

3a RESIDENTIAL ENVIRONMENT

3a.1 Introduction

The District contains a variety of residential areas, referred to in the Plan as the Residential Environment. These include the major communities of Taupō, Turangi, and Mangakino, as well as smaller lakeshore and rural settlements. While each community has a distinct character, determined primarily by its size and setting, the basic elements of each are the same. The predominant activity within the Environment is residential, with the character of the existing activities established through conformity with past planning controls, resulting in the establishment of a shared and recognisable amenity. Maintenance of this established character and amenity is important to those who reside within the Residential Environment, with the expectation that these 'residential' levels will be retained.

Elements of the character of the Residential Environment which the majority of residents value include an attractive streetscape; a reasonable ratio of private to public open space; a degree of consistency in the size, scale, density, and style of buildings; a need for privacy; shared access to outlook, sunlight or views; low levels of environmental effects such as traffic movements to and from sites, noise, vibration, odour, and dust; and a safe and functionally effective environment for traffic and pedestrians.

However, the Residential Environment can accommodate a range of 'non-residential' activities without a loss of amenity, just as these areas can suffer from a 'residential' activity of an inappropriate scale or intensity. Therefore all activities are required to meet the identified minimum standards, protecting the amenity and character of the Residential Environment, while also allowing a wide range of appropriate activities to occur.

The Residential Environment has been identified in the Plan and on the Planning Maps in a number of different forms. To provide clarity the following mapped or planned areas are considered to be part of the Residential Environment and all appropriate rules and performance standards (note that those that relate specifically to that type of Residential Environment should be considered first):

- Residential
- High Density Residential
- Low Density Residential
- Kinloch Rural Residential Area
- Kinloch Low Density Residential Area
- Kinloch Residential Area
- New Residential Environment
- Unserviced Residential Environment
- Mapara Residential Environment
- [Nukuhau Residential and Medium Density Areas](#)
- Development Area (as consented under Rules [4f.1.7](#) or [4f.1.8](#))

3a.2 Objectives and Policies

OBJECTIVE

3a.2.1 The maintenance and enhancement of the character and amenity of the Residential Environment.

POLICIES

- i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.
- ii. To enable a range of small scale home based employment opportunities, and local community facilities and services to establish in Residential Environments, subject to:
 - a. compatibility with Residential Environment amenity and character;
 - b. avoidance of adverse effects on the function and amenity of the Taupō Town Centre, and the adjoining road network; and
 - c. a consistent scale of non residential buildings and activities that maintain residential coherence and amenity.
- iii. To provide for a number of small scale convenience based retail, commercial and community facilities as identified as a “Shop” on the Planning Maps where these:
 - a. provide a high standard of urban amenity; and
 - b. remain compatible with the scale of the surrounding residential environment.
- iv. To have regard to the physical resource and investment of existing business activities within the KTHD area when considering their on-site development
- v. Any relevant Structure Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.
- vi. Encourage a wide range of appropriate activities and development within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.
- vii. Maintain Specific Requirement Areas through protecting the established character of these areas in locations where the resulting amenity is valued.
- viii. Protect the character of the District’s lake and river margins from buildings which are visually obtrusive and/or result in the loss of amenity of the foreshore area, by controlling the scale and location of structures.
- ix. Avoid, remedy or mitigate adverse effects of subdivision, use and development in the residential areas on cultural, historic, landscape and natural values, as identified through the provision of this Plan.

- x. Recognise the important role of reserves and their existing infrastructure and services (including those provided by commercial operators) in providing recreational opportunities for the community.

EXPLANATION

A typical scale and character of development and level of environmental effects has been established over time, creating a valued level of amenity within the Residential Environment.

To ensure the amenity and character of the Residential Environment is maintained and enhanced, minimum performance standards have been identified. These standards reflect past practice and the normal range of activities which occur within the Residential Environment. The standards allow for an appropriate amount of change and development to occur within the Environment. Therefore any effect of an activity meeting these minimum standards is likely to be no more than minor.

Accordingly, any activity which does not meet one or more of the minimum standards can be expected to have a higher probability of generating an effect which may be more than minor, with the potential to detract from the amenity and character of the Residential Environment. As such, the activity will be subject to a full and comprehensive assessment of environmental effects through the resource consent process.

Threats to the character and amenity of the Residential Environment include structures and activities of an inappropriate or 'non-residential' scale, location or density. Provision for sufficient daylight and privacy, outlooks not dominated by bulky buildings, the maintenance of a residential streetscape and open space, as well as provisions addressing vehicle safety including access, movements and manoeuvrability, are required to maintain the character of the areas and ensure the amenity values of the Residential Environment are not adversely affected.

Other documents prepared under the Local Government Act 2002 and other relevant legislation can also be appropriate to be utilised in the assessment of resource consents as other relevant documents through section 104(1)(c) of the Resource Management Act 1991. Whilst these documents do not have any statutory weight they are prepared via a process of community consultation and contain information and guidance pertinent to development in the District.

Provision is made for small scale home based employment opportunities, and local community facilities and services which could appropriately be located in Residential Environments in terms of compatible effects. Such effects can relate to matters such as traffic generation, visual detracting, hours and scale of operation, noise and outdoor advertising. However, providing Residential amenity values are preserved, allowing small scale home-based employment opportunities to locate in living areas will contribute to the economic development of the District. The provision of local community facilities and services can also assist in providing for the social wellbeing, and health and safety needs of nearby residents, enriching such communities.

A limited number of identified local convenience centres, notated as 'Shops' on the Planning Maps, are also provided for within the Residential Environment in recognition of the important role such centres have in meeting local convenience needs for goods, services and community activities. These centres have been established for many years, and are conveniently located generally within walking distance of

the areas they serve. Local shop areas will be required to operate in a manner compatible with the surrounding Residential Environment so as not to cause a nuisance or adversely affect amenity.

Limitations to the scale and extent of such non-residential activities are necessary to ensure that residential amenity, character and coherence can be maintained. It is also important that there is not a significant dispersal of such activities from those Environments which are better suited or more appropriate to accommodate such activities.

The location of retail and office activities in the Residential Environment has the potential to undermine the continued agglomeration of retail and office activities within the Taupō Town Centre Environment with a reduction in the associated economic and social benefits. Those benefits are supported through the objectives and policies of Section 3 *Buisness Distribution*. Small scale retail and office activities are provided for in the Residential Environment, however as these activities increase in scale their impacts on the function and viability of the Taupō Town Centre Environment and the character and amenity of the surrounding Residential Environment need to be assessed. Provision has been made for slightly larger office activities within the KTHD area to the east of the Taupō Town Centre Environment. This recognizes the close proximity of this area to the Taupō Town Centre Environment and its appropriateness for accommodating emerging office activities that are commonly larger than a home occupation.

Some Residential areas of the District have been established through special provisions or consent conditions. These areas have been designed to protect significant values or to maintain a preferred character or amenity. In the Plan, they have been recognised through the formation of specifically identified High Density, [Medium Density](#), Low Density and Specific Requirement Areas. Performance standards individual to the standard of development existing within the particular area will protect the area's valued character and amenity.

High Density Areas are predominately residential in character and amenity, but can contain a greater variety of activities. The resulting development is often undertaken at a higher scale and intensity than within other areas of the Residential Environment, and includes intensive residential units, and commercial accommodation activities. As such, the performance standards for these areas have been identified at a higher level of density to reflect the difference in the character of the areas.

[Medium Density Areas are residential in character and amenity but at a higher intensity than general residential development, while still being of a lesser scale and intensity than High Density Areas; such as semi-detached and terraced housing, low rise apartments, detached housing on smaller sites, and other compatible activities. Performance standards for these areas have been identified to reflect a higher level of development intensity that is still strongly residential in character.](#)

Low Density Areas of the Residential Environments have often been referred to as the "rural residential" areas of the District. These areas provide for a special form of residential lifestyle with a semi-rural outlook. The predominant activity is still 'residential' in nature, resulting in the residential amenity and character of the area. As such, these areas have been identified within the Residential Environment, with performance standards which reflect the lower level of density than in the other parts of this Environment.

Specific Requirements Areas and lakeside settlements exist in various locations within the District and include such areas as Rangatira Point, Kinloch and Motuopa Hill. These areas have been established to a particular character, often through conditions of resource consent, to establish a desired level of amenity, unique in comparison with the general amenity provisions of the District. This form of planning for communities will continue, with the Plan encouraging the retention of existing areas and the development of new areas with appropriate requirements recognising special features and amenity of a particular locality.

In some cases, such as Kinloch, and Nukuhau structure plans have been undertaken, and contain useful and relevant information in respect to what is an appropriate density, scale or form of development for that particular area.

Additionally, Height Restrictions and Foreshore Protection Areas have also been established through past planning provisions. These areas will be maintained, and other appropriate areas included, where there is the potential for structures to adversely affect valued foreshore areas. These areas will protect the views, both from and to the shore, from excessively bulky or visually obtrusive development and protecting the interface between land and water, to preserve the natural character of the District's lakes and rivers and their margins, and the maintenance and enhancement of public access, in accordance with Section 6 of the Act.

Nuisance factors can cause an adverse effect, changing the character and causing a loss of amenity within the Residential Environment. These nuisances can come in various forms including inappropriate levels of vehicle movements, car parking demand, noise and artificial light levels and signage.

Accordingly, activities will be managed to ensure the protection of the amenity values of the Residential Environment as well as the safe and efficient operation of the roading network. Excessive vehicle movements, including associated noise and vibration nuisances and insufficient onsite parking all have minimum standards which are required to be met. Noise and artificial light levels will also be managed, with their effects minimised to avoid adverse effects on the amenity of the Residential Environment. The provision of signage will be balanced between the public information role, traffic safety and the protection of the amenity values of an area.

Sediment and dust levels are included for control within the Plan but only at nuisance level. Although these effects are predominantly Regional Council concerns, they have been included due to their potential impact on the character and amenity of the Residential Environment. Compliance with the standards does not preclude activities from compliance with the relevant Regional Council provisions also covering these issues.

OBJECTIVE

3a.2.2 To ensure that development in the Residential Environment takes into account the capacity of the supporting infrastructure.

POLICIES

- i. Subdivision and development in the Unserviced Residential Environment should be able to be effectively serviced without creating adverse effects on the supporting infrastructure.

EXPLANATION

Subdivision and development can result in increased pressure on the supporting infrastructure and services. For the purposes of Objective 3a.2.2 and associated policy, supporting infrastructure is considered to be for drinking water, wastewater, roading (including the local and state roading networks) and stormwater. For those areas of the Residential Environment which are identified on the District Planning Maps as unserved, development must ensure that the increased loading on services will be able to be effectively managed whilst avoiding remedying or mitigating any associated adverse effects.

OBJECTIVE

3a.2.2A A range of housing types and densities is available to meet the needs of all communities and the growth of Taupō.

POLICIES

- i. Enable a variety of housing types in the Residential and Medium Density Zone, including integrated residential development such as low-rise apartments, semi-detached or terraced housing, and multi-unit development; and retirement villages.

EXPLANATION

There is a need to provide a range of housing typologies to accommodate the diverse needs that exist in the community, including families, single or two person households, options for extended families and housemate arrangements. In order to meet the needs of an ageing population there is also a need to provide a range of housing options with an appropriate range of facilities. The location of some housing typologies, in particular those at a higher intensity of development such as Medium Density should also consider convenient accessibility to open space.

OBJECTIVE

3a.2.3 To maintain and enhance the existing amenity and character of the Kinloch residential area and provide for appropriate residential development in the Kinloch Community Structure Plan Area.

POLICIES

KINLOCH COMMUNITY STRUCTURE PLAN AREA

- i. Encourage development within the Kinloch Residential Area to be carried out in a manner consistent with the amenity and character of the existing settlement and reflects the intent of the Kinloch Community Structure Plan.
- ii. Enable and Encourage development in the Kinloch Low Density Residential and Rural Residential Areas to be carried out in a manner which reflects the intent of the Kinloch Community Structure Plan.
- iii. Subdivision, and resulting development, that creates lots which are smaller than the minimum lot size than specified in Table 4.1 of this plan, should be designed so that the resulting development is clustered and is integrated into the landscape, coupled with a strong framework of tree and vegetation planting.

- iv. Subdivision in the Kinloch Community Structure Plan Area should only occur where the resulting lots will be connected to community wastewater network infrastructure.

KINLOCH LANDSCAPE POLICY AREA

- v. Subdivision design should make use of existing landform and landscape features to ensure that the built form complements the character of the area and does not detract from it.
- vi. Buildings should be located to minimise earthworks that may adversely affect the character of the area.
- vii. Buildings should be integrated into the site so that the built form is not dominant.

KINLOCH COMMUNITY STRUCTURE PLAN AREA

The Kinloch Community Structure Plan Area is identified on the Planning maps and in Appendix 1 of this Plan. Through the structure planning exercise it has been identified that the Kinloch Residential Area has a character and amenity that is unique to this area and new subdivision and development should be consistent with this. The intent of the Kinloch Community Structure Plan is reflected in the Structure plan map contained in Appendix 1 of this plan. Appendix 1 provides guidance in to what density and form of subdivision and development is appropriate within parts of the structure plan area.

There will be situations where it may be appropriate for subdivision to occur to densities which are characterised by smaller lot sizes than those identified in table 4.1 of the Plan. Such development need be designed in a way where any effects to the amenity or character of the area are suitably avoided remedied or mitigated. These more intensive areas for development should be offset by expansive areas of open space and/or planting to retain the lower density character of the Kinloch Community Structure Plan Area. A strong framework of tree and vegetation planting should also be carried so that the development is not out of character with the wider structure plan area.

As mentioned above nuisance factors can cause an adverse effect in the residential environment. On site waste water systems can potentially create such nuisance effects and are therefore inappropriate in the residential environment. Although parts of the Kinloch Community Structure Plan Area are characterised by larger lots, the risk is intensified by there being a high concentration of such lots. Like dust and sediment they have been included due to their potential impact on the character and amenity of the Residential Environment, but unlike dust and sediment they can potentially cause wider issues, such as in relation to health. Connection to the community waste water system will also improve the effective and efficient use of the infrastructure resources in the structure plan area.

Policies relating to the Kinloch Landscape Policy Area provide for the consideration of an appropriate style of development within this area. The ridgeline area has been identified as providing a green backdrop to the Kinloch residential area and development needs to consider this.

OBJECTIVE

3a.2.4 To enable the New Residential Environment to be developed in a manner which reflects the characteristics of the land and minimises offsite effects.

POLICIES

- i. Subdivision and development in the New Residential Environment should be in a form and layout that includes a range of built densities that are appropriately suited to the physical, landscape and amenity characteristics, natural values and constraints of the land.
- ii. Subdivision and development in the New Residential Environment should not adversely affect the amenity of the wider Residential Environment.

EXPLANATION

Whilst the New Residential Environment has been identified as suitable for residential development, the physical and landscape characteristics of the site require that the form and built densities of that development would have to be more sensitive to such factors. This is especially pertinent for the New Residential Environment in Kuratau with parts of that Environment affected by landscape values, natural values and flooding. Such matters would need to be considered and assessed as part of any consents lodged.

LAKE OHAKURI DEVELOPMENT ZONE

Lake Ohakuri Development Zone (LODZ) is a holiday destination based around the amenity of the lake and surrounding hill country. The Lake Ohakuri Site is a unique site within the Taupō District with a history of resort style holiday accommodation. It has been envisaged as a 'bach-like' low intensity zone controlled by open space, block pattern and building standards. There is great stock taken in creating and maintaining a forest environment with clear and accessible open space network, walkways and cycleways.

The waterfront is defined by an extensive public waterfront reserve interspersed with the development opening up with arms of parkland connecting the ridge to the lake – a large central domain at the promontory being the focal point. This is reinforced by pathways that follow the gully systems up at either end of the site and connect with the surrounding hill country and forest.

The centre is defined by grouping of buildings and houses that create a sense of centre. More intensive housing and commercial facilities create a vibrant and active heart focused on an enhanced lakefront wharf and square.

The remainder of the site is occupied by lower density residential housing arranged along a loop pattern made up of blocks with internal courts. This network of blocks is interlaced with both public and private open space. Cars are largely contained to the internal loop road and development block parking courts.

OBJECTIVE

3a.2.5 Enabling the Lake Ohakuri Development Zone as a holiday resort.

POLICIES

- i. Ensure a pattern of development in the Lake Ohakuri Development Zone that:
 - a. is in general accordance with the block pattern and structure in [Appendix 4](#) and on map D4, and
 - b. is consistent with the key principles of development as described in Section 1 of [Appendix 4](#), and

- c. exhibits the Essential Qualities identified in Section 2 of [Appendix 4](#), and
 - d. is in general accordance with the Aims and Objectives of quality places in section 3 of [Appendix 4](#), and
 - e. is in general accordance with the indicative typology plan in Section 4 [Appendix 4](#).
- ii. A variety of open spaces should be provided, passive and natural, private and public, suitably located and connected to enhance and mitigate the effects of built development in the zone.

EXPLANATION

The Lake Ohakuri Development Zone is a unique site with a history of resort style holiday accommodation, to be developed in a manner that results in a high quality resort environment characterised by well designed spaces and places. Map D4 and [Appendix 4](#) identify and describe the resulting use of the site. The guidance contained in the map and Appendix needs to be considered as the primary guide to achieving the anticipated development in the zone. Building typologies and mixes have been identified that best suit the zone; these are described in performance standards and in Section 4 of [Appendix 4](#).

[NUKUHAU STRUCTURE PLAN AREA](#)

[The Nukuhau Structure Plan Area is identified on the Planning maps and in Appendix 9. The intent of the Nukuhau Structure Plan is reflected in the Structure plan map contained in Appendix 9 of this plan which provides guidance as to what density and form of subdivision and development is appropriate within parts of the structure plan area.](#)

[As at November 2020, the existing wastewater network does not have capacity to service the development of this land. Therefore development can only occur when the wastewater infrastructure has been upgraded to the satisfaction of Council.](#)

[The Nukuhau Structure Plan area is characterised by gully systems and natural flow paths, as such development of the land should protect and enhance these features. The future development of the land should respect and take advantage of the amenity, legibility and identity opportunities offered by existing topography and long-view opportunities. Key amongst these opportunities are the relationships between residential properties and the gully-open space network, and the long views towards the Lake and volcanic cones, views of the Punatekahi hills and the gully network within the western area of the Structure Plan area. Through the structure planning exercise it has been identified that given the proximity of the land to the CBD and ability to provide convenient access to open space, this location is suitable for areas of general and medium density residential zoning to enable development of a variety of housing in Taupō.](#)

[OBJECTIVE](#)

[3a.2.3 To enable residential development of the Nukuhau Structure Plan Area as envisaged by the Plan while maintaining and enhancing the local network of gullies and stormwater flow paths in a manner that contributes positively to residential amenity and character and minimises offsite effects.](#)

POLICIES

- i. Encourage development in the Nukuhau Structure Plan area to be carried out in a manner which reflects the intent of the Nukuhau Structure Plan.
- ii. Achieve an appropriate level of residential amenity and character.
- iii. Enable the development of a range of housing types, to provide a choice of living environments.
- iv. Achieve a connected open space and walking-cycling network centered on stormwater reserves, gullies and street corridors with a high amenity interface with the residential uses.
- †v. Subdivision in the Nukuhau Structure Plan Area should only occur where the resulting lots will be connected to Council's wastewater network infrastructure.

3a.3 Methods

- i. **Performance standards** for permitted activities which protect the character, amenity and functioning of the Residential Environment and take into account the density of development.
- ii. **Environmental assessment** of activities which do not comply with performance standards through the resource consent process.
- iii. **Conditions** on resource consents such as consent notices and covenants on titles.
- iv. **Education** and information on the existing environmental levels, values, and amenity associated with the Residential Environment.
- v. Payment of **Financial Contributions** for reserves and roading. Refer to Section 5 of the Plan.
- vi. **Council Policy** such as through Structure Plans to guide the growth of the District.
- vii. Compliance with Council's **Development Guidelines** to ensure a suitable standard of infrastructure.
- viii. Allocation of funds through the **Strategic and Annual Plan** processes.
- ix. Rules and policies within any relevant **Regional Plan or Policy Statement**.
- x. **Other legislation** and Council **Bylaws**.
- xi. The implementation of any Joint Management Agreement between Council and Iwi.
- *i-xii. Subdivision design guidance for the development of the Nukuhau Structure Plan area to enhance character and amenity and access to open space for a mixture of general and medium density residential development.

3a.4 Principal Reasons for Adoption

A typical scale and character of development and level of environmental effects has been established over time within the Residential Environment. This has resulted in a particular character and amenity within the Residential Environment, which is valued by residents of the area.

Threats to the character and amenity of the Residential Environment have been identified in the District wide issues, policies, rules and performance standards and are further discussed within the explanation for this Environment.

This section of the Plan recognises the changes to the Residential Environment, which occur over time and the desire of the community for minimum controls over activities, while also retaining the valued amenity and character of the Environment.

Accordingly the approach within this section is to place emphasis on assessing the potential environmental impacts through a series of standards which must be met in order for any activity to be permitted. Failure to meet one or more of these standards requires that an activity obtain resource consent, at which time a full and comprehensive assessment of environmental effects would be undertaken.

This approach will protect the character and amenity of the Residential Environment while allowing for a range of activities to occur.

The Residential Environment has different types of character that have established over time. This has resulted in different levels of amenity, which are accordingly provided for through the recognition of the different character types. Specific policies are needed to recognise and protect these areas.

3a.5 Anticipated Environmental Outcomes

- i. Whilst predominantly consisting of Residential activities, a variety of activities and development compatible in scale, amenity and character with development within the Residential Environment.
- ii. New development does not create adverse impacts in terms of overshadowing, excessive building scale, vehicle movements or lack of privacy.
- iii. Protection of the wider environment and community from nuisances such as excessive dust, noise, glare, odour and stormwater.
- iv. The recognition and protection of the different types of character and levels of development within the Residential Environment.
- iv-v. [A range of choice in housing types and densities in appropriate locations able to be adequately serviced by utilities and open space infrastructure.](#)
- vi. The development of the Lake Ohakuri Development Zone occurs in a manner consistent with [Appendix 4](#).
- vii. [The development of the Nukuhau Structure Plan area occurs in a manner consistent with \[Appendix 9\]\(#\)](#)

4a RESIDENTIAL ENVIRONMENT

Section Index:

[4a.1 Performance Standards and Development Controls](#)

[4a.2 General Rules](#)

[4a.3 Subdivision Rules](#)

[4a.4 Kinloch Structure Plan Area Rules](#)

[4a.5 Lake Ohakuri Development Zone Rules](#)

[4a.6 Pukawa C Development Zone](#)

[4a.7 Nukuhau Structure Plan Area Rules](#)

[4a.7-4a.8 Assessment Criteria](#)

4a.1 Performance Standards and Development Controls

Please note: Where land has been identified as a Specific Requirement Area this means that there are additional Performance Standards affecting the properties as a result of earlier subdivision and land use consents.

PERFORMANCE STANDARDS - DEVELOPMENT CONTROLS - For Each Residential Area

		i. Residential	ii. High Density Residential	iii. Low Density Residential (incl Kinloch Low Density)	iv. Kinloch Residential Area	v. Kinloch Rural Residential Area	vi Neighbour-hood Shops	Vii Nukuhau General Residential	Viii Nukuhau Medium Density Residential
4a.1.1	Maximum Building Coverage	30%	50%	5%	a. 25% b. 30% within a Height Restricted Area	2.5%	50%	30%	55%
4a.1.2	Maximum Plot Ratio	40%	100%	7.5%	a. 30% b. 40% within a Height Restricted Area	N/A	N/A	40%	100%
4a.1.3	Maximum Total Coverage	50%	a. 75% b. 3m landscape strip along front boundary	N/A	50%	N/A	100%	50%	80%
4a.1.4	Minimum Building Setback – Front Boundary	5m	a. 5m b. 10m if property fronts Lake Tce between Rifle Range and Taharepa Roads.	10m Unless otherwise provided for within an existing subdivision consent.	a. 5m b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and	a. 10m b. 20m if boundary adjacent to Whanga-mata Okaia, Otaketake scenic reserves and	Nil setback	5m	5m

		i. Residential	ii. High Density Residential	iii. Low Density Residential (incl Kinloch Low Density)	iv. Kinloch Residential Area Lake Shore reserves.	v. Kinloch Rural Residential Area Lake Shore reserves.	vi Neighbour-hood Shops	Vii Nukuhau General Residential	Viii Nukuhau Medium Density Residential
4a.1.5	Minimum Building Setback – all other boundaries	a. 1.5m b. 5m Fore-shore Protection Area boundary.	1.5m	10m Unless otherwise provided for within an existing subdivision consent.	a. 1.5m b. 7.5m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and Lake Shore reserves.	a. 10m b. 20m if boundary adjacent to Whanga-mata, Okaia, Otaketake scenic reserves and Lake Shore reserves.	1.5m	a. 1.5m	a. 1.5m
4a.1.6	Minimum Building Setback – common wall boundaries (for the physical extent of the common wall only)	0m						0m	0m
4a.1.7	Maximum Building Height	a. 8m b. 5m within Height Restricted Areas unless otherwise indicated on planning map D2			a. 7.5m b. 4.5m within Kinloch Height Restricted Area and for Dwellings within 50m of the Whangamata, Okaia, Otaketake scenic reserves and Lake Shore reserves.		8m	8m	8m
4a.1.8	Maximum Height to Boundary	2.5m height at the boundary with a 45° recession plane except for common wall boundaries.						a. 2.5m height at the boundary with a 45° recession plane, except: b. 3.5m height at the boundary with a 45° recession plane where a common wall boundaries in place as provided for by 4a.1.5	

PERFORMANCE STANDARDS - For Each Residential Area

		i.	ii.	iii.	iv.	v.	vi.	vii.	Viii	Viii	
		Residential	High Density Residential	Low Density Residential	Kinloch Residential	Kinloch Low Density	Kinloch Rural Residential	Neighbourhood Shops	Nukuhau General Residential	Nukuhau Medium Density Residential	
4a.1.9	Maximum Equivalent Vehicle Movements See definitions	24	100	24	24	24	24	100	24	100	
4a.1.10	Maximum Signage Total Face Area in one sign per allotment	0.25m ²	4m ²	0.25m ²	0.25m ²	0.25m ²	0.25m ²	Multiple signs up to 4m ² total face area per site	0.25m²	0.25m²	
4a.1.11	Maximum Signage Style	a. Signage must relate to the activity undertaken on the allotment. b. No flashing, reflectorised or illuminated signs. One temporary sign per allotment, 1.08m ² total face area, 4m maximum height, for the sale of land or buildings.									
4a.1.12	Maximum Earthworks Disturbance of the allotment at any one time while redeveloping ^[1]	50%	No Maximum	50%	50%	10%	5%	50%	50%	No Maximum	
4a.1.13	Maximum Earthworks Outside Building Setback ^[1]	1.5m	Vertical ground alteration outside the minimum building setback in a new face or cut and / or fill								
4a.1.14	Maximum Earthworks Inside Building Setback ^[1]	0.5m	Vertical ground alteration within the minimum building setback requirement								
4a.1.15	Maximum Earthworks Dust or silt nuisance	No dust or silt nuisance beyond the boundary of the allotment.									

PERFORMANCE STANDARDS –General for All Residential Areas

4a.1.16	Parking, Loading and Access	In accordance with Section 6 : Parking, Loading and Access.
4a.1.17	Maximum Artificial Light Levels	8 LUX (lumens per square meter) at the boundary.
4a.1.18	Maximum Noise Limits	The noise level arising from any activity measured within the boundary of any residential environment site or the notional boundary of any rural environment site, other than from the site where the noise is generated, shall not exceed the following limits: <ol style="list-style-type: none"> 7.00am – 7.00pm 50dBA L_{eq} 7.00pm – 10.00pm 45dBA L_{eq} 10.00pm – 7.00am 40dBA L_{eq} and 70dBA L_{max}
4a.1.19	Maximum Noise Measurement	The noise levels shall be measured in accordance with the requirements of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the requirements of NZS 6802:1991 Assessment of Environmental Sound.

- 4a.1.20 Maximum Noise** All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise
- Construction Noise
- 4a.1.21 Maximum Noise** Noise from telecommunication 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 above as measured at a point 1m from the closest façade of the nearest dwelling.
- Telecom-munication and electricity equipment
- 4a.1.22 Maximum Odour** There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site.
- Notes:
- i. In determining whether an odour is offensive or objectionable, the Council shall have regard to the assessment guide contained in schedule 7.7.
 - ii. The Regional Council may also require that resource consent be obtained for discharges to air (including odour discharges).
- 4a.1.23 Stormwater**
- i. 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).
 - ii. 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.
 - iii. 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.
 - iv. EXCEPTION: Omori, Kuratau, Pukawa and Whareroa Stormwater Disposal Systems (shown on Planning Maps) - Roof water may be disposed of to the street system.

Refer also to **Subsection E – DISTRICT WIDE RULES**

4a.2 General Rules

4a.2.1 Any activity that:

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

is a **permitted activity**.

4a.2.2 Any temporary activity, being an activity of up to a total of three operational days in any one calendar year, 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 non-operational days 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.

4a.2.3 Any education, spiritual or health facility is a **permitted activity**, provided that:

- i. It complies with Rule 4a.2.1; and
- ii. The maximum gross floor area of buildings shall not exceed 550m².
- iii. The number of vehicle trips per site shall not exceed 100 maximum equivalent vehicle movements.
- iv. The hours of operation are limited to between the following hours
0700 - 2200 Monday to Friday, and

0800 - 2200 Saturday, Sunday and public holidays

Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.

- v. Landscaping shall be established and maintained to provide an average of one specimen tree per 7 metres of road boundary (as a minimum), excluding the vehicle access point or points. Where more than one tree is required they shall be planted no closer than 5 metres apart and no further than 7 metres apart. Specimen trees required shall be planted along the road frontage. Specimen trees must be a minimum of 1.8 metres tall at the time of planting.
- vi. The facility is located on a front site, and:
 - a. any residential activity on an adjoining front site or front site separated by an access with frontage to the same road, is left with at least one residential neighbor; and
 - b. the residential block is not left with more than two non-residential activities in that block.

Any activity which does not comply with any one part, or more, of this standard for permitted education, spiritual or health facility activities, is a restricted discretionary activity, with Council's discretion being restricted to only the matter(s) of non-compliance.

4a.2.4 Any education, spiritual or health facility located within the **KTHD area**, is a **permitted activity**, provided that:

- i. It complies with Rule 4a.2.1; and
- ii. The maximum gross floor area of buildings shall not exceed 550m².
- iii. The number of vehicle trips per site shall not exceed 100 maximum equivalent vehicle movements.
- iv. The hours of operation are limited to between the following hours
0700 - 2200 Monday to Friday, and
0800 - 2200 Saturday, Sunday and public holidays
Where the maximum total number of hours the facility is open to visitors, clients or deliveries for any activity other than a residential activity shall not exceed 50 hours per week.
- v. Landscaping shall be established and maintained to provide an average of one specimen tree per 7 metres of road boundary (as a minimum), excluding the vehicle access point or points. Where more than one tree is required they shall be planted no closer than 5 metres apart and no further than 7 metres apart. Specimen trees required shall be planted along the road frontage. Specimen trees must be a minimum of 1.8 metres tall at the time of planting.
- vi. The facility is located on a front site

Any activity which does not comply with any one part, or more, of this standard for permitted education, spiritual or health facility activities, is a restricted discretionary activity, with Council's discretion being restricted to only the matter(s) of non-compliance.

4a.2.5 Any office activity located within the **KTHD area** is a **permitted activity** where:

- i. The office activity is located on a front site; and
- ii. Total on-site office space is less than 50m² gross floor area per site;
Or
- iii. The office activity is on a property identified on Planning Maps C10 and C15 and Schedule 7.9, where the floor space does not exceed the gross floor area listed in Column 3 of the Schedule.

4a.2.6 Any office activity located within the **KTHD area** is a controlled activity where:

- i. The office activity is located on a front site;
- ii. Total on-site office space exceeds 50m² but does not exceed 100m² gross floor area per site;
- iii. Opening hours of the office are restricted to 8am to 6pm Monday to Friday;
- iv. Otherwise the performance standards and development controls contained in Rule 4a.1 shall apply as for residential high density.

The matters over which the council reserves control for the purposes of assessments are:

- a. The manner in which the activity meets the standards for controlled activities and in particular the gross floor area limit
- b. The extent to which the activity contributes to retaining a residential amenity and character consistent with the surrounding area

- c. The extent to which the design and location of car parking area minimises the commercial appearance of the office activity
- d. The extent to which landscape treatment minimises the commercial appearance of the office activity
- e. The extent to which the design and location of any signs minimises the commercial appearance of the office activity

4a.2.7 Any office activity which does not comply with 4a.2.5 or any one of the criteria in 4a.2.6 is a discretionary activity.

4a.2.8 Any activity which does not comply with any one part of performance standards 4a.1.12, 4a.1.13, 4a.1.14, and 4a.1.15 and/or one of the development control performance standards for permitted activities, including (where a standard contains more than one control) one part thereof, is a **restricted discretionary activity**, with Council's discretion being restricted to only the matters on non-compliance specified in that standard.

4a.2.9 Any activity which does not comply with two or three development control performance standards for permitted activities including (where a standard contains more than one control) two or three parts thereof, or is not a permitted, controlled activity or restricted discretionary activity is a **discretionary activity**.

4a.2.10 Any retail activity within the **KTHD** area that exceeds 50m² of gross floor area per site is a **discretionary activity**.

4a.2.11 Except where identified as a "Shop" on the Planning Maps [30 – 162;163;164;166;167;168], any retail or office activity within the Residential Areas that exceeds two full time equivalent persons who permanently reside elsewhere than on the site, or 50m² of gross floor area per site (whichever is the lesser), is a **discretionary activity**.

4a.2.12 Any activity within the **KTHD** area listed in Column 4 of Schedule 7.9 is a permitted activity on the property specified in Columns 1 and 2 of that Schedule, provided that the floor space for that activity does not exceed the gross floor area listed in Column 3 of Schedule 7.9.

4a.2.13 Any activity which does not comply with four or more development control performance standards for permitted activities including (where a standard contains more than one control) four or more parts thereof, is a **non-complying activity**.

4a.3 Subdivision Rules

4a.3.1 Provided that the activity has not been identified as a Restricted Discretionary, Discretionary or Non Complying activity by another rule in the plan, any subdivision in the Residential Environment which demonstrates compliance with all of the performance standards for the proposed future land use, or for which a land use resource consent has already been granted, is a **controlled activity**.

4a.3.2 Any subdivision of land for the sole purpose of providing for infrastructure, access lots, or legal protection in perpetuity of Significant Natural Areas, is a **controlled activity**.

NOTE: 4a.3.2 does not relate to the creation of Bonus Lots, but subdivision of all or part of a Significant Natural Area for reasons of covenanting etc., that Area.

For the purposes of Rules 4a.3.1 and 4a.3.2 the matters over which the Council reserves control for the purpose of assessment are:

- a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.
- b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.
- d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
- e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
- f. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes.

4a.3.3 Any subdivision within unserviced areas of the Residential Environment or any activity which results in a new public road or extension of existing public roads, water, stormwater or wastewater utility services is a **restricted discretionary activity**.

The matters over which the Council reserves discretion for the purposes of assessment are:

- a. Those matters of control identified in Section 4a.3 above;
- b. The impact of the resulting development on the ability of the wastewater, storm water and drinking water infrastructure to service the new development;
- c. The impact of the resulting development on the ability of the roading networks to safely and sustainably operate and service the new development;

- d. Whether or not the lots will be adequately serviced for drinking water;
- e. The effect that the development will have on the storm water catchment.

4a.3.4 Any subdivision in the New Residential Environment, and any other subdivision which is not identified as a controlled, restricted discretionary, or non complying activity, is a **discretionary activity**.

4a.3.5 Any subdivision of land where more than nine (9) allotments share a single common access in the Residential Environment is a **discretionary activity**.

4a.4 Kinloch Structure Plan Area Rules

Also refer to the General and Subdivision Rules for the Residential Environment.

Subdivision Rules for the Kinloch Structure Plan Area

4a.4.1 Minimum and average lot sizes for Density Areas in the Kinloch Structure Plan Area

	a.	b.	c.
	Kinloch Residential	Kinloch Low Density	Kinloch Rural Residential
i. Minimum Lot Size	800m ²	1 hectare	2 hectares
ii. Average Lot Size	1,000m ²	1.5 hectares	2.5 hectares

4a.4.2 Any subdivision within the Kinloch Structure Plan which creates allotments that meet the minimum and average lot sizes identified in 4a.4.1 is a **controlled activity**.

For the purposes of Rule 4a.4.2 the matters over which the Council reserves control for the purpose of assessment are:

- a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.
- b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.
- d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
- e. Any actual or potential effects on areas or features of cultural, historic, landscape or natural value as identified in the plan.
- f. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- g. Any potential adverse effects from Natural Hazards, including flood inundation or erosion from the District's waterways and Lakes
- h. The need for the creation of walking and cycle ways that provide or improve linkages to reserves and the roading network.
- i. Any natural, ephemeral water course, drainage gullies and overland flow path through the subdivision, and the effect that development may have on them and of the effects of any changes in the catchment flow characteristics on the downstream catchment and landowners.
- j. Whether or not the new allotments are to be connected to a centralised waste water treatment plant.

4a.4.3 Any subdivision within the Kinloch Structure Plan Area which creates allotments that are less than the minimum lot size, but not less than the average lot sizes identified in 4a.4.1 is a **discretionary activity**.

4a.4.4 The creation of more than one dwelling per allotment in the Kinloch Community Structure Plan Area is a **discretionary activity**.

4a.4.5 Any subdivision within the Kinloch Structure Plan Area, which is not identified as a controlled or discretionary activity is a **non complying activity**.

4a.4.6 Any subdivision within the Kinloch Structure Plan Area, where by the newly created lots are unable to be connected to community wastewater network infrastructure is a **non complying activity**.

The following matters will be considered in respect to rules 4a.4.3, 4a.4.5 and 4a.4.6:

- a. The need for the creation of walking and cycle ways that provide or improve linkages to reserves and the roading network.

- b. Any natural, ephemeral water course, drainage gullies and overland flow path through the subdivision, and the effect that development may have on them and of the effects of any changes in the catchment flow characteristics on the downstream catchment and landowners.
- c. Whether or not the new allotments are to be connected to a centralised waste water treatment plant.

Note: Where activities such as earthworks and on-site sewage treatment involve discharges to land, air and water, a resource consent may be required from the Regional Council.

4a.5 Lake Ohakuri Development Zone Rules

Also refer to the General and Subdivision Rules for the Residential Environment.

4a.5.1 Subdivision in the Lake Ohakuri Development Zone that is consistent with 4a.5.2 will be a **controlled activity**.

For the purposes of rule 4a.5.3 the matters which the Council reserves control for the purposes of assessment are:

- a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads and adequate management of storm water.
- b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved.
- d. The extent to which earthworks and vegetation removal is required to create vehicle tracks and building platforms.
- e. The provision of maintenance of open space.
- f. Maintenance of forested areas, including long term revegetation.
- g. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.

Note: Each lot will identify on the title what typology from Table 4a.5.2 that lot is to be developed for.

4a.5.2 Distribution and lot sizes for typologies in the Lake Ohakuri Development Zone

	a.	b.	c.	d.	e.	f.	g.	h.
	Village Core	Rowhouse	Main Street Cottage	Village Cottage	Village House	Bush Villa	Lake Forest Cluster	Maximum zone yield
i. Max. % of Total Village Yield	8%	11%	21%	48%	7%		8%	150-190 units
ii. Average Lot Size (m²)	400	320	520	650	1000		2180	
iii. Lot Range m²	350-500	250-400	400-600	600-800	800– 1500	1000-2500	<4000	
iv. Min. Lot Frontage to public realm (m)	10m	7m	10m	12m	14m	16m	20m	
v. Max. % Coverage	40%	40%	35%	30%	30%	25%	20%	
vi. Location (as shown on Map D4)	The Square	The Square, Lake Resort	The Square, Lake Resort, The Green	The Green, Gully Resort, Village Resort	Bush Resort	Bush Resort	Lake Forest Environment	

4a.5.3 Subdivision and development in the Lake Forest Environment that:

- i. minimum Site Size (including Balance Land) is 10ha, and
- ii. maximum intensity of development (ha of total area/dwelling) of 1 per 2ha, and
- iii. no less than 10% of public open space vested or covenanted
- iv. a balance allotment of 70% of the site to be held in common ownership
- v. have a balance lot which must be contiguous and provide connection to publicly accessible areas outside the Site, and
- vi. revegetation and landscape in the balance land is subject to a management plan, and
- vii. individual lots have a defined area for the house site as well as defined yards for private regeneration areas,

will be considered a **controlled activity**

4a.5.4 Providing development can meet [rule 4a.5.6](#), subdivision and development in the Lake Ohakuri Development Zone that does not meet [rule 4a.5.3](#) or [4a.5.4](#) will be considered a **restricted discretionary activity** with discretion being restricted to the following:

- i. Those points of deviation from the rule in question
- ii. Policies [3a.2 i – iv](#)

4a.5.5 Subdivision that results in the creation of more than 190 lots within the Ohakuri Development Zone will be considered as a **non-complying activity**.

The following rules apply to development within the Lake Ohakuri Development Zone.

4a.5.6 Any activity that:

- i. complies with all of the performance standards in [4a.5.8](#); and
- ii. complies with all performance standards [4a.1.9](#), [4a.1.10](#), [4a.1.11](#), [4a.1.12](#), [4a.1.13](#), [4a.1.14](#), [4a.1.15](#), [4a.1.17](#), [4a.1.18](#), [4a.1.19](#), [4a.1.20](#), [4a.1.21](#), [4a.1.22](#) and [4a.1.23](#); and
- iii. complies with all the District Wide Performance Standards; and
- iv. is not identified as a controlled, restricted discretionary or discretionary activity; and
- v. is not identified as a controlled, restricted discretionary or discretionary activity within the District Wide Rules,
is a **permitted activity**.

4a.5.7 Any activity which does not comply with:

- i. any one of the standards for that typology in [4a.5.8](#)
- ii. performance standards [4a.1.9](#), [4a.1.10](#), [4a.1.11](#), [4a.1.12](#), [4a.1.13](#), [4a.1.14](#), [4a.1.15](#), [4a.1.17](#), [4a.1.18](#), [4a.1.19](#), [4a.1.20](#), [4a.1.21](#), [4a.1.22](#) and [4a.1.23](#);
is a **discretionary activity**, with Council’s discretion being restricted to only the matters on non-compliance specified in the table or standard, and policies [3a.2.5 i](#) and [ii](#).

4a.5.8 Building Typologies: Performance Standards

	a.	b.	c.	d.	e.	f.	g.
	Village Core	Rowhouse	Main Street Cottage	Village Cottage	Village House	Bush Villa	Lake Forest Cluster
i. Maximum Height (Storeys)	10- 12m (2.5)	7-8m (2)	7-8m (1.5)	3-4m (1.5)	6-7m (1)	3-4m (1)	3-4m (1)
ii. Street Set Back	0-2m	0-4m	0-4m	2-6m	2-8m	10m+	10m+
iii. Minimum Side yard	0 or 1.5m	0 or 1.5m	1.5 m	2 m	4m	6m	10m

	[2]	[2]	[2]				
iv. Maximum % Coverage	40%	40%	35%	30%	30%	25%	20%
v. Location	The Square	The Square, Lake Resort	The Square, Lake Resort, The Green	The Green, Gully Resort, Village Resort	Bush Resort	Bush Resort	Lake Forest Environment

4a.6 Pukawa C Development Zone

4a.6.1 Any activity in the Pukawa C Development Zone is subject to the rules contained in [Appendix 2](#).

4a.7 Nukuhau Structure Plan Area Rules

[Also refer to the General and Subdivision Rules for the Residential Environment.](#)

4a.7.1 [The development of land within the Nukuhau Structure Plan area shall not be complete* until either:](#)

- [i. the existing Council wastewater network has been upgraded to accommodate the anticipated wastewater flows from the Nukuhau Structure Plan, or](#)
- [ii. Council is satisfied that there is a solution to suitably dispose of the anticipated wastewater flows.](#)

[*Advisory note: 'Complete' in this instance refers to the signing of the Council Completion section 224\(c\) Certificate.](#)

4a.7.2 [Any subdivision within the Nukuhau Structure Plan that complies with Rule 4a.7.1 and is in accordance with the Structure Plan in Appendix 9 is a **controlled activity**.](#)

[For the purposes of Rule 4a.7.2 the matters over which the Council reserves control for the purpose of assessment are:](#)

- [a. The design and layout of the subdivision to ensure safe and efficient access onto existing and/or proposed roads, suitable building platforms to accommodate future complying buildings, and adequate management of stormwater.](#)
- [b. The identification of any natural hazards or contaminated sites and how these may affect the stability of the land and suitability of any future building sites, including any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.](#)
- [c. Whether the desired environmental outcome with a consistent and appropriate standard of infrastructure is achieved such as through compliance with the Council's Development Guidelines and Structure Plans.](#)
- [d. Any actual or potential effects on areas or features of cultural, ecological, historic, landscape or natural value.](#)
- [e. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.](#)
- [f. A Landscape Planting Plan for the stormwater gully reserve network and areas of open space along Wairakei Drive and Poihipi Road](#)
- [g. The creation of a safe network of walking and cycle pathways that provide or improve linkages to and through reserves and the roading network.](#)
- [h. Any natural, ephemeral water course, drainage gullies and overland flow path through the subdivision, and the effect that development may have on them, their character and value for amenity, and of the effects of any changes in the catchment flow or water quality characteristics on the downstream catchment and landowners.](#)
- [i. Any requirements of Rule 4a.7.4, Rule 4a.7.5 and 4a.7.6 and/or the ability for such requirements to be achieved by subsequent development.](#)

4a.7.3 [Any subdivision within the Nukuhau Structure Plan that complies with Rule 4a.7.1 and is not in accordance with the Structure Plan in Appendix 9 is a **discretionary activity**.](#)

4a.7.4 [Any subdivision within the Nukuhau Structure Plan Area, where by the newly created lots are unable to be connected to Council wastewater network is a **non-complying activity**.](#)

[The following rules apply to development within the Nukuhau Structure Plan Area.](#)

4a.7.5 Landscaping

- [\(i\) Any lot boundary fronting a Stormwater Reserve with Pedestrian Access, Cycleway and Planting, shall have a 10m wide Stormwater Reserve and a 10-m wide Landscape Strip with a shared path as illustrated on Figures 9-A and 9-B and in accordance with Standards 9.1a to 9.1c in Appendix 9.](#)

(ii) Any lot boundary fronting a 10m wide Landscape Strip as shown on the Structure Plan map, shall provide a Landscape Strip as illustrated on Figures 9-C and 9-D and in accordance with Standard 9.1d in Appendix 9

4a.7.6 Fencing, Walls and Hedges

Front boundary fences, walls and/or hedge plantings between buildings on the site and any Stormwater or Recreation Reserve shall be no higher than 1.2m in height. Fence design and materials shall retain a level of transparency (visually permeable) so as not to provide a blank façade adjacent to the public walkway or reserve. To be deemed transparent any fence must meet the following requirements:

- i. Uses materials with continuous vertical gaps of at least 50mm width to create 50% or more see through visibility; or
- ii. Uses any materials for the lower half of the fence, wall or hedge, and materials with continuous vertical or horizontal gaps of at least 50mm width to create 75% or more see through visibility on the upper half.

In addition all fences on boundaries between residential zoned sites and any Stormwater or Recreation Reserve, or any road, cycleway or pathway must contain a gate of not less than 1m in width, not less than 50% visual permeability and not greater than 1.5m in height.

4a.7.7 Streetscape, Walking and Cycling Access

- (i) The design and layout of the subdivision shall provide a connected network of roads, streets and walking and cycling pathways in accordance with the Nukuhau Structure Plan in Appendix 9 and Crime Prevention through Environmental Design.
- (ii) The design and layout of the subdivision shall provide a shared walkway and cycleway along at least 75% of the full length and on at least one side the length of the stormwater gully network as shown in Appendix 9.

4a.7.8 Any activity that does not comply with Rules 4a.7.5, 4a.7.6 and 4a.7.7 is a non-complying activity.

4a.87 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.

4a.87.1 GENERAL CRITERIA

- a. Impact of the activity on the amenity and character of the Residential Environment, surrounding allotments and other Environments.
- b. Potential for conflict between the activity and other existing activities within the Residential Environment.
- c. Consideration of any relevant Structure Plan, Growth Management Strategy, Management Plan, Design Guidelines or Strategy as guidance during the resource consent process.

4a.78.2 DEVELOPMENT

- a. Whether the desired environmental outcome, with a consistent and appropriate standard of infrastructure, is achieved such as through compliance with the Council's Development Guidelines, Growth Management Strategy and relevant Structure Plans.

4a.78.3 NON RESIDENTIAL ACTIVITIES

- a. The extent to which the form and scale of commercial activity (including office and retail activity) may disperse commercial activity to the detriment of the efficient operation, function, viability and sustainability of the Taupō Town Centre and in such a way that any office gives clear effect to the Taupō Town Centre and Business Distribution objectives and policies.
- b. The extent to which the activity is likely to be incompatible with existing and permitted future residential activities, and the potential for reverse sensitivity effects.
- c. The extent to which the activity, either alone or in association with other nearby activities, is likely to have an adverse effect upon the safety and efficiency of the road network.
- d. The extent to which the activity (having regard to its proposed size, composition and characteristics) is likely to have an adverse effect upon the amenity values and vitality of the Taupō Town Centre Environment and its ongoing ability to provide for the future needs of their communities.
- e. The extent to which the convenient access of communities to community facilities may be positively or adversely affected by the proposed activities.
- f. The extent to which the site is self-contained in respect of appropriate off-street parking for customers and employees and as to goods delivery service arrangements.
- g. Any cumulative effect of the loss of residential activity in conjunction with other non-residential activities in the vicinity
- h. The extent to which the surrounding area retains a residential amenity and character, rather than being dominated by non-residential activity.

4a.87.4 BUILDING HEIGHT

- a. The extent to which the extra height will:

- i. adversely affect the character and visual amenity of the area and the Residential Environment by enabling development which is not consistent with the scale of development in the surrounding environment
 - ii. reduce the privacy of adjacent allotments by comparison with the effects of a complying activity
 - iii. result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effects of a complying activity
 - iv. have an overbearing effect on sites within the Residential Environment.
- b. Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
- i. the extent to which topography, alternative design, planting, or setbacks can mitigate the adverse effects of the extra height.

4a.87.5 HEIGHT TO BOUNDARY

- a. The extent of additional shading from the projection, including the amount of shadow cast and the period of time the adjacent allotments are affected.
- b. The nature of the activities undertaken on any affected portion of adjoining allotments, noting in particular any adverse effect on outdoor living areas.
- c. The extent to which the projection is necessary due to the shape or nature and physical features of the allotment.
- d. The extent to which the projection leads to a loss of privacy and/or outlook for nearby allotments, by comparison with the effects of a complying activity.
- e. Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
 - i. the ability to mitigate the adverse effects through the use of screening, planting or alternative design.

4a.87.6 COVERAGE, TOTAL COVERAGE AND PLOT RATIO

- a. The extent to which the increased coverage, total coverage, and/or plot ratio will:
 - i. adversely affect the character and visual amenity of the area and the Residential Environment by enabling development which is not consistent with the scale of development in the surrounding environment
 - ii. reduce the privacy and outlook of adjoining allotments by comparison with the effects of a complying activity
 - iii. result in large scale buildings which will intrude into the outlook from nearby allotments by comparison with the effect of a complying activity
 - iv. result in a building or building(s) that is inconsistent with the character of the area due to long unbroken building facades along one or more boundaries
 - v. significantly shade useable outdoor living space on an adjacent allotment.
- b. Proposed methods for avoiding, remedying or mitigation of potential adverse effects, and the degree to which they would be successful including:
 - i. The design and location of the building(s) to avoid long unbroken building facades along one or more boundaries
 - ii. Design of buildings or groups of buildings which reflect the scale of the surrounding environment
 - iii. The ability to mitigate adverse effects through the imposition of conditions such as landscaping.

4a.87.7 BUILDING SETBACK

- a. The extent to which the reduced setback will:
 - i. adversely affect the amenity of the area including the effect on reserves and foreshore Protection Area, including the ability to maintain and enhance the openness and existing character and avoid the visual dominance of buildings in relation to those areas
 - ii. significantly reduce the privacy of adjacent allotments by comparison to the effect of a complying activity
 - iii. limit the safe and visible access of vehicles using the allotments.
- b. The extent to which the reduction in the setback is necessary due to the shape or nature and physical feature of the allotment.
- c. Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
 - i. the ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape

- ii. the ability to mitigate adverse effects of the reduced setback through screening, landscaping, planting and alternative design.

4a.87.8 NOISE

- a. Ambient sound levels and the impact of any cumulative increase.
- b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment.
- c. The length of time and the level by which the noise limits will be exceeded, particularly at night.
- d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels.
- e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area.
- f. The topography of the allotment and any influence this may have on sound propagation.
- g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:
 - i. Insulation, barriers and isolation of the source of the noise.

4a.87.9 PARKING, LOADING AND ACCESS

- a. Extent to which the safety and efficiency of the roading network, road hierarchy or users of the road would be adversely affected.
- b. Whether there will be any adverse effects on the safety of pedestrians using the allotment, road, footpath or vehicle crossing.
- c. The type of vehicles using the site, their intensity, the time of day the allotment is frequented and the likely anticipated vehicle generation.
- d. Any adverse visual or nuisance effects on the amenity and character of the surrounding area and the Residential Environment.
- e. Effect of factors in the surrounding roading network including the position and function of the road within the road hierarchy, the actual speed environment of the road, volume of traffic using the road and any other factors that will prevent congestion and confusion between vehicles.
- f. Adequacy of parking to be supplied on site for the needs of the activity and whether it can be demonstrated that a less than normal demand is anticipated.
- g. Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:
 - i. measures to improve visibility to and from the vehicle crossing point and alternative construction, location or design
 - ii. alternative options for the supply of the required parks.

4a.87.10 VEHICLE MOVEMENTS

- a. Effect on the safe and efficient operation of the roading network within the area, including any cumulative effect and the degree to which the existing flow and type of traffic will be affected by the potential traffic generated.
- b. Detraction from the amenity of adjoining allotments and the Residential Environment, in terms of such matters as frequency and timing of vehicle movements, headlight wash, noise, odour, dust and glare, occurring as a result of the increase in vehicle movements.
- c. Necessity to upgrade road to accommodate the increased traffic.
- d. Factors in the surrounding area, including the location of the unformed part of the legal road and the position of the formed carriage way.
- e. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful.

4a.87.11 ARTIFICIAL LIGHT

- a. Extent to which the light source will adversely impact on the amenity of the Residential Environment, including adverse effects on adjoining allotments.
- b. Impact of light direction on the safe and efficient operation of the roading network within the area.
- c. Necessity for the light for reasons of safety or security, enhanced amenity or public enjoyment.
- d. Duration and operating hours of activity and associated lighting.

- e. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:
 - i. height, direction, angle and shielding of the light source.

4a.87.12 SIGNAGE

- a. Location (off or on the allotment), design and appearance of the sign.
- b. Compatibility with the scale and character of the allotment and of the surrounding Residential Environment, including the nature and proximity of other signage within the area.
- c. Any adverse effects on the visual amenity of the locality and whether the proposed sign would be visibly obtrusive, particularly from roads or public open spaces in the vicinity.
- 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 the 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.

4a.87.13 EARTHWORKS

- a. The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.
- b. The degree to which the finished ground levels reflect the contour of adjoining the sites, and any potential impacts on stability of neighbouring properties and existing stormwater flow patterns.
- c. The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.
- d. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.
- e. Potential for the creation of a nuisance effect for residents within the area, including vehicle movements, hours of operation, dust and vibration.
- f. The degree to which an Earthworks Management Plan prevents adverse effects arising, in particular sediment discharges and dust nuisance.
- g. The extent of any vegetation removal and the time period for which soil will be exposed.
- h. Proposed methods and timing for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:
 - i. planned rehabilitation, re-contouring and re-vegetation or the retention of existing vegetation
- i. Whether there are any Archaeological sites, and the potential effect of the earthworks on these sites.
- j. The location and scope of earthworks, including its movement to, from and on the site.

4a.87.14 ODOUR

- a. Detraction from the amenity of other allotments, including the potential for the creation of nuisance effects for residents within the area, and the resulting impact on the use of these allotments.
- b. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects, and the degree to which they would be successful.

4a.87.15 STORMWATER

- a. Whether there will be any actual, potential or cumulative adverse effects of additional private connections on the stormwater reticulation system.
- b. Whether there will be a requirement to upgrade the stormwater reticulation system if additional private connections are made.
- c. Whether there will be any adverse effects on the environment of not providing for the onsite disposal of stormwater and/or adequate secondary flowpaths.
- d. Proposed methods for the avoidance, remedying or mitigating of the adverse effects, of climatic conditions on stormwater management during development, construction and rehabilitation phases.
- e. The assessment of any existing or potential adverse effects if the unauthorized disposal of waste and pollutants to the stormwater system, and the methods for monitoring, and methods used to reduce adverse effects.

4a.87.16 TWO OR MORE DWELLINGS PER ALLOTMENT (KINLOCH COMMUNITY STRUCTURE PLAN AREA)

- a. Whether infrastructure can sustainably service the actual or potential cumulative increase in the density of dwellings above that which is anticipated through the Permitted and Controlled activity status in the District Plan.
- b. The extent to which the additional dwellings will, singularly or cumulatively, have an adverse effect on the amenity and character of the existing or proposed built environment, as identified in the District Plan and any relevant structure plans.

4a.87.17 SUBDIVISION

- a. Any immediate adverse or potentially adverse cumulative effects of the subdivision or subsequent land use on the quality of Taupō District's lakes, waterways and aquifers, and the methods by which such effects can be avoided, remedied or mitigated.
- b. Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects resulting from identified natural hazards or land contamination, including an assessment of any information provided by a suitably qualified person whose investigations are supplied with the subdivision application.
- c. The clearance or planting of vegetation, including its location, species and maintenance.
- d. The potential for financial contributions to avoid, remedy or mitigate any adverse effects on the environment.
- e. The imposition of conditions in accordance with Sections 108 and 220 of the Resource Management Act 1991.
- f. Any actual or potential effects on areas or features of cultural, historical, landscape or ecological value as identified in the plan.
- g. In respect to the New Residential Environment the appropriateness of the design, layout and density of the subdivision, having particular regard to any:
 - i. flood risk (Kuratau New Residential Environment only),
 - ii. setback from any water body or river appropriate to mitigate any risk from erosion (Kuratau New Residential Environment only).
 - iii. relevant stormwater catchment management plan,
 - iv. geotechnical and topographical considerations, (including potential liquefaction effects for subdivision within the Kuratau New Residential Environment),
 - v. landscape issues (particularly as they relate to any Amenity Landscape Area),
 - vi. natural values and any infrastructural servicing issues.
- h. The densities and proposed landuses shown in the Kinloch Community Structure Plan (refer [appendix 1](#))
- i. Whether infrastructure can sustainably service the actual or cumulative increase in the density of dwellings above that which is anticipated through the Permitted and Controlled activity status in the District Plan.
- j. The effect of the proposed subdivision on the utilisation of geothermal energy resources of Development and Limited Development Geothermal Systems.
- [k. Whether there is suitable and appropriate physical and legal access to allotments based on the number of new allotments created and any necessary title security of ownership and maintenance.](#)
- [l. Landscape planting, stormwater infrastructure and walking and cycling pathways network, including \(but not restricted to\) the integrated use and provision of the stormwater gully network to address all three matters as indicated in the Nukuhau Structure Plan \(Appendix 9\).](#)
- [m. Provision for a new urban gateway at Wairakei Drive \(Nukuhau Structure Plan only\)](#)

Note: Where activities such as earthworks and on-site sewage treatment involve discharges to land, air and water, a resource consent may be required from the relevant Regional Council.

Refer also to [Subsection E – DISTRICT WIDE RULES](#)

APPENDIX 9 OUTLINE DEVELOPMENT PLAN

9.1 Any lot boundary fronting a Stormwater Reserve with Pedestrian Access, Cycleway and Planting - refer Rule 4a.7.5(i)

Requires a 10m wide Stormwater Reserve and a 10 m wide Landscape Strip with a shared path as shown in Figures 9-A (for Wairakei Drive frontage) and 9-B below and in accordance with the requirements of standards 9.1a to 9.1c

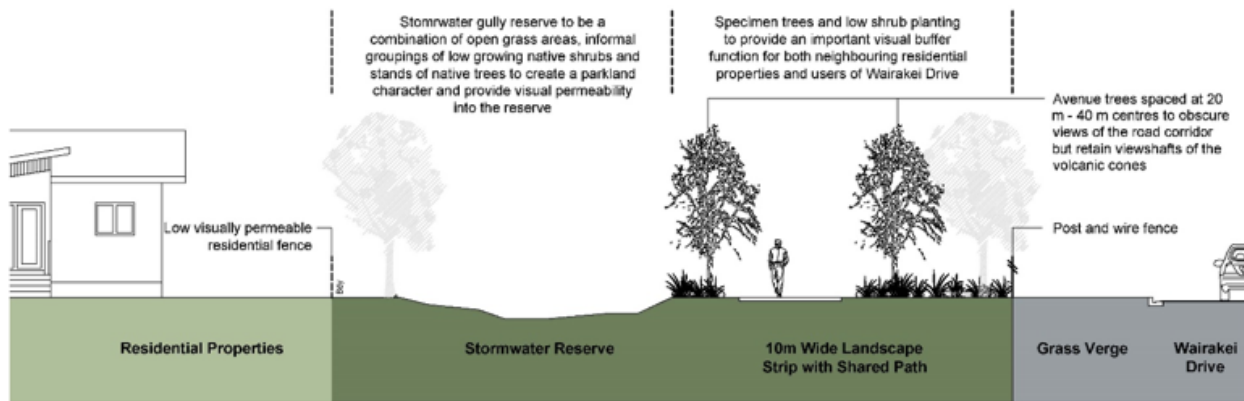


Figure 9-A: Cross section illustrating the Wairakei Drive road frontage design

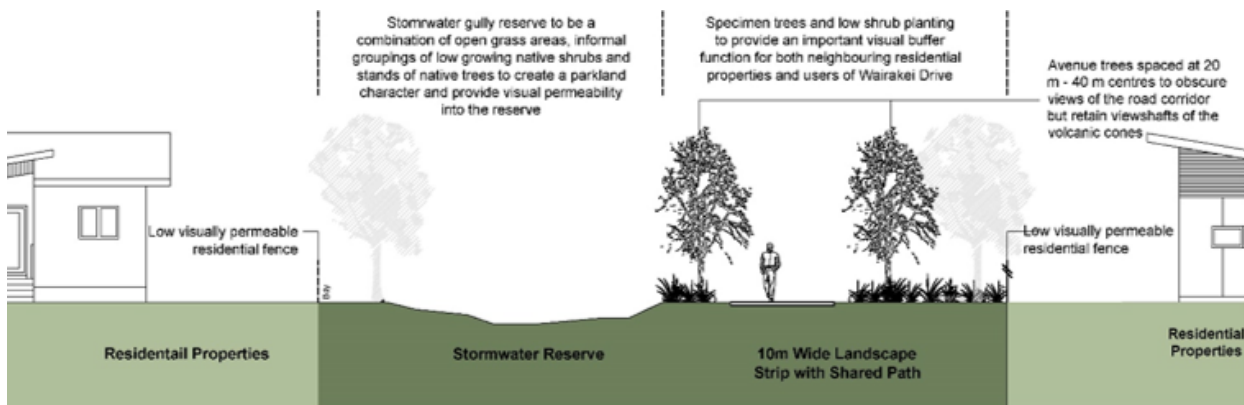


Figure 9-B: Cross section illustrating the Stormwater Reserve frontage

Standard 9.1a Planting Requirements 10 m wide Landscape Strip

The 10m wide Landscape Strip illustrated in Figure 9-A is proposed to protect viewshafts from dwellings towards the volcanic cones. In terms of tree planting, an avenue of specimen trees is suggested, with a height requirement of 10 – 20 metres at maturity. Trees should be spaced at 20 metre intervals and lower native shrubs with a maximum height of 1 metre. This softens the interface between proposed residential development and the Wairakei Drive corridor and retains the existing sense of openness, avoiding the 'wall' effect that would occur from more dense planting.

Standard 9.1b Planting requirements for the Shared Path within the 10 m wide Landscape Strip

A pedestrian and cycle path will extend down the centre of the 10 m wide Landscape Strip illustrated in Figures 9-A and 9-B, with a clear planting envelope around the path for safety. Either grass or low planting to 400 mm is acceptable within this envelope. Plant selection is important as it will create a sense of arrival, provides the first impressions and create a positive visual environment for the community, travelling public and tourists.

Standard 9.1c Planting Requirements for the 10m wide Stormwater Reserve

Within the 10m wide Stormwater Reserve grass areas are combined with informal groups of clear stem specimen trees (native and exotic) to provide a parkland-aesthetic for residential properties backing onto this Stormwater Reserve. This will encourage dwellings to have internal or external living spaces that overlook the Stormwater Reserve.

9.2 Any lot boundary fronting a 10m wide Landscape Strip - refer Rule 4a.7.5(ii)

Requires a 10m Landscape Buffer Strip with a Shared Path as shown in Figures 9-C (for Wairakei Drive frontage) and 9-D below and in accordance with the requirements of standard 9.1d.

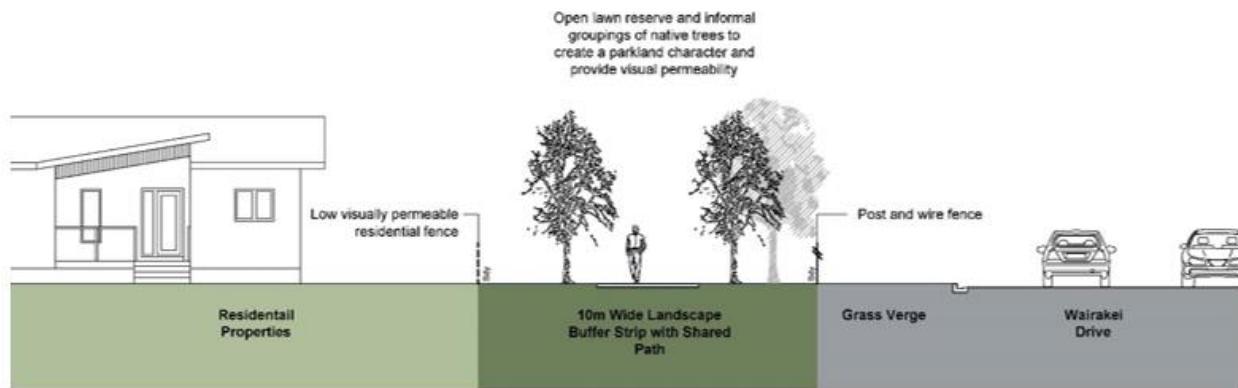


Figure 9-C: Cross section illustrating the 10m wide Landscape Buffer Strip with Shared Path to the Wairakei Drive road frontage design

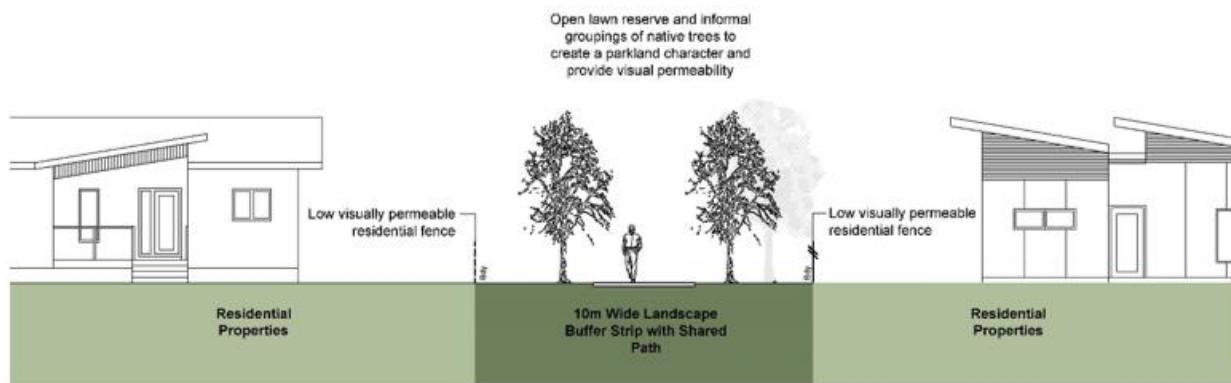


Figure 9-D: Cross section illustrating the 10m wide Landscape Buffer Strip with Shared Path

Standard 9.1d Planting Requirements for the 10m wide Landscape Strip

A 10-metre-wide native and exotic Landscape Strip is to screen and buffer views from the road corridor towards the Structure Plan area. A mixture of native shrubs and trees are recommended, with a height requirement of 10 – 20 metres at maturity. Where a shared path is used, a clear planting envelope should be achieved. Either grass or low planting to 400 mm is acceptable within this envelope.

9.3 Arterial Roads

Arterial Roads as shown on the Structure Plan Map are illustrated in the typical cross section in Figure 9-E below with a road reserve width of 22m are generally fixed in their location. These corridors are to comprise grass berms, pedestrian footpaths and shrub planting on both sides of the corridor. It is intended that a 2.5 metre shared path be set between two rows of trees on one side of the road and a standard footpath on the other side of the road. A 2-metre-wide planting strip will extend along the length of the corridor on both sides of the road to give character and definition to the arterial. Shrub planting should be a combination of low growing (400 mm), low maintenance native shrubs. An avenue of clear stem native specimen trees has been included within the planting strip to provide visual continuity with surrounding residential developments and to provide safety benefits through increased passive surveillance.

Ultimately, tree selection for Arterial Roads should ensure the Structure Plan Area is well connected physically and visually to the open space framework and streetscape network and surrounding residential developments.

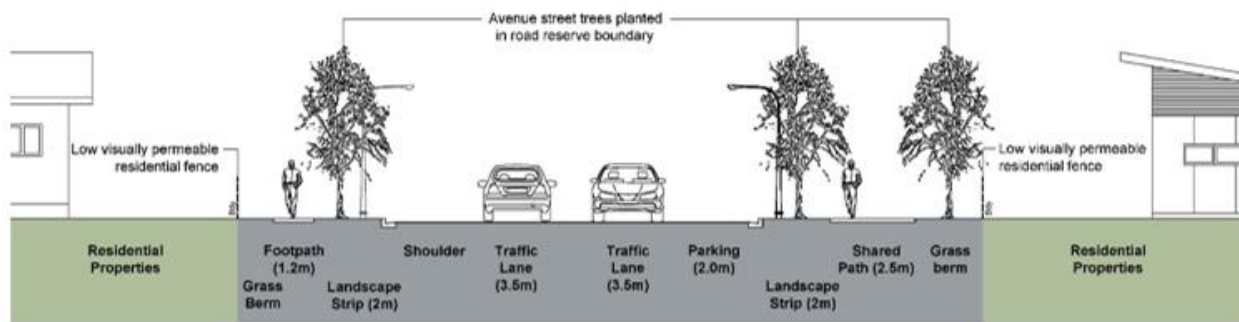


Figure 9-E: Cross section of an Arterial Road

9.4 Collector and Secondary Collector Roads- General Residential Zone

Collector and Secondary Collector Roads in the General Residential Zone as shown on the Structure Plan Map are illustrated in the typical cross section in Figure 9-F below with a road reserve width of 22m. They are to comprise grass berms, pedestrian footpaths and on street carparks on both sides of the corridor. To provide visual continuity with surrounding residential developments and soften the streetscape an avenue of clear stem specimen trees has been included in the grass berms. Trees should be well spaced so as not to obstruct viewshafts to the volcanic cones.

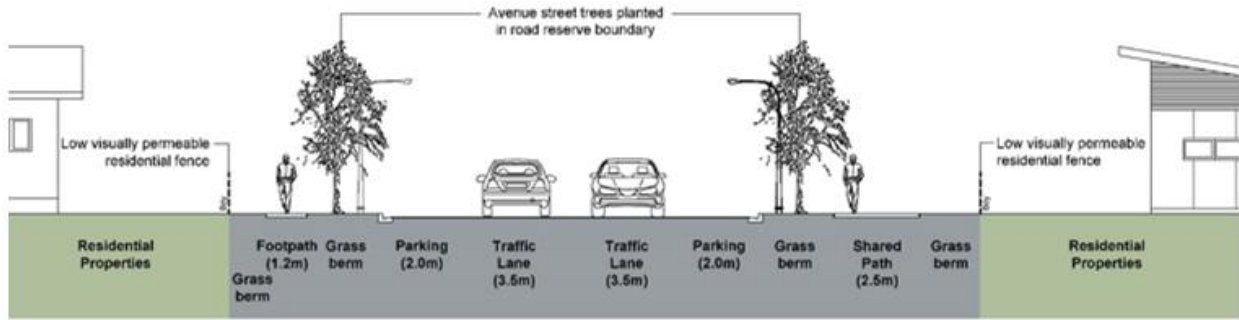


Figure 9-F: Cross section of Collector and Secondary Collector Roads in the General Residential Zone

9.5 Collector and Secondary Collector Roads- Medium Density Residential Zone

Collector and Secondary Collector Roads in the Medium Density Residential Zone as shown on the Structure Plan Map are illustrated in the typical cross section in Figure 9-G below with a road reserve width of 22m. They are to comprise grass berms, pedestrian footpaths and on street carparks on both sides of the corridor. To provide visual continuity with surrounding residential developments and soften the streetscape an avenue of clear stem specimen trees has been included in the grass berms. Trees should be well spaced so as not to obstruct viewshafts to the volcanic cones.

The harder edge of medium density development and likelihood of greater use given its location is softened by repeating the twin rows of trees used on the Arterial Roads. This also recognises that great development density and proximity to gully reserves areas and the commercial node is likely to result in this corridor having the potential to be more significant for cyclists and pedestrians than other Collector or Secondary Collector Roads.

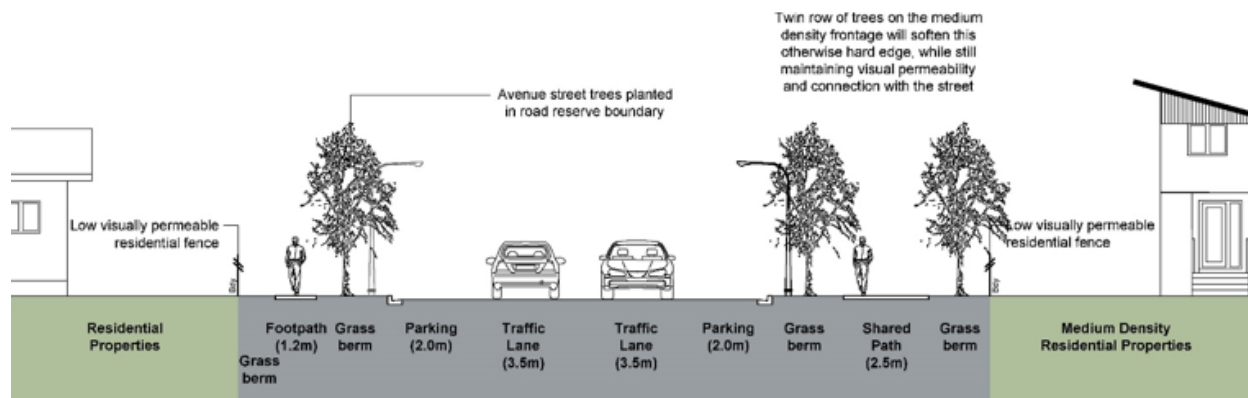


Figure 9-G: Cross section of Collector and Secondary Collector Roads in the Medium Density Residential Zone

9.6 Principal Walkway and Cycleway Pathway Connections

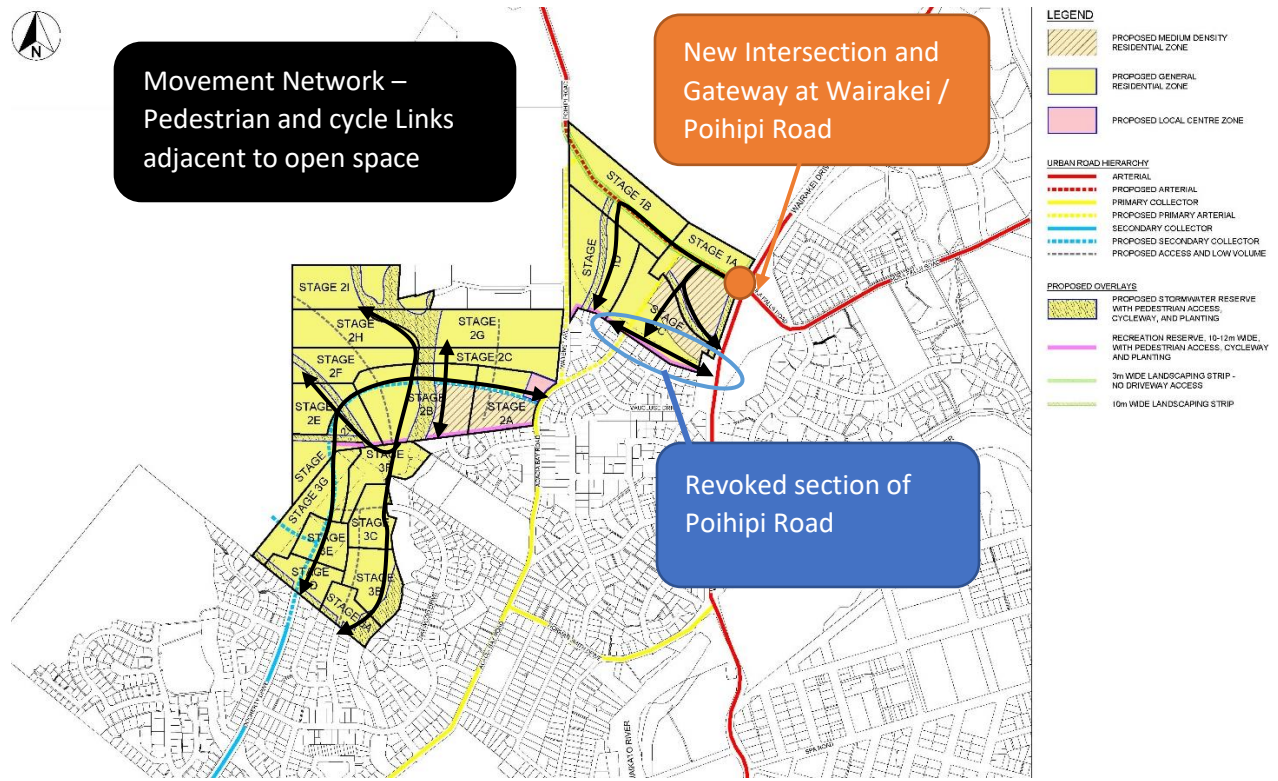
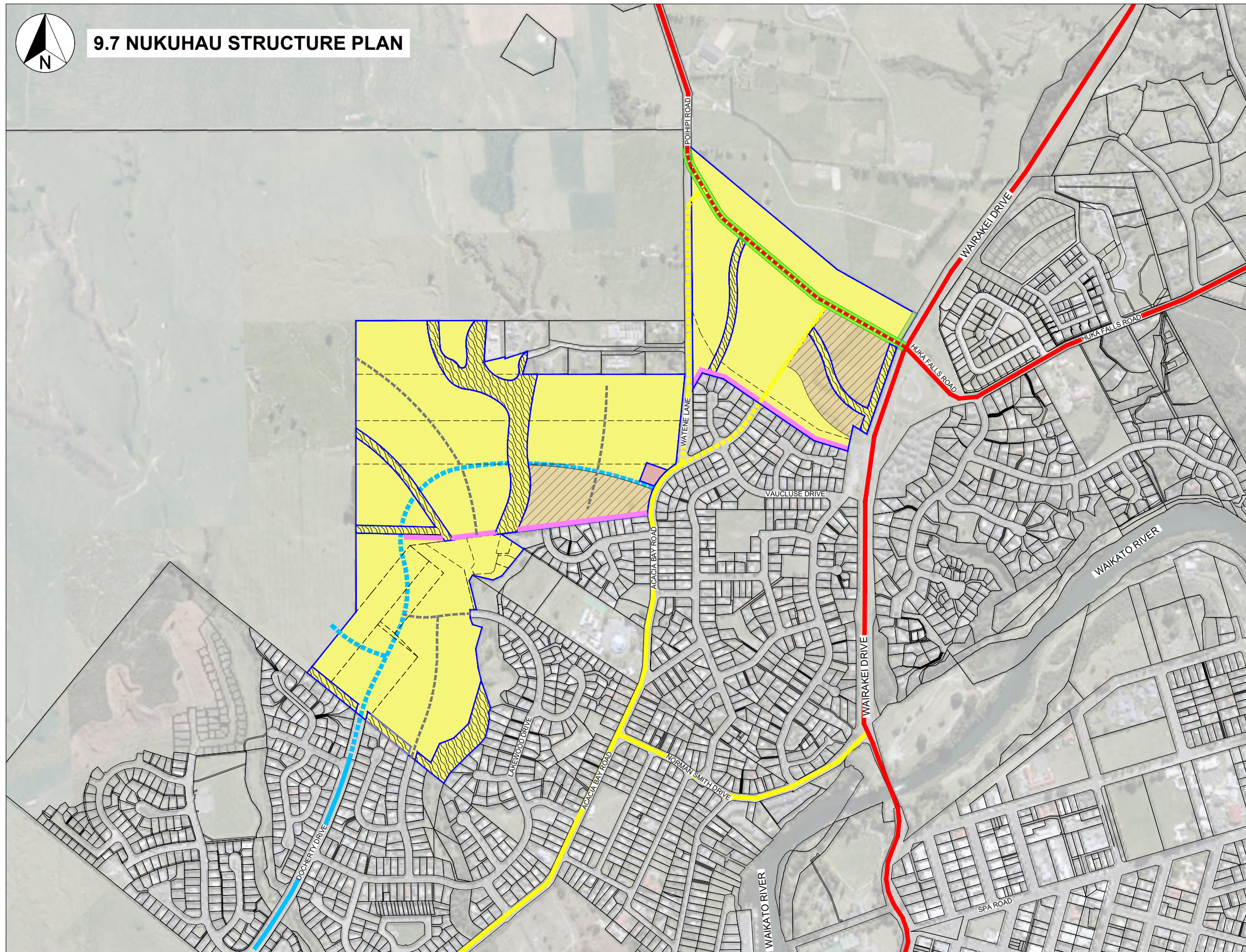


Figure 9-H: Proposed Walk-Cycle Links adjacent to or crossing open space as part of the Movement Network (all modes)



9.7 NUKUHAU STRUCTURE PLAN

300 mm
200
100
50
0 10 mm



LEGEND

- PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE
- PROPOSED GENERAL RESIDENTIAL ZONE

URBAN ROAD HIERARCHY

- ARTERIAL
- PROPOSED ARTERIAL
- PRIMARY COLLECTOR
- PROPOSED PRIMARY ARTERIAL
- SECONDARY COLLECTOR
- PROPOSED SECONDARY COLLECTOR
- PROPOSED ACCESS AND LOW VOLUME

PROPOSED OVERLAYS

- PROPOSED NEIGHBOURHOOD SHOPPING CENTRE (SHOPS)
- PROPOSED STORMWATER RESERVE WITH PEDESTRIAN ACCESS, CYCLEWAY, AND PLANTING
- RECREATION RESERVE, 10-12m WIDE, WITH PEDESTRIAN ACCESS, CYCLEWAY AND PLANTING
- 3m WIDE LANDSCAPING STRIP - NO DRIVEWAY ACCESS
- 10m WIDE LANDSCAPING STRIP

NOTES

FIXED FEATURES:

1. GENERAL LOCATION OF VARIOUS ZONES.
2. LOCATION OF PROPOSED AND EXISTING ROAD INTERSECTIONS, WITH THE EXCEPTION OF THE PRECISE LOCATION OF THE PROPOSED ARTERIAL ROAD / POIHIPI ROAD INTERSECTION.
3. ROAD CLASS FOR PROPOSED ROADS.
4. POSITION OF LANDSCAPING STRIPS.

INDICATIVE FEATURES:

1. POSITION/ NUMBER OF INTERNAL ROADS.
2. LOCATION OF PROPOSED ARTERIAL ROAD / POIHIPI ROAD INTERSECTION .
3. PRECISE LOCATION AND SIZE OF VARIOUS ZONES.
4. PRECISE LOCATION AND SIZE OF STORMWATER RESERVES.
5. PRECISE LOCATION OF WHERE PROPOSED ROADS WILL INTERSECT WITH NEIGHBOURING LAND.
6. WIDTHS OF LANDSCAPING STRIPS.

FOR CONCEPT

1:5000 @ A1
1:10000 @ A3

Revision	Amendment	Approved	Revision Date
I	SW RESERVE, CENTRE ZONE, LEGEND	HC	22/11/2019
J	REPLACED RECREATION WITH SW RESERVE	HC	27/11/2019
K	OVERLAYS AND SW RESERVE HATCH REVISED	T.R.	31/07/2020
L	PROPOSED LOCAL CENTRE ZONE REVISED	T.R.	10/08/2020
M	SHOPPING CENTRE RESIZED, NOTES ADDED	H.C.	27/10/2020
N	LEGEND AMENDED	T.R.	04/12/2020
G	EXISTING & PROPOSED SW GULLIES ADDED	HC	18/11/2019
H	ROADS REVISED	HC	19/11/2019



Taupo Office
+64 7 378 0746

PO Box 43
Taupo 3351
New Zealand

Designed
H. CRAWFORD

Approved
T. RUNNING

Approved Date
04/12/2020

Drawn
P. FIEREK

Scales
1:5,000 @ A1, 1:10,000 @ A3

Project
TAUPO DISTRICT PLAN

Sheet
PRIVATE PLAN CHANGE
NUKUHAU PROJECT

Project No.
2-37400.00

Sheet No.
L001

Revision
N