

# Proposed District Plan Change – Whareroa North

## Amendments to Taupō District Plan Text and Map C29

### Amendments to Section 3a: Objectives and Policies – Residential Environment

Beneath Objective 3a.2.1 and supporting policies:

- Insert new policy “v”:

~~“v Subdivision and Development at Whareroa North should be generally in accordance with the Whareroa North Outline Development Plan”~~

Require subdivision and development within Whareroa North to:

- (i) Be planned and coordinated in accordance with the Whareroa North Outline Development Plan;
- (ii) Provide for a quality residential development of a scale and character compatible with Whareroa Village;
- (iii) Be managed through controls on layout, building height and planting to ensure visual integration with the surrounding environment;
- (iv) Manage effects on the environment from the development, including supporting infrastructure so that adverse effects on indigenous biodiversity, landscape and natural character are avoided, remedied, mitigated or offset.

and consequential renumbering of the policies that follow

- Insert the following words (underlined below) in the “Explanation” section, page 4, end of third paragraph and fourth paragraphs:

“Specific Requirements Areas and lakeside settlements exist in various locations within the District and include such areas as Rangatira Point, Kinloch, and Motuoapa 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 the case of Whareroa North this is through an Outline Development Plan included as part of the District Plan provisions.”

In some cases, such as Kinloch and the southern settlements of Lake Taupō, 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.”

Insert new “Anticipated Environmental Outcome” 3a.5 vi (page 8):

“vi Development of the Residential Environment at Whareroa North which is generally in accordance with the Whareroa North Outline Development Plan (Appendix 8).”

### Amendments to Section 4a: Rules and Standards – Residential Environment

After Subdivision Rule 4a.3.1, insert new Rule 4a.3.1A:

4a.3.1A Subdivision at Whareroa North which is in accordance with the Whareroa North Outline Development Plan at Appendix 8, is a **controlled activity**.

4a.3.1B Subdivision at Whareroa North which is not in accordance with the Whareroa North Outline Development Plan at Appendix 8 is a **restricted discretionary activity**

with discretion restricted to the matters of non-compliance and the assessment matters in Rule 4a.3.2.

Note: Notwithstanding Rules 4a.3.1A and 4a.3.1B, the activity status of Stage 1 of the Whareroa North Residential Subdivision is also determined by the following District Plan Rules:

- Restricted Discretionary Activity Rule 4b.2.7 (structures in an Outstanding Landscape Area);
- Restricted Discretionary Activity Rule 4b.2.8 (earthworks within an Outstanding Landscape Area);
- Restricted Discretionary Activity Rule 4b.2.9 (Rural Environment setbacks for buildings and structures);
- Discretionary Activity Rule 4b.3.3 (subdivision of rural land within an Outstanding Landscape Area);
- Restricted Discretionary Activity Rule 4e.6.2 (indigenous vegetation clearance within a Significant Natural Area);
- Restricted Discretionary Activity Rule 4e.9.15 (subdivision providing for infrastructure in a high risk flood hazard area).

**After Subdivision Rule 4a.3.2, insert additional wording (underlined):**

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

**At the end of the subsequent list, insert new wording (underlined):**

h. In the case of subdivision at Whareroa North, additional matters as set out in Section 5 of Appendix 8 (Whareroa North Outline Development Plan).

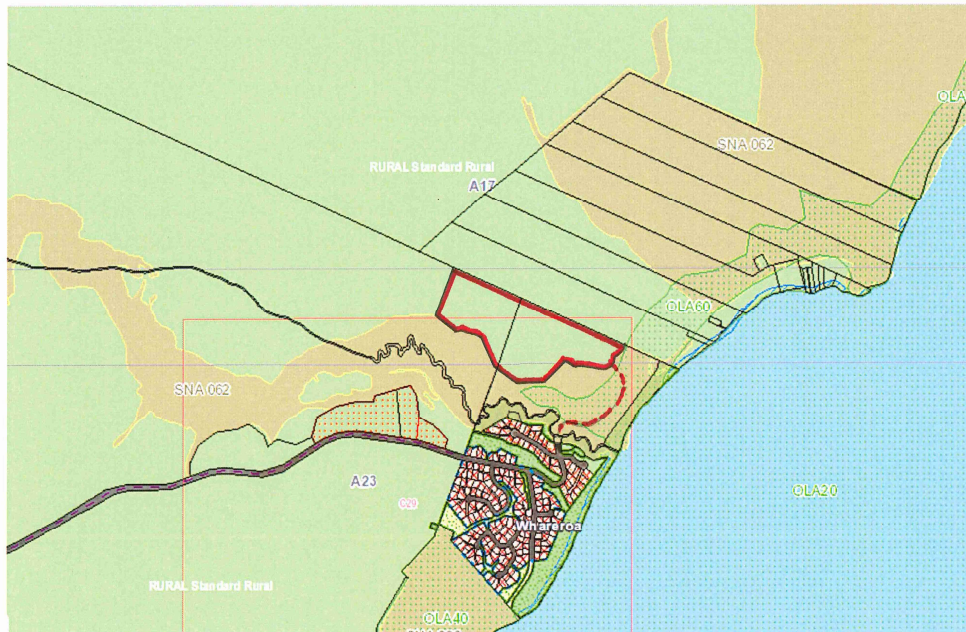
**Amend Subdivision Rule 4a.3.3 (additional wording underlined):**

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

Exception: This Rule does not apply to subdivision at Whareroa North which is generally in accordance with the Whareroa North Outline Development Plan at Appendix 8.

## Proposed District Plan Change – Whareroa North Residential Area Amendments to Taupo District Plan Environment Map C29

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 Land Proposed to be rezoned "Residential Environment"

 Access