

PC 45 - Neighbourhood Centre Zone (2026)

Submitter Details

Submission Date: 04/05/2026

First name: Henry

Last name: Hall

Organisation: Henry Hall Trust

Preferred method of contact Email

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

Yes

Additional requirements for hearing: I would like the option to present at the hearing should there be submissions in opposition to the changes proposed for my properties.

Person of interest declaration: I am *

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

Note to person making further submission:

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

Consultation Document Submissions

1. Provision: PC45 General

I support the provision

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

I seek the rezoning of 2 & 4 Mata Place and 140 Kenrigg Road from the current residential zoning to the proposed Neighbourhood Centres Zone.

The reason for my submission is::

I am the landowner of the following properties in Kinloch:

2 Mata Place, Kinloch

4 Mata Place, Kinloch

140 Kenrigg Road, Kinloch

The properties at **2 and 4 Mata Place** contain the current Kinloch Store. The property at **140 Kenrigg Road** is currently being redeveloped for a village centre, following resource consent approval in 2025.

I support Proposed Plan Change 45, insofar as it proposes to rezone the above properties from Residential Zone to **Neighbourhood Centre Zone**.

The proposed Neighbourhood Centre Zone better reflects the current and intended future use of these sites.

The properties at 2 and 4 Mata Place are already used for neighbourhood centre activities, being the established Kinloch Store. The proposed zoning provides a more appropriate planning framework for this existing activity than the current Residential zoning.

The property at 140 Kenrigg Road is currently being developed into a village centre for Kinloch with a grocery store, cafe and small retail activities providing a central place for connection for the residents and visitors of Kinloch.

Resource consent for the redevelopment of this site was granted in 2025. Rezoning this site to Neighbourhood Centre Zone will better recognise and provide for its approved and intended use.

I support the proposed zoning because it applies development controls that are more closely aligned with the nature, scale and function of the existing and future activities on these sites. This will provide a clearer and more efficient planning framework for the ongoing operation, development and management of the sites.

PC 45 - Neighbourhood Centre Zone (2026)

Submitter Details

Submission Date: 12/05/2026

First name: Catriona **Last name:** Eagles

Organisation: Cheal Consultants

Preferred method of contact Email

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

Yes

Additional requirements for hearing:

Person of interest declaration: I am *

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

Note to person making further submission:

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

Consultation Document Submissions

1. Provision: NCZ-R1 Permitted activities (deletions)

I seek an amendment to the provision

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

- Alter Accessory Building limit from 6m² to 10m².
- Alter Fence and Retaining Wall Rules from rules to exclusions.
Similar to those changes made in the Residential Plan Change 44 i.e.
 - o Delete Rule NCZ R1.2, R1.6 and R1.7;
 - o Amend Rules NCZ R4.1 and NCZ R4.4 to include
This standard does not apply to:
 - i. Accessory buildings less than 10m² in area.
 - ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000l.
 - iii. Fences or retaining walls not exceeding 2m in height or depth

The reason for my submission is::

In order that there is consistency with changes to Residential Zone for accessory buildings and to make the accessory building provision consistent with the Building Act

2. Provision: NCZ-R4 Standards > 1. Maximum Combined Coverage

I seek an amendment to the provision

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

- Alter Accessory Building limit from 6m² to 10m².
- Alter Fence and Retaining Wall Rules from rules to exclusions. Similar to those changes made in the Residential Plan Change 44 i.e.
 - o Delete Rule NCZ R1.2, R1.6 and R1.7;
 - o Amend Rules NCZ R4.1 and NCZ R4.4 to include
This standard does not apply to:
 - i. Accessory buildings less than 10m² in area.
 - ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000l.
 - iii. Fences or retaining walls not exceeding 2m in height or depth

The reason for my submission is::

In order that there is consistency with changes to Residential Zone for accessory buildings and to make the accessory building provision consistent with the Building Act.

3. Provision: Planning Maps

I seek an amendment to the provision

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

1. - Support the inclusion of the four sites as Neighbourhood Centre Zone.
2. - Request the rezoning of the Richmond Heights Neighbourhood Centre from General Residential Zone to Neighbourhood Centre Zone being
 - o 32 Richmond Avenue (Lot 54 DPS 15497).
3. - Request the rezoning of the Motuoapa Site from General Residential Zone to Neighbourhood Centre Zone being
 - o 57 State Highway 1 (Section 39 Motuoapa Town).
4. - Request the rezoning of Two Tauranga Taupō Sites from General Residential Zone to Neighbourhood Centre Zone being
 - o 218 State Highway 1 (Lot 1 DPS 26028)
 - o 267 State Highway 1 (Lot 1 DPS 21031).

The reason for my submission is::

Provide equal zoning for other sites which are neighbourhood shops physically and historically. See attached information.

1. this rezoning provides zoning consistent with actual use

2. This site (the Richmond Shopping Centre (Appendix 1)) is used for Neighbourhood Shopping purposes. It is the same type of use as those proposed for rezoning and should also be rezoned to Neighbourhood Centre. The alternative is for the tenants and owner to rely on Existing Use Rights when redeveloping or altering uses in the buildings.

3 & 4. These sites are used for Neighbourhood Shopping purposes. It is the same type of use as those proposed for rezoning and should also be rezoned to Neighbourhood Centre.

The alternative is for the tenants and owner to rely on Existing Use Rights when redeveloping or altering uses in the buildings. This process is not straight forward and is unnecessary when the Neighbourhood zone is fit for this purpose. Furthermore, the Residential zone does not reflect the uses or the bulk and location suited to enable the ongoing small-scale retail and commercial uses to serve this community. The Neighbourhood Centre Zone provides more appropriate bulk and location and use rules for this site without being onerous on the adjoining residential properties.

Furthermore, as noted in Appendix 2 and 3, the Taupō County Plan zoned these sites Lakeshore Community Zone in which permitted uses where

Retail Shops, Trades and Industries, some light industry, professional office, fire station and others. Under this zone uses similar to those provided for in the Neighbourhood Zone were permitted. these sites have operated under this zone for many years and has a level of traffic and activity different to a residential use. The zone continues to require compliance with District Wide Rules for access, vehicle movements etc.



TAUPŌ DISTRICT COUNCIL

PC45 NEIGHBOURHOOD CENTRE ZONE

CHEAL CONSULTANTS LIMITED SUBMISSION

This submission provided preliminary technical comments on Plan Change 45. We welcome further discussion on the points outlined below.

#	Matter	Comment
PC45	Neighbourhood Centre Zone	
1	New NCZ Zones	Decisions Sought - Retain - Support the inclusion of the four sites as Neighbourhood Centre Zone. Reasons These properties are used for Neighbourhood Shopping purposes. The Residential zone does not reflect the uses or the bulk and location provisions best suited to enable these small-scale retail and commercial uses for these sites. The Neighbourhood Centre Zone provides more appropriate bulk and location and use rules for these sites.
2	Additional NCZ Zone #1	Decisions Sought - Wish to seek amendment - Request the rezoning of the Richmond Heights Neighbourhood Centre from General Residential Zone to Neighbourhood Centre Zone being - o 32 Richmond Avenue (Lot 54 DPS 15497). Reasons This site (the Richmond Shopping Centre (Appendix 1)) is used for Neighbourhood Shopping purposes. It is the same type of use as those proposed for rezoning and should also be rezoned to Neighbourhood Centre. The alternative is for the tenants and owner to rely on Existing Use Rights when redeveloping or altering uses in the buildings. This process is not straight forward and is unnecessary when the Neighbourhood zone is fit for this purpose. Furthermore, the Residential zone does not reflect the uses or the bulk and location suited to enable the ongoing small scale retail and commercial uses for this site. The Neighbourhood Centre Zone provides more appropriate bulk and location and use rules for these sites.
3	Additional NCZ Zone #2	Decision Sought - Wish to seek amendment - Request the rezoning of the Motuoapa Site from General Residential Zone to Neighbourhood Centre Zone being - o 57 State Highway 1 (Section 39 Motuoapa Town). Reasons This site (Motuoapa Shops (Appendix 3)) is used for Neighbourhood Shopping purposes. It is the same type of use as those proposed for rezoning and should also be rezoned to Neighbourhood Centre. The alternative is for the tenants and owner to rely on Existing Use Rights when redeveloping or altering uses in the buildings. This process is not straight forward and is unnecessary when the Neighbourhood zone is fit for this purpose. Furthermore, the Residential zone does not reflect the uses or

		the bulk and location suited to enable the ongoing small-scale retail and commercial uses to serve this community. The Neighbourhood Centre Zone provides more appropriate bulk and location and use rules for this site without being onerous on the adjoining residential properties. Furthermore, as noted in Appendix 2 and 3, the Taupō County Plan zoned this site Lakeshore Community Zone in which permitted uses where Retail Shops, Trades and Industries, some light industry, professional office, fire station and others. Under this zone uses similar to those provided for in the Neighbourhood Zone were permitted. This site in Motuoapa operated under this zone for many years and has a level of traffic and activity different to a residential use. The zone continues to require compliance with District Wide Rules for access, vehicle movements etc.
4	Additional NCZ Zone #3	Decision Sought - Wish to seek amendment - Request the rezoning of Two Tauranga Taupō Sites from General Residential Zone to Neighbourhood Centre Zone being - o 218 State Highway 1 (Lot 1 DPS 26028) - o 267 State Highway 1 (Lot 1 DPS 21031). Reasons These sites (Tauranga Taupō x 2 (Appendix 4)) are used for Neighbourhood Shopping purposes. It is the same type of use as those proposed for rezoning and should also be rezoned to Neighbourhood Centre. The alternative is for the tenants and owner to rely on Existing Use Rights when redeveloping or altering uses in the buildings. This process is not straight forward and is unnecessary when the Neighbourhood zone is fit for this purpose. Furthermore, the Residential zone does not reflect the uses or the bulk and location suited to enable the ongoing small-scale retail and commercial uses to serve this community. The Neighbourhood Centre Zone provides more appropriate bulk and location and use rules for this site without being onerous on the adjoining residential properties. Furthermore, as noted in Appendix 2 and 4, the Taupō County Plan zoned these sites Lakeshore Community Zone in which permitted uses where Retail Shops, Trades and Industries, some light industry, professional office, fire station and others. Under this zone uses similar to those provided for in the Neighbourhood Zone were permitted. These sites in Tauranga Taupō operated under this zone for many years and has a level of traffic and activity different to a residential use. The zone continues to require compliance with District Wide Rules for access, vehicle movements etc.
5	Accessory Buildings NCZ- R1.2 and Fences and Walls NCZ R1.6 & R1.7	Decision Sought - Wish to seek amendment - Alter Accessory Building limit from 6m² to 10m². Alter Fence and Retaining Wall Rules from rules to exclusions. Similar to those changes made in the Residential Plan Change 44 i.e. - o Delete Rule NCZ R1.2, R1.6 and R1.7; - o Amend Rules NCZ R4.1 and NCZ R4.4 to include <i>This standard does not apply to:</i>

		i. Accessory buildings less than 10m² in area. ii. Rainwater collection tanks with individual storage capacity not exceeding 10,000l. iii. Fences or <u>retaining</u> walls not exceeding 2m in height <u>or</u> depth. Reasons In order that there is consistency with changes to Residential Zone for accessory buildings and to make the accessory building provision consistent with the Building Act.
PC45	Other	
12	All other Provisions	No comments and no other changes requested.

Cheal Consultants Limited
10 May 2026

Appendices

1. Richmond Heights Neighbourhood Centre Aerial Photo
2. Taupō County Plan – Lakeshore Community Zone – Section 7.4.14
3. Motuoapa Neighbourhood Centre
 - a. Taupō County Council map
 - b. 2026 Aerial Photo
4. Tauranga Taupō Neighbourhood Centre
 - a. Taupō County Council map 7.8.0
 - b. 2026 Aerial Photo 1
 - c. 2026 Aerial Photo 2

Appendix 1

Richmond Heights
Neighbourhood Centre
Aerial Photo



Appendix 2

Taupō County Plan –
Lakeshore Community
Zone – Section 7.4.14

7.4.14 LAKESHORE COMMUNITY ZONE

.1 Predominant Uses:

The predominant uses shall be:

- i) Retail shops and storage for materials and articles for sale including such shops where where dwelling accommodation is incorporated in the same building if there is not more than one household unit per shop;
- ii) Trades and industries such as laundries, bakeries, milk processing and distribution, service stations commercial garages, tradesmen's workshops except for trades listed in Appendices A and B, ware-houses, stores and storage yards which serve the day to day needs of the district in any cases where the total floor space of all floors so used by any such trade or industry does not exceed 500m²;
- iii) Any process of light manufacture of goods most of which are for sale by retail on the premises;
- iv) Administrative, professional and commercial offices, banks and post offices and telephone exchange;
- v) Parking lots, fire station and ambulance depot;
- vi) One dwelling-house per allotment;
- vii) Only two caravans per lot are permitted. All caravans shall be registered and display a current warrant of fitness except where a dwelling-house is already established on the lot;
- viii) Reserves and walkways as defined by Reserves Act 1977 and Walkways Act 1975;
- vii) Buildings accessory to the use of buildings or land for any existing use or predominant use authorised by or under the District Scheme.

.2 Conditional Uses

The conditional uses shall be -

- i) Retail shops and light manufacturing not provided for as predominant uses;
- ii) Buildings accessory to use of buildings or land for any conditional use permitted in this zone.

.3 Conditions Relating to Certain Conditional Uses

- i) For light manufacturing provision shall be made for planting and landscaping for not less than 50% of the site;
- ii) For any process of light manufacturing consent shall only be given where there is no likelihood of environmental pollution where the process of manufacturing employs specialist local skills and which could not otherwise be located in the Taupo Urban or Turangi Urban Areas.

.4 Bulk and Location Requirements

The normal bulk and location requirements shall be -

Rear yard minimum depth adjoining a residential zone
7.5 metres;
Side yard minimum depth adjoining a residential zone
4.5 metres;
Coverage - Maximum 75%. Building containing a house-
hold unit maximum coverage 50%;
Maximum Height 7.5 metres.

No building shall be located within the yard area except by way of dispensation.

.5 Parking, Loading and Access

Parking, loading and access shall be provided in accordance with the requirements of Appendix F.

.6 Verandahs

Every building fronting onto a street shall, on its erection, reconstruction, or alteration, be provided with a verandah within such minimum and maximum heights as the Council may prescribe, but each so related to its neighbours as to provide continuity, and each having a fascia within such limits of depths as the Council may prescribe. No verandah shall be permitted to be supported by posts on the street except by resolution of Council.

.7 Signs

Except as provided in Appendix E signs are not permitted in this Zone.

.8 Flooding and Gully Systems

On land subject to flooding or affected by high lake levels a building permit for a dwelling-house within design flood level or maximum lake level will be issued provided -

i) Floor levels are at least 300mm above design flood level or maximum lake level;

ii) There is no comprehensive in-filling of the site.

No building shall be located in any gully system.

.9 Geothermal Areas

Where land is affected by Geothermal activity Council may require a thermal heat probe, at 1.0 metre depth. Where ground is found to be hot development will only be permitted in terms of Appendix C. In the advent of Council not being satisfied as to the safety of the site Council notwithstanding anything contained elsewhere in the Scheme shall prohibit the use of the site in such a manner as the Council shall think fit.

.10 Prevention of Pollution and Enrichment of Natural Waters

The disposal of sewage shall be to the satisfaction of Council and Appendix D provides a guide to Council's minimum requirements.

.11 Subdivision of Land

No further subdivision of land shall be permitted in this zone.

Appendix 3

Motuoapa
Neighbourhood Centre

a. Taupō County
Council map

b. 2026 Aerial
Photo



Appendix 4

Tauranga Taupō
Neighbourhood
Centre

- a. Taupō County
Council map 7.8.0
- b. 2026 Aerial Photo 1
- c. 2026 Aerial Photo 2

LAKE TAUPO

PROPOSED

RECREATION

RESERVE

(U.Z. Rural A)

TUKINO ST

HEU

HEU

KAPUA

Lakeshore Residential

PARADE ST

PARADE

River

Tauaro

RECREATION RESERVE

(U.Z. Rural A)

RURAL A

RECREATION RESERVE

(U.Z. Rural A)

LAKE SHORE RESERVE

2

RECREATION RESERVE

PROPOSED ROAD

HEU

RURAL A

RAUKAWA

Lakeshore

Residential

PLACE

HIGHWAY

No. 1

RURAL A

RURAL A

PROPOSED RIVER PROTECTION AREA (Boundary line subject to negotiation)

REC

RES

Lakeshore

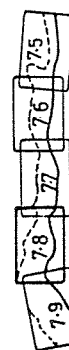
ST

Residential

A

Community

RURAL A



KEY

Review (1985)

RECREATION RESERVE

(U.Z. Rural A)

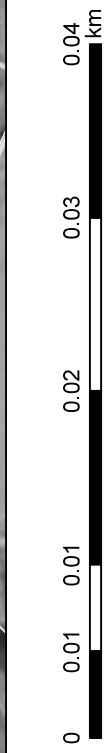
Note: Flooding problem in this locality.

TAURANGA - TAUPO

MAP 7.8.0



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