

Decision on Submissions on Plan Change 49 – Minor Corrections to the Taupō District Plan 2026 (updated) under the Resource Management Act 1991.

DECISION

Pursuant to clause 10 of Schedule 1 RMA, Plan Change 49 – Minor Corrections to the Taupō District Plan is **Recommended for Approval** with amendments to the provisions publicly notified. The reasons for this and the provisions are set out below.

Plan Change number:	PC 49 – Minor Corrections
Hearing Commissioners:	David Hill
Notification period:	19 February 2026 – 19 March 2026
Further submissions:	16 April 2026 – 30 April 2026
Hearing:	Not Required

INTRODUCTION

1. This decision report is made on behalf of Taupō District Council (**TDC** or **Council**) by Independent Hearing Commissioner David Hill (appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (**the RMA**)).
2. The Commissioner has been delegated the authority by the Council to make a Recommendation on PC 49 to the Taupō District Plan (**TDP**) after considering the plan change documentation (including the section 32 evaluation), all the submissions, and TDC's s.42A Report and Amending Memorandum. No submitter sought a hearing and the Commissioner determined that a hearing was not required.

THE PLAN CHANGE

3. The s.42A Report prepared by Hilary Samuel (TDC Senior Policy Advisor) noted the following:

The current district plan became fully operative in 2007. The TDP has undergone significant change in the past five years including 6 plan changes and a transition to the National Planning Standards

Framework. This has resulted in some errors that require a plan change to be corrected (i.e. they are considered more than a minor error under clause 20A of the RMA).¹

4. The s.32 RMA evaluation report (**the s.32 Report**) for PC 49 noted the changes proposed, in summary, as follows:
 1. *3.1 Definitions – amend the definition of ‘residential unit’ to the National Planning Standards definition.*
 2. *3.1 Definitions – amend the definition of ‘papakāinga’ to revert back to pre-National Planning Standards plan definition.*
 3. *7.2 INF-R5 – add in requirement for stormwater in GRUZ and RLZ not to create any erosion.*
 4. *7.3 TRAN-R8 9.iii - remove >80km/hr from the vehicle crossing requirements table relating to GRUZ. This is because there are roads in the GRUZ which have a speed limit of less than 80km/hr. The vehicle crossing requirements should apply to all new crossings, regardless of the speed limit on the road the crossing is gaining access from.*
 5. *Schedule 9.2 NT-AT – Amenity Trees – remove NT-AT24 as it has been damaged and is no longer considered an amenity tree.*
 6. *SUB-R34 Other Plan Matters – include Section 13 Area Specific Matters and Section 14 Development Areas in the list that activities must comply with.*
 7. *12.2 AIR-R2 – clarify that activities that do not comply with the performance standards are DIS not RDIS.*
 8. *12.3 EW-R1 4 – add in RLZ so that the GRUZ earthworks permitted activity standard also applies to the RLZ Zone.*
 9. *12.5 LIGHT-R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS.*
 10. *12.7 SIGN – R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS. Include RLZ in the standard.*
 11. *13.4 GRUZ-R4 2B – add a building setback from the Foreshore Protection Area.*
 12. *13.4 GRUZ-R6 – add in storage sheds as an exception from this rule, which relates to commercial and industrial activities and home businesses.*
 13. *13.5 RLZ-R5 2b - Add a building setback from the Foreshore Protection Area.*
 14. *Add in height restriction for fences and walls in the following zones: GRZ, MRZ, LRZ, GRUZ, MUZ, NCZ, TCZ, GIZ and HIZ. The ODP already has height restrictions for walls and fences.²*
5. The s.32 Report concluded that the changes improved the workability of the TDP.
6. The s.32 report summarises the way in which PC 49 is said to satisfy or align with the explicit or implicit requirements of the following:
 - National Policy Statement for Urban Development 2020.

¹ S.42A Report at [8].

² S.32 Evaluation Report at Section 1 (all abbreviations follow the National Planning Standards 2019) – noting that fence heights are actually addressed in PC 44 not PC 49.

- Regional Policy Statements – Waikato, Bay of Plenty, Hawkes Bay and Horizons.
- Iwi Management Plans:
 - Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan.
 - Ngāti Tūwharetoa Environmental Iwi Management Plan.
 - Te Rautaki Taiao a Raukawa.
 - Whakamarohitia ngā wai o Waikato Te Arawa River Iwi Trust Environmental Plan.
- TD2050 - Taupō District Future Development Strategy.
- Waikato Regional Plan.

NOTIFICATION PROCESS AND SUBMISSIONS

7. PC 49 was publicly notified on 19 February 2026, with the submission period closing on 19 March 2026. Three submissions were received from:
 - NZ Transport Agency, Waka Kotahi.
 - Taupō District Council.
 - Contact Energy Ltd.
8. The summary of submissions and decisions sought was notified for further submission on 16 April 2026 and closed on 20 April 2026. One further submission, from Contact Energy Ltd, was received. No late submissions or further submissions were recorded.
9. The s.42A Report noted that:

All submissions are either supported or can be accepted in whole or in part, and no matters remain in dispute.³
10. The s.42A Report included the following appendices:
 - a) Appendix 1 - Officer Recommendations to Submissions.
 - b) Appendix 2 - Tracked Amendments to Plan Change 49 Minor Corrections.
11. A s.42A Report amending memorandum was provided on 9 June 2026 in response to Contact Energy Ltd's further submission. The Memorandum accepted the point made that whilst the original submission had been accepted, the consequential amendment to the Heavy Industrial Zone earthworks rule EW-R1.8 associated with geothermal electricity generation had not followed through.
12. Ms Samuel recommended that the following additional amendment be made to her Appendix 2:

EW-R1 – PER Activities

9. *Earthworks within GIZ-PREC1- Taupō and HIZ-~~PREC1-Taupō and HIZ- PREC2- Centennial~~ except areas of the GIZ and HIZ associated with Geothermal*

³ S.42A Report at [17].

Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.

PROCEDURAL MATTER

13. One s.41 RMA Directions was issued on 7 May 2026, setting out the timetable for report, evidence and legal submissions exchange.

KEY ISSUES FOR DETERMINATION

14. As noted above, there were no issues in contention arising or remaining from submissions. As such there are no key issues to determine.

STATUTORY REQUIREMENTS

15. The RMA requirements for district plans and plan changes are set out in sections 72 – 76; Part 1 of Schedule 1; and includes s.32 and Council’s functions under s.31. Caselaw on this is well established and understood.
16. The s.32 Report canvassed those matters as noted above and I have nothing further to add.
17. Section 32AA of the RMA requires a further evaluation for any changes that are proposed to the notified plan change after the original s.32 evaluation was carried out.⁴ This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.⁵ The s.42A Report includes that assessment and concludes that it is the most appropriate way to achieve the objectives of the Plan with no material risk. I accept that conclusion.
18. Council’s amending Memorandum of 9 June 2026 contains its s.32AA evaluation of the matter referred to in paragraph 12 above and similarly concludes that it is the most appropriate way to achieve the objectives of the Plan with no material risk. I accept that conclusion.

PART 2 OF THE RMA

19. Whilst the amendments included in PC 49 are minor in nature, Part 2 RMA is still in play and must be considered. I confirm that no remaining matters of significance affecting sections 6, 7 or 8 RMA arise.
20. Finally, in terms of section 5 of the RMA, I find that there is nothing in PC 49 that is inconsistent with the purpose of the Act.

DECISION AND RECOMMENDATION

21. Having considered the submissions, the s.42A Report and Memorandum, and for the reasons set out above, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Plan Change 49 – Minor Corrections is **recommended for**

⁴Section 32AA(1)(a) RMA.

⁵ Section 32AA(1)(c) RMA.

approval, subject to the amendments set out in **Appendix 1** to this decision.

22. Submissions on PC 49 are accepted, accepted in part, or rejected consistent with this decision and as specifically referred to in the s.42A Appendix 1 – *Officer Recommendations to Submissions* and the 9 June 2026 Memorandum.
23. The summary reasons for this decision are that PC 49:
 - a) will assist the Council in achieving the purpose of the RMA;
 - b) is consistent with the provisions of Part 2 of the RMA;
 - c) is supported by the necessary evaluation in accordance with s.32 and s.32AA RMA;
 - d) accords with s.18A of the RMA; and
 - e) will better assist the effective implementation of the Taupō District Plan.

APPENDICES

24. Attached as **Appendix 1** is the: Recommended PC 49 Provisions to the Taupō District Plan.



David Hill
Independent Hearing Commissioner

Date: 3 August 2026

Appendix 1: PC 49 – Minor Corrections to the Taupō District Plan

Taupō District Plan

Plan Change 49

Minor Corrections

Decision Recommendation Version

Text with no submissions, or only supportive submissions, has been converted to black text with underline for new text or ~~black text with strike-through~~ for deletions.

New proposed text recommended to change based on submissions is shown in **green**.

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

Draft Plan Change 49 – Minor Corrections

Plan Change 49 proposes a number of minor alterations to correct errors and/or improve the workability of the Operative District Plan.

3.1 Definitions

Residential unit	Means a <u>building</u>(s) or part of a <u>building</u> that is used for a <u>residential activity</u> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. If a residential extension includes all of these facilities but is attached to the house, it must be able to be accessed from inside the house (garage not included) for it not to be considered a second or subsequent residential unit.
Papakāinga	For the purposes of the Taupō District Plan, Papakainga is defined as: Any dwellings erected to exclusively house members of the same whanau, hapu or iwi on land which is owned by the whanau, hapu, or iwi, and; is located on Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993, and is consistent with any licence to occupy Maori land that has been issued by the Maori Land Court. <u>Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi.</u> <u>Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and</u> <u>Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court.</u>

7.2 INF – Infrastructure

INF – R5 – Stormwater Standards
4 GRUZ – General Rural Zone & Rural Lifestyle Zone

All stormwater to be disposed of so as to avoid inundation or erosion of other land (excluding water bodies).

7.3 TRAN – Transport

TRAN-R8 - PARKING, LOADING & ACCESS					
9. Vehicle Crossing Requirements					
	Zone	a. Min	b. Min	c. Max	d. Max
	Posted Speed Km/hr	Distance between crossings Local and Collector roads	Distance between crossings Arterial road	Number of crossings	Width of crossing at boundary
i	GRZ and TCZ ≤ 80 Km/hr	N/A	N/A	1 per allotment	6m
ii	GIZ and HIZ ≤ 80 Km/hr	N/A	N/A	2 per allotment	8m
iii	GRUZ and RLZ >80km/hr	100m	200m	N/A	6m

Schedule 9.2 NT-AT – Amenity Trees

NT-AT24	Red oak (<i>Quercus rubra</i>)	Single	Outside 47 Taupahi Road, Tūrangi	Road Reserve (no legal)
---------	---	--------	--	----------------------------

11 SUB – Subdivision

SUB-R34 Other Plan Matters
All activities shall comply with the relevant matters where applicable as identified below: 1. Chapters 1-6 2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport 3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards 4. Chapter 9 Historic and Cultural Values 5. Chapter 10 Natural Environment 6. Chapter 11 Subdivision 7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

- | |
|---|
| <p>8. <u>Section 13 - Area Specific Matters</u></p> <p>9. <u>Section 14 Development Areas</u></p> |
|---|

12.2 AIR – Air Emissions

AIR-R2 <u>R</u>DIS activities within RESZ, NCZ, TCZ, GIZ, HIZ	
Any activity which does not comply with one or more of the standards for PER activities.	Matters of Discretion Restricted to only the matters of non-compliance specified in that standard

12.3 EW – Earthworks

EW - Rules	
EW-R1 - PER activities	Subject to
4. Earthworks within the GRUZ and <u>RLZ</u>	a. No <u>dust</u> or silt nuisance beyond the boundaries of the <u>allotment</u> (except internal boundaries) b. <u>Outstanding Landscape Areas</u> - Refer to rule <u>EW-R2.4</u>
EW-R2 <u>R</u>DIS activities	Subject to
1. Any earthworks within GRZ, <u>RLZ</u> MRZ, LRZ that does not comply with any one part of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard

12.5 LIGHT – Light

LIGHT-R2 <u>R</u>DIS activities within MRZ, GRZ, LRZ, MUZ, NCZ	
Any activity which does not comply with one or more of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard
LIGHT-R3 <u>R</u>DIS activities within GIZ-<u>PREC1-Taupō-Light Overlay</u>	
1. Any activity which does not comply with the standards and is not otherwise identified as a CON or DIS activity	Matters of Discretion LIGHT-R5 for GIZ-<u>PREC1-Taupō-Light Overlay</u>

12.7 SIGN – Signs

SIGN-R2 <u>R</u>DIS activities within MRZ, GRZ, LRZ, TCZ, GIZ	Subject to
--	-------------------

1. Any signage that does not comply with any of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard.
SIGN-R3 DIS activities	
1. Any activity within the GRUZ, <u>RLZ</u>, TCZ, GIZ and HIZ that is not a PER, CON or RDIS activity.	Matters of Discretion for GRUZ Refer to SIGN-R4 for TCZ, GIZ and HIZ a. Location (off or on the allotment), design and appearance of the sign. b. Adverse effects on the scale and character of the allotment and of the rural landscape and zone, including the nature and proximity of other signage within the surrounding area. c. Visibility from roads or public open spaces in the vicinity including the effect on views from other allotments in the surrounding area. d. Effect on the openness and attractiveness of the streetscape. e. Effect on the amenity of adjoining allotment in terms of such matters as noise, artificial light and glare occurring as a result of the sign. f. Necessity of sign to direct people to the activity. g. Effect on the safe and efficient operation of the roading network within the area including the possible distraction or

	confusion of motorists.
--	-------------------------

13.4 GRUZ – General Rural Zone

GRUZ-Rules	
GRUZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. Compliance with standards GRUZ-R4.1 to GRUZ-R4.67 b. Compliance with standards from GRUZ-R5 Other Plan Matters c. is not identified as a CON, RDIS, DIS or NC activity within the GRUZ, and d. is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters
7.—One accessory building per allotment.	a.—The maximum gross floor area of the accessory building shall not exceed 6m ² b.—The maximum height of the accessory building shall not exceed 2m
8.—Any uncovered deck, terrace, platform or bridge; and/or 9.—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 GRUZ-R1.8 and GRUZ-R1.9 – i.e., those that exceed 1m in height – shall be provided for in GRUZ-R1.1.	
10. 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.

11. Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level. 12. Retaining walls of 2m in depth or less below ground level.	
13. Temporary structures associated with maintenance activities and construction works.	

GRUZ-R4 Standards	
1. Footprint	
a. Maximum Combined Coverage	10% of the total allotment area <u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Building Setbacks (minimum including Structures)	
b. All other boundaries	i. 15m for residential units, and minor residential units and other buildings or structures.

	ii. 200 metres for buildings for the management of farmed animals. Buildings with a floor area of 150 m² or less are exempt iii. 30 metres for all new buildings from the legal boundary of an existing plantation forest iv. <u>5 metres adjacent to Foreshore Protection Area boundary</u> <u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>
<u>EXCEPTION:</u> Water tanks are not required to comply with the setback requirements of this rule.	
3. Height (Maximum)	
a. Building <u>Maximum</u> Height	i. 10 metres ii. 5 metres in a height restricted area iii. 5 metres in an Outstanding and Natural Features Landscape <u>EXCEPTIONS:</u> i. Any structure attached to the building that which does not exceed 0.6m in any horizontal distance.

	ii. Wind monitoring masts – no height limit. iii. Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit. iv. Drilling Rigs for up to 60 days per well – no height limit v. <u>Temporary structures associated with maintenance activities and construction works.</u>
6. Commercial and Industrial Activities, and Home Businesses a. Any indoor or outdoor space used for commercial, industrial (excluding rural industry) or home business purposes, shall have a gross floor area less than 100 m² for indoor activities, or 100m² of land area for outdoor activities. b. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates. EXCEPTIONS: 1. Home business or commercial activities within a Papakāinga. 2. <u>Storage sheds</u>	

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

13.5 RLZ – Rural Lifestyle Zone

RLZ-Rules	
RLZ-R1 - PER activities	Subject to
7.—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
8.—Any uncovered deck, terrace, platform or bridge; and/or 9.—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 GRUZ-R1.8 and GRUZ-R1.9 - i.e., those that exceed 1m in height - shall be provided for in GRUZ-R1.1.	
10. 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.
11. Fences and walls - or any combination of these, whether separate or joined together - 2m in height or less above ground level. 12. Retaining walls of 2m in depth or less below ground level.	
13. Temporary structures associated with maintenance activities and construction works.	

RLZ-R5 Standards		
1. Footprint		
a. Maximum Combined Coverage	RLZ – 10% of the total allotment area	Kinloch-RL Area – 2.5%
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>	

	viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>	
2. Building Setbacks (minimum including structures)	RLZ	Kinloch-RL Area
b. All other boundaries	a. 15m for <u>residential units</u>, and <u>minor residential units</u> and other <u>buildings and structures</u> except for where they adjoin a GRUZ they shall be setback 50 metres. <u>b. 5 metres adjacent to Foreshore Protection Area boundary</u> EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.	a. 10m b. 20m if boundary adjacent to Whanga-mata Okaia, Otaketake scenic reserves and Lake Shore reserves.
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>	

	x. <u>Water tanks.</u>	
3. Height (Maximum)		
a. <u>Maximum</u> Building Height	RLZ – The maximum height of a building <u>or</u> structure shall not exceed 10m.	Kinloch – RL Area – 7.5m
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>	
4. Provided that the following shall meet the standards in RLZ-R5.1 to RLZ-R5.3 a. Any uncovered deck, terrace, platform or bridge which is less than 1m above ground level b. Any pool or tank less than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub) c. Any mast, pole or radio or television aerial which exceeds 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level d. Fences and walls No fences or walls or a combination of these (whether separate or joined together) shall; i. exceed 2m in height within the yard setback; or ii. exceed the maximum height and height to boundary rules outside of the yard setback.		

13.6 MUZ – Mixed Use Zone

MUZ-Rules

MUZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. MUZ-R4 b. Compliance with standards from Other Plan Matters MUZ-R7
3. One accessory building per allotment.	
4. Any uncovered deck, terrace, platform or bridge; and/or 5. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in MUZ-R1.4 and MUZ-R1.5 – i.e., those that exceed 1m in height – shall be provided for in MUZ-R1.1.	
6. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
7. Fences and walls or any combination of these, whether separate or joined together. 8. Retaining walls of 2m in depth or less below ground level.	a. <u>The maximum height of the structure shall not exceed 2m; or</u> b. <u>Compliance with MUZ-R4.10 outside of the yard setback.</u>
9. Temporary structures associated with maintenance activities and construction works.	

MUZ-R4 Standards
Coverage
<u>EXCEPTIONS:</u>
i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u>

ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
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 including structures)
EXCEPTIONS:
i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
Height (Maximum)
Building <u>Maximum</u> Height

13.8 TCZ – Town Centre Zone

TCZ-Rules	
TCZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. TCZ-R4.1 to TCZ-R4.67 or TCZ-R5.1 to TCZ-R5.56 b. Compliance with standards from Other Plan Matters
2. One building per allotment not exceeding 2m in height and 6m² in GFA.	a. Provided the <u>height</u> to boundary standard is met
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 TCZ-R1.3 and TCZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in TCZ-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.	
8. Temporary structures associated with maintenance activities and construction works.	

TCZ -R5 – PREC2 – Tūrangi and Mangakino
1. Building Setbacks (including structures)
Minimum Building Setbacks
<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Height
Maximum Building Height
<u>EXCEPTIONS:</u>

i.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
ii.	<u>Masts and poles less than 2m in height above ground level;</u>
iii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
iv.	<u>Uncovered decks not more than 1m above ground level</u>
v.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
vi.	<u>Up to 0.6m of overhanging eaves</u>
vii.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>

13.9 GIZ – General Industrial Zone

GIZ-Rules		
GIZ-R1 - PER activities - All		Subject to
1.	Any activity that complies with the standards.	a. GIZ-R8.1 to GIZ-R8.45 b. Compliance with standards from Other Plan Matters
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
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 GIZ-R1.3 and GIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in GIZ-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 - not exceeding 2m in height.	
7. Retaining walls of 2m in depth or less below ground level.	
8. Temporary structures associated with maintenance activities and construction works.	

GIZ-R8 Standards	
Height	
1. Maximum Building Height	
<u>EXCEPTIONS:</u>	
x.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
xi.	<u>Masts and poles less than 2m in height above ground level;</u>
xii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
xiii.	<u>Uncovered decks not more than 1m above ground level</u>
xiv.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
xv.	<u>Up to 0.6m of overhanging eaves</u>
xvi.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
xvii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
xviii.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Maximum Combined Coverage and Plot Ratio	
<u>EXCEPTIONS:</u>	
i.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
ii.	<u>Masts and poles less than 2m in height above ground level;</u>
iii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
iv.	<u>Uncovered decks not more than 1m above ground level</u>
v.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
vi.	<u>Up to 0.6m of overhanging eaves</u>
vii.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>

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

Building Setback (including structures)

3. Minimum Building Setback	a. 3m front boundary, to be landscaped. b. 5m boundaries adjoining another zone, to be landscaped. c. 5m boundaries along roads at the interface of the GIZ and another zone, to be landscaped.	a. 5m building setback from Miro Street, Crown Road, Broadlands Road and any new district arterial road. b. 15m building setback from Centennial Drive, Napier Road and the East Taupō Arterial road (to become State Highway 1). c. 3m building setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.
------------------------------------	--	---

EXCEPTIONS:

- i. Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;
- ii. Masts and poles less than 2m in height above ground level;
- iii. Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height
- iv. Uncovered decks not more than 1m above ground level
- v. Uncovered swimming pools no higher than 1m above ground level
- vi. Up to 0.6m of overhanging eaves
- vii. One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;

- | | |
|-------|--|
| viii. | <u>Temporary structures associated with maintenance activities and construction works;</u> |
| ix. | <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> |

13.10 HIZ – Heavy Industrial Zone

HIZ-Rules	
HIZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. HIZ-R5.1 to HIZ-R5.45 b. Compliance with standards from Other Plan Matters
2.—One accessory building per allotment.	a.—The maximum gross floor area of the accessory building shall not exceed 6m ² b.—The maximum height of the accessory building shall not exceed 2m
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 HIZ-R1.3 and HIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in HIZ-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 - not exceeding 2m in height. 7.—Retaining walls of 2m in depth or less below ground level.	
8.—Temporary structures associated with maintenance activities and construction works.	
HIZ-R5 Standards	

1. Maximum Building Height	
2. Maximum Combined Coverage	
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.	
Building Setback (including structures)	
3. Minimum Building Setback	a. 5m building setback on any new district arterial road. b. 15m building setback from Centennial Drive, Napier Road and State Highway 1. c. 3m building setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.

12.6 Noise

5. Noise Control Boundary Overlay – Sensitive Activities

Within the Noise ~~Corridor~~ Control Boundary Overlay, where:

...

- iv. Instead of i, ii and iii above, is within the Noise ~~Corridor~~ Control Boundary Overlay but is at least 50 metres from the carriageway of any State Highway and is designed so that a noise barrier entirely blocks line-of-sight from all parts of doors and windows to the road surface.

13.4 General Rural Zone

GRUZ-R1

- 6. Within the Noise ~~Corridor~~ Control Boundary Overlay, where:
 - a. a new building that contains...

GRUZ-R2

6. Any new or altered **noise** sensitive activity proposed within the Noise **Corridor Control** Boundary Overlay which does not comply with **NOISE-R8.6**.

13.5 Rural Lifestyle Zone

RLZ-R1

6. Within the Noise **Corridor Control** Boundary Overlay, where:
 - a. a new **building** that...

PRL-R2

5. Any new or altered **noise** sensitive activity proposed within the Noise **Corridor Control** Boundary Overlay which does not comply with **NOISE-R3.5**.

12.8 Temporary Activities

TEMP-R4 - PER activities Temporary Signage	Subject to
MRZ, GRZ, LRZ and MUZ	One temporary sign per allotment, 1.08m² total face area, 4m maximum height, for the sale of land or buildings.
GRUZ, RLZ, GIZ and HIZ	One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

12.7 Signs

Sign-R1 - PER activities Temporary Signage	Subject to
MRZ, GRZ, LRZ and MUZ	One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.
GRUZ, RLZ, GIZ and HIZ	One temporary sign per allotment, 2m ² total face area, for the sale of land or buildings.

Subsequent renumbering.

Sign-R1.9

9. Signs within the GIZ, and HIZ and GIZ-PREC1 – Taupo

7.1 Energy

Activities within the Geothermal Area	
Any activity within the Wairakei-Tauhara or Ohaaki Geothermal Systems that does not comply with its zone standards or is not otherwise provided for.	Matters of Discretion The extent to which the activity will impact on the functioning of the existing geothermal based industries, e.g. reverse sensitivity issues. The potential for the activity to be adversely affected in the future by known effects of geothermal based industries such as subsidence, noise or visual amenity.

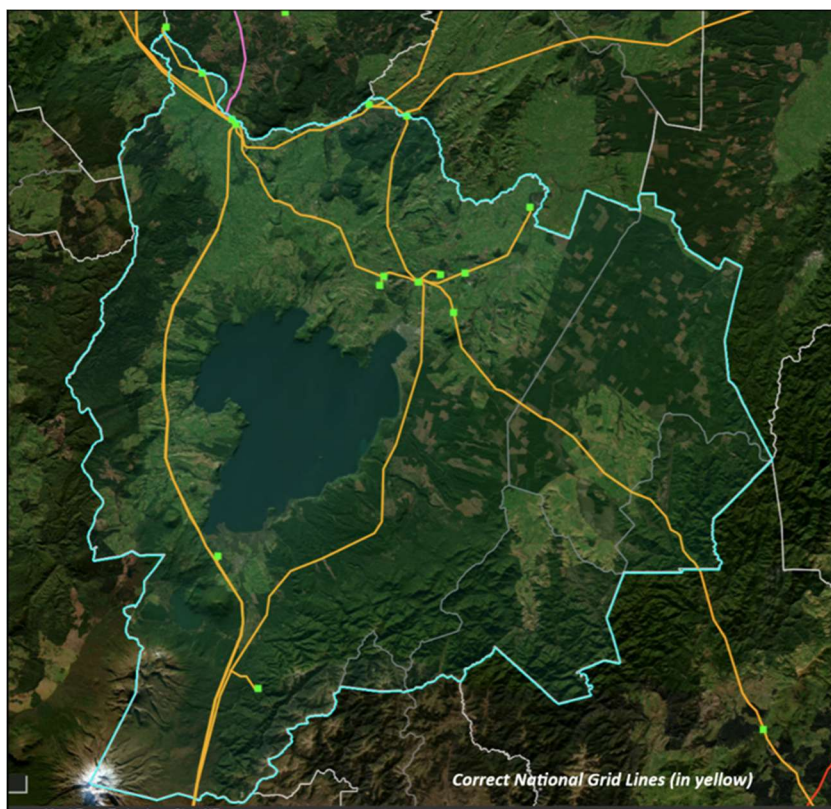
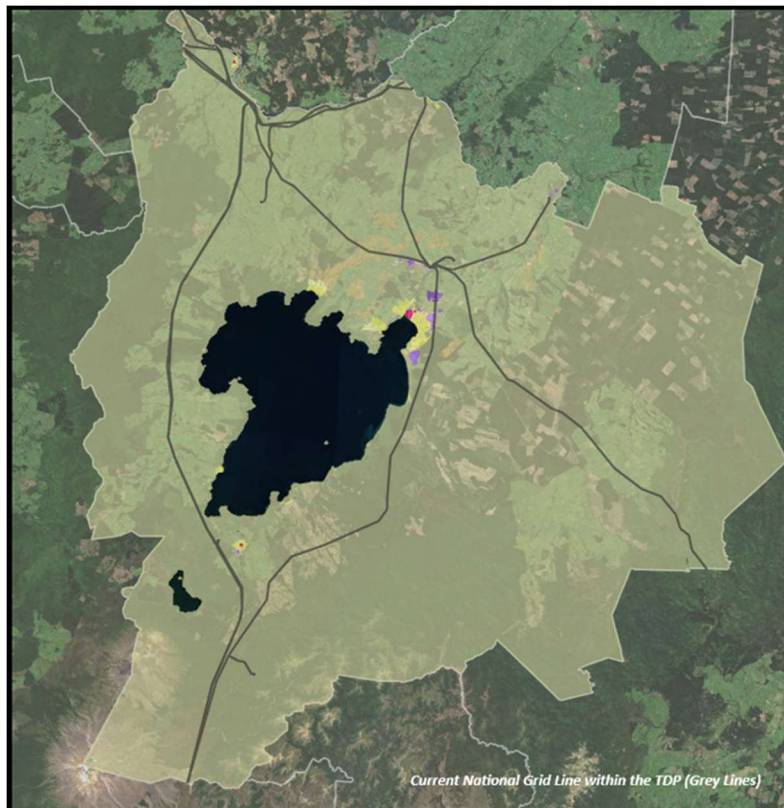
12.3 Earthworks

EW-R1 – Per activities

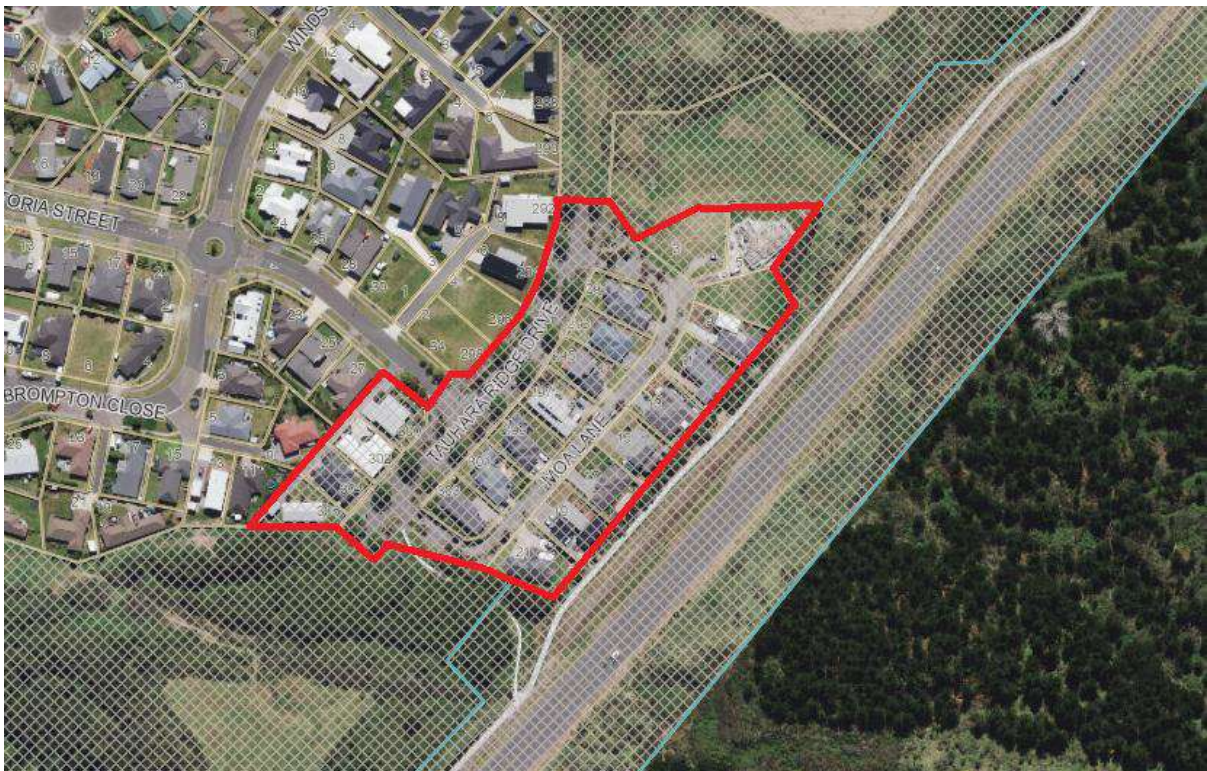
9. Earthworks within GIZ-PREC1- Taupō and HIZ-~~PREC1-Taupō and HIZ-PREC2-Centennial~~ except areas of the GIZ and HIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.

Planning Maps

Updated geographical feature of the **National Grid Line and associated Electricity Transmission Line 20m buffer**.



Remove Unserviced Residential Area Layer in specified areas as per figures below:







13.4 GRUZ – General Rural Zone

Overview

The General Rural Zone comprises all land outside of the Rural Zones, Residential Zones, Mixed Use Zone, Centres Zones, and Industrial Zones, unless expressed otherwise in this chapter.

...