

Plan Change 40, Taupo Town Centre - Summary of Decisions Sought

Original Sub No	Submitter First Name	Submitter Last Name	Submitter Org	Submitter Behalf Of	Provision	Position	Submission Summary	Decision Sought
OS9.3	Lucy	Edwards		New Zealand Defence Force	Plan Change 40 - Taupo Town Centre Environment > Policies	Seek amendment	The policy framework should enable TMTA and support the requested permitted activity rule.	Submitter seeks the following amendment to Town Centre Environment Policy iii: a. enabling a diverse range of temporary activities, <u>including Temporary Military Training Activities</u> , given the nature and frequency of these activities and taking into account the amenity of the surrounding environment;...
OS9.4	Lucy	Edwards		New Zealand Defence Force	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Oppose	TMTA are uniquely military in nature and therefore it is appropriate for District Plans to include specific TMTA provisions to address their effects.	Submitter seeks the following amendment to 4g.3.2: <u>4g.2.3 Any Temporary Military Training Activities are a permitted activity, provided that:</u> <u>1. The duration is limited to a period of 31 days, excluding set-up or pack-down activities, which can occur up to one week prior to commencement and up to one week following completion of the temporary military training activity.</u> <u>2. Compliance with the following noise standards [refer to Attachment B of this letter for complete noise standards] a. Weapons firing and/or the use of explosives [...]</u> b. <u>Mobile noise sources [...]</u> c. <u>Fixed (stationary noise sources [...])</u> d. <u>Helicopter landing areas [...]</u> Alternatively, the following wording could be incorporated into the existing rule 4g.2.2: <u>Any temporary activity, being an activity of up to a total of three four operational days in any one calendar year six-month period, or a temporary military training activity up to 31 consecutive days, which exceeds any performance standard(s), is a permitted activity, provided that:...</u>
OS12.1	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Oppose	Submitter does not support the location of the increased building heights.	Submitter seeks the transport issues be resolved before any increases in building height.
OS12.2	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Oppose	Submitter opposes proposed building heights due to parking issues, shading and building scale.	Delay changes in building heights until transport options have been sorted then allow increased height in the town centre in selected places, but this should be further back from the lake front and have adequate underground parking.

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OS12.3	Laurel	Burdett			Plan Change 40 - Taupo Town Centre Environment	Seek amendment	Submitter opposes the second bridge. We need pleasant, safe, environmentally friendly, alternative walking or cycling routes to the town centre and schools.	Submitter seeks pleasant walking and cycling connections to the town centre, not a second bridge.
OS17.5	Jennifer	Molloy-Hargreaves			Plan Change 40 - Taupo Town Centre Environment	Support	Submitter is fully supportive of Plan change 40.	Retain Plan Change 40 as notified.
OS20.1	Eileen	Byrne		Byrne Family Investments Ltd	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	All building owners within the Taupo town centre should have the opportunity to build higher.	Submitter seeks an amendment to the allow the higher building height for the whole of the Taupo town centre.
OS29.23	Joao Paulo	Silva	Waikato Regional Council		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	Change 1 to the WRPS has been notified and so is a 'proposed policy statement'. District Councils are required, when preparing a change to the district plan, to have regard to the WRPS under section 74(2)(a)(i) of the RMA	General - Give regard to Change 1 to the WRPS as a 'proposed policy statement' in the proposed plan changes.
OS29.29	Joao Paulo	Silva	Waikato Regional Council		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	WRC considers that PPPC38-43 should follow the new plan format provided with the National Planning Standards.	Update PPPC40 to the new plan format provided with the National Planning Standards 2019
OS38.3	Terry	Palmer			Plan Change 40 - Taupo Town Centre Environment > Policies	Seek amendment	I feel it is inappropriate to increase the temporary activity rule over the district as a whole. I agree with changing the rule for town/public areas but not or private areas where people live, ie, residential, rural, rural lifestyle.	Amend this rule so that the increase only applies to the town centre environment [and perhaps industrial] and not residential, general rural, or rural lifestyle. For these private areas [residential, rural, or rural lifestyle] where people live, the current rule of 3 temporary activity days be reduced to two, one, or no temporary activity days.
OS40.3	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and west of 11 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and West of 11 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps.

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OS40.4	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and east of 85 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and East of 85 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps
OS40.5	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the identification of the service lanes, located to the south and west of 81 Tuwharetoa Street and recognises that verandas should not be required on these building frontages.	Support the identification of the laneway/service lane, located to the South and West of 81 Tuwharetoa Street, Taupo on the Taupo District Council Planning Maps.
OS40.6	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	The submitter supports the Pedestrian Precinct Height Overlay of 18m as it applies to 11 Tuwharetoa Street.	Support the Pedestrian Precinct Height Overlay of 18m as it applies to 11 Tuwharetoa Street, Taupo
OS40.7	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	Submitter supports the provision for additional height in accordance with the Taupo Town Centre Environment Height Overlays, particularly as it relates to 11 Tuwharetoa Street, Taupo.	Support the provision for additional height in accordance with the Taupo Town Centre Environment Height Overlays, particularly as it relates to 11 Tuwharetoa Street, Taupo.
OS40.8	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Submitter seeks deletion 4g.1.10 (i) and (ii), as it is unclear and removes ability of genuinely affected parties from being part of the consent process.	Delete 4g.1.10 (i) and (ii). <del>4g.1.10 Taupo Town Centre Environment Height Overlay</del> <del>i. Any building, or part of any building, located within the Taupo Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level.</del> <del>ii. Any application arising from this rule shall not be limited or publicly notified.</del>
OS40.9	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Submitter seeks amendment of the proposed the non-notification clause for height increase in accordance with the Taupo Town Centre Environment Height Overlays under 4g.1.10(ii) as it is not appropriate to allow genuinely affected parties to not be party to the consent process.	Amend the proposed the non-notification clause for height increase in accordance with the Taupo Town Centre Environment Height Overlays under 4g.1.10(ii).

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OS40.10	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	The submitter supports the intent of the change to focus pedestrian frontages and shop fronts along roads and not the working areas of buildings such as service lanes which has the potential to obstruct access	Support the requirement to not require veranda's to be added on the frontage of buildings adjacent to service lanes.
OS40.11	Sean	te Heuheu		Tuwharetoa Settlement Trust	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Tuwharetoa Settlement Trust supports the intent of the change to focus pedestrian frontages and shop fronts along roads an not the working areas of buildings such as service lanes which has the potential to obstruct access through these service lanes and presents additional cost to building owners.	Retain.
OS46.4	Chris	Marshall	Tukairangi Trust		Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Seek amendment	There needs to be stricter adherence to green building principles (construction) in any future building development in the towncentre. Reductions in concrete and steel use (unless certified as produced via 'green' processes), with a greater emphasis on new timber technology. This area should be showcasing the use of renewably grown construction timber.	There should be no increase in building heights . Increasing building heights will impact negatively on the character of Taupo. However because this will probably go ahead regardless , mitigation should be planting of tall trees to reduce the scale and harshness of taller buildings.
OS55.2	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	Support the proposal to increase the maximum height permitted in the Taupo district to 12-18 meters in some parts of the town centre.	Retain
OS55.3	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Support the clarification that 'service lanes' are not subject to requirements for veranda provisioning but the pedestrian frontages and pedestrian laneways system are subject to the veranda requirements.	Retain

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OS55.4	Rick	Keehan		Enterprise Great Lake Taupo trading as Amplify	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	Support the increase in temporary activity rule to help support the development and operation of events and functions which bring economic benefits to the Taupo district.	Retain
OS61.1	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	Submitter supports the provision.	Retain
OS61.3	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Support	The increase in building height will encourage intensification and diversification of landuse within the Town Centre.	Retain
OS61.4	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Amend wording to simplify.	Any building within the Taupo Town Centre Environment Height Overlays should be able to develop up to the maximum height specified by the overlay, regardless of the number of floors. Having more than 3 floors but not exceeding the height limit specified by the overlay should not trigger need for resource consent.
OS61.5	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Submitter supports provision.	Retain
OS61.6	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Submitter supports this provision.	Retain.

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OS61.7	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	Submitter supports this provision.	Retain.
OS61.8	Kirsteen	McDonald		McKenzie & Co	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Support	Submitter supports the provision.	Retain.
OS63.6	Debs	Morrison			Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Oppose	Submitter has concerns around loss of unique lake and mountain vistas, shadow casting and loss of aesthetics of our rural town environment.	Amend current proposal to "Maintain 3 storey maximum limit".
OS65.5	Richard	Thompson			Plan Change 40 - Taupo Town Centre Environment > 4g.1.9 Maximum Building Height	Oppose	Submitter has concerns around loss of unique lake and mountain vistas, shadow casting and loss of aesthetics of our rural town environment.	Amend current proposal to "Maintain 3 storey maximum limit".
OS79.2	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Part i of this rule doesnt say anything. In conjunction with Rule 4g.1.9 is this saying that the height limit is now 3 storeys up to 16m. Why does it matter how many storeys if there is a 16m or 12m height limit.	Combine Rules 4g.1.9 and 4g.1.10 as follows 4g.1.9 Maximum Building Height The maximum height of any building shall be as follows: i. Total Maximum height of three (3) floors above ground level. except where provided by (ii) below: ii. The maximum height of any building shall be in accordance with the Taupo Town Centre Environment Height Overlays in the planning maps. <del>4g.1.10 Taupo Town Centre Environment Height Overlay</del> i. <del>Any building, or part of any building, located within the Taupo Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level.</del> iii. Any application arising from this rule shall not be limited or publicly notified

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OS79.3	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.12 Verandas	Support	Removing rules for verandahs on service lanes makes sense.	Retain.
OS79.4	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	Removing rules for verandahs on service lanes makes sense.	Retain.
OS79.5	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	This change provides more flexibility for temporary activities, although this does provide for a temporary activity to exceed any performance standard (including noise and odour, loading and access) for a period of 2.5 weeks.	Consider the linkage to noise, odour and loading/parking for the extended period now proposed.
OS79.6	Catriona	Eagles		Cheal Consultants	Plan Change 40 - Taupo Town Centre Environment > 4g.4 Assessment Criteria	Seek amendment	The assessment criteria are suitable. in light of submission point on Rules 4g.1.9 & 4g.1.10 a slight amendment is proposed	Amend: NOTE: These matters are applicable to a breach of Rule- <del>4g.1.10</del> <u>4g.1.9</u>
OS86.1	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Policies	Support	Towncentre Taupo (TCT) agrees that is important to allow temporary activities on the Tongariro Domain as these increase vibrancy in the Taupo town centre. TCT would not like to see activities that compete directly with shops, restaurants, cafes and services in the Taupo town centre. TCT would not like to see activations that require road closures, which are hugely disruptive to movement around town and negatively impact trade at town centre businesses.	Retain.

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OS86.2	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.2 Land Use Rules	Support	TCT believes the changes will support activation of TDC managed spaces.	Retain.
OS86.3	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	Towncentre Taupo does not agree with the Height Overlays in the planning map.	More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. This would also encourage investment in areas that would be disadvantaged by the current height overlay restriction.
OS86.4	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	Towncentre Taupo does not agree with the Height Overlays in the planning map.	More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. This would also encourage investment in areas that would be disadvantaged by the current height overlay restriction.
OS86.5	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.1.16 Verandas	Support	TCT supports the removal of the verandah requirement.	Retain.
OS86.6	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > 4g.4 Assessment Criteria	Support	Towncentre Taupo supports the change with the understanding that urban design principals are applied in these situations and not brushed over.	Retain.



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OS86.7	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	TCT seeks an expansion of the height overlay to encourage investment in areas that would be disadvantaged by the current height overlay restrictions. Also seeks some amendments to encourage a range of building heights.	Towncentre Taupo would like to see the following amendments made to Height Overlay on the planning map. 1. More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. 2. Maximum height of 6 stories, rather than a height measurement, across the entire CBD. This would allow for buildings of different heights in the same street. 3. Buildings over 4 stories high should be subject to urban design assessment criteria to make sure there is a variation in the design of the buildings and rooflines, avoiding a flat boxy roofline.
OS86.8	Julie	McLeod		Towncentre Taupo Board	Plan Change 40 - Taupo Town Centre Environment > Section 32	Seek amendment	TCT seeks the height overlay cover the entire CBD to encourage investment in areas that would be disadvantaged by the current height overlay restrictions. Also seeks some changes to promote buildings of different heights.	Towncentre Taupo would like to see the following amendments made to Height Overlay on the planning map. 1. More opportunity for higher buildings across the whole of the CBD, not just the areas indicated on the map. This would allow for a staggered approach across town rather than a row of high buildings just on Tuwharetoa Street. 2. Maximum height of 6 stories, rather than a height measurement, across the entire CBD. This would allow for buildings of different heights in the same street. 3. Buildings over 4 stories high should be subject to urban design assessment criteria to make sure there is a variation in the design of the buildings and rooflines, avoiding a flat boxy roofline.
OS101.5	Jane	Penton		LWAG	Plan Change 40 - Taupo Town Centre Environment > 3s Taupo Town Centre Environment	Seek amendment	Taupo is traditionally a low-rise urban landscape which is valued, we believe, by both residents and visitors. We are concerned with the adverse amenity effects of 4-story buildings on the lakeshore and their visual impact in the newly upgraded lakefront area (Robert St/Lake Tce ). Also, the visual amenity from the Lake itself will be adversely affected by this development	LWAG ask that any multi-story buildings be limited to a zone at least two blocks back from the road/lakefront in the Taupo Town Centre. LWAG also seeks inclusion performance standard for the provision for secure multi-use active transport parking ( Ebikes, bikes, scooters etc), provisions for tree planting/vegetation, and the encouragement of incorporating vertical gardens/rooftop gardens and provision for all new builds to incorporate rainwater harvesting systems designs.

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OS104.11	Gurv	Singh	Kainga Ora		Plan Change 40 - Taupo Town Centre Environment > Planning Maps	Seek amendment	The submitter opposes a height limit of three floors within some parts of the Taupo Town Centre Environment. This limits the intensification potential that will be required within the town centre to provide greater housing choices and typology and additional commercial space to address the growing population of Taupo. The sites bordering the Waikato River should also be excluded from the proposed height limit increase due to the nature of the site being a public outdoor living space. Also sought that height is stipulated in metres rather than storeys to remove ambiguity from the rule.	Amend the planning maps as follows: <ul style="list-style-type: none"> <li>•18m height overlay –covering the 6 blocks between Tongariro Street, Paora Hapi Street, Roberts Street and Ruapehu Street, but excluding the lakeside half of the southern most block (fronting onto Roberts Street).</li> <li>•15m overlay – Covers all remaining Taupo Town Centre Environments but excludes Riverside Park, Tongariro Domain and the Marina area.</li> </ul> <b>Please view full submission bundle for map.</b>
OS104.12	Gurv	Singh	Kainga Ora		Plan Change 40 - Taupo Town Centre Environment > 4g.1.10 Taupo Town Centre Environment Height Overlay	Seek amendment	The submitter opposes a height limit of three floors within some parts of the Taupo Town Centre Environment. This limits the intensification potential that will be required within the town centre to provide greater housing choices and typology and additional commercial space to address the growing population of Taupo. The sites bordering the Waikato River should be excluded from the proposed height limit increase due to the site being a public outdoor living space. The height should be stipulated in metres rather than storeys to remove ambiguity from the rule.	The submitters seeks the following amendments: <ol style="list-style-type: none"> <li>1. Amend the planning maps as shown within <b>Appendix 2</b>.</li> <li>2. Accept the spatial height change sought in the submission into the Plan.</li> <li>3. Undertake any consequential changes necessary across the District Plan to address and give effect to this submission.</li> </ol>
OS115.17	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That the objectives and policies of the strategic directions and Plan Changes 38 to 43 recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki as set out within Section 181 of the Settlement Act.	Amend PC40 to recognise and provide for the vision, objectives, values, and desired outcomes in Te Kaupapa Kaitiaki.

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OS115.23	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That the content and interpretation of the objectives, policies, rules and performance standards of Plan Changes 38-43 respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.	Amend Plan Changes 40 to respect and reflect a genuine understanding and commitment to the principles of Te Tiriti/The Treaty of Waitangi.
OS115.29	George	Asher	Te Kotahitanga o Ngati Tuwharetoa		Plan Change 40 - Taupo Town Centre Environment	Seek amendment	That TDC ensure that the content and interpretation of the objectives and policies of Plan Change 38-43 reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.	Amend Plan Change 40 to reflect the new wording of the NBE and SP Acts once these are ratified by the appropriate regional authorities.