

Taupō District Plan Plan Change 45 Neighbourhood Centre Zone

New proposed text is shown in green.

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

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

NB – This Plan Change is Subject to the “Plan Stop” Exemption process. Plan Change 45 was approved in part. Only the following aspects were approved for change, the rest of Plan Change 45 was declined. This means all other aspects of the NCZ Chapter remains as per the Operative Plan.

NCZ-R1 – PER activities

2.—One accessory building per allotment.	a.—The maximum gross floor area of the accessory building shall not exceed 6m² b.—The maximum height of the accessory building shall not exceed 2m c.—Compliance with NCZ-R4.7	
3.—Any uncovered deck, terrace, platform or bridge; and/or 4.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub); Not exceeding 1m above ground level. - NOTE: structures not provided for in NCZ-R1.3 and NCZ-R1.4 – i.e., those that exceed 1m in height – shall be provided for in NCZ-R1.1.		

5.—Any mast, pole or radio, or television aerial:	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level .	
6.—Fences and walls—or any combination of these, whether separate or joined together—2m in height or less above ground level. 7.—Retaining walls of 2m in depth or less below ground level:	a.—Compliance with NCZ-R4.7 outside of the yard setback:	
8. Temporary structures associated with maintenance activities and construction works:		

NCZ-R4 Standards	
1. Maximum Combined Coverage	50% 55%
2. Maximum <u>Total Coverage</u>	100%
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of <u>Building Footprint</u> and any <u>Structures</u> that are not otherwise provided for as permitted activities .	
Building Setbacks (minimum) Minimum Setback	
3. Front boundary	Nil setback

4. All other boundaries	1.5m
5. Common wall boundaries	0m
Height (Maximum)	
6. Building height Maximum Height	8m EXCEPTION: Any <u>structure</u> attached to the a <u>building</u> that which does not exceed 0.6m in any horizontal distance.
7. <u>Height</u> to boundary	2.5m <u>height</u> at the boundary with a 45° recession plane except for common wall boundaries.

Proposed New Neighborhood Centre Zones - changes to planning maps
New NCZ Area: Kinloch (2, 4, 6 and 8 Mata Place) (currently residential)



New NCZ Area: Kinloch (140 Kenrigg Road) (currently residential)



New NCZ Area: Whakamaru (109, 111, 113, 115 and 117 Whakamaru Road) (currently residential)



New NCZ Area: Omori (94A and 94B Omori Road) (currently residential)

