



BEFORE THE HEARINGS PANEL

In the Matter of:	The Resource Management Act 1991
And	Taupō District Proposed District Plan – Plan Change 49 Minor Corrections
Application by:	Taupō District Council

Section 42A of the RMA Report

Dated: 29 May 2026

Preamble

1. The purpose of this section 42A Report is to recommend to the Hearings Panel whether PC49 as notified, or amended by submissions, will better meet the purpose of the Resource Management Act 1991 (RMA) compared to the existing provisions.
2. This report is prepared under section 42A of the Resource Management Act 1991. It has been prepared at the request of Taupō District Council (TDC) in relation to Plan Change 49 – Minor Corrections (PC49).
3. My full name is Hilary Mary Samuel, and I am a Senior Policy Advisor in the Policy Team at Taupō District Council. I hold a Bachelor of Resource and Environmental Planning (First Class Honours) from Massey University. I have 24 years' experience in planning and resource management, including policy and strategy development, project management, the management of private and council-led district plan changes, growth and spatial planning, and the preparation of hearing evidence.
4. For the past seven years my primary role has been project managing the review of the Taupō District Plan (TDP).

Code of Conduct

5. I confirm that I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise. I have not omitted consideration of material facts known to me that might alter or detract from the opinions that I express.

Introduction

6. PC49 was prepared and notified on 19 February 2026 in accordance with s74 of the RMA, and the first part of Schedule 1, which outlines the requirements for changing a district plan. It is part of the Taupō District Council Sectional District Plan Review.
7. The timeline for preparing this plan change is set out in the Section 32 document.
8. 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).
9. This report analyses and responds to submissions received on those provisions as proposed in PC49.

Statutory Considerations

10. Before a plan change can be incorporated into a district plan it must fulfil several statutory requirements set down in the RMA, including:
 - a. Part II, comprising Section 5, Purpose and Principles of the Act; Section 6, Matters of National Importance; Section 7, Other Matters; and Section 8, Treaty of Waitangi;
 - b. Section 31, Functions of Territorial Authorities;
 - c. Section 32, Duty to consider alternatives, assess benefits and costs;
 - d. Section 74, Matters to be considered by territorial authorities; and
 - e. Section 75, Contents of district plans.
11. The statutory requirements under the RMA for each aspect of the Plan Change have been summarised in the s32 Report and are only referenced within this report. Analysis of the degree to which PC49 is consistent with the relevant provisions listed above is undertaken within the body of the s32 report and in the concluding statements as considered necessary.
12. The purpose of this section 42A assessment is to determine whether the provisions of PC49 should be confirmed, amended, or deleted, after consideration of the alternative provisions sought in submissions.
13. An evaluation is required under s32AA of the RMA for any recommended changes to the Plan Change. A further evaluation under section 32AA is conducted for every provision proposed for material amendment, taking into account the relevant considerations:
 - Whether the amended objectives are the best way to achieve the purpose of the RMA.
 - The reasonably practicable options for achieving those objectives.
 - The environmental, social, economic, and cultural benefits and costs of the amended provisions.
 - The efficiency and effectiveness of the provisions for achieving the objectives.
 - The risk of acting or not acting where there is uncertain or insufficient information about the provisions.
14. The s32AA further evaluation contains a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated.

Consideration of Submissions Received

15. Three original submissions were received on Plan Change 49, and one further submission. The submitters were:
 - NZ Transport Agency, Waka Kotahi
 - Taupō District Council
 - Contact Energy Ltd
 - Contact Energy Ltd (further submission)
16. Waka Kotahi provided a supportive submission on 7.2 INF. Taupō District Council provided a staff submission proposing nine additional minor corrections identified since notification. Contact Energy Ltd opposed three corrections to the air and light chapters, submitting that the error which altered three activity statuses from Discretionary to Restricted Discretionary resulted in a more appropriate outcome.

17. All submissions are either supported or can be accepted in whole or in part, and no matters remain in dispute. The responses to each individual submission are outlined in Appendix 1, while the tracked amendments to PC49 can be found within Appendix 2.

Section 32AA Assessment

18. The submissions on PC49 raised some minor matters for improvement or clarification. In response, amendments are recommended to better clarify the relevant plan provisions and improve consistency and useability across the plan.

Effectiveness and Efficiency

19. The recommended amendments are considered to be an effective and efficient response to the issues raised in submissions. The amendments are minor; however, they improve the clarity and usability of the Plan.

Costs / Benefits

20. The recommended amendments provide implementation benefits for the TDP. The amendments improve certainty for landowners, applicants and decision-makers regarding the intended purpose of the relevant provisions.
21. The amendments reduce the time required to work through the origin of errors and determine appropriate responses. They also reduce the risk of litigation arising from errors in the TDP.
22. Overall, the benefits of the amendments are considered to outweigh any associated costs.

Risk of Acting or Not Acting

23. The risk of acting is considered low as the amendments largely clarify and refine the notified provisions rather than introducing a materially different planning approach.
24. The risk of not acting is slightly greater. Without the recommended amendments there is a risk that the errors cause implementation issues and put Council at risk of litigation due to those errors.

Decision About the Most Appropriate Action

25. The recommended amendments are considered to be the most appropriate response to the matters raised through submissions. The amendments improve the clarity, coherence and implementation of the relevant provisions.
26. Overall, the amendments are considered to be the most appropriate way to achieve the purpose of the RMA.

Conclusion

27. Having regard to the submissions received, I am satisfied that PC49, as amended and recommended in this report, is the most appropriate means of sustainably managing the physical resources of the Taupō District. PC49 is also consistent with the Sectional District Plan review process and the purpose and principles of the RMA.

28. Appendix 1 includes a schedule that sets out the submissions on PC49 and my recommendations on whether each submission point should be accepted, accepted in part, or not accepted. The recommended changes to PC49 are detailed in Section 4 of the report and a running text version of PC49 can be seen in Appendix 2.
29. PC49 is consistent with the wider resource management approach of the Operative District Plan and the Sectional District Plan review process.

Recommendation

30. Accordingly, for the reasons set out above, I recommend that PC49 be approved subject to the recommended amendments and that the relief sought by the submitters be accepted in accordance with these amendments.

Appendix 1 – Officer Recommendations to Submissions

- Officer responses are shown in grey
- Further submissions are identified in blue.

Point No.	Further Sub No	Submitter	Provision	Position	Submission Summary	Decision Sought	Staff Accept/Reject	Staff Reason
OS1.1		Luke Braithwaite for NZ Transport Agency, Waka Kotahi	7.2 INF - Infrastructure	I support the provision	Provision is supported as it aligns with statutory objectives and results in an affordable, integrated, safe, responsive and sustainable land transport system. Retain as notified.	Retain as Notified	Accept	Support for the provision noted.
OS2.1		Christle Pilkington for Taupo District Council	7.3 TRAN - Transport > TRAN-R8.9 - Vehicle Crossing Requirements	I seek an amendment to the provision	Request to amend provisions to include the Rural Lifestyle Zone, as current corrections only cover the General Rural Zone; no vehicle crossing rules exist for the Rural Lifestyle Zone.	Amend the provision to include the rural lifestyle zone (RLZ).	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.2		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Submitter seeks to amend the Plan to consistently refer only to the "Noise Control Boundary Overlay" (not "Noise Corridor Boundary Overlay") alongside State Highways in rural zones, aligning with other zone chapters. They also request Table 1 and related Plan Change materials be updated accordingly.	The Plan contains an interchangeable reference to the noise control overlay imposed alongside the State Highway in rural zones, with reference to the "Noise Control Boundary Overlay" and "Noise Corridor Boundary Overlay". Amend the rule to refer only to the Noise Control Boundary Overlay, which is consistent also with references to the overlay in General Rural and Rural Lifestyle Zone chapters.	Accept	The submission is accepted, as the relief sought is considered appropriate.

OS2.3		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Request to move TEMP-R4-PER Temporary Signage activities to Chapter 12.7 Signs for better plan clarity and consolidation. Also seeks to update Table 1 in Section 3 and make related consequential amendments to the Plan Change material.	Move TEMP-R4- PER activities Temporary Signage to Chapter 12.7 Signs.	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.4		Christle Pilkington for Taupo District Council	Section 32	Not Stated	Submission seeks removal of Rule ENGY-R3.6, originally replacing Rule 4d.1.ii during District Plan conversion to National Planning Standards. The rule's provisions are duplicated in GIZ-R8, HIZ-R5, and EW-R1.8, so its removal would not leave gaps. Also requests updating Table 1 in Section 3 and related Plan Change materials accordingly.	Remove Rule ENGY-R3.6.	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.4	FS4.1	Mark Chrisp for Contact Energy Limited	Section 32	I support the submission		Allow	Accept	

OS2.5		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Request to exclude earthworks linked to Geothermal Electricity Generation at specified sites (Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki, Tauhara) from Rule EW-R1.9 standards. Also seek corrections to Table 1 (Section 3) and related Plan Change documents.	Include earthworks exclusion for earthworks associated with Geothermal Electricity Generation in Rule EW-R1.9 as follows (additions sought in bold/underline): Earthworks within GIZ-PREC1- Taupo and HIZ-PREC1- Taupo and HIZ- PREC2-Centennial, except areas of the GIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.5	FS4.2	Mark Chrisp for Contact Energy Limited	Section 32	I support the submission	It is recognised that the exception for earthworks in the areas of the GIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply.	Allow in part	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.6		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Submission requests updating the Planning Map to correctly show the National Grid Line and buffer per Transpower's designations north of Poihipi Road and Tuhiangamata Road intersection, including amendments to Table 1 and related Plan Change materials.	Update Planning Map to align with Transpower's designations, notably north of the intersection between Poihipi Road and Tuhiangamata Road.	Accept	The submission is accepted, as the relief sought is considered appropriate.

OS2.7		Christle Pilkington for Taupo District Council	Section 32	Not Stated	Request to reinsert deleted text defining the General Rural Zone as all land outside specified zones, correcting an omission from Plan Change 42. Also seeks amendments to Table 1 in Section 3 and related Plan Change materials for consistency.	Insert text as follows: "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."	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.8		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Request to remove Unserved Residential Area layer from properties now serviced by public infrastructure/with on-site servicing arrangements per the appended map sheets, and to amend Table 1 in Section 3 with additional corrections, including related Plan Change material adjustments.	Update the District Plan maps to remove the Unserved Residential Area layer in specified locations.	Accept	The submission is accepted, as the relief sought is considered appropriate.
OS2.9		Christle Pilkington for Taupo District Council	Section 32	I seek an amendment to the provision	Request to amend SIGN-R1.9 to include "GIZ-PREC1 – Taupo." This involves updating Table 1 in Section 3 and related Plan Change materials accordingly.	Expand SIGN-R1.9 to reference "GIZ-PREC1 – Taupo".	Accept	The submission is accepted, as the relief sought is considered appropriate.

OS3.1		Mark Chrisp for Contact Energy Limited	12.2 AIR - Air Emissions 3 > AIR-R2 DIS activities within RESZ, NCZ, TCZ, GIZ, HIZ	I oppose the provision	Submission seeks deletion of Rules AIR-R1, AIR-R2, and AIR-R3 from Taupo District Plan due to duplication with Waikato Regional Plan. Alternatively, if retained, requests keeping restricted discretionary status or amending AIR-R2 to reference AIR-R1 and removing "matters of discretion" to avoid discretionary activity status. Concern is that breaching air quality standards should not trigger full discretionary activity assessment including traffic and noise effects.	Delete Rules AIR-R1, AIR-R2, and AIR-R3 from the Taupo District Plan; OR If the Rule is retained, retain also the activity status of Restricted Discretionary; OR If the Rule is retained as a discretionary activity, amend AIR- R2 so that it provides a direct reference to AIR-R1. Also remove "matters of discretion" which implies the activity is a restricted discretionary activity.	Accept in part	Accept the submission seeking a RDIS activity status if the rule is retained, as the submission is appropriate. Retain the rule in the District Plan.
OS3.2		Mark Chrisp for Contact Energy Limited	12.5 LIGHT - Light > LIGHT- R2 DIS activities within MRZ, GRZ, LRZ, MUZ, NCZ	I oppose the provision	The submission seeks to retain the rule as is; or if kept discretionary, amend LIGHT- R2 to directly reference LIGHT-R1 and remove "matters of discretion" to avoid implying restricted discretion. This aligns with concerns raised on the AIR point.	Retain the rule in its current form; OR If the Rule is retained as a discretionary activity, amend LIGHT-R2 so that it provides a direct reference to LIGHT-R1. Also remove "matters of discretion" which implies the activity is a restricted discretionary activity.	Accept in part	Accept the submission seeking the rule is retained in its current form, as the submission is considered to be appropriate.
OS3.3		Mark Chrisp for Contact Energy Limited	12.5 LIGHT - Light > LIGHT- R2 DIS activities within MRZ, GRZ, LRZ, MUZ, NCZ	I oppose the provision	Submission seeks to retain the rule as is, or if kept as discretionary, amend LIGHT- R3 to directly reference LIGHT-R1 and remove "matters of discretion" wording that implies	Retain the rule in its current form; OR If the Rule is retained as a discretionary activity, amend LIGHT-R3 so that it provides a direct reference to LIGHT-R1. Also remove "matters of discretion" which implies the activity is a restricted discretionary activity.	Accept in part	Accept the submission seeking the rule is retained in its current form, as the submission is

					restricted discretionary status.				considered to be appropriate.
--	--	--	--	--	----------------------------------	--	--	--	-------------------------------

Appendix 2 – Tracked Amendments to Plan Change 49 Minor Corrections

Taupō District Plan

Plan Change 49

Minor Corrections

42A 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: - Chapters 1-6 - Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport - Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards Chapter 9 Historic and Cultural Values 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 RDIS 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 <u>and 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 RDIS 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 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 <u>RD</u>IS 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

12.7 SIGN – Signs

SIGN-R2 <u>RD</u>IS 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 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 <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. <u>15m for residential units, and minor residential units and other buildings or structures.</u> ii. <u>200 metres for buildings for the management of farmed animals. Buildings with a floor area of 150 m² or less are exempt</u> iii. <u>30 metres for all new buildings from the legal boundary of an existing plantation forest</u> 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>
EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.	
3. Height (Maximum)	
a. <u>Building Maximum Height</u>	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. <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 structure</u> 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. 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.	

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)	
<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>	
Height (Maximum)	
Building Maximum 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 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.	

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. <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>

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 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. xiii. xiv. xv. xvi. xvii. xviii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> <u>Uncovered decks not more than 1m above ground level</u> <u>Uncovered swimming pools no higher than 1m above ground level</u> <u>Up to 0.6m of overhanging eaves</u> <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> <u>Temporary structures associated with maintenance activities and construction works;</u> <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	<table border="0"> <tr> <td style="vertical-align: top;"> 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. </td><td style="vertical-align: top;"> 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. </td></tr> </table>	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.
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. <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>		

13.10 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.
--	--

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 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 Electricity Transmission Line 20m buffer.

Remove Unserved 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.

...

12.2 Air Emissions

AIR-R2 RDIS activities within RESZ, NCZ, TCZ, GIZ, HIZ	
Any activity which does not comply with one or more of the standards for PER activities. AIR-R1.	Matters of Discretion Restricted to only the matters of non-compliance specified in that standard