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

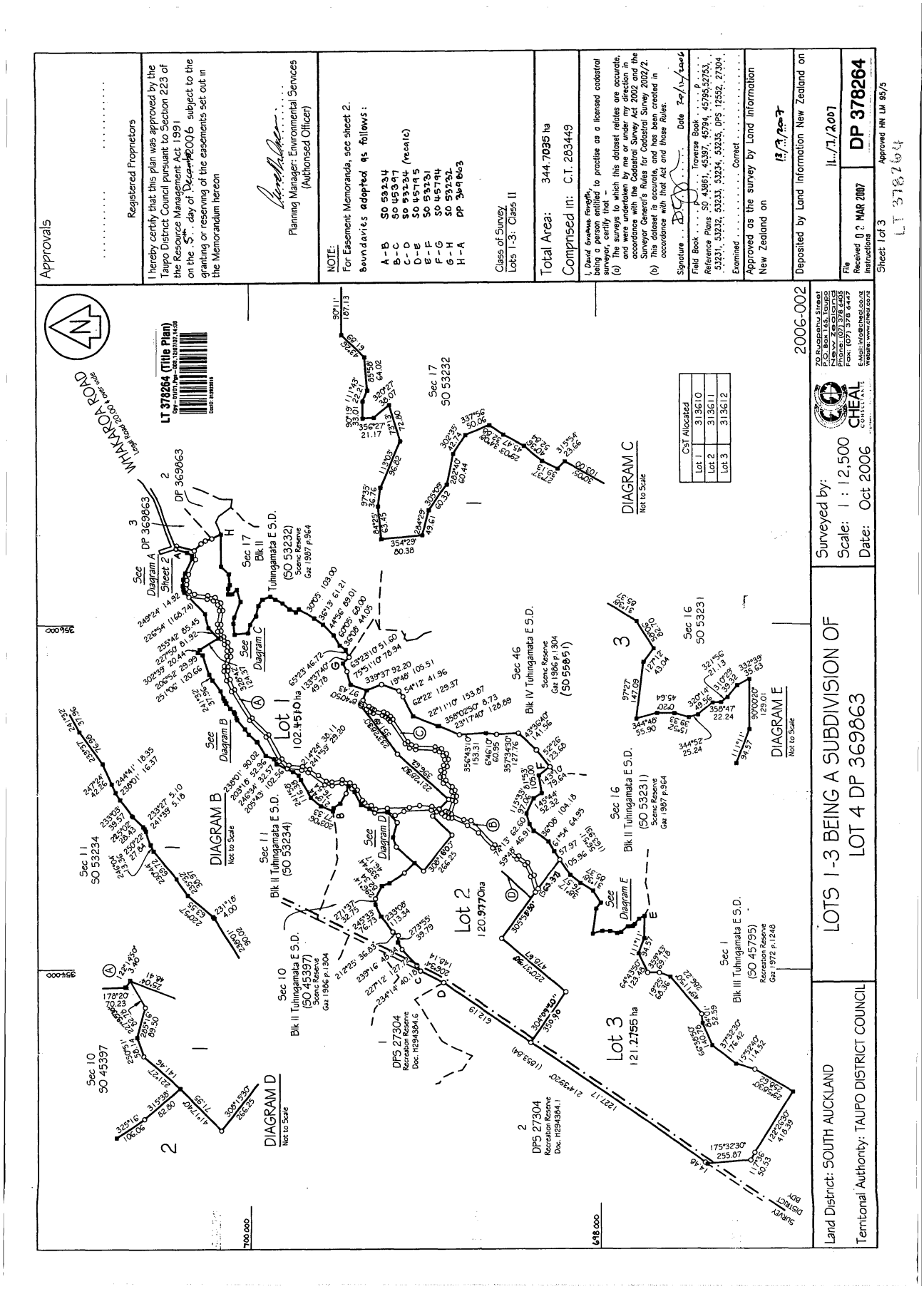
Subject to a right of way and a right to convey, water, electricity and telecommunications over part marked A on 378264 created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

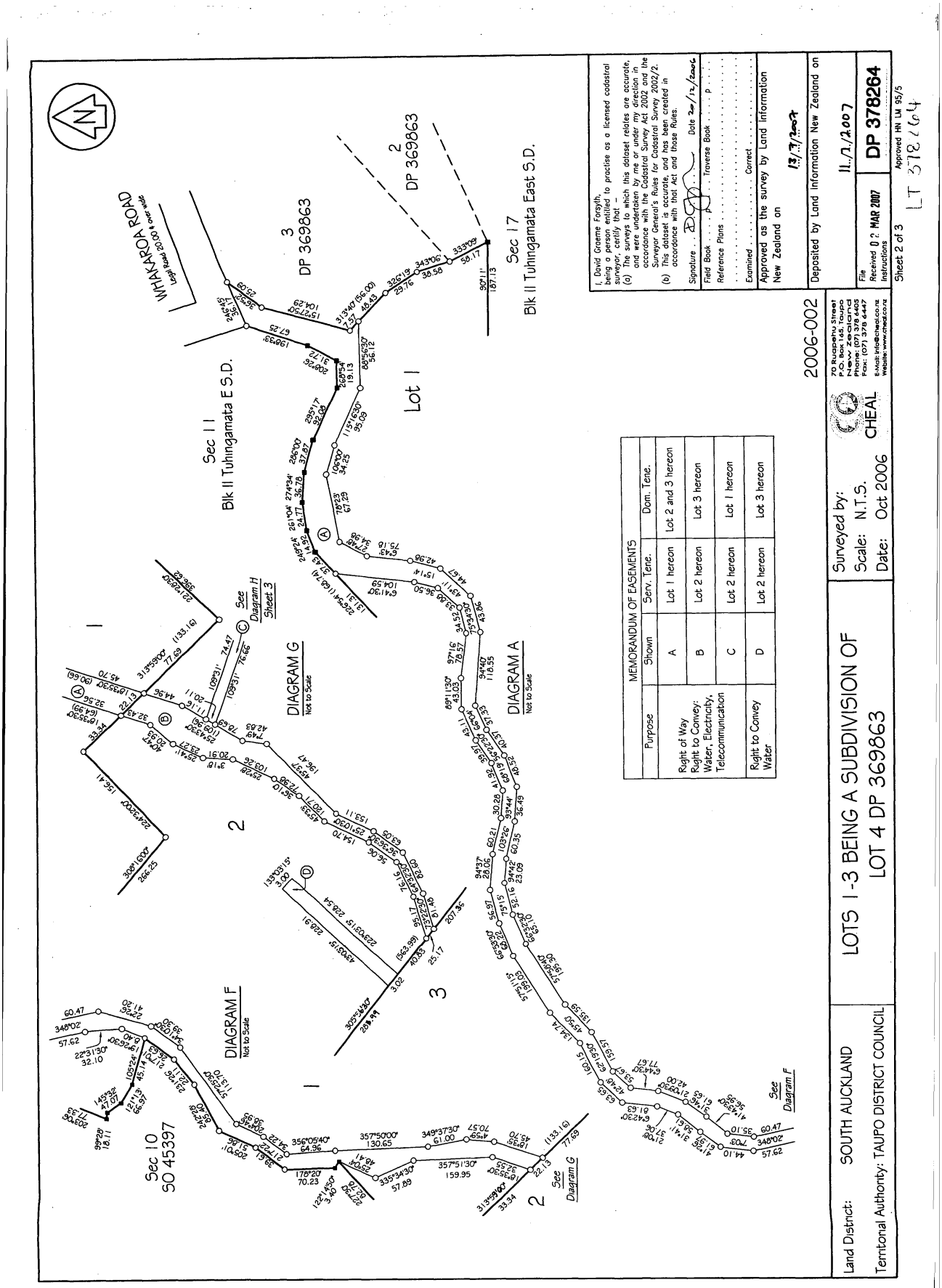
Appurtenant hereto is a right of way and a right to convey, water, electricity and telecommunications created by Easement Instrument 7457514.4 - 11.7.2007 at 9:00 am

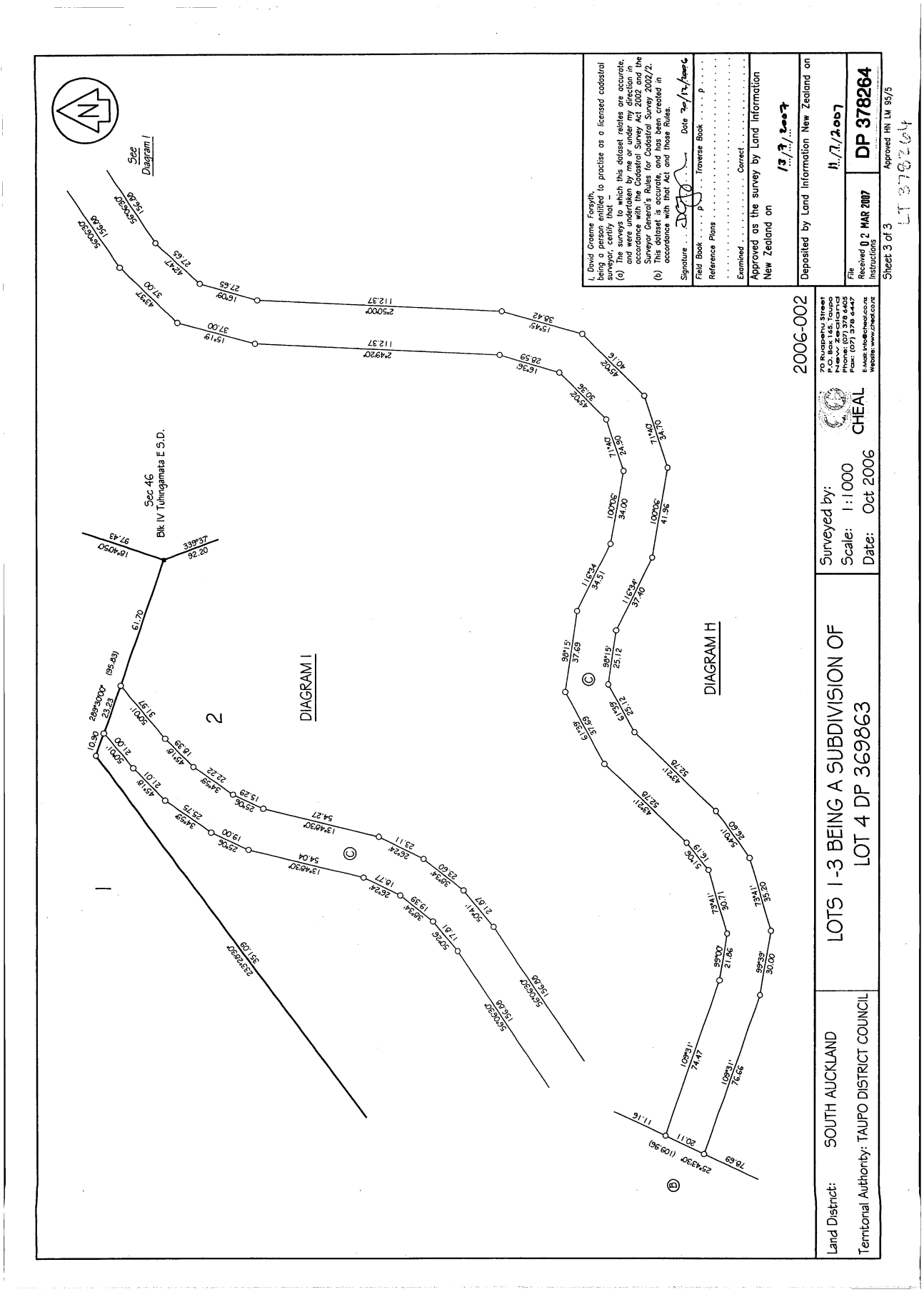
The easements created by Easement Instrument 7457514.4 are subject to Section 243 (a) Resource Management Act 1991

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

251116.00
Rev WD - 29/04/2026 DRAFT

CONTENTS

1 INTRODUCTION 1
1.1 Background 1
1.2 Site Description 1
1.3 Taupō District Plan 2
2 CATCHMENT ASSESSMENT 3
2.1 Hydrological Context 3
2.2 Site Catchments 3
2.3 Waikato Regional Plan 5
2.4 Historic Imagery 6
2.5 Existing Infrastructure 6
2.6 Downstream Environment 7
2.7 Downstream Flooding 7
2.8 Soil Description 8
2.9 Groundwater Level 9
2.10 Cross-Boundary Flows 9
3 FLOOD HAZARD RISK ASSESSMENT 10
4 STORMWATER MANAGEMENT 11
4.1 Design Objectives 11
4.2 Catchment Assessment Outcomes and Design Criteria Discussion 11
4.3 Basis of Design 12
4.4 Design Strategy 15
4.5 Design Features 15
4.5.1 On-site Stormwater Disposal 16
4.5.2 Road Drainage 16
4.5.3 Secondary Overland Flow Paths 18
4.5.4 Cross Boundary Flow 18
4.6 Finished Floor Levels 18
4.7 Peak Flow Control 19
5 CONCLUSION AND RECOMMENDATIONS 20
APPENDIX A PRELIMINARY STORMWATER DRAWINGS 22

TABLES

Table 3.1: Site assessment against NPS-NH risk matrix 10
Table 4.1: Stormwater design objectives 12

FIGURES

Figure 1.1: Site Location (Image source: Waikato 0.3m Rural Aerial Photos (2021-2024) 1
Figure 1.2: Taupō District Plan with site boundary outlined. 2
Figure 2.1: Site Location within the Lake Taupo Catchment (Source: Waikato Regional Council Catchment Management Zones Map) 3
Figure 2.2: Site Catchments (proposed road shown as dashed lines) 4
Figure 2.3: Site overland flow paths 5
Figure 2.4: Water body classifications under Waikato Regional Plan (Data source: WRC Water Classification map) 6
Figure 2.5: Taupō District Plan Flood Hazard Area overlay 7
Figure 2.6: Indicative flooding on site and surrounds in 1%AEP event with 3°C climate change (Source: NIWA) 8
Figure 2.7: Groundwater level estimation 9

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.

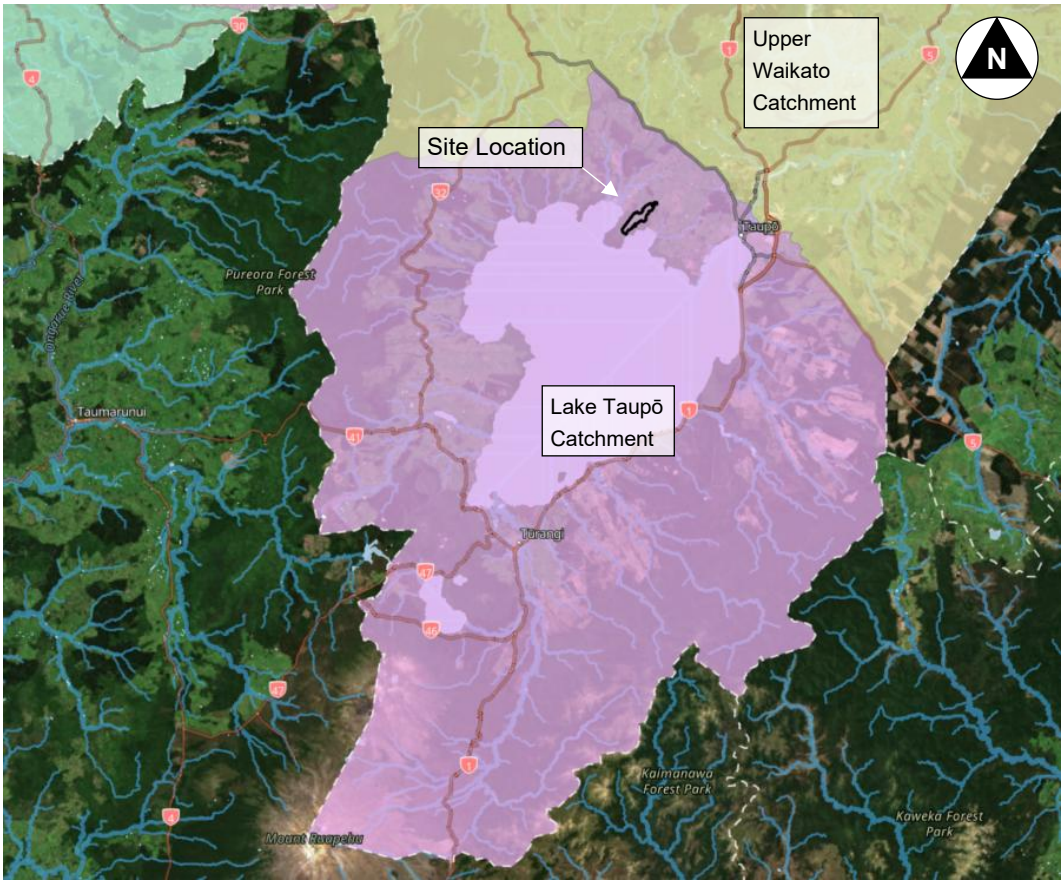


Figure 2.1: Site Location within the Lake Taupo Catchment (Source: Waikato Regional Council Catchment Management Zones Map)

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

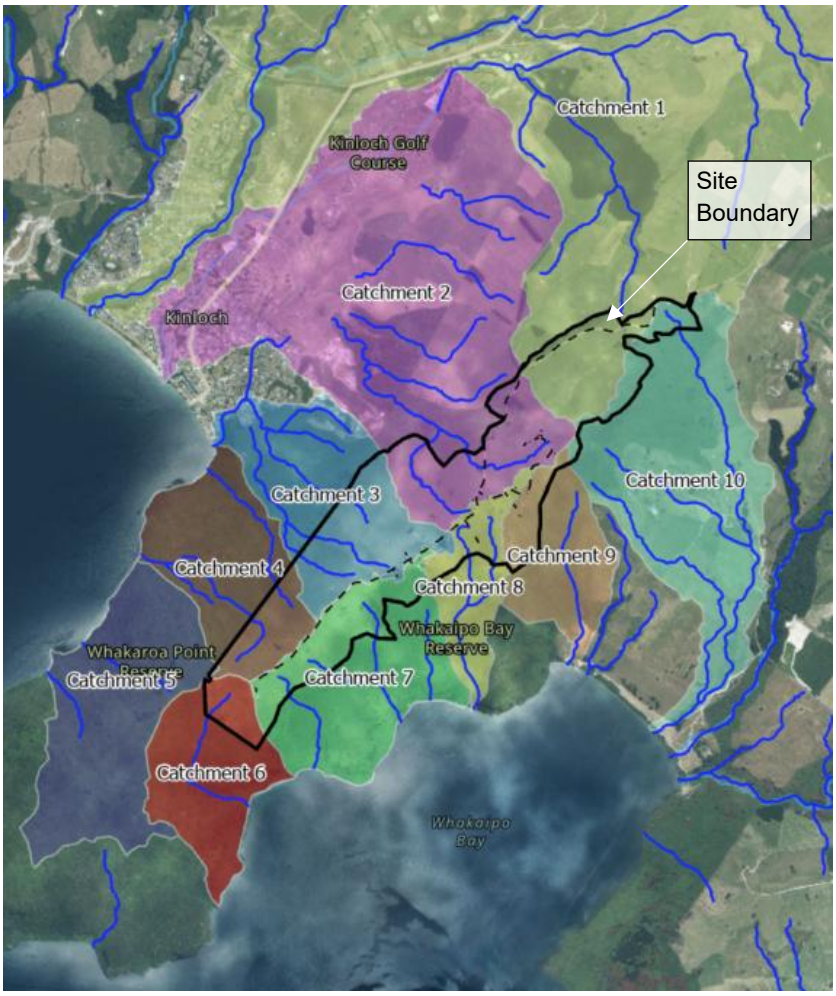


Figure 2.2: Site Catchments (proposed road shown as dashed lines)

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.

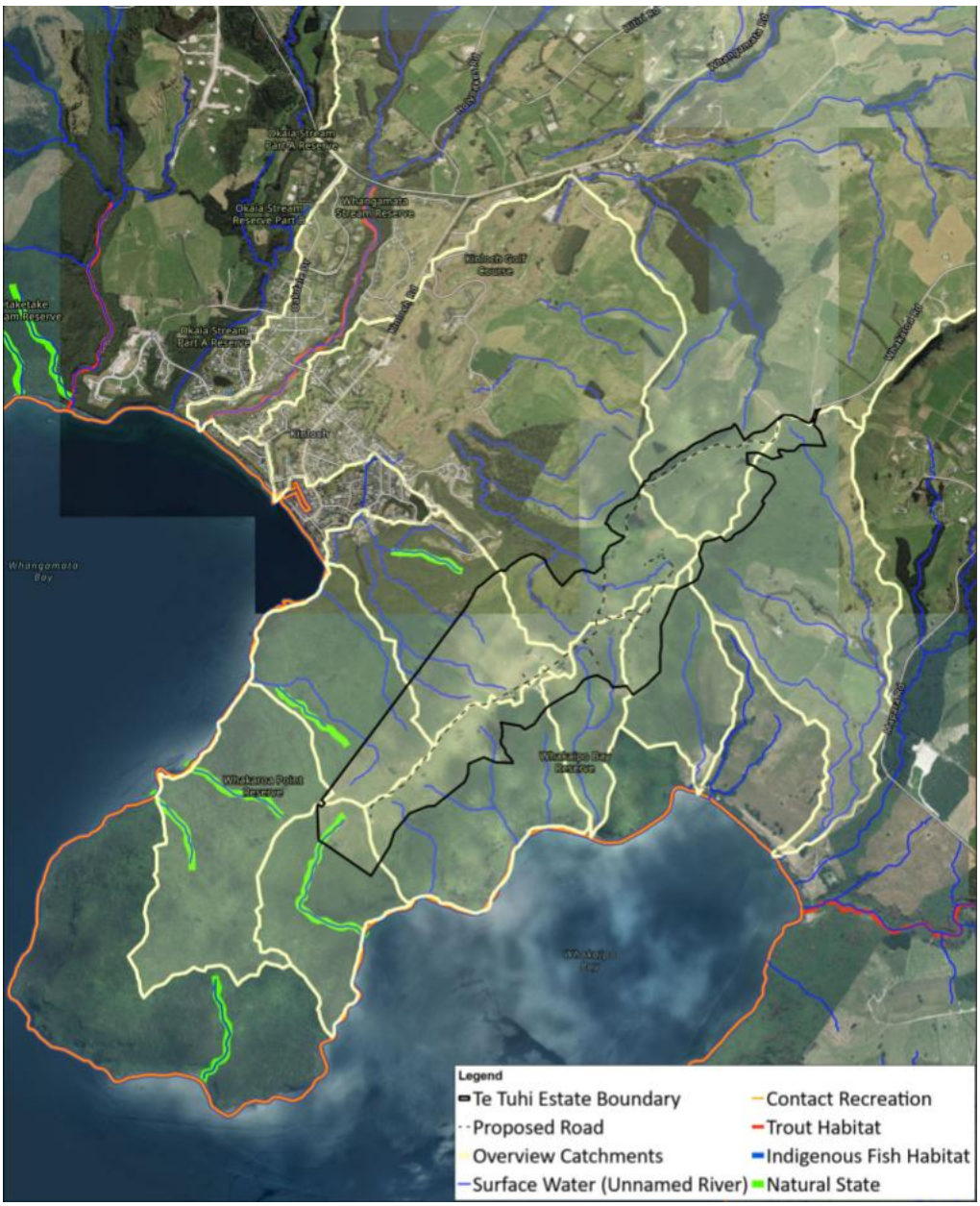


Figure 2.4: Water body classifications under Waikato Regional Plan (Data source: WRC Water Classification map)

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.

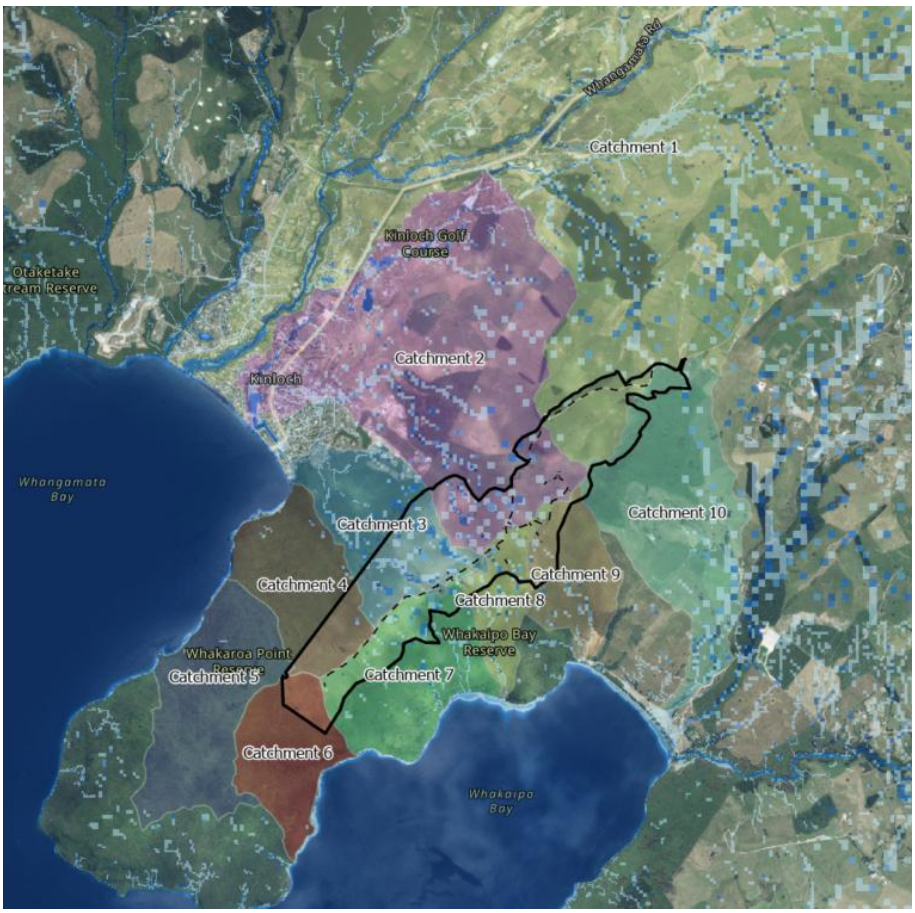


Figure 2.6: Indicative flooding on site and surrounds in 1%AEP event with 3°C climate change (Source: NIWA)

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.

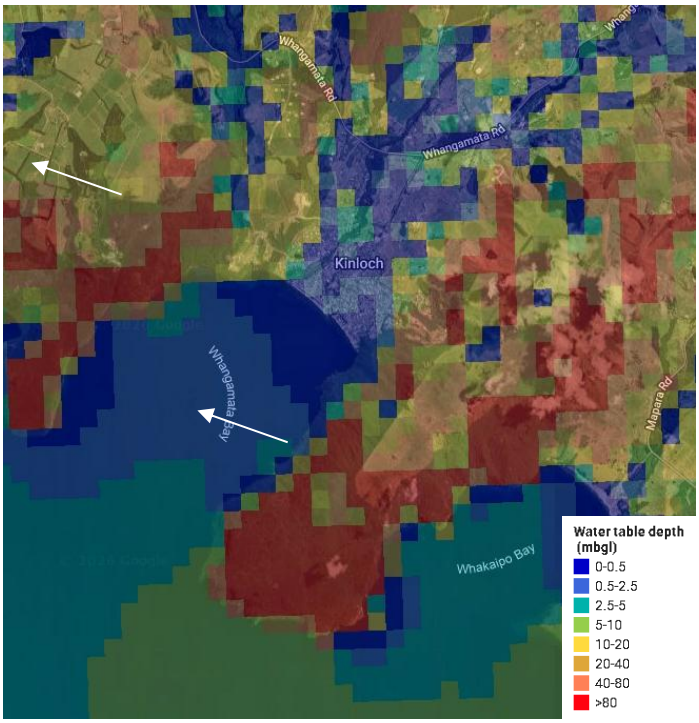


Figure 2.7: Groundwater level estimation[4]

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

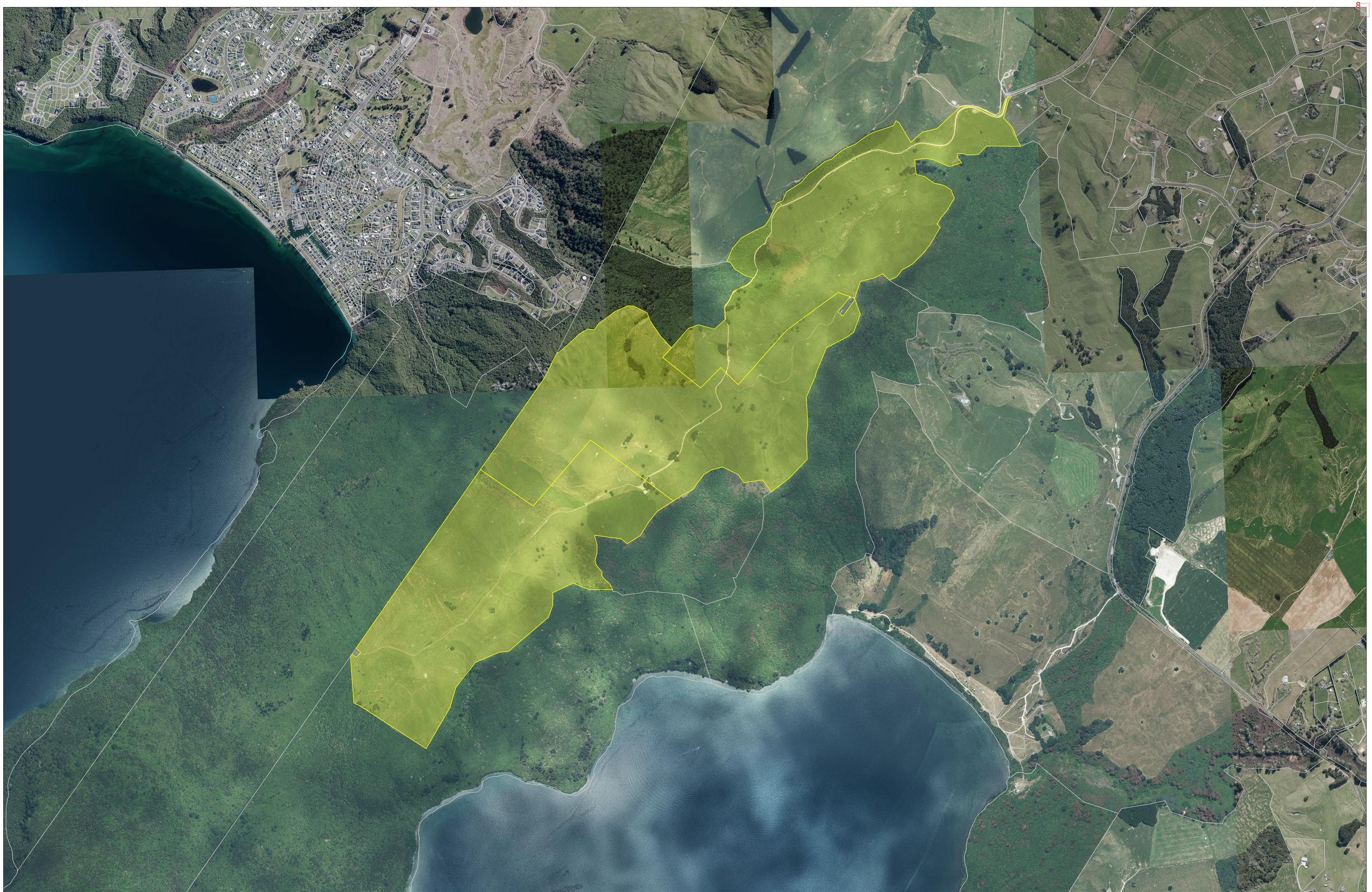
LD ZONE 3
69,718.83m²

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

DISCLAIMER: This map/plan is illustrative only and all information should be independently verified on site before taking any action. Whilst due care has been taken, Grip gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

SOURCES: Property & Imagery: LINZ CC BY 4.0

Copyright © Grip Limited

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

Table of Contents

1. Introduction and Purpose
   - 1.1 Purpose of this Report
   - 1.2 Scope of Relief Sought
   - 1.3 Background
   - 1.4 Description of the Subject Site
   - 1.5 Permitted Baseline and Planning Rationale
2. Statutory Framework
   - 2.1 Section 32 Requirements
   - 2.2 Purpose of the RMA
   - 2.3 Relevant National Policy Statements
     - National Policy Statement on Urban Development 2020 (NPS-UD)
     - National Policy Statement for Natural Hazards 2025 (NPS-NH)
     - National Policy Statement for Freshwater Management 2020 (NPS-FM)
     - New Zealand Coastal Policy Statement 2010 (NZCPS)
     - National Policy Statements — Summary Assessment
   - 2.4 Waikato Regional Policy Statement
     - Integrated Management
     - Urban Form and Development
     - Freshwater Quality and Lake Taupō
     - Water Supply
     - Transportation and Private Roads
     - Natural Hazards
     - Natural Character and Outstanding Landscapes
     - Indigenous Biodiversity
     - Cultural Values and Tangata Whenua
     - Summary Assessment
   - 2.5 National Environmental Standards
     - Overview of Operative NES Instruments
     - 2.5.1 NES for Air Quality 2004 (NES-AQ)
     - 2.5.2 NES for Sources of Human Drinking Water 2007 (NES-DW)
     - 2.5.3 NES for Electricity Transmission Activities 2009 (NES-ETA)
     - 2.5.4 NES for Assessing and Managing Contaminants in Soil 2011 (NES-CS)
     - 2.5.5 NES for Telecommunications Facilities 2016 (NES-TF)
     - 2.5.6 NES for Freshwater 2020 (NES-F)
     - 2.5.7 NES for Marine Aquaculture 2020 (NES-MA)
     - 2.5.8 NES for Storing Tyres Outdoors 2021 (NES-ST)
     - 2.5.9 NES for Commercial Forestry 2023 (NES-CF)
     - 2.5.10 NES for Greenhouse Gas Emissions from Industrial Process Heat 2023 (NES-IPGH)
     - 2.5.11 NES for Detached Minor Residential Units 2025 (NES-DMRU)
     - 2.5.12 Summary
   - 2.6 Taupō District Plan – Relevant Provisions
     - 2.6.1 Assessment Against Taupō District Plan Provisions
   - 2.7 Assessment Against Plan Change 44 Section 8.2 Criteria
     - Summary Assessment Table
     - 2.7.1 Criterion 1 — Proximity to Existing LDR or GRZ / Consistent Development Pattern
     - 2.7.2 Criterion 2 — Efficient Servicing by Council-Supplied Water Infrastructure
     - 2.7.3 Criterion 3 — No More Than Minor Adverse Effects on the Land Transport Network

2.7.4 Criterion 4 — Not an Outstanding Natural Landscape or Significant Natural Area .....
2.7.5 Criterion 5 — Proximate to the Taupō Township and/or Existing LDR .....
2.7.6 Criteria 6 and 7 — State Highway Access and Geothermal Systems .....
2.7.7 Criterion 8 — Freedom from Significant Natural Hazard Risk .....
2.7.8 The Purpose and Structure of the Section 8.2 Criteria Framework .....
2.7.9 Comparative Advantage Over the Permitted Baseline .....
Conclusion on Section 8.2 Assessment.....
3. Objectives of the Proposed Plan Change .....
3.1 Proposed Objectives .....
3.2 Assessment of Objectives.....
4. Principal Alternatives Considered.....
4.1 Overview .....
4.2 Alternative 1: Status Quo (Retain Rural Environment Zoning) .....
4.3 Alternative 2: Medium or High Density Residential Rezoning .....
4.4 Alternative 3: Proposed Low Density Residential Rezoning (Preferred) .....
5. Assessment of Benefits and Costs .....
5.1 Overview .....
5.2 Environmental Effects .....
5.2.1 Benefits.....
5.2.2 Costs and Mitigation .....
5.2.3 Landscape and Visual Effects .....
Overview .....
Natural Character Effects.....
Landscape Character Effects.....
Visual Amenity Effects .....
Cumulative Effects .....
Mitigation Measures .....
LVA Conclusion.....
5.3 Economic Effects .....
5.3.1 Benefits.....
5.3.2 Costs and Mitigation .....
5.4 Social Effects .....
5.4.1 Benefits.....
5.4.2 Costs and Mitigation .....
5.5 Cultural Effects.....
5.5.1 Māori Cultural Values .....
5.5.2 Heritage .....
6. Risk Assessment.....
6.1 Risk of Acting .....
6.2 Risk of Not Acting .....
6.3 Uncertainty .....
7. Evaluation of Proposed Methods .....
7.1 Proposed Methods.....
7.2 Evaluation Summary.....
8. Conclusion.....
9. Decision Sought .....
Appendices .....

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:

Scott Devonport

Simpli Consulting

2/20 Totara Street, Taupo 3330

scott@simpliconsulting.co.nz

027 605 9143

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

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 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

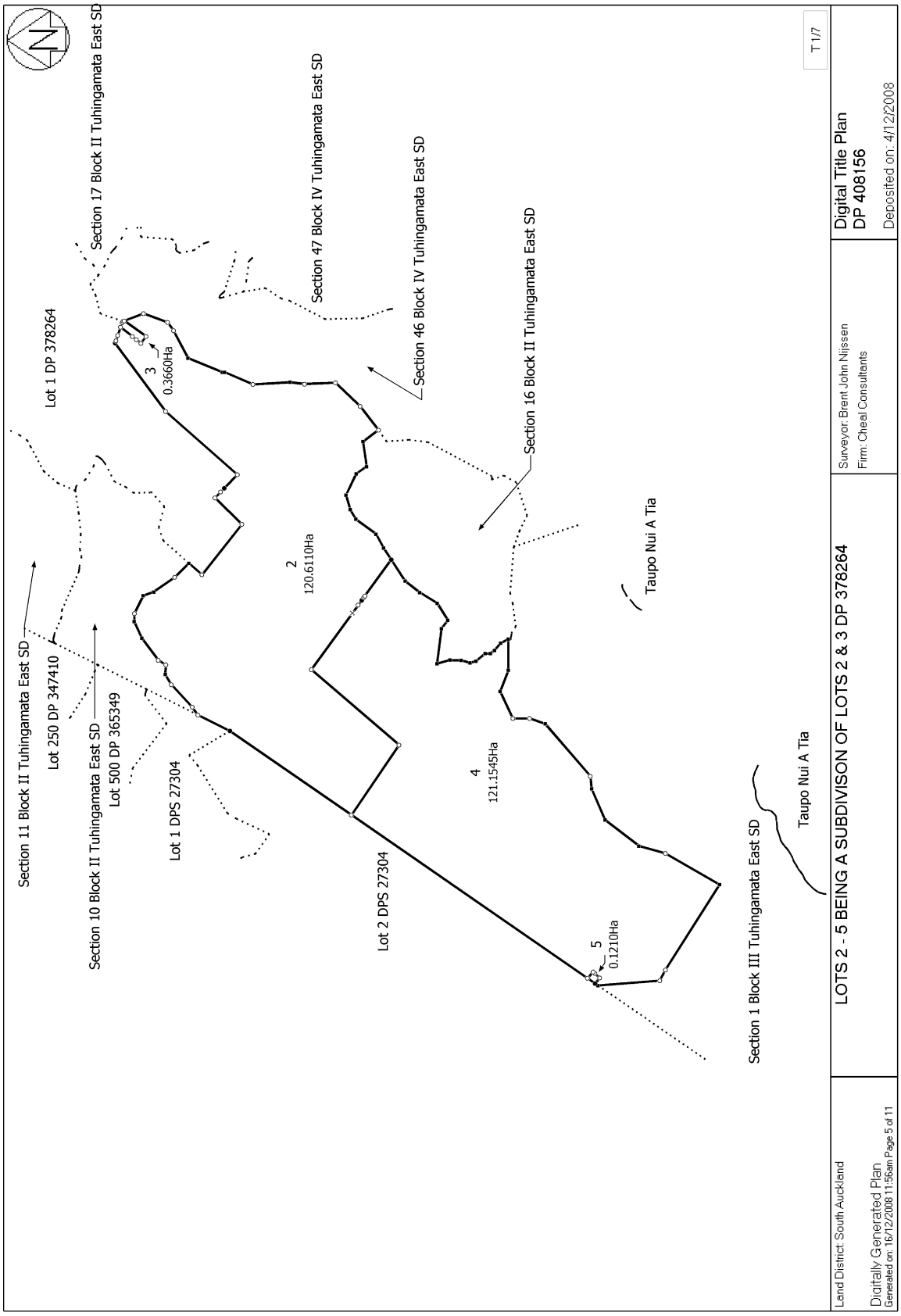
The easements created by Easement Instrument 8017715.3 are subject to Section 243 (a) Resource Management Act 1991

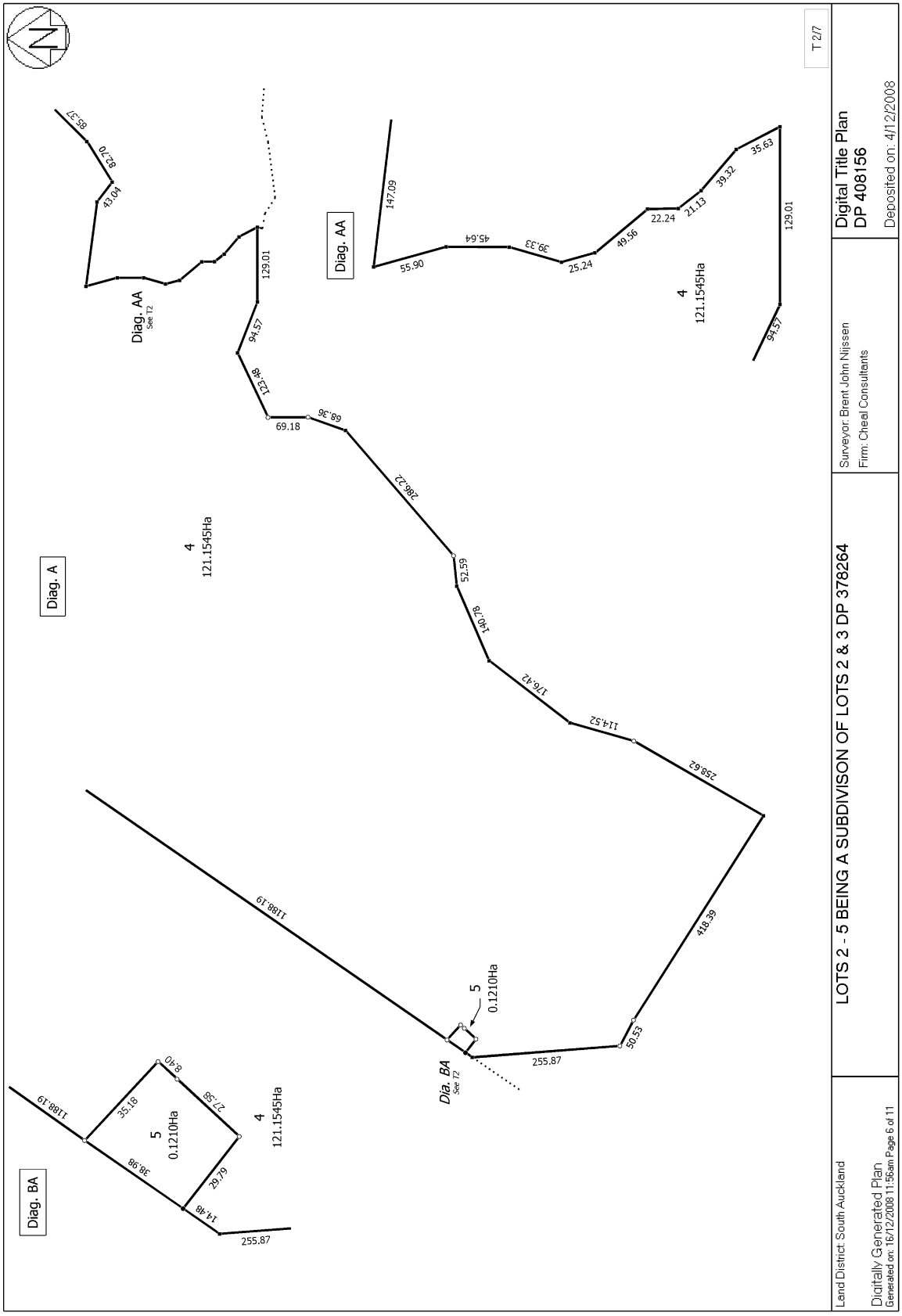
Land Covenant in Deed 8096888.4 - 13.3.2009 at 3:32 pm

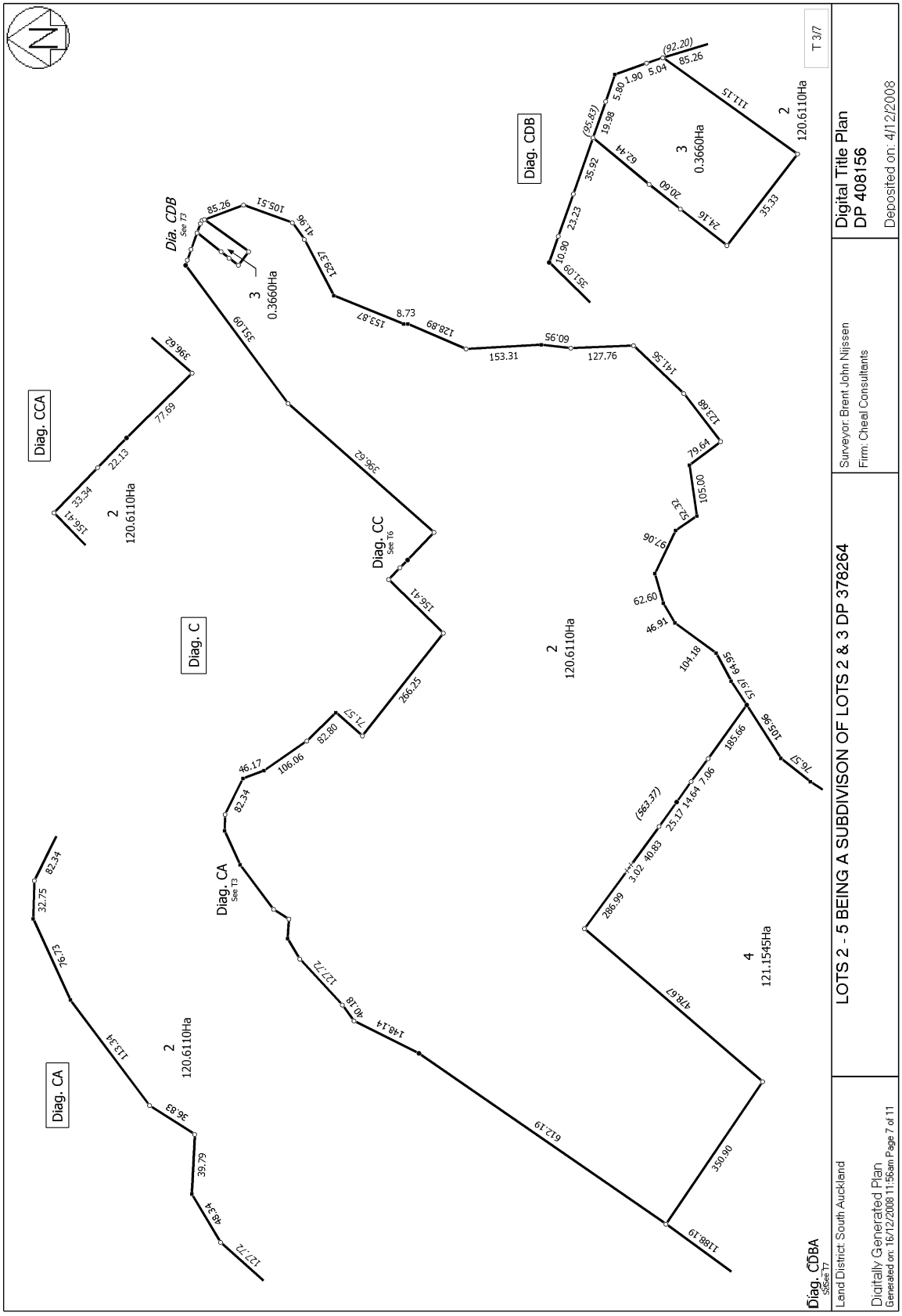
Land Covenant in Deed 8110767.4 - 21.5.2009 at 1:30 pm

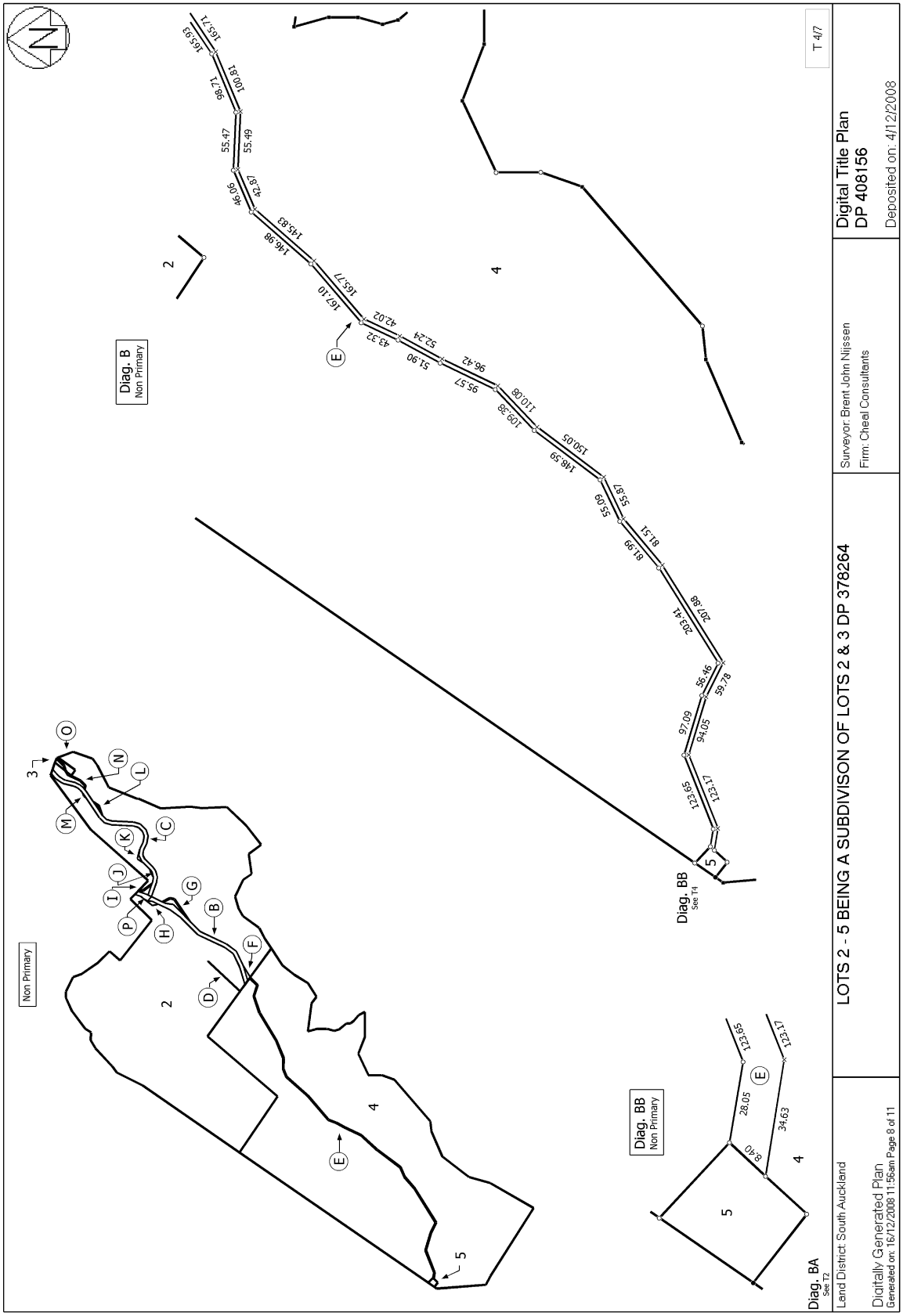
Land Covenant in Deed 8111193.4 - 21.5.2009 at 2:05 pm

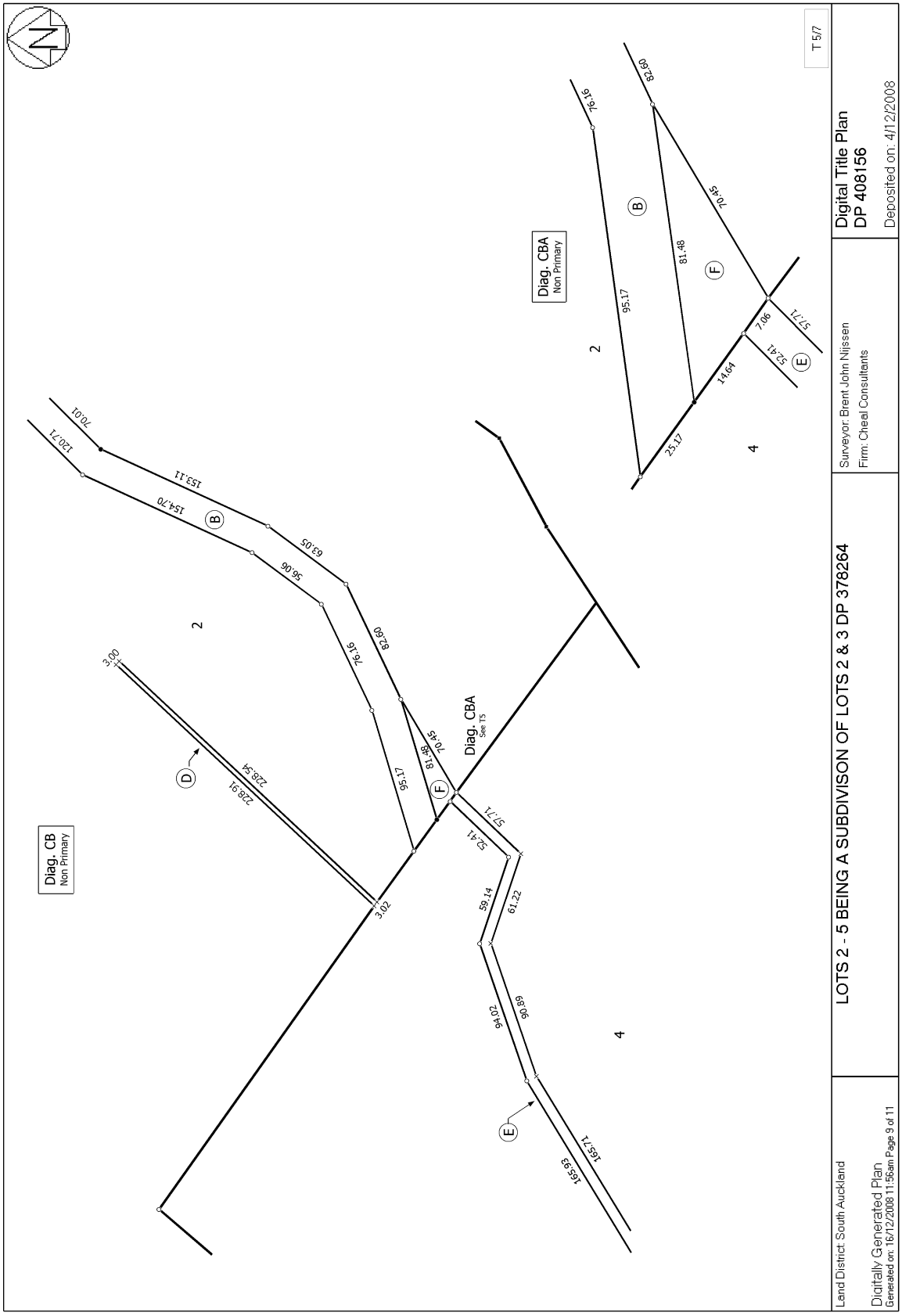
10705132.3 Mortgage to Rabobank New Zealand Limited - 28.2.2017 at 1:43 pm

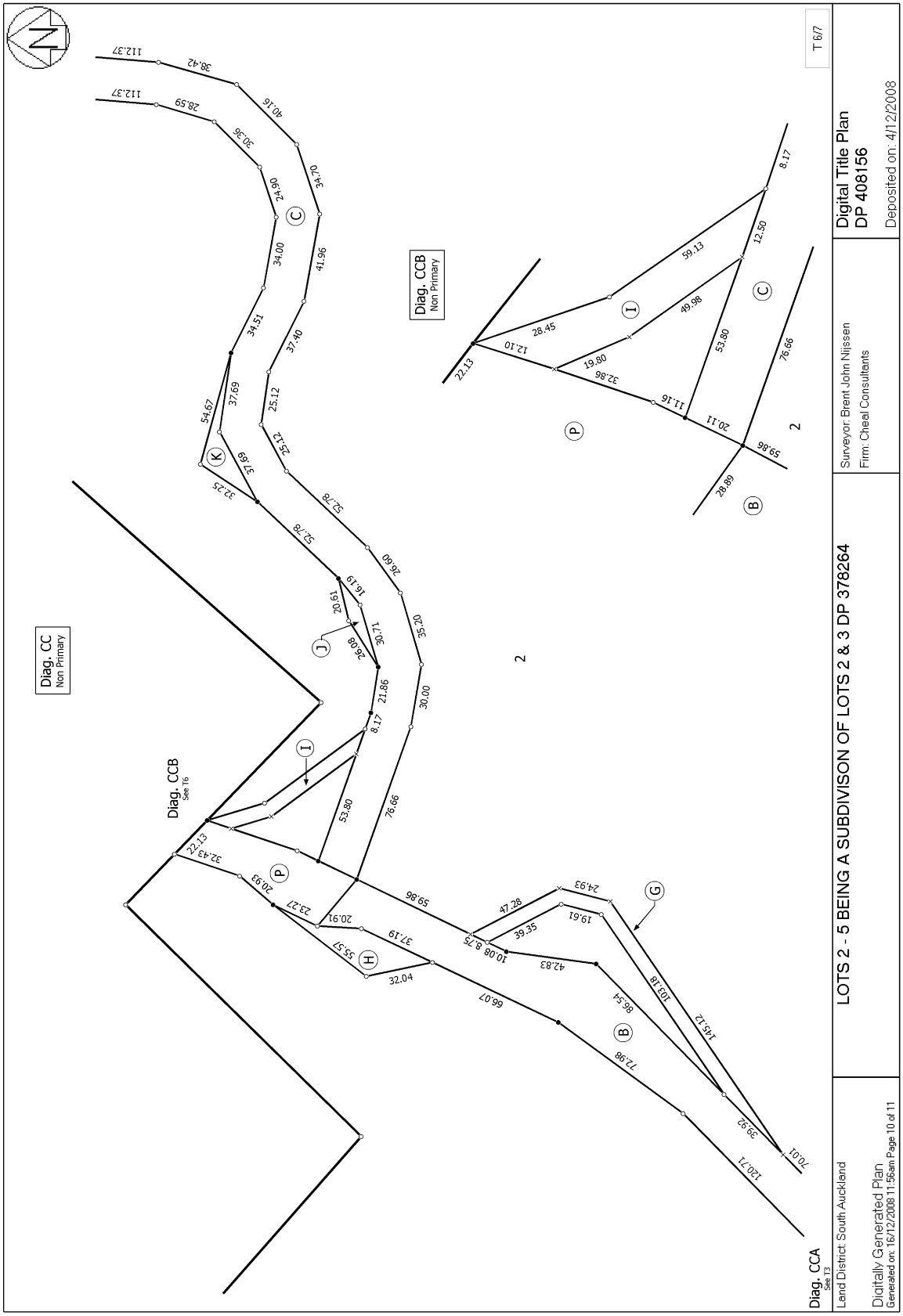

N
Section 17 Block II Tuhingamata East SD
Lot 1 DP 378264
Section 47 Block IV Tuhingamata East SD
Section 46 Block IV Tuhingamata East SD
Section 16 Block II Tuhingamata East SD
Taupo Nui A Tia
Section 11 Block II Tuhingamata East SD
Lot 250 DP 347410
Section 10 Block II Tuhingamata East SD
Lot 500 DP 365349
Lot 1 DPS 27304
Lot 2 DPS 27304
Section 1 Block III Tuhingamata East SD
Taupo Nui A Tia
3
0.3660Ha
2
120.6110Ha
4
121.1545Ha
5
0.1210Ha
T 1/7
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 5 of 11
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Digital Title Plan
DP 408156
Deposited on: 4/12/2008

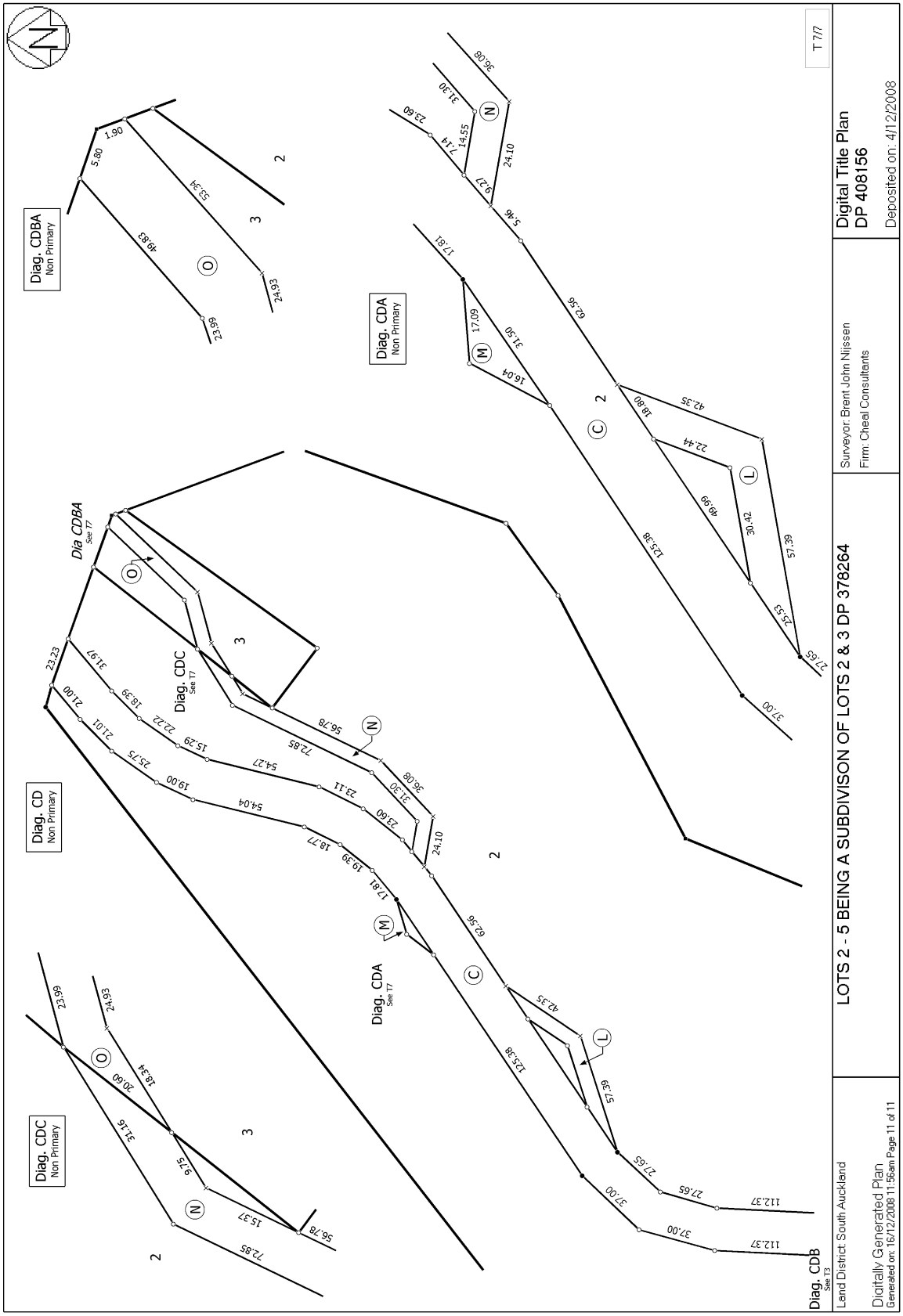

N
T 2/7
Diag. AA
See T2
85.37
82.70
43.04
129.01
94.57
123.48
68.36
69.18
286.22
52.59
140.78
176.42
114.52
258.62
418.39
50.53
255.87
Dia. BA
See T2
1188.19
5
0.1210Ha
4
121.1545Ha
Diag. A
Diag. AA
147.09
55.90
45.64
39.33
25.24
49.56
22.24
21.13
39.32
35.63
129.01
94.57
Diag. BA
35.18
8.40
27.58
38.98
29.79
14.48
255.87
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 6 of 11


Diag. CDB
See T3
Diag. CDB
Diag. CCA
Diag. C
Diag. CC
See T6
Diag. CA
See T3
Diag. CA
Diag. CDBA
See T7
2
120.6110Ha
3
0.3660Ha
4
121.1545Ha
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 7 of 11
T 3/7


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 8 of 11
Diag. B
Non Primary
Diag. BB
See P4
Diag. BB
Non Primary
Diag. BA
See 12
Non Primary
T 4/7


N
T 5/7
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 9 of 11
Diag. CB
Non Primary
Diag. CBA
See TS
Diag. CBA
Non Primary
2
4
B
D
E
F
3.00
3.02
228.91
228.54
70.01
130.71
153.11
154.70
63.05
56.06
76.16
82.60
70.45
81.48
95.17
57.71
52.41
59.14
61.22
90.89
94.02
165.71
165.93
76.16
82.60
70.45
81.48
95.17
25.17
14.64
7.06
52.41
57.71


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 10 of 11
Diag. CCA
See T3
Diag. CC
Non Primary
Diag. CCB
See T6
Diag. CCB
Non Primary
T 6/7
2
2


Diag. CDBA
Non Primary
Diag. CDA
Non Primary
Dia CDBA
See T7
Diag. CDC
See T7
Diag. CD
Non Primary
Diag. CDA
See T7
Diag. CDC
Non Primary
Diag. CDB
See T3
T 7!?
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 11 of 11
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants

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

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 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

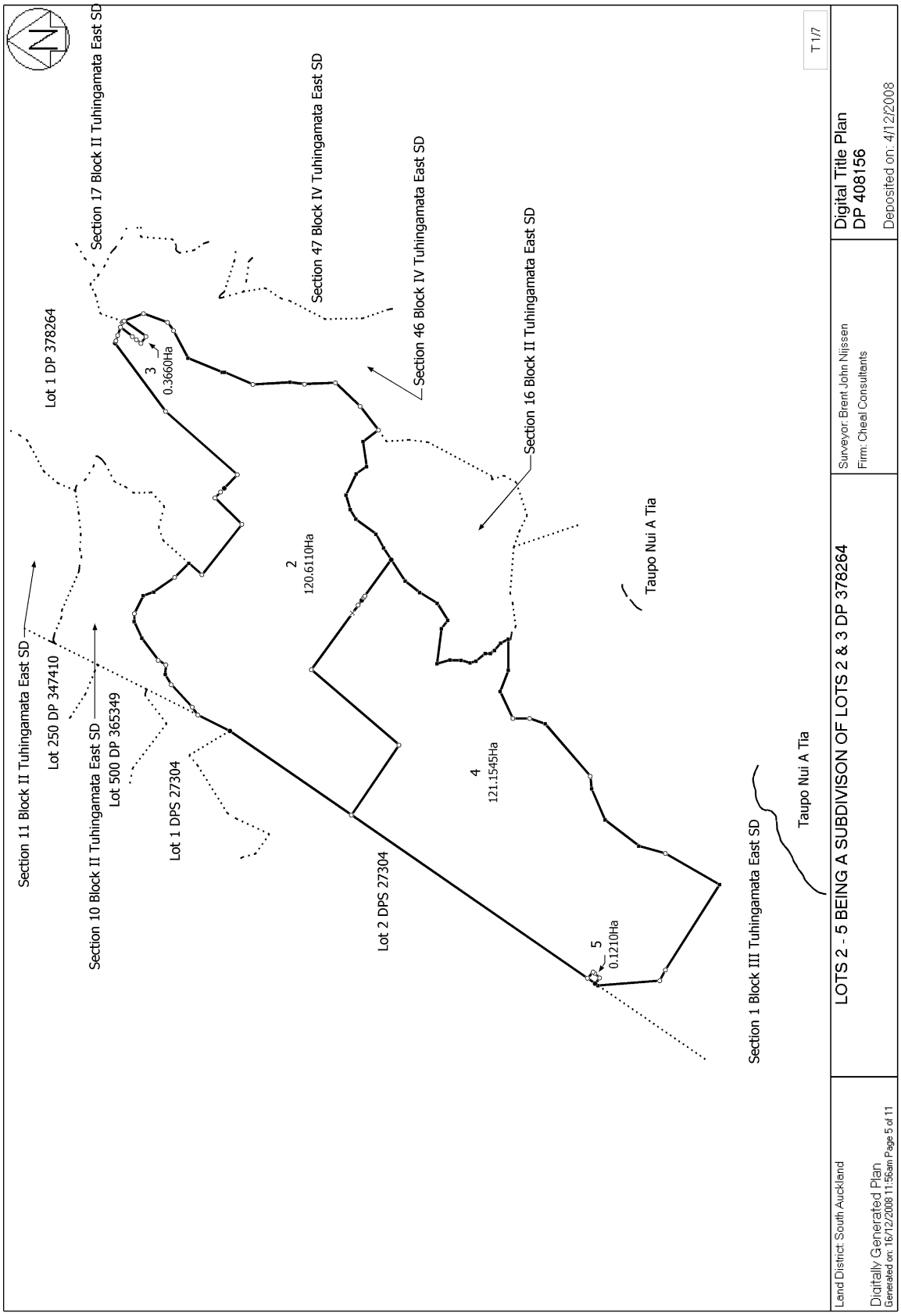
The easements created by Easement Instrument 8017715.3 are subject to Section 243 (a) Resource Management Act 1991

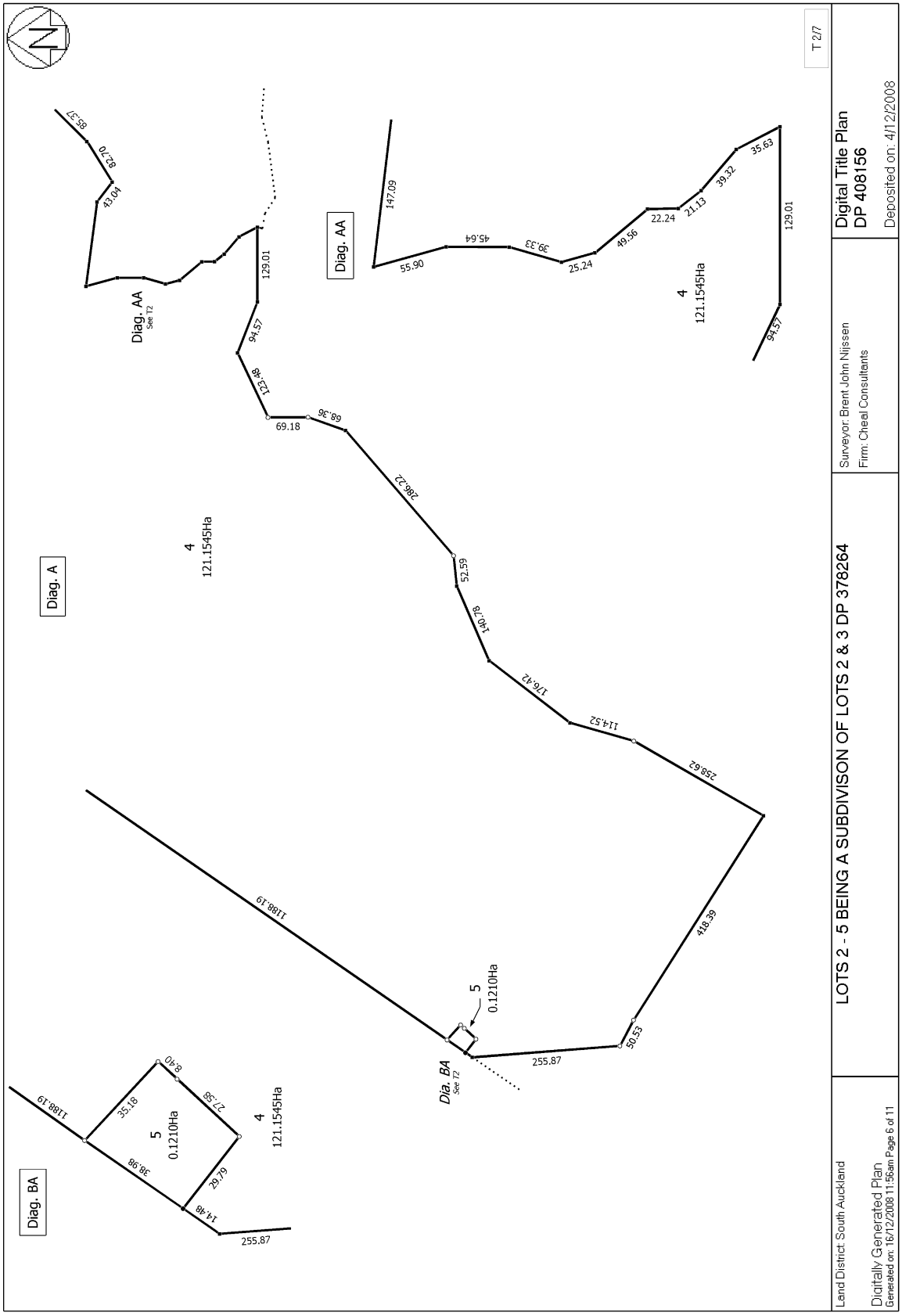
Land Covenant in Deed 8096888.4 - 13.3.2009 at 3:32 pm

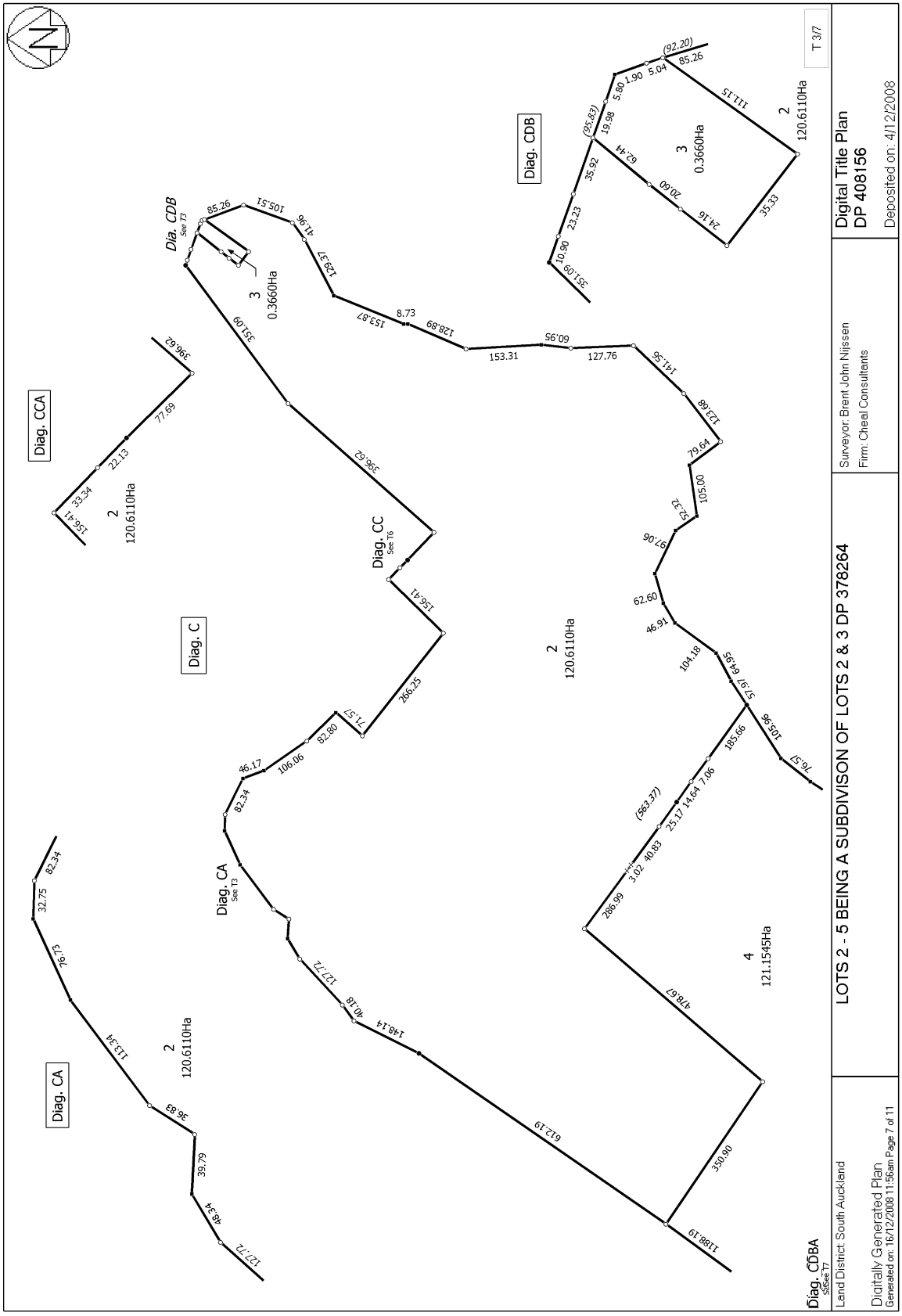
Land Covenant in Deed 8110767.4 - 21.5.2009 at 1:30 pm

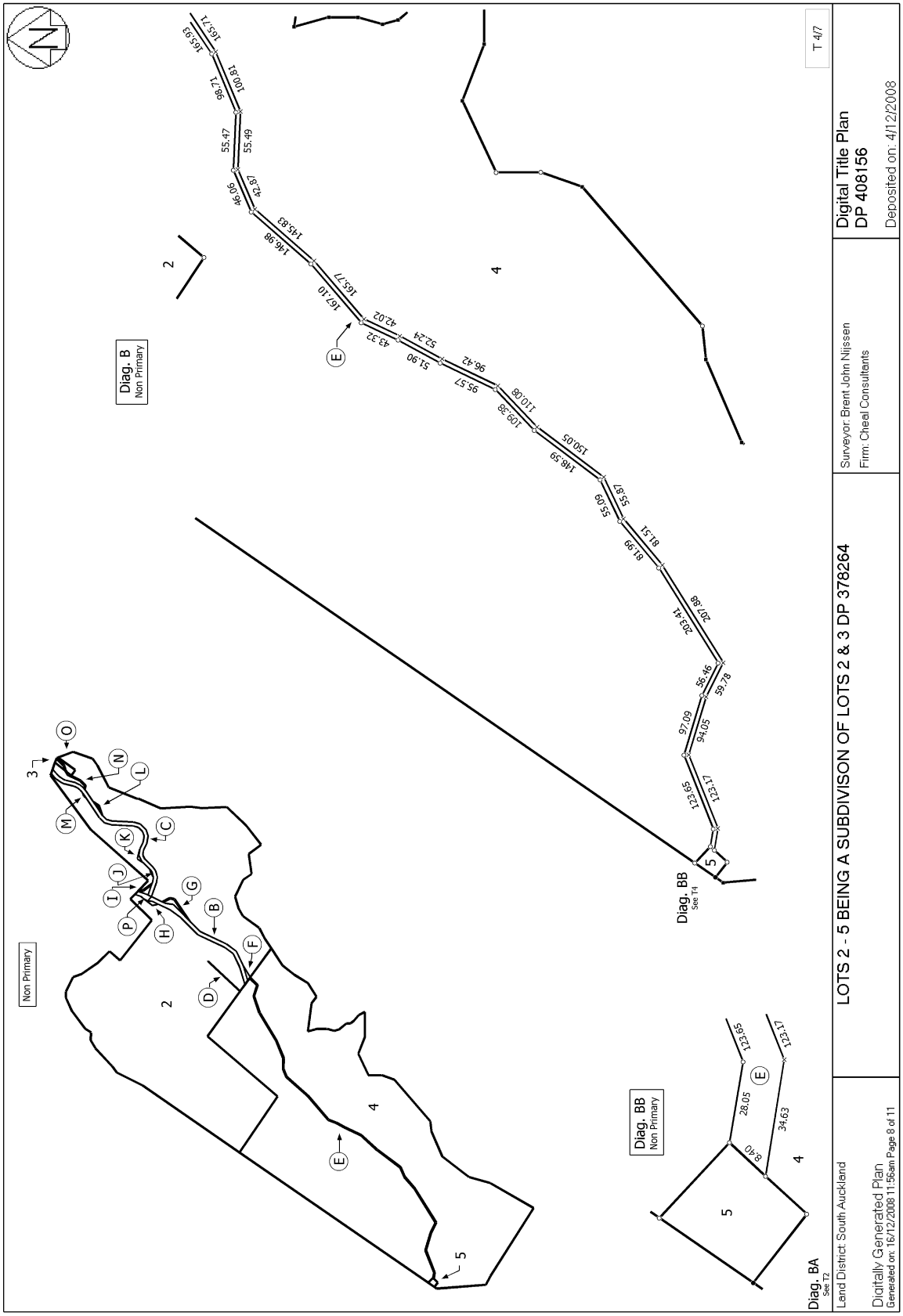
Land Covenant in Deed 8111193.4 - 21.5.2009 at 2:05 pm

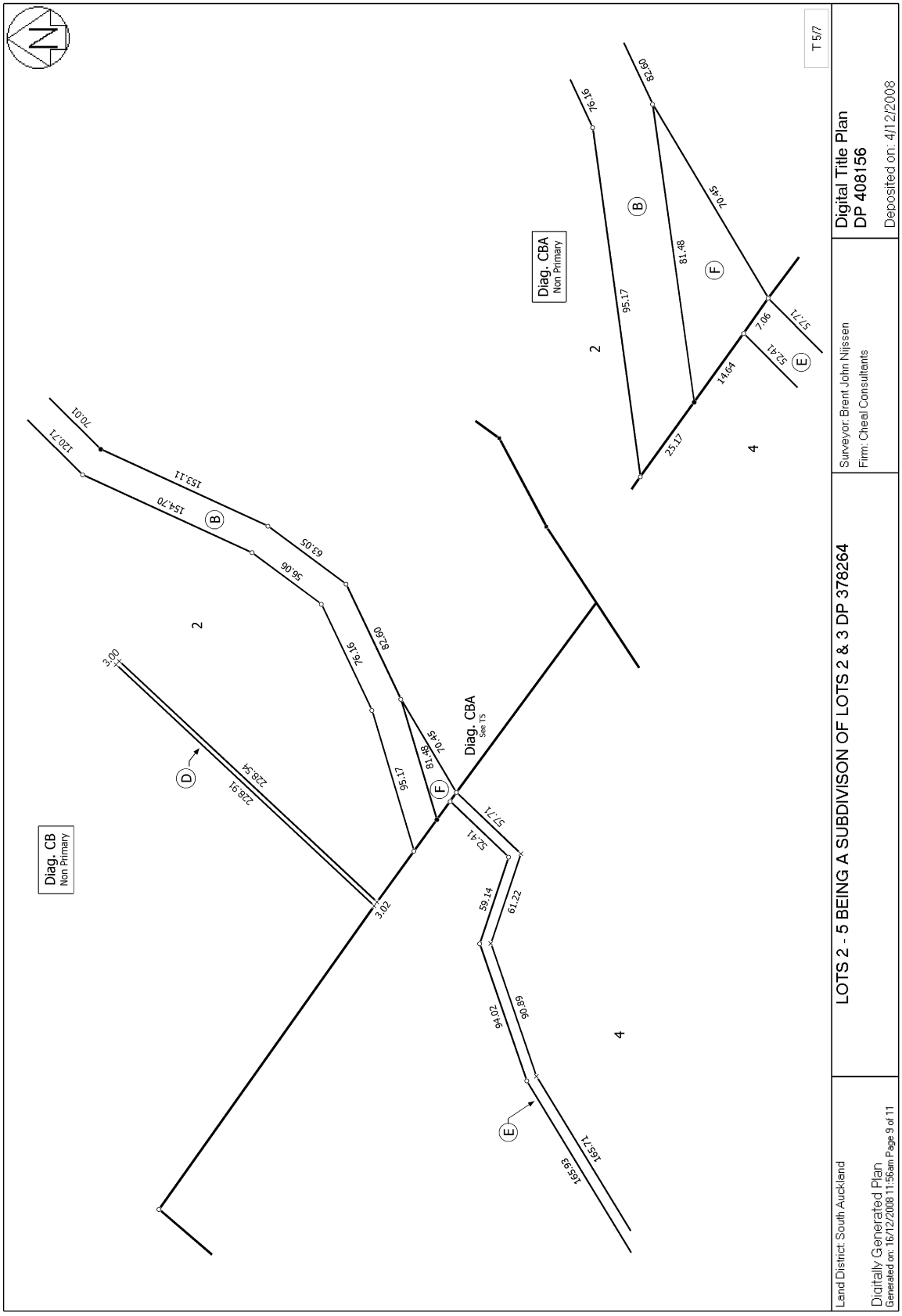
10705132.3 Mortgage to Rabobank New Zealand Limited - 28.2.2017 at 1:43 pm

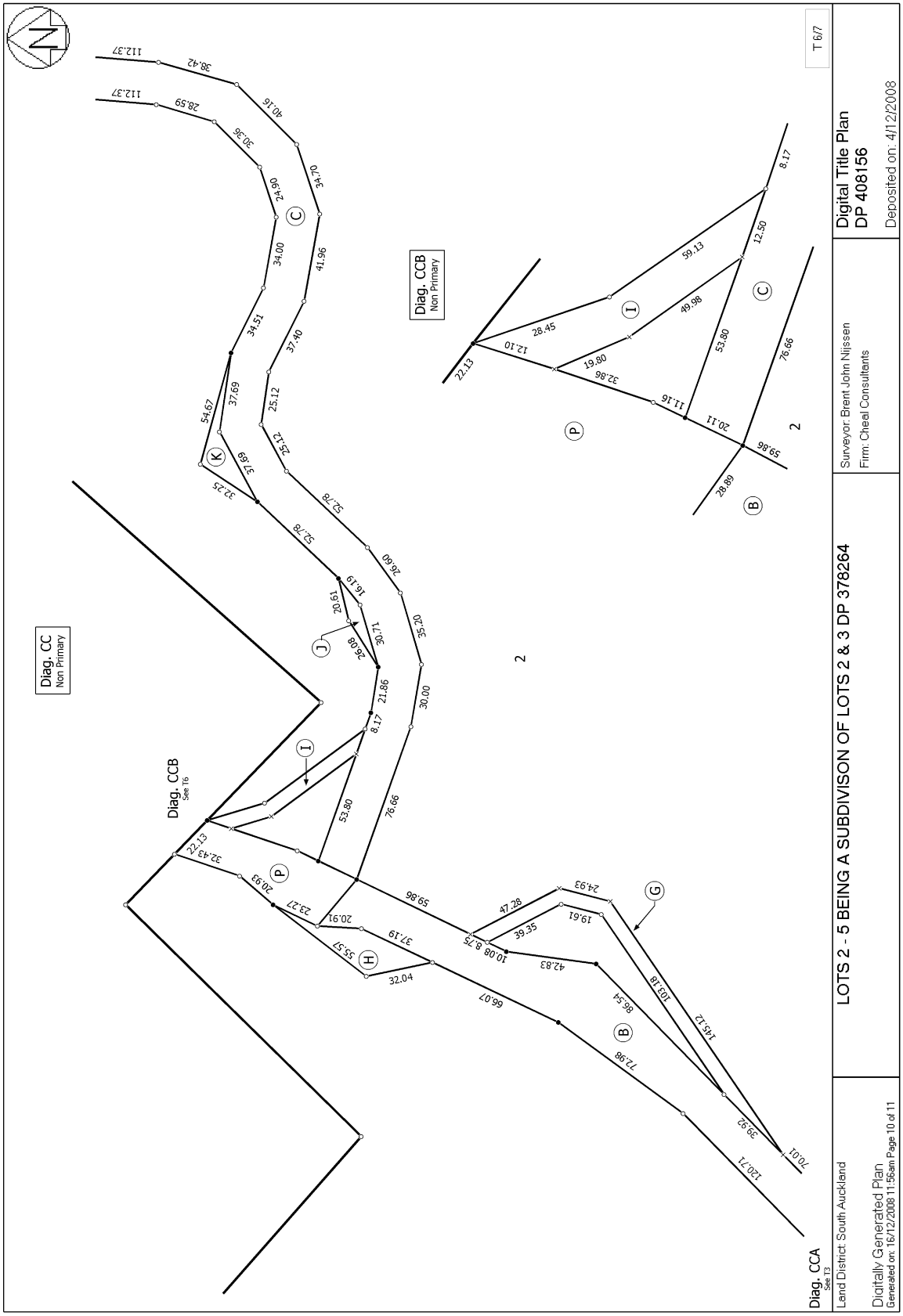

N
Section 17 Block II Tuhingamata East SD
Lot 1 DP 378264
Section 47 Block IV Tuhingamata East SD
Section 46 Block IV Tuhingamata East SD
Section 16 Block II Tuhingamata East SD
Taupo Nui A Tia
Section 11 Block II Tuhingamata East SD
Lot 250 DP 347410
Section 10 Block II Tuhingamata East SD
Lot 500 DP 365349
Lot 1 DPS 27304
Lot 2 DPS 27304
Section 1 Block III Tuhingamata East SD
Taupo Nui A Tia
3
0.3660Ha
2
120.6110Ha
4
121.1545Ha
5
0.1210Ha
T 1/7
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 5 of 11
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Digital Title Plan
DP 408156
Deposited on: 4/12/2008

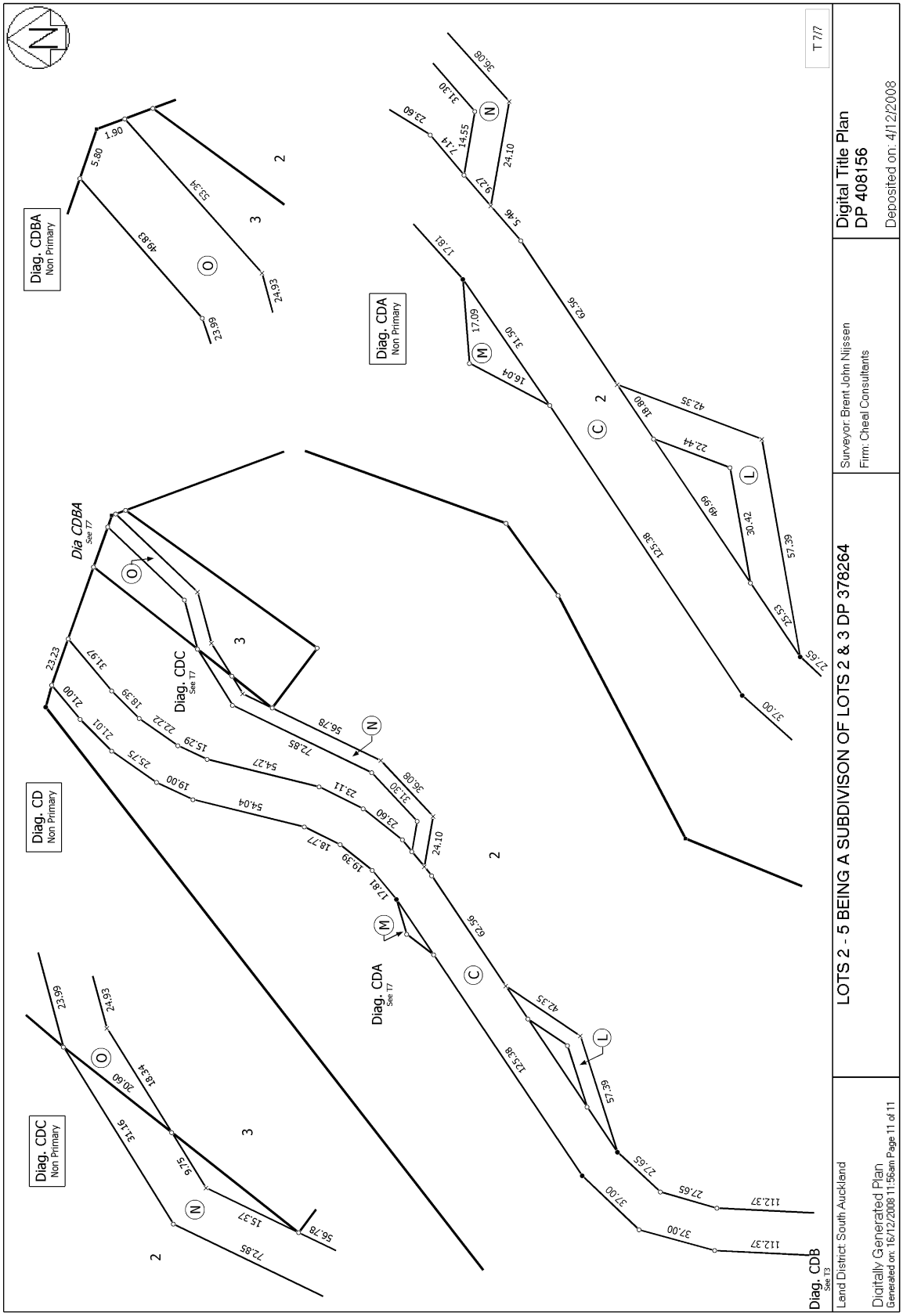

N
T 2/7
Diag. AA
See T2
85.37
82.70
43.04
129.01
94.57
123.48
68.36
69.18
286.22
52.59
140.78
176.42
114.52
258.62
418.39
50.53
255.87
Dia. BA
See T2
1188.19
5
0.1210Ha
4
121.1545Ha
Diag. A
Diag. AA
147.09
55.90
45.64
39.33
25.24
49.56
22.24
21.13
39.32
35.63
129.01
94.57
Diag. BA
35.18
8.40
27.58
38.98
29.79
14.48
255.87
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 6 of 11


Diag. CDB
See T3
Diag. CDB
Diag. CCA
Diag. C
Diag. CC
See T6
Diag. CA
See T3
Diag. CA
Diag. CDBA
See T7
2
120.6110Ha
3
0.3660Ha
4
121.1545Ha
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 7 of 11
T 3/7


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 8 of 11
Diag. B
Non Primary
Diag. BB
See P4
Diag. BB
Non Primary
Diag. BA
See 12
Non Primary
T 4/7


N
T 5/7
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 9 of 11
Diag. CB
Non Primary
Diag. CBA
See TS
Diag. CBA
Non Primary
2
4
B
D
E
F
3.00
3.02
228.91
228.54
70.01
130.71
153.11
154.70
63.05
56.06
76.16
82.60
70.45
81.48
95.17
57.71
52.41
59.14
61.22
90.89
94.02
165.71
165.93
76.16
82.60
70.45
81.48
95.17
25.17
14.64
7.06
52.41
57.71


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 10 of 11
Diag. CCA
See T3
Diag. CC
Non Primary
Diag. CCB
See T6
Diag. CCB
Non Primary
T 6/7
2
2


Diag. CDBA
Non Primary
Diag. CDA
Non Primary
Dia CDBA
See T7
Diag. CDC
See T7
Diag. CD
Non Primary
Diag. CDA
See T7
Diag. CDC
Non Primary
Diag. CDB
See T3
T 7!?
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 11 of 11
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants

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

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 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

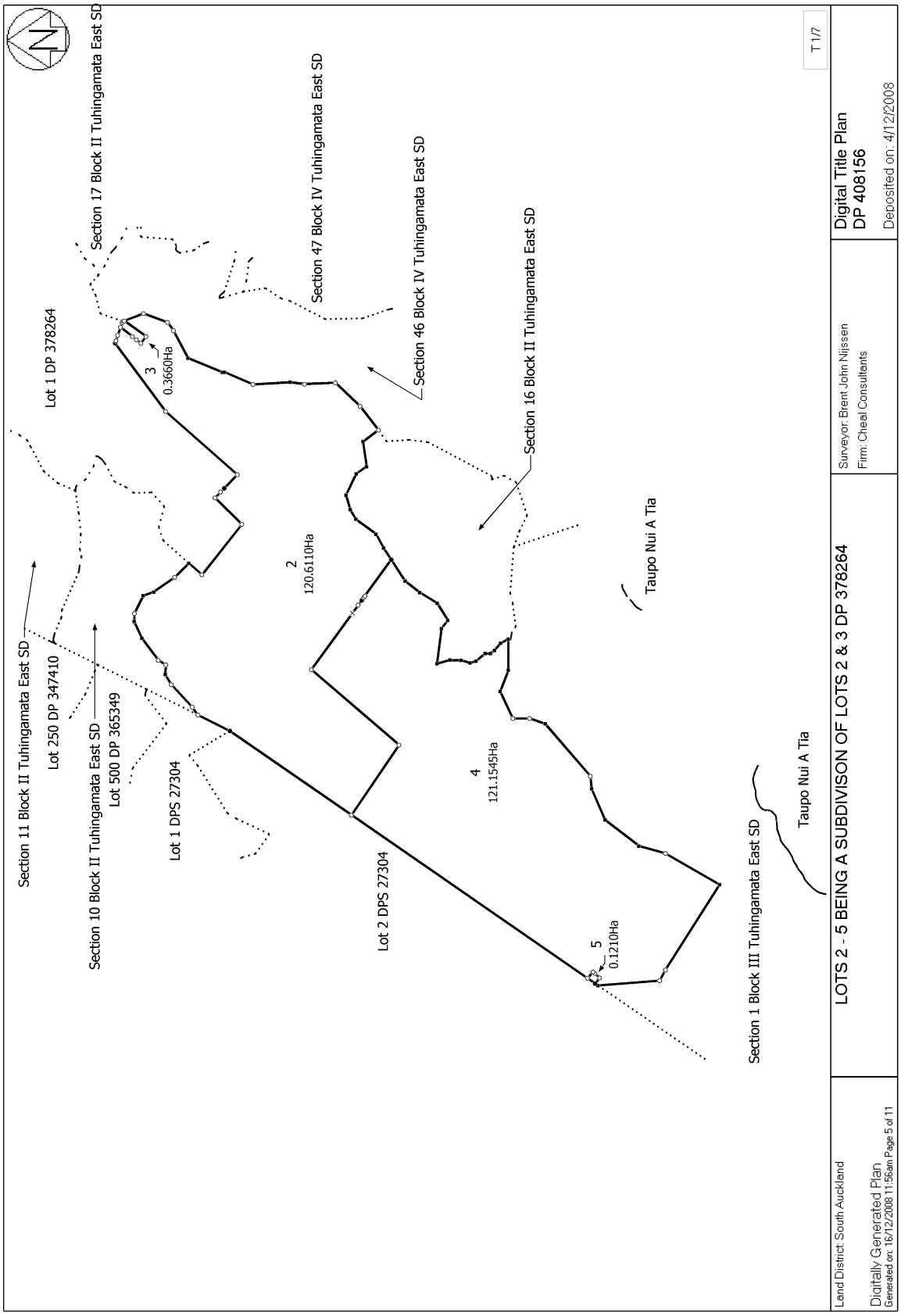
The easements created by Easement Instrument 8017715.3 are subject to Section 243 (a) Resource Management Act 1991

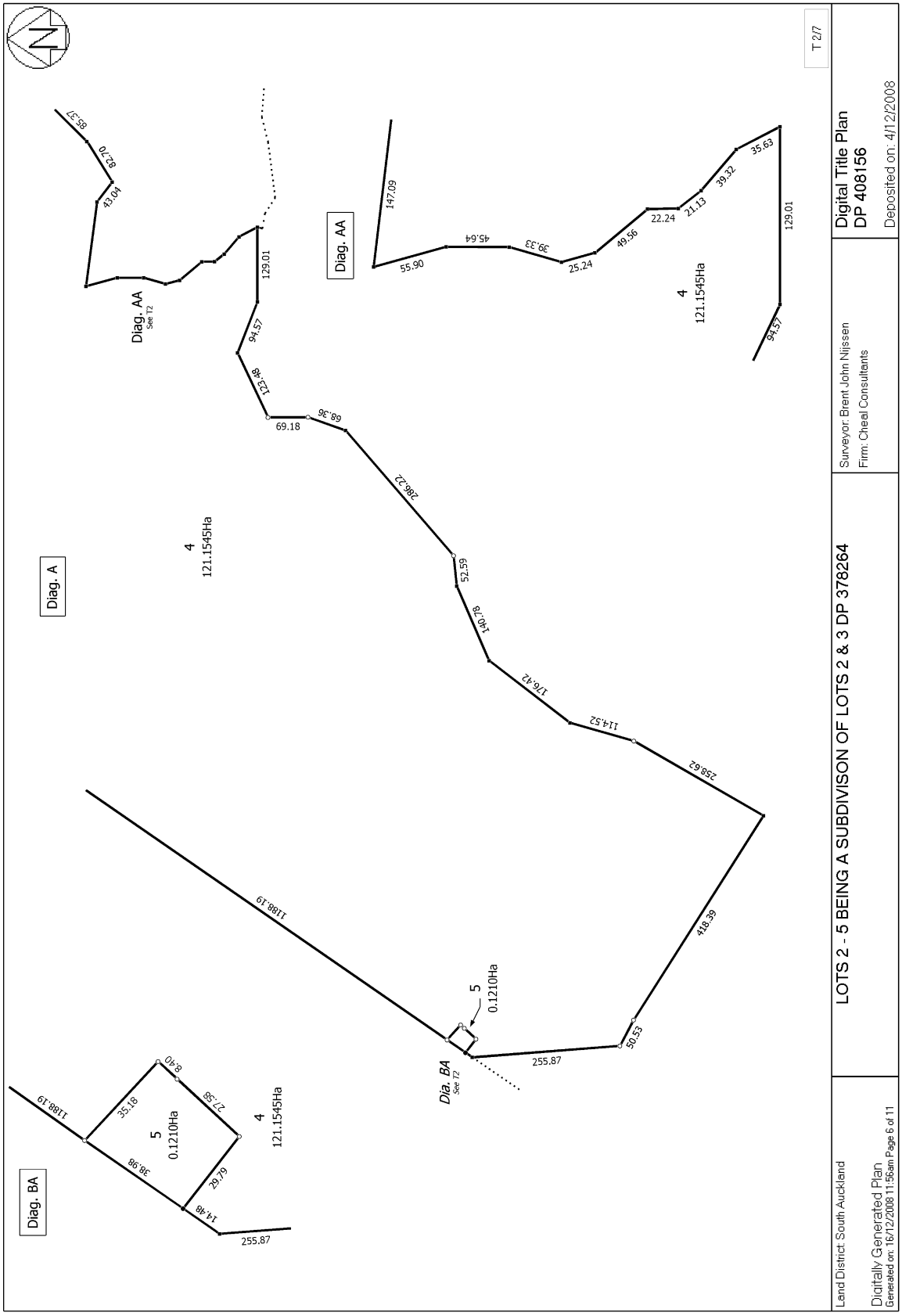
Land Covenant in Deed 8096888.4 - 13.3.2009 at 3:32 pm

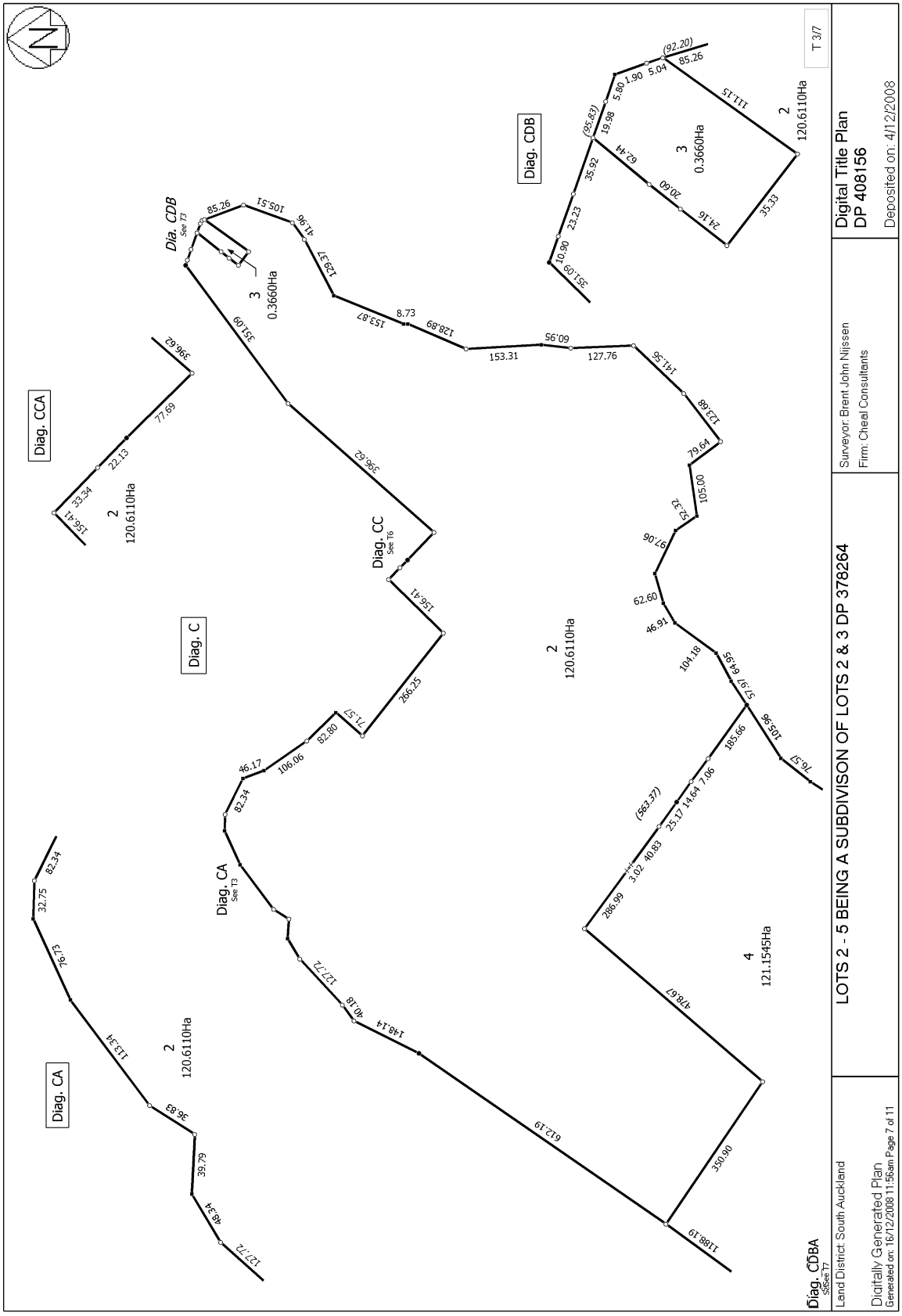
Land Covenant in Deed 8110767.4 - 21.5.2009 at 1:30 pm

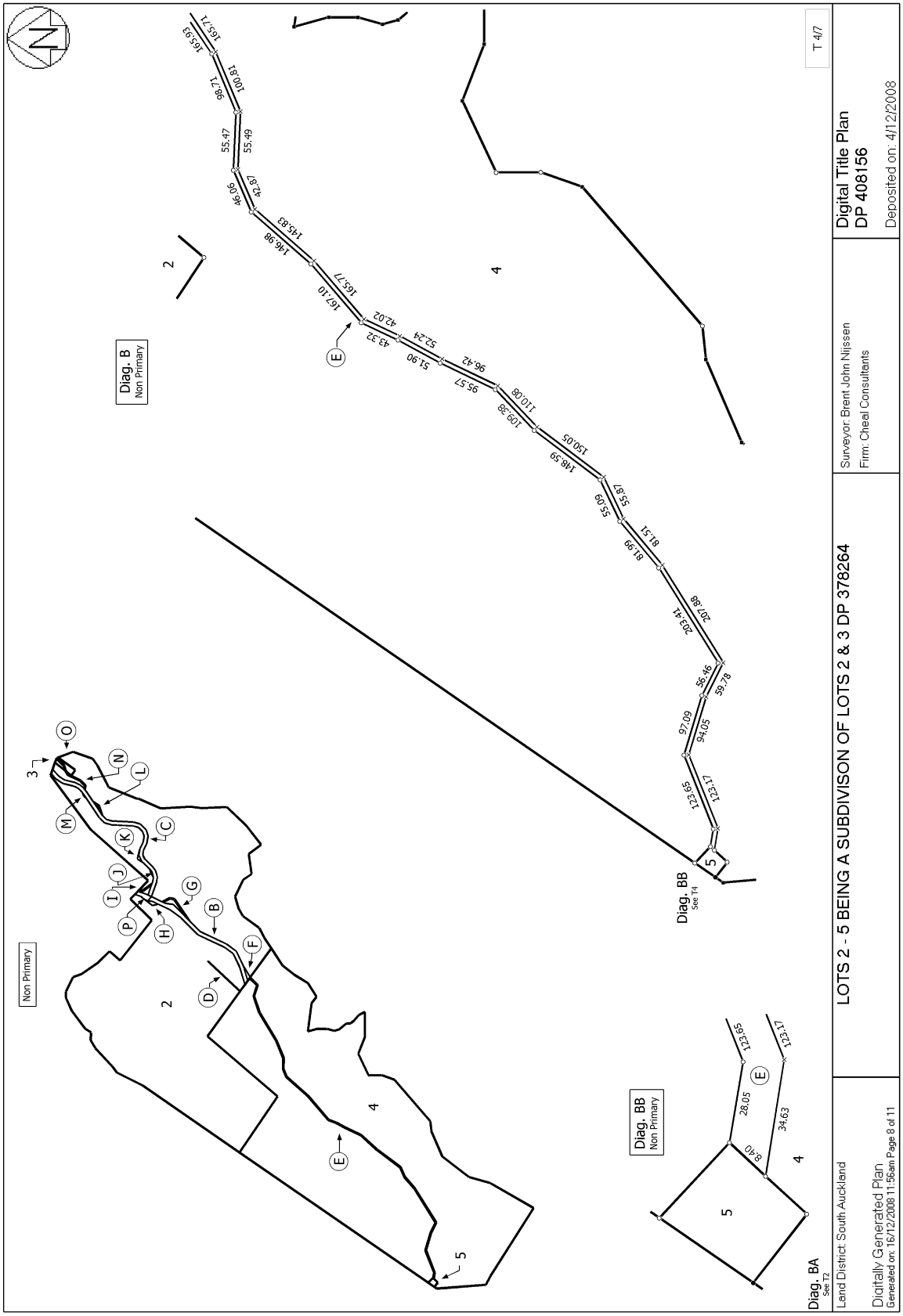
Land Covenant in Deed 8111193.4 - 21.5.2009 at 2:05 pm

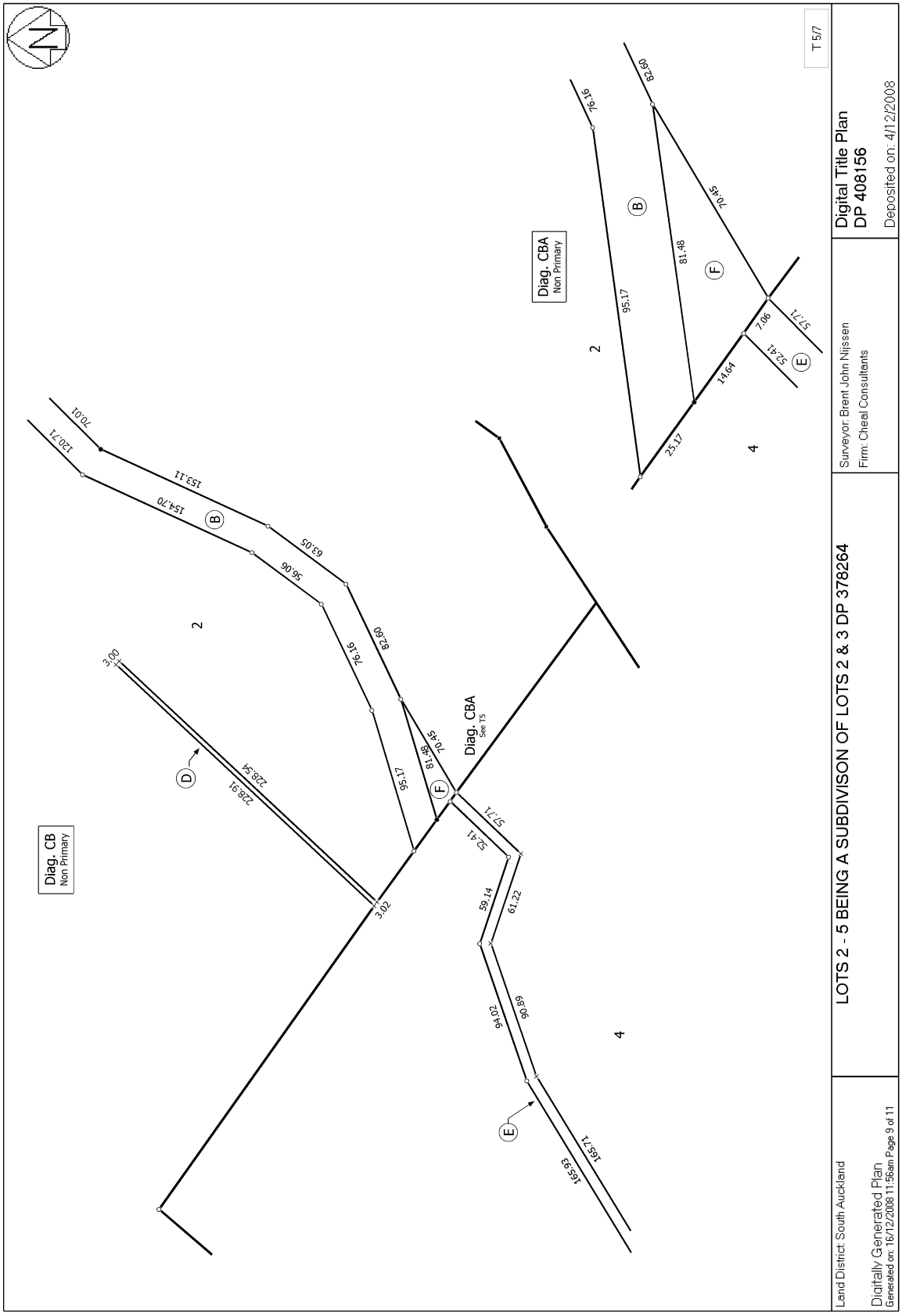
10705132.3 Mortgage to Rabobank New Zealand Limited - 28.2.2017 at 1:43 pm

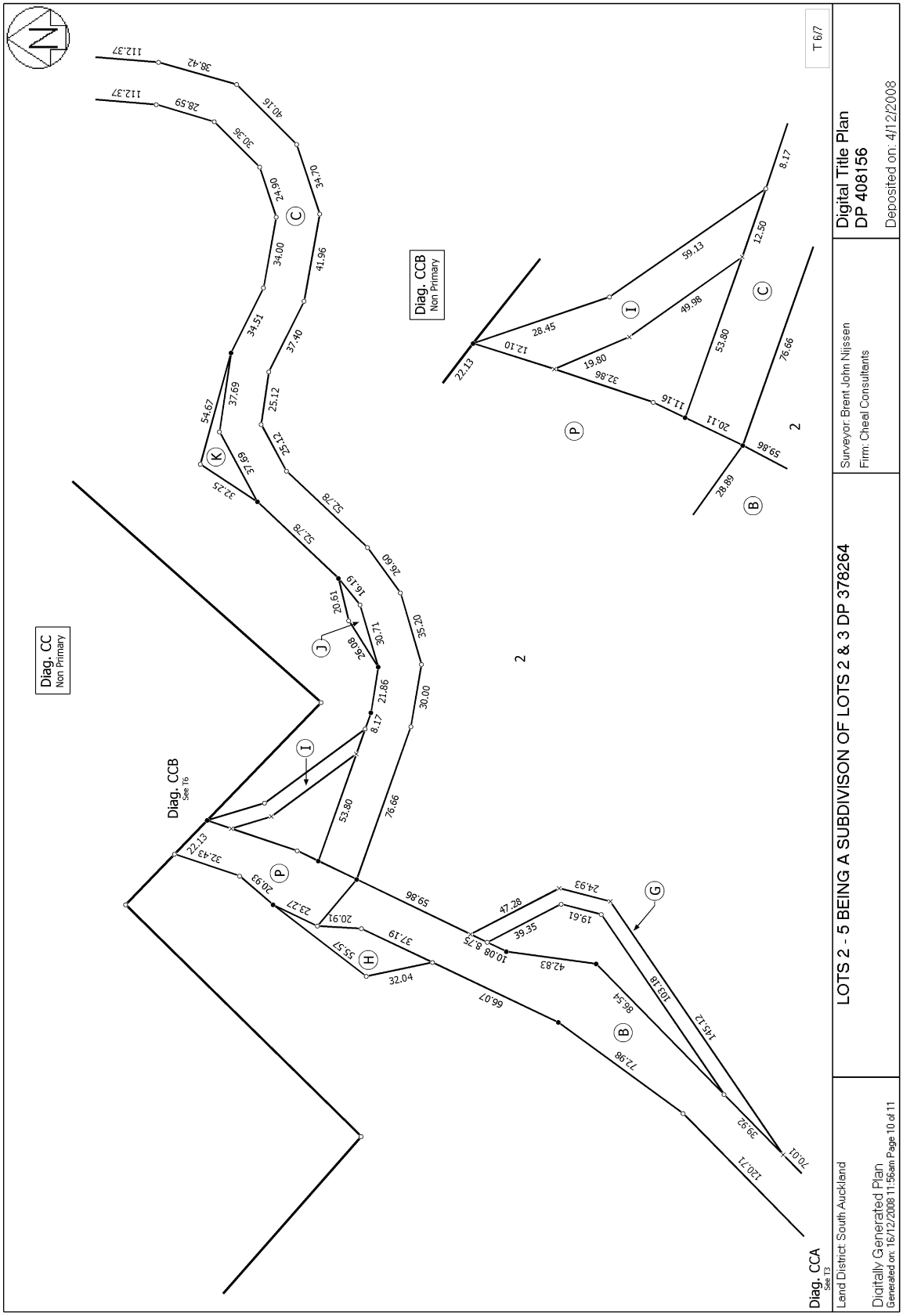

N
Section 17 Block II Tuhingamata East SD
Lot 1 DP 378264
Section 47 Block IV Tuhingamata East SD
Section 46 Block IV Tuhingamata East SD
Section 16 Block II Tuhingamata East SD
Taupo Nui A Tia
Section 11 Block II Tuhingamata East SD
Lot 250 DP 347410
Section 10 Block II Tuhingamata East SD
Lot 500 DP 365349
Lot 1 DPS 27304
Lot 2 DPS 27304
Section 1 Block III Tuhingamata East SD
Taupo Nui A Tia
3
0.3660Ha
2
120.6110Ha
4
121.1545Ha
5
0.1210Ha
T 1/7
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 5 of 11
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Digital Title Plan
DP 408156
Deposited on: 4/12/2008

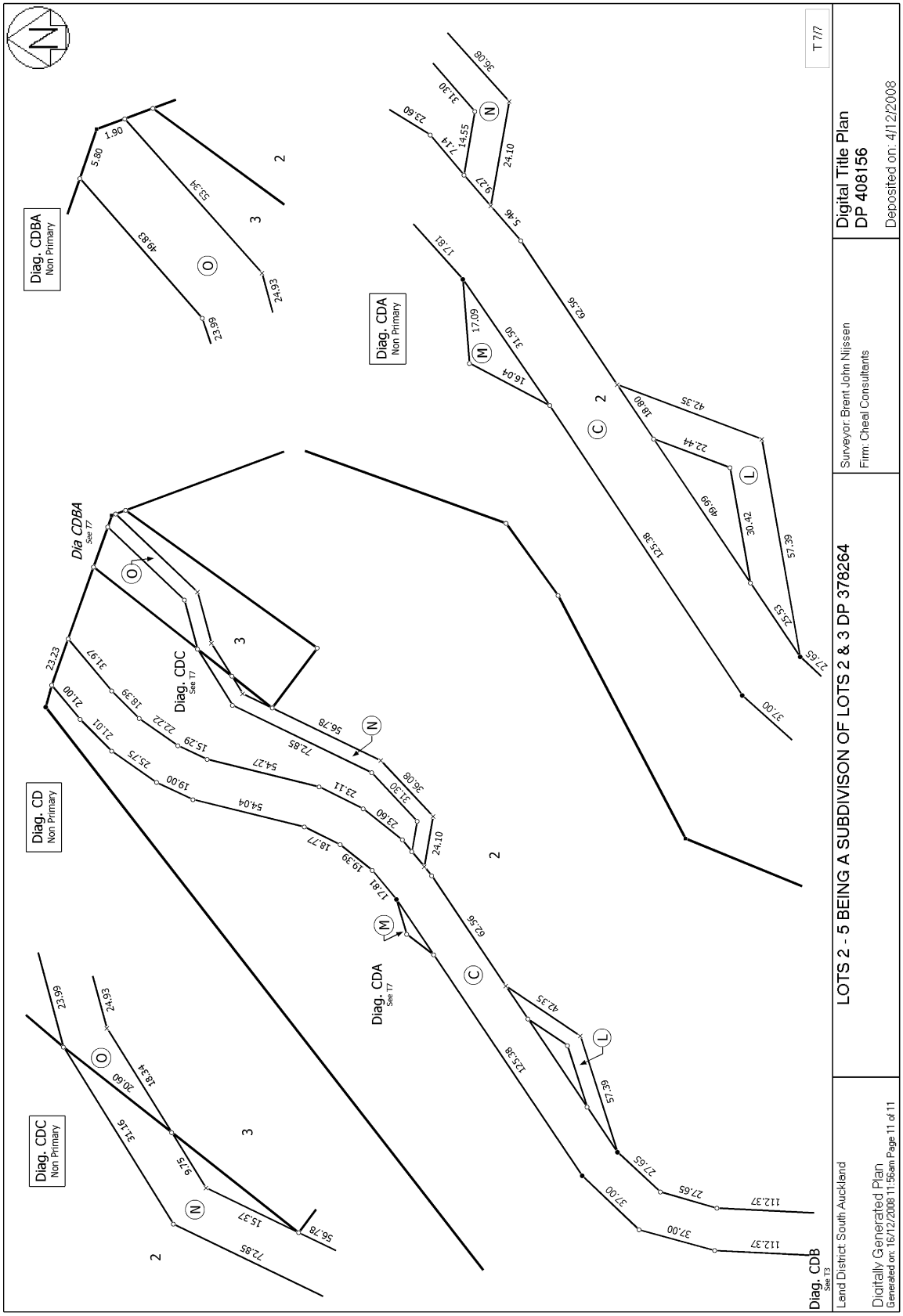

N
T 2/7
Diag. AA
See T2
85.37
82.70
43.04
129.01
94.57
123.48
68.36
69.18
286.22
52.59
140.78
176.42
114.52
258.62
418.39
50.53
255.87
Dia. BA
See T2
1188.19
5
0.1210Ha
4
121.1545Ha
Diag. A
Diag. AA
147.09
55.90
45.64
39.33
25.24
49.56
22.24
21.13
39.32
35.63
129.01
94.57
Diag. BA
35.18
8.40
27.58
38.98
29.79
14.48
255.87
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 6 of 11


Diag. CDB
See T3
Diag. CDB
Diag. CCA
Diag. C
Diag. CC
See T6
Diag. CA
See T3
Diag. CA
Diag. CDBA
See T7
2
120.6110Ha
3
0.3660Ha
4
121.1545Ha
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 7 of 11
T 3/7


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 8 of 11
Diag. B
Non Primary
Diag. BB
See P4
Diag. BB
Non Primary
Diag. BA
See 12
Non Primary
T 4/7


N
T 5/7
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 9 of 11
Diag. CB
Non Primary
Diag. CBA
See TS
Diag. CBA
Non Primary
2
4
B
D
E
F
3.00
3.02
228.91
228.54
70.01
130.71
153.11
154.70
63.05
56.06
76.16
82.60
70.45
81.48
95.17
57.71
52.41
59.14
61.22
90.89
94.02
165.71
165.93
76.16
82.60
70.45
81.48
95.17
25.17
14.64
7.06
52.41
57.71


Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 10 of 11
Diag. CCA
See T3
Diag. CC
Non Primary
Diag. CCB
See T6
Diag. CCB
Non Primary
T 6/7
2
2


Diag. CDBA
Non Primary
Diag. CDA
Non Primary
Dia CDBA
See T7
Diag. CDC
See T7
Diag. CD
Non Primary
Diag. CDA
See T7
Diag. CDC
Non Primary
Diag. CDB
See T3
T 7!?
LOTS 2 - 5 BEING A SUBDIVISON OF LOTS 2 & 3 DP 378264
Land District: South Auckland
Digitally Generated Plan
Generated on: 16/12/2008 11:56am Page 11 of 11
Digital Title Plan
DP 408156
Deposited on: 4/12/2008
Surveyor: Brent John Nijssen
Firm: Cheal Consultants