



Plan Change 40 to the Taupō District Plan

Taupō Town Centre Environment

October 2022



Taupō District Plan
Changes 2022

Introductory Note

This Plan Change starts with boxed text which is NOT part of the Plan Change but simply introductory text.

In the Plan Changes themselves new text is green and ~~text to be deleted has red strike through~~. Text that has been moved, but not amended is green and underlined twice.

Only those parts of each section that are being varied are included in this document.

The complete Taupō District Plan is on the Council website at www.Taupō.govt.nz

Plan Change 40

Plan Change 40 is in three parts.

Height Limit Overlay in the Taupō Town Centre Pedestrian Precinct

The Plan Change seeks to provide increased building heights for that part of the Taupō Town Centre - Pedestrian Precinct as associated with the block between Roberts Street, Tongariro Street, Te Heuheu Street and fronting Ruapehu Street.

The increase in maximum height limits provides for greater opportunities for redevelopment and to facilitate a compact town centre. The increased height limits acknowledge recent demand (and resource consents) seeking higher buildings in this part of the Taupō Town Centre

The proposed maximum height changes, from three storeys (status quo), to either 12m or 18m in height as shown on the Taupō Town Centre Environment - Pedestrian Precinct Height Overlays in the Planning Maps is to:

- encourage greater development capacity for activities such as residential apartments, short stay accommodation and offices, above retail activities (which are typically at grade);
- as well as promote a compact commercial form fronting Lake Taupō.

Urban Design performance standards are inserted by the Proposed Plan Change (as a **Restricted Discretionary Activity**), which in addition to the existing performance standards for shop frontages, verandas and signage, are to manage urban design outcomes associated with higher buildings. This is to ensure that resulting built form contextually 'fits' with Taupō's commercial centre and the important relationship with Lake Taupō. The Urban Design matters to be considered are narrowed to context and design materiality, and notification is precluded to provide for a more efficient consenting process.

Controls on Verandas

The change provides additional certainty that the many 'service lanes' that provide for back of house access for several businesses through the Taupō Town Centre Precincts are **not** subject to requirements for veranda provision where adjoining sites are redeveloped. This ensures clarity that it is the pedestrian frontages and pedestrian laneway system that is the subject of the veranda requirement.

Temporary Activities

Taupō District provides a wealth of functions and events that bring people to the district, including the annual IRONMAN New Zealand, Lake Taupō Cycle Challenge, Great Lake Relay and Across the Lake Swim. The district is blessed in terms of its natural environment, and recreational facilities and infrastructure. Consequentially the district is a desired host for a substantial number of events and temporary activities at several scales.

Hosting these events provide substantial economic and social benefits to Taupō. The supporting facilities and infrastructure (such as marquees, toilet blocks, and temporary public access restrictions within the Tongariro Domain) are considered temporary activities necessary to host such events, and the District Plan requires fine tuning to ensure that there is a balance in terms of enabling a reasonable frequency of these events (and their economic benefits) and any associated disruption to the community.

This Plan Change contains amendments to increase the permitted number of operational days where any (single) temporary activity can occur (from three (3) days in any one calendar year, to four (4) days in any six month period) and increasing the non-operational days, that is days used to set up and take down facilities (to 14 days over a six month period).

3s TAUPŌ TOWN CENTRE ENVIRONMENT

3s.1 Introduction

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OBJECTIVE

3s.2.1

The Taupō Town Centre Environment will continue to reinforce and strengthen its role and function as the primary commercial, retail, recreational, cultural and entertainment centre for Taupō District.

POLICIES

- i. To consolidate retail and office activity within the Taupō Town Centre Environment to:
 - a. ensure efficiencies in infrastructure use and transportation;
 - b. support the walkability of the town centre;
 - c. encourage redevelopment of town centre properties;
 - d. support the overall integrity of the Taupō Town Centre Environment boundary, and avoid the cumulative effects stemming from the dispersal of retail and office activity.
- ii. To encourage a range of residential and accommodation activities within the Taupō Town Centre Environment in order to create a vibrant and interesting place while ensuring that reverse sensitivity issues are adequately managed.
- iii. To recognise the important role of the Tongariro Domain and its existing infrastructure and services (including those provided by commercial operators) as resources that support the wider town centre environment and contribute to the economic and social wellbeing of the district by:
 - a. enabling a diverse range of temporary activities given the nature and frequency of these activities and taking into account the amenity of the surrounding environment; and
 - b. providing recreation and commercial opportunities.

EXPLANATION

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The Tongariro Domain is a very important asset to the Taupō town centre. Not only is it part of the overall towns recreation and open space network, but it also provides space for events and activity that supports the economic viability of the wider town centre. The park and garden areas provide valuable amenity, and the community buildings help compliment the town centre commercial area. The Domain is included in the Taupō Town Centre Environment to ensure its ability to be used for a wide range of activity and in a way that compliments the wider town centre location. However, it should be acknowledged, that regardless of the zoning provisions, the Tongariro Domain is a Reserve and subject to a Reserve Management Plan.

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4g TAUPŌ TOWN CENTRE ENVIRONMENT

4g.1 Performance Standards

PERFORMANCE STANDARDS FOR TAUPŌ TOWN CENTRE PRECINCTS

ADDITIONAL PERFORMANCE STANDARDS FOR THE PEDESTRIAN PRECINCT

4g.1.8 Building Setback

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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 Taupō Town Centre Environment Height Overlays in the planning maps.

4g.1.10 Taupō Town Centre Environment Height Overlay

- i. Any building, or part of any building, located within the Taupō Town Centre Environment Height Overlays in the planning maps that exceeds a total height of (3) floors above ground level.
- ii. Any application arising from this rule shall not be limited or publicly notified.

4g.1.11~~0~~ Shop Frontage
[Renumber accordingly]

...

4g.1.12~~1~~ Verandas
[Renumber accordingly]

All buildings must provide a veranda that extends the full length of the site frontage along any road **(except frontage to service lanes as shown on the planning maps)** or identified laneway; and

- i. Is no less than 3m in width or to the centreline of identified laneways, and
- ii. Is equipped with under veranda lighting sufficient to produce a minimum of 14 lux at any point along the footpath for the full length of the veranda, and
- iii. Is maintained in working order.

4g.1.14~~3~~ Building Setbacks ...

[Renumber accordingly]

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4g.1.16~~5~~ Verandas

[Renumber accordingly]

All buildings must provide a veranda that extends the full length of the site frontage along any road (except frontage to service lanes as shown on the planning maps); and

- i. Is no less than 3m in width or to the centreline of identified laneways, and
- ii. Is equipped with under veranda lighting sufficient to produce a minimum of 14 lux at any point along the footpath for the full length of the veranda, and
- iii. Is maintained in working order.

4g.2 Land Use Rules

4g.2.1 Any activity that:

- i. complies with all of the Performance Standards for the Taupō Town Centre Environment; and
- ii. complies with all the District Wide Performance Standards, and
- iii. is not identified as a discretionary activity within the Taupō Town Centre Environment; and
- iv. is not identified as a controlled, restricted discretionary, discretionary, or non-complying activity within the District Wide Rules,

is a **permitted activity**.

4g.2.2 Any temporary activity, being an activity of up to a total of ~~three~~ **four** operational days in any ~~one calendar year~~ **six-month period**, which exceeds any performance standard(s), is a **permitted activity**, provided that:

- i. There are no new permanent structures constructed; and
- ii. 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
- iii. An allowance of ~~five~~ **14** non-operational days **in any six-month period** associated with the activity is not exceeded, ~~during which time any breach of any performance standard(s) shall only be to the~~

~~extent reasonably necessary to undertake any relevant aspect of the activity.~~

4g.4

Assessment Criteria

Please note: The assessment criteria used when assessing Restricted Discretionary Activities will be those criteria pertaining to the failed performance standard(s). When assessing Discretionary Activities the list of assessment criteria is not exclusive as other effects can be considered during assessment.

4g.4.13 Taupō Town Centre Environment Height Overlay – Urban Design

a. The extent to which the proposed building will:

- i. promote active engagement with, and contribute to the vibrancy and attractiveness of, any adjacent streets, lanes, public spaces including Tongariro Domain, and the foreshore with Lake Taupō and Lake Terrace;
- ii. take account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building.

NOTE: These matters are applicable to a breach of Rule 4g.1.10

Insert Taupō Town Centre Environment Height Overlay into the Planning Maps as follows:



Insert Taupō Town Centre Environment Service Lanes into the Planning Maps as follows:

