Iwi Authority Engagement

Council and Iwi Authority officers have formed long standing relationships in the resource management space over a number of years. This has evolved to a regular "touch base" process to update on progress. Iwi authorities can signal their level of interest and where deeper engagement is required this is undertaken at a targeted level.

For example, for Plan Change 42 – General Rural and Rural Lifestyle Zone, a working group was set up to develop provisions on papakāinga. This work informed the residential chapter papakāinga provisions as the same approach has been followed, albeit in a residential context rather than rural. For Plan Change 47 Māori Purpose Zone, this was led/driven by iwi or hapu.

A key direction from Iwi Partners was that the Strategic Directions Chapter was developed early in the review process. This is so that these objectives and policies inform the sectional review going forward.

Date	Iwi Authority	Form	What was discussed
9 March 2023	Te Kotahitanga	Microsoft Teams Meeting; Meeting Room - Mangetepopo Room (111 Heu Heu St)	Outline of progress on bundle 1 and a heads-up on bundle 2.
13 March 2023	TARIT & Taupō District Council	Microsoft Teams Meeting	Outline of progress on bundle 1 and a heads-up on bundle 2.
21 Nov 2023	TMTB, Raukawa, TARIT, Te Kotahitanga.	Email	Summary of the Issues and options Plan Change 44, and outline of the Māori Purpose Zone. Offer of meeting to discuss.
23 November 2023	Tūrangitukua	Email from Tina Porou	High level feedback on the issues and options paper in relation to Tūrangitukua.
30 January 2024	Tūrangitukua	Online meeting	Issues and options for the Residential Chapter and relationship to Tūrangi.
13 February 2024	TARIT	Email	Outline and request for Commencement of next bundle of plan changes. Commencement under the JMA confirmed.
13 February 2024	Raukawa	Email	Outline and request for Commencement of next

			bundle of plan changes. Commencement under the JMA confirmed.
23/02/2024	TARIT & Taupo District Council	Microsoft Teams Meeting	Introduction to Bundle two of plan changes.
24 June 2024	All Iwi Authorities	Email	General update on NPS and new mana whenua Chapter but also included an update on next bundle of plan changes.
21 Nov 2024	All Iwi Authorities	Email	Draft copies of Plan Change 44, 45 and 46 sent to all iwi partners. Offer to meet to discuss.
12 February 2025	Tina Porou (representing Tūrangitukua)	Teams Meeting	Targeted meeting to discuss PC47 - MPZ
March 2025	Tūwharetoa Maori Trust Board	Email	Resent emails from November 2024
April 2025	Ngāti Tahu-whaoa, Raukawa, Te Kotahitanga, knew a meeting was imminent with TMTB so they were not emailed.	Email	Touched based to see if they wanted to meet/discuss.
5 May 2025	TMTB	Meeting	Ran through the plan changes.
23 May 2025	Raukawa	Online meeting	Ran through all the plan changes
30 May 2025	All Iwi Authorities	Email	Email to all Iwi partners with an update, and attaching the link to the open space maps for feedback.
04 June 2025	Tūrangi Co-Governance Meeting	Meeting	Final verbal update on full bundle of changes, and opportunity for questions and feedback.
9 June 2025	Tūwharetoa Mauri Trust Board	Meeting	Updated on all plan changes, but in particular spoke about Designations and Open Spaces.
12 June 2025	All Iwi Authorities	Email	Final drafts sent to all iwi authorities. Offer to meet/discuss.

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with tangata whenua through and iwi authorities.

Council has touched base regularly with iwi authorities throughout the process. Given work commitments from many of the authorities, the current level of change at a National level, and less significance for iwi this bundle of plan changes has received less focus than other chapters such as Strategic Directions and the Rural Chapter. However, a lot of the work previously set down in Strategic Directions has informed the development of the next bundle. T

Under the First Schedule of the RMA (clause 4a) final drafts are required to be provided to all Iwi Authorities within the district. The section 32 is required to outline changes made based on this feedback. Drafts of the plan changes (excluding Plan Change 49) were sent to the Iwi Authorities in November 2024, and final drafts of all the plan changes in June 2025. No formal feedback was received from Iwi Authorities on the final drafts. However informal feedback had been received earlier on some of the plan changes (particularly Maori Purpose Zone). Changes made based on this feedback has been outlined in individual section 32 reports.

3.2 General Engagement

Over the past five years, the Council has built up a comprehensive list of key stakeholders in relation to the District Plan. The lists include:

- Iwi authorities, as above
- District Plan Review Register – 150 members of the public and consultants who expressed an interest in the District Plan review.
- Consultants register – includes local and national consultants working in planning, surveying, building, design and development sectors with operations or activities in Taupō District.
- Representative Groups.

Through these channels the Council is able to target the primary audience who are interested in this work. The table below outlines key points of consultation and engagement with a range of stakeholders. It is not an exhaustive record, but rather highlights instances of targeted engagement that occurred at various stages of the policy development process.

Given the extended timeframe between Council's initial intention to undertake a full District Plan review – which involved scoping and consulting on issues and options - and the subsequent decision to progress through a sectional review approach, there has been an open and ongoing dialogue with stakeholders regarding the direction and timing of policy work programmes. General updates and broader engagement have occurred throughout, contributing to a continuous and evolving conversation.:

Date	Stakeholder	Location/Form of Communication	Discussion
3/03/2023	DGLT, Amplify, Council's Policy Team	61 Tongariro St - BNZ Kaimanawa Boardroom	Outline of progress on bundle 1 and a heads-up on bundle 2.
15/06/2023	Kaiapo Road Development Team	Montevidéo Cafe	Discussion on Residential Plan Change and low-density residential demand.
8/08/2023	Taupo District Council & Waikato Regional Council	Microsoft Teams Meeting; Taupo District Council offices	Outline of progress on bundle 1 and a heads-up on bundle 2.
16/11/2023	Iwi Engagement Team TDC	Microsoft Teams Meeting; Meeting Room - Mangetepopo Room (Heu Heu)	Run-through of Bundle 2 and discussion on I&O for Residential.

11/03/2024	Wairarapa Moana	Meeting	Consultation process with the community and inclusion in DP.
14/03/2024	Kohineheke owners	Online meeting	Plan Change 44 and PC47.
15/03/2024	Rangataiki River Forum	Online meeting	Discussion via Shari and BOPRC.
29/02/2024	Waikato Regional Council & Taupo District Council	Waikato Regional Council office - Waikatoiti room	Outline of progress on bundle 1 and a heads-up on bundle 2.
23/05/2024	Kinloch Rep Group Meeting	Meeting	Outline of progress on bundle 1 and brief summary of progress on bundle 2.
18/06/2024	Council & WMI	WMI office	Update on progress and process for working with the residential plan change.
1/10/2024	WMI & TDC	WMI Office	Update on progress and process for working with the residential plan change.
30/10/2024	Amplify	Online meeting	Online meeting with CEO who was then going to run through plan changes with his Board.
31/10/2024	Iwi Engagement Team TDC	Microsoft Teams Meeting; Meeting Room - Taupo Room (The Base)	Outline of Plan Changes prior to draft consultation.
6/11/2024 until 20/12/2024	Iwi partners, DP register, consultant register, key stakeholders, neighbourhood shop owners/occupiers and adjoining or adjacent neighbours.	Submissions on drafts	Draft plan changes available for comment.
6/11/2024	Tūrangi Co-Governance Meeting	Meeting	Discuss and update on full bundle of plan changes.
7/11/2024	Kinloch Representative Group	Meeting	Discuss and update on full bundle of plan changes.
21/11/2024	Waikato Regional & Taupō District Council Policy Staff	MTG Whio (7) Lv2	Outline of Plan Changes prior to draft consultation.

29/11/2024	220 Taharepa Road – NCZ Shop Owners	Meeting	Discuss preferred zoning for existing residential dwelling within proposed NCZ.
1/04/2025	Consultant Meeting	Meeting	National Planning Standards but also updated on next bundle of plan changes.
17/04/2025	Taupō East Rural Rep Group Meeting	Meeting	Discuss full bundle of plan changes and opportunity for verbal questions and feedback
22/04/2025	Mangakino-Pouakani Rep Group Meeting	Meeting	Discuss full bundle of plan changes and opportunity for verbal questions and feedback
28/04/2025	Council Events and Venues Team	Meeting	Discuss Open Spaces Draft Chapters
28/04/2025	Council Parks and Reserves Team	Meeting	Discuss Open Spaces Draft Chapters
6/05/2025	Council workshop with elected members	Meeting	Further development of residential provisions with elected members.
6/05/2025	Business after 4	Meeting	Outlined all the plan changes.
9/05/2025	Infrastructure Planning Team	Microsoft Teams Meeting; Meeting Room - Taharepa (Level 1)	Outlined all the plan changes.
04/06/2025	Tongariro Rep Group Meeting	Meeting	Final verbal update on full bundle of changes, and opportunity for questions and feedback.

3.3 Governance

The following table outlines Council workshops and representative group meetings held where the plan changes were discussed.

Date	Representative Group	What was discussed
29 March 2022	Council - Commencement	Council instructs officers to undertake plan changes, as part of the ongoing rolling review process, to improve the efficiency and effectiveness of the District Plan.
9 May 2023	Council Workshop	Proposed strategic zone areas and urban design principles.

4 July 2024	East Rural Representative Group	Updated the group on the progress of Bundle 1 of the plan review, and introduced the next bundle of plan changes.
18 June 2024	Council Workshop	Outlined the next lot of plan changes, however the focus was on Residential.
17 October 2024	East Rural Representative Group	Outlined the FDS progress and outlined the next lot of plan changes.
6 November 2024	Turangi Co-Governance Committee Meeting	Outlined plan changes 44-47 - including feedback period - with emphasis on how PCs affect Tūrangi.
7 November 2024	Kinloch Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Kinloch.
22 April 2025	Mangakino Pouakani Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Mangakino.
17 April 2025	East Rural Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect the rural area.
1 May 2025	Kinloch Representative Group	Outlined plan changes 44-47 & NPS conversion - including feedback period - with emphasis on how PCs affect Kinloch.

4. Conclusion

For detailed information on consultation, engagement, and the assessment of provisions, please refer to the individual section 32 reports associated with each plan change. This Background and Engagement Report is intended to avoid unnecessary repetition of shared context across multiple section 32 evaluations; however, it does not constitute a standalone section 32 assessment.

Attachment 1 – JMA Commencement Recommendations from Raukawa Charitable Trust and TARIT

From: Zoe Thomas [redacted]
Sent: Wednesday, 24 April 2024 10:11 am
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RCT Decision Paper for Circular Resolution - TDC District Plan Changes 44-47 Commencement

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary,

Please see below the RCT Decision Paper for Circular Resolution - TDC District Plan Changes 44-47 Commencement:

THAT the Raukawa Charitable Trust:

I. **Receives the contents of the report and attachments;**
II. **Agree to recommend the commencement of the full review of the Residential Chapter of the Taupō District Council District Plan, and the establishment of a Neighbourhood Centre Zone, an Open Space Zone, and a Māori Purpose Zone in the Taupō District Council District Plan.**

Moved: D Davies/N Griffiths
CARRIED

Ngā mihi,

Zoe Thomas
Policy Advisor - Te Uraura Regional Strategy

Raukawa

[redacted]

1-11 Raukawa Way | Tokoroa | 3420 - Private Bag 8 | Tokoroa | 3444

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Hilary Samuel

From: [redacted]
Sent: Friday, 23 February 2024 2:02 pm
To: Hilary Samuel
Subject: RE: Plan Change Commencement

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary

Thanks for your time today, it was much appreciated.

TARIT is comfortable that you move ahead with both of the plan changes, the residential one at the some impact option and the Maori Purpose Zone at the significant impact option bearing in mind that this is an early stage and we will continue discussions as we have with other plan changes.

TARIT also supports your approach with the Maori Purpose Zone provision developments being led at a hapu/iwi level.

Great talking to you.

Nga mihi nui

Jo

From: Hilary Samuel <hsamuel@taupo.govt.nz>
Sent: Tuesday, February 20, 2024 10:32 AM
To: Tarit ceo <[redacted]>
Subject: RE: Plan Change Commencement

Morena Jo

First time we have tested out these new provisions! My thoughts (but happy for you to suggest/correct) would be along the following lines depending on how you significant you feel the plan changes are:

- No/minimal impacts – you give us an email that you support commencement and we do an FYI item to the Governance group. We still keep you updated, and you can still input if something pops up of interest.
- Some impact – you give us an email that you support commencement and we do an FYI item to Governance group. However the nitty gritty is left to the working group – this is kind of how we did the last lot of plan changes. So we work with you through the development of the plan changes.
- Significant impact – a formal commencement resolution from the governance group, and then later another formal resolution regarding the content.

Over and above the JMA we still have those key milestones where we need to check in with you under the RMA regardless of the option you choose above.

If you would like half an hour to run over the plan changes so you can get a better feel for the scale I'm more than happy to do that.

Nga mihi.

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Attachment 2 – JMA Form and Content Recommendations from Raukawa Charitable Trust and TARIT

From: Tarit ceo [redacted]
Sent: Tuesday, 8 July 2025 12:25 pm
To: Hilary Samuel <hsamuel@taupo.govt.nz>
Subject: RE: Draft District Plan Changes

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary

Thanks for keeping TARIT involved in your plan change activity and appreciate the time you have taken to brief us. We believe your engagement and involvement with us regarding changes meet the intent of our JMA.

At this stage in the process TARIT is comfortable with the plan changes mentioned below, especially those that impact on Te Ture Whaimana:

- Plan change 44 – Relevant residential areas are Mangakino, Whakamaru, Ohakuri and River Road.
- Plan change 45 – one new neighbourhood shop zone for an existing group of shops at Whakamaru.
- Plan Change 46 – Various open spaces along the Waikato River and inlets, at Mangakino and Whakamaru.
- Plan Change 47 – All proposed Maori Purpose Zones are at the southern end of the lake.
- Plan Change 48 – Will be addressed through submissions.

I would like to reiterate points we have discussed previously:

- TARIT recommends post-settlement governance entities are recognised in the district plan as these groups have a legislated role as treaty partners with Taupo District Council when giving effect to relevant legislation such as Te Ture Whaimana-The Vision and Strategy for the Waikato River and the NPS-FM.
- Te Mana o te Wai must be considered when increasing the supply of industrial land or amending rules to allow for higher density residential development to minimise any risk of contamination in waterways.
- TARIT recognises the partnership model mana whenua currently have with Taupo District Council and are in full support of mana whenua promoting and protecting their values, rights and interests within that model.
- TARIT supports the intent of the Maori Purpose Zones but also reserve the right to continued engagement as this moves through the formal RMA process.
- TARIT recommends engagement continue with our affiliate iwi Ngāti Tahu-Ngāti Whaoa in terms of the detail of the proposed changes.

Nga mihi

Jo

TE RAWA RIVER IWI TRUST

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Hilary Samuel

From: Zoe Thomas [redacted]
Sent: Wednesday, 13 August 2025 4:59 pm
To: Hilary Samuel
Subject: RE: Plan Changes resolution

Caution: This email originated from outside of the organisation. Do not click links, open attachments, or respond unless you recognise the sender and know the content is safe.

Kia ora Hilary,

My apologies for the delay, it took longer than anticipated to get access to the approval. I have cut and pasted two versions of the decision by the RCT trustees at the most recent Board hui. Please let me know if this isn't sufficient, and I will see what I can do.

6.3 LATE - Taupō DC Plan Change

Recommendation

That the Raukawa Charitable Trust:
I. Receive the contents of this report and attachments;
II. Recommend the notification of Plan Changes 44, 45, 46, 47, 48 and 49 to Taupō District Council with their current content.

Decision Date: 15 Jul 2025
Mover: Kataraina Hodge
Seconder: Steve Oxenham
Outcome: Approved

Decision:

That the Raukawa Charitable Trust:
I. Receive the contents of this report and attachments;
II. Recommend the notification of Plan Changes 44, 45, 46, 47, 48 and 49 to Taupō District

Outcome: Approved
Decision Date: 15 Jul 2025
Mover: K
Seconder: S

Ngā mihi nui,
Zoe Thomas
Policy Advisor - Te Uraura Regional Strategy

[redacted]

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