

TAUPŌ DISTRICT PLAN REQUIREMENTS

Performance Standards – General Residential Zone

As detailed below, this proposal for 16 units infringes the following performance standards as summarised below and in detail further on:

Performance Standard	Parent Allotment/External Boundaries	Individual Units
Maximum Combined Coverage	Complies	Complies except Units 14 & 15
Maximum Plot Ratio	Does not comply	No units comply
Maximum Total Coverage	Complies	-
Front Boundary Setback	Complies except for Unit 1	Complies except Unit 1
Side/Rear Boundary Setback	Complies except for Unit 4	Complies except Units 13 – 16
Height	Complies except Units 7 – 12, 13 – 16	Complies except Units 7 – 12, 13 – 16
Height to Boundary	Complies except Units 1, 4, 7 – 12, 13 – 16	Complies except Units 5, 6, 7 – 12, 13 – 16
Access	Complies except for - Unit 14 access 11m from intersection - middle access under formed width	Complies except for Unit 14 access
Earthworks	More than 50% of the site will be earth-worked at one time, during construction. With up to 1.1m cut occurring on the length of south and eastern boundaries.	-

Applicable Rules

- Rule GRZ-R4 of the Taupō District Plan states that Any activity which does not comply with four or more standards for PER activities including (where a standard contains more than one control) four or more parts thereof, is a **Non-Complying Activity**.
- Rule GRZ-R3.1 of the Taupō District Plan states Any activity which does not comply with two or three standards for PER activities including (where a standard contains more than one control) two or three parts thereof, or is not a PER, CON, or RDIS activity, is a **Discretionary Activity**.
- Rule SUB-R1 of the Taupō District Plan states that Any subdivision in the GRZ, MRZ, LRZ or NCZ which:
 - a. Demonstrates compliance with all of the standards for the future land use, or
 - b. For which a land use consent has already been granted
 - c. Is not identified as RDIS, DIS or NC activity is a **Controlled Activity**
- Rule SUB-R8 of the Taupō District Plan states that Any subdivision within unserviced areas of the residential zones, or any activity which results in a new public road or extension to existing public roads, water, stormwater or wastewater utility services, is a **Restricted Discretionary Activity**.
- Rule INF-R2 of the Taupō District Plan states that Any activity which results in new [water](#), [stormwater](#) or [wastewater](#) utility services is a **Restricted Discretionary Activity**.
- Rule EW-R2 of the Taupō District Plan states Any [earthworks](#) within GRZ, MRZ, LRZ that does not comply with any one part of the standards for PER activities is a **Restricted Discretionary Activity**.

Performance Standard	Compliance	Comment
GRZ-R5 – Standards		
Footprint		
1. Maximum Combined Coverage GRZ – 40%	☒	Compliance with this rule is achieved on the parent property (32.75%) and on all proposed units except for Unit 14 (40.67%) & Unit 15 (40.40%).
2. Maximum Plot Ratio GRZ – 40%	☒	Compliance with this rule is not achieved on the parent property (74.78%) or on any proposed units.
3. Maximum Total Coverage GRZ – 50%	☒	Complies as total coverage is 42.55%.
Building Setbacks (minimum)		
4. Front Boundary: GRZ – 5m	☒	Compliance with this rule is achieved on the parent property and on all proposed units except for Unit 1 which is located in the front setback (Charles Crescent) by 0.5 - 0.9m for length of 11.7m.
5. All Other Boundaries GRZ a. 1.5m	☒	Compliance with this rule is achieved on the parent property except for Unit 4 which is located in the rear setback (Lake Terrace) by 0.4m for length of 3.89m. Compliance is achieved on all proposed units except for Units 14 – 16 due to the staggered nature of the terrace building.

Performance Standard	Compliance	Comment
6. Common Wall Boundaries – 0m	☒	
Height (maximum) 7. Building Height GRZ a. 8m EXCEPTION: Any structure attached to the building which does not exceed 0.6m in any horizontal distance.	☒	Compliance with this rule is achieved on all proposed units except for Unit 7 – 12, 13 – 16 which have top portions of roofs infringing into the 8m height plane by 0.25m to 0.55m, (Units 7 – 12) and by up to 1.4m (Units 13 – 1.4m, Unit 14 – 1.15m, Unit 15 – 1m, Unit 16 – 0.8m).
8. Height to Boundary GRZ - 2.5m height at the boundary with a 45° recession plane except for common wall boundaries.	☒	Compliance with this rule is achieved on external boundaries for all proposed units except for: - Unit 1 front boundary gable (0.3m high, 1.2m width) - Unit 4 Lake Terrace boundary (0.5m – 1.6m high, 12m width) - Units 7 – 12 (4.3m – 4.6m high, 4.7m width (each building)), - Unit 13 roof (0.2m – 1.9m high, 4.8m width) - Unit 14 roof (0.2m – 1.3m high, 2.6m width) - Unit 16 (up to 2.4m, 7.4m width) Compliance internally is achieved on all internal boundaries for all proposed units except for 5, 6, 7 – 12, 13 – 16.

Performance Standard	Compliance	Comment
INF-R5 – Stormwater Standards 2. All Residential Zones a. All stormwater from buildings and impermeable surfaces is to be disposed of on-site to meet a 10-year return period of 1 hour duration (45mm). b. The function of existing secondary flow paths across the allotment shall be retained and the existing discharge point off the site shall remain unaltered as to position. EXCEPTION: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given.	☒	As shown in the stormwater plan, all stormwater from dwellings can be disposed of within each site. Stormwater from the southern and central internal driveways/Rights of Way will be managed within the legal driveway. All driveways to the roads will have strip drains as required.

Performance Standard	Compliance	Comment
TRAN-R4 - Standards - PARKING, LOADING & ACCESS All access ways, loading provisions, and on-site car parking must be provided and designed in accordance with the following:		
1. Design of Parking Spaces and Access		
a. Parking and manoeuvring space shall be of a sufficient size and suitable layout to accommodate vehicles described in TRAN Figure 1.	☑	Each unit has a minimum of one parking space in a garage. Units 5 & 6 have double garages.
b. Critical access conditions, including such features as ramp and driveways, shall not exceed a slope of 1 in 5 and shall be designed in accordance with TRAN Figure 2.	☑	Achieved
c. Parking Dimensions shall be designed in accordance with TRAN Figure 3 and	☑	Achieved
d. Parking areas shall be designed to ensure that vehicles are not required to reverse either on to or off a street, nor required to queue on the street, with the exception of an allotment containing a single residential unit activity.	✗	All shared accesses are wide enough for reversing within the access, except the northern Right of Way (Units 14 & 15 on to Rainbow Drive) which is designed as a shared driveway to minimise the number of crossings occurring over the footpath.
e. All parking spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all-weather surface, and in the GRUZ, shall be formed, finished and maintained to an all-weather surface for a distance of 5 meters from the legal road boundary.	☑	Achieved, as all three shared accesses/Rights of Way will be sealed as required.
f. All parking spaces, with the exception of those associated with residential activities, shall be clearly identified by permanent markings.	☑	All parking is for residential purposes.

Performance Standard						Compliance	Comment
2. Parking Type and Manoeuvre Space						☒	All parking is within garages, with additional parking available outside most garages, which comply.
	Parking Type	Stall depth (m)	Stall depth (m)	Length per vehicle (m)*(d)	Manoeuvre space (m)**(e)		
a.	90° Nose in 2.6m Stall Width	4.9	3.9	2.6	7.0		
b.	90° Nose in 2.8m Stall Width	4.9	3.9	2.8	6.6		
c.	60° Nose in 2.6m Stall Width	5.2	4.2	3.0	3.5		
d.	60° Nose in 2.8m Stall Width	5.2	4.2	3.2	3.2		
e.	0° Parallel	2.5	2.1	6.1	2.8		
* = the distance along the wall or kerb between adjacent stalls allowing for both the parking angle and the stall width **= the manoeuvre space may be used for aisle width provided it is greater than 3.7m, otherwise use 3.7m							
3. Provision of Loading Spaces						NA	
a. All loading on an allotment shall be sufficient to accommodate the vehicles required to service the activity. b. Every loading space and access shall be designed to ensure that vehicles are not required to reverse either onto or off a street, nor required to queue on the street.							

NA

Performance Standard	Compliance	Comment
4. Design of Loading Spaces and Access a. Activities requiring loading facilities or servicing from vehicles of an 8.0m axis or smaller shall be designed to accommodate vehicle described in Figure 4 - Loading Space. b. Activities requiring loading facilities or servicing from vehicles larger than an 8.0m axis shall be designed to accommodate vehicles described in Figure 5 - Loading Space c. With the exception of farming and forestry activities in the GRUZ, all loading spaces and access required to meet the standards in this Plan shall be formed, sealed and maintained to an all weather surface. d. With the exception of farming and forestry activities in the GRUZ, all loading spaces shall be clearly identified by permanent markings.	NA	

Performance Standard					Compliance	Comment																									
5. Access standards All access shall be provided in accordance with the standards set out in this section. a. Sight Distances i. Minimum Sight Distances from Vehicle Crossing Points shall be designed in accordance with TRANR8.5.b and TRAN Figure 6 - Vehicle Crossing (refer number 1). ii. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority. b. Minimum Sight Distance* (m) (refer to 1 in figure7) <table><tr><th></th><th></th><th>A</th><th>B</th><th>C</th></tr><tr><th></th><th>Posted Speed</th><th>Local Road**</th><th>Collector Road**</th><th>District Arterial Road**</th></tr><tr><td>i</td><td>50/60 km/h</td><td>40m***</td><td>50m***</td><td>90m</td></tr><tr><td>ii</td><td>70/80 km/h</td><td>90m</td><td>100m</td><td>150m</td></tr><tr><td>iii</td><td>>80 km/h</td><td>160m</td><td>160m</td><td>200m</td></tr></table> * Sight distances to be unobstructed from the eye level at 1.15m height and 3m behind sealed edge of carriageway to an object at 1.15m height on centre line of relevant traffic lane. ** As shown on the Planning Maps. *** Does not include cars parked at kerbside.							A	B	C		Posted Speed	Local Road**	Collector Road**	District Arterial Road**	i	50/60 km/h	40m***	50m***	90m	ii	70/80 km/h	90m	100m	150m	iii	>80 km/h	160m	160m	200m	☒	All accesses have compliant sight distances.
		A	B	C																											
	Posted Speed	Local Road**	Collector Road**	District Arterial Road**																											
i	50/60 km/h	40m***	50m***	90m																											
ii	70/80 km/h	90m	100m	150m																											
iii	>80 km/h	160m	160m	200m																											

Performance Standard	Compliance	Comment																				
6. Distance – Road Intersection to Vehicle Crossing i. Minimum Distance from Road Intersection to Vehicle Crossing shall be designed in accordance with 6.5.5 and Figure 7 (refer number 2 in Figure 7). ii. Where access is to be obtained from a State Highway the consent of NZTA is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive.																				
7. Minimum Distance from Road Intersection to Vehicle Crossing <table><tr><td></td><td></td><td>A</td><td>B</td></tr><tr><td></td><td>Posted Speed km/h</td><td>Arterial*</td><td>Local & Collector*</td></tr><tr><td>i</td><td>50/60</td><td>20m</td><td>15m</td></tr><tr><td>ii</td><td>70/80</td><td>50m</td><td>30m</td></tr><tr><td>iii</td><td>>80</td><td>60m</td><td>60m</td></tr></table> * Classification for road that the crossing fronts, as shown on Planning Maps.			A	B		Posted Speed km/h	Arterial*	Local & Collector*	i	50/60	20m	15m	ii	70/80	50m	30m	iii	>80	60m	60m	X	Compliance with this rule is achieved on all proposed accesses, except for the Unit 14 access where the shared crossing for Units 14 & 15 will be 11.1m from the Charles Crescent intersection with Rainbow Drive, not the required 15m.
		A	B																			
	Posted Speed km/h	Arterial*	Local & Collector*																			
i	50/60	20m	15m																			
ii	70/80	50m	30m																			
iii	>80	60m	60m																			
8. Vehicle Crossings a. Vehicle Crossings shall be provided in accordance with TRAN-R8.9. b. Where access is to be obtained from a State Highway the consent of New Zealand Transport Agency is required under the Government Roding Powers Act 1989. The standards of the District Plan do not apply where they conflict with the standards of the road controlling authority.	☑	Compliance with this rule is achieved on all proposed accesses.																				

Performance Standard						Compliance	Comment
9. Vehicle Crossing Requirements						☑	Compliance with this rule is achieved on all proposed accesses – the crossing width for units 14 & 15 is 6m.
	Zone	Min	Min	Max	Max		
	Posted Speed (km/hr)	Distance between crossings Local & Collector Roads	Distance between crossings Arterial Road	Number of crossings	Width of crossing at boundary		
i.	GRZ and TCZ ≤80km/hr	NA	NA	1 per allotment Max 6m wide	6m		

Performance Standard	Compliance	Comment
10. Minimum Standards for Driveways and Accessways a. Minimum Standards for Driveways and Accessways shall be designed in accordance with Table 1. b. In accordance with Rules SUB-R13.2, SUB-R16.2 and SUB-R19.6 any single common driveway or accessway serving more than nine allotments in the Residential and Industrial Zones, and more than twelve allotments in the GRUZ is to be vested as legal road. c. Except for the GRUZ and except in the case of a single residential unit and/or allotment, all driveways and accessways shall be formed and sealed with an all-weather surface. (Please note that as required by the stormwater provisions for urban properties, all stormwater must be collected and retained within the site to meet the 10% event, except where there is a community stormwater reticulation system). d. In the case of a single residential unit and/or allotment in any Residential Zone, all driveways or accessways shall have a stable surface that does not discharge any material off-site. Where the driveway or accessway is steeper than 6% and slopes towards the road, an all-weather surface and stormwater control shall be provided in accordance with c above. e. In the GRUZ accessways shall be sealed where they serve more than 3 allotments or where they are steeper than 6% and service more than 1 allotment. Where the access is onto a sealed public roadway the vehicle crossing shall be sealed. f. For the purposes of these standards, all weather shall mean a durable permanent surfacing such as concrete, seal or pavers. g. No new vehicle crossings may be constructed within TCZ-PREC2 – Tūrangi and Mangakino.	☑ ☑ ☑ ☑ N/A - N/A	Compliance with this rule is achieved on all proposed accesses.

Performance Standard					Compliance	Comment
Table 1 - Minimum Standards for Driveways and Accessways					☒ ☒ ☒	The southern Right of Way will be 3.5m legal and 3m formed for 4 units.
Residential Zones						The middle Right of Way will be 8m legal and 4.5m formed for 7 units.
No. of Dwellings and/or Allotments served	Minimum Legal Access Width (m)	Minimum Formed Carriageway (m)	Maximum Gradient (%)			The northern Right of Way will be 6m legal and 6m formed for 2 units.
1 to 2	3.5	2.75	15			
3	4.5	2.75	15			
4 to 6	6	4	12			
7 to 9	8	5	12			
TRAN-R5 - Maximum Equivalent Vehicle Movements					☒	With 16 units the proposal is deemed to generate 128evms/day being 8 evms/unit x 16.
1. 24 EVM(max)						With 4 parcels making up the property under development, the property can have a permitted evm level of 96evms/day being 24evm/parcel x 4.
						The motel is deemed to have generated 60evms/day being 4evms/unit x 13 units + managers unit x 1.
AIR-R1					NA	
There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.						

Performance Standard	Compliance	Comment
EW-R1 – PER Activities 1. Earthworks within the LRZ, GRZ, NCZ a. Disturbance of the allotment at any one time while redeveloping – 50% maximum or if in DEV1-Kinloch 10% maximum b. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill c. 0.5m vertical ground alteration within the minimum building setback requirement d. No dust or silt nuisance beyond the boundary of the allotment e. Compliance with standards from Other Plan Matters	☒	As shown on the earthworks plan, the whole site will be disturbed during redevelopment with earthworks. Minor areas of cut will occur central to the property, outside the setbacks. Cut will occur along the southern, and eastern boundaries. Up to 1.1m of cut will occur in the southeastern corner, extending along the eastern boundary reducing to 0m cut near Charles Crescent road frontage, and extending along the southern boundary reducing to 0.8m cut, then to 0m cut at Rainbow Drive road frontage.
LIGHT-R1 Maximum Artificial Light Levels Eight (8) LUX (lumens per square meter) at the boundary.	☒	All external lighting will be directed internally to the site.
NOISE-R1 – General 1. Noise Measurement and Assessment The noise levels shall be measured in accordance with the requirements of NZS 6801:2008 Acoustics – <i>Measurement of Environmental Sound</i> and assessed in accordance with the requirements of NZS 6802:1991 – <i>Acoustics – Environmental noise</i> .	☒	

Performance Standard	Compliance	Comment
2. Construction Noise All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 – <i>Acoustics - Construction Noise</i> .	☑	Compliance will be achieved during construction via the use of a Construction Management plan.
NOISE-R2.1 – MRZ, GRZ, LRZ NOISE LIMITS 1. Maximum Noise Limits The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ or LDRZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 7.00pm 50dB LAeq (15 mins) b. 7.00pm — 10.00pm 40dB LAeq (15 mins) c. 10.00pm — 7.00am 40dB LAeq (15 mins) and d. 10.00pm – 7.00am and 70dB LAF(max)	☑	Residential activities will occur on site only.
2. Maximum Noise (Telecommunication and electricity equipment) Noise from telecommunications equipment and electricity substations and transformers located in the road reserve permitted by the plan shall comply with the noise limits specified in 4a.1.18 as measured at a point of 1m from the closest façade of the nearest dwelling.	N/A	

Performance Standard	Compliance	Comment
SIGN-R1 – PER Activities 1. Signs within the MRZ, GRZ, and LRZ a. Signage must relate to the activity undertaken on the allotment b. No flashing, reflectorised or illuminated signs c. 0.25m² within LRZ, GRZ, and DEV3-Nukuhau or d. 4m² total face area per site within MRZ e. Compliance with standards from Other Plan Matters f. 0.25m² within GRZ and MRZ DEV3-Nukuhau	N/A	
TEMP-R1 PER activities within MRZ, GRZ, LRZ, GIZ, HIZ and MUZ 1. Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, which exceeds standard(s) for the zone. a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is retained or re-instated to its condition prior to the activity commencing; and c. An allowance of five non-operational days associated with the activity is not exceeded, during which time any breach of any standard(s) shall only be to the extent reasonably necessary to undertake any relevant aspect of the activity. d. Refer to TEMP-R4	N/A	

Performance Standard	Compliance	Comment
TEMP-R4 - PER activities Temporary Signage 1. 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.	N/A	
INF-R2 – Network Utilities 2. Any activity which results in new water, stormwater or wastewater utility services		Restricted Discretionary Consent is required for the proposed extension of water and wastewater services.