

Taupō District Plan

Plan Change 49

Minor Corrections

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.

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. Additions are shown as **green** and deletions are shown as ~~red strikethrough~~.

3.1 Definitions

Residential unit	Means a building(s) or part of a building that is used for a residential activity 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. 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. - Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and - Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court.

Reasons for the change:

- To align the definition of Residential Unit to the definition in the National Planning Standards. This definition is used by many other councils in New Zealand.
- The definition of papakāinga was inadvertently changed through the conversion of the District Plan into National Planning Standards format. This change will revert it back to the definition from the Operative District Plan, adopted through Plan Change 42.

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).

Reason for the change: This provision was missed during the development of PC42 and should be reinstated to protect the environment.

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 >80km/hr	100m	200m	N/A	6m

Reasons for the change:

1. TRAN-R8 - Currently the table only applies to properties in GRUZ that adjoin a road with a speed limit greater than 80km/hr. There are roads in GRUZ which have a speed limit of less than 80km/hr. To ensure the safety of all road users, the vehicle crossing requirements should apply to all properties in GRUZ, regardless of what the speed limit is on the adjoining road/s.

Schedule 9.2 NT-AT – Amenity Trees

NT-AT24	Red oak	Single	Outside 47 Taupahi Road,	Road Reserve (no legal)
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	(Quercus rubra)		Tūrangi	
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Reason for the change: This tree was significantly altered, and no longer has amenity values.

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 8. Section 13 - Area Specific Matters 9. Section 14 Development Areas

Reason for the change: Requirement for compliance with these standards was missed during the conversion to the National Planning Standards.

12.2 AIR – Air Emissions

AIR-R2 RD IS 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

Reason for the change: Non-compliance with the air emissions standards was accidentally changed to a RDIS through the conversion to the National Planning Standards. It should be a DIS activity. This amendment seeks to reinstate the provisions.

12.3 EW – Earthworks

EW - Rules	
EW-R1 - PER activities	Subject to

4. Earthworks within the GRUZ and RLZ	a. No dust or silt nuisance beyond the boundaries of the allotment (except internal boundaries) b. Outstanding Landscape Areas - Refer to rule EW-R2.4
EW-R2 RDIS activities	Subject to
1. Any earthworks within GRZ, RLZ 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

Reason for the change: These earthworks provisions should have applied to RLZ as part of PC42 but did not.

12.5 LIGHT – Light

LIGHT-R2 RDIS 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 RDIS activities within GIZ-PREC1-Taupō-Light Overlay	
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-PREC1-Taupō- Light Overlay

Reason for the change: Non-compliance with the light standards was accidentally changed to a RDIS through the conversion to the National Planning Standards. This amendment seeks to reinstate the provisions.

12.7 SIGN – Signs

SIGN-R2 RDIS 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, RLZ, 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.
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Reason for the change: The RLZ was missed through the conversion to the National Planning Standards. Non-compliance was changed to RDIS where it should have been DIS. This amendment seeks to reinstate the provisions.

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 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.	

GRUZ-R4 Standards	
1. Footprint	
a. Maximum Combined Coverage	10% of the total allotment area 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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
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. 5 metres adjacent to Foreshore Protection Area 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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.
EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.	
3. Height (Maximum)	
a. Building Maximum Height	i. 10 metres ii. 5 metres in a height restricted area iii. 5 metres in an Outstanding and Natural Features Landscape EXCEPTIONS: 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. Temporary structures associated with maintenance activities and construction works.
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. Storage sheds	

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.~~

Reasons for the change:

- GRUZ-R4 2biv was missed during the development of PC 42 and should be reinstated to protect the foreshore.
- Storage sheds are an anticipated activity in the GRUZ and should not be subject to the gross floor area restrictions that apply to other commercial, industrial and home businesses.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards – where appropriate or applicable - instead of as listed 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%
	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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
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. b. 5 metres adjacent to Foreshore Protection Area boundary 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.
	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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
3. Height (Maximum)		
a. Maximum Building Height	RLZ – The maximum height of a building or structure shall not exceed 10m.	Kinloch – RL Area – 7.5m
	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 6m ² in GFA provided the height to boundary performance standard is met; viii. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams. x. Water tanks.	
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.~~

Reason for the change:

- RLZ-R52b was missed during the development of PC42 and should be reinstated to protect the foreshore.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards – where appropriate or applicable - instead of as listed activities.

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. The maximum height of the structure shall not exceed 2m; or b. Compliance with MUZ-R4.10 outside of the yard setback.

9. Temporary structures associated with maintenance activities and construction works.	
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MUZ-R4 Standards
Coverage
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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
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. 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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
Height (Maximum)
Building Maximum Height

Reason for the change: this was missed during the conversion to National Planning Standards.

- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

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. 6 ⁷ or TCZ-R5.1 to TCZ-R5. 5 ⁶ 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 height 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.	

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TCZ -R5 – PREC2 – Tūrangi and Mangakino
1. Building Setbacks (including structures)
Minimum Building Setbacks
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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.
2. Height
Maximum Building Height
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. Temporary structures associated with maintenance activities and construction works; ix. Structures that are for the purpose of erosion control or flood protection, for example, debris dams.

Reason for the change:

- this was missed during the conversion to National Planning Standards.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National

Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

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

Reason for the change:

- this was missed during the conversion to National Planning Standards.
- A number of structures that were previously exempt from the definition of building have been provided for as permitted activities through implementation of the National Planning Standards. It would be more efficient and effective for those structures to be provided for in exemptions to performance standards instead of as listed activities.

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 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 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.
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Reason for the change: this was missed during the conversion to National Planning Standards.