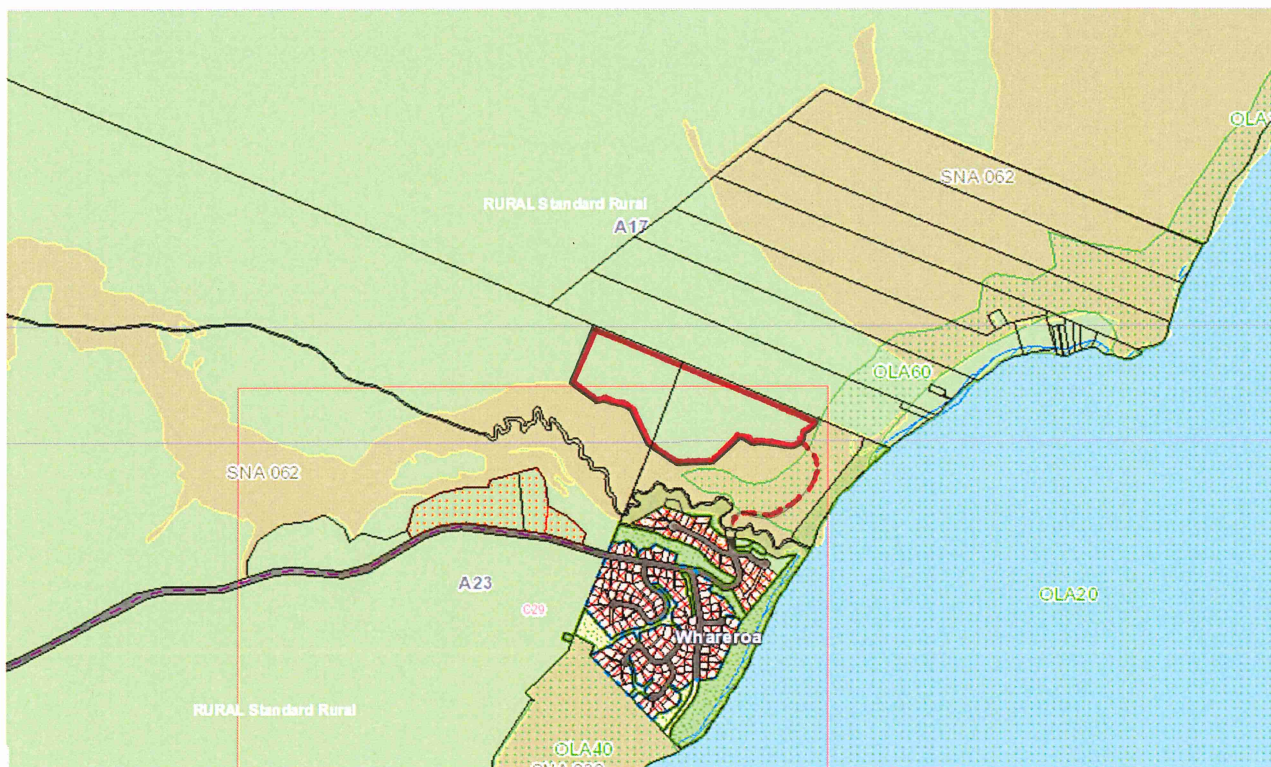



PROPOSED DISTRICT PLAN CHANGE – WHAREROA NORTH

Taupo District Plan provisions proposed to be amended:

- Amended District Plan Environment Map C29
- Amended District Plan Text (Residential Environment Sections 3a and 4a)
- New Appendix 8 (Whareroa North Residential Concept Plan)

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



 Land Proposed to be rezoned "Residential Environment"

 Access

Proposed District Plan Change – Whareroa North Residential Area Amendments to Taupo District Plan Text

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

Insert the following words (underlined below) at Objective 3a.2.1, “Explanation” section, page 4, end of third paragraph and the fourth paragraph:

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 a concept plan included as part of the District Plan provisions.

In some cases, such as Kinloch and the southern settlements of Lake Taupo, 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 consistent with the Whareroa North Residential Concept 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 Residential Concept Plan at Appendix 8, is a **controlled activity**.

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

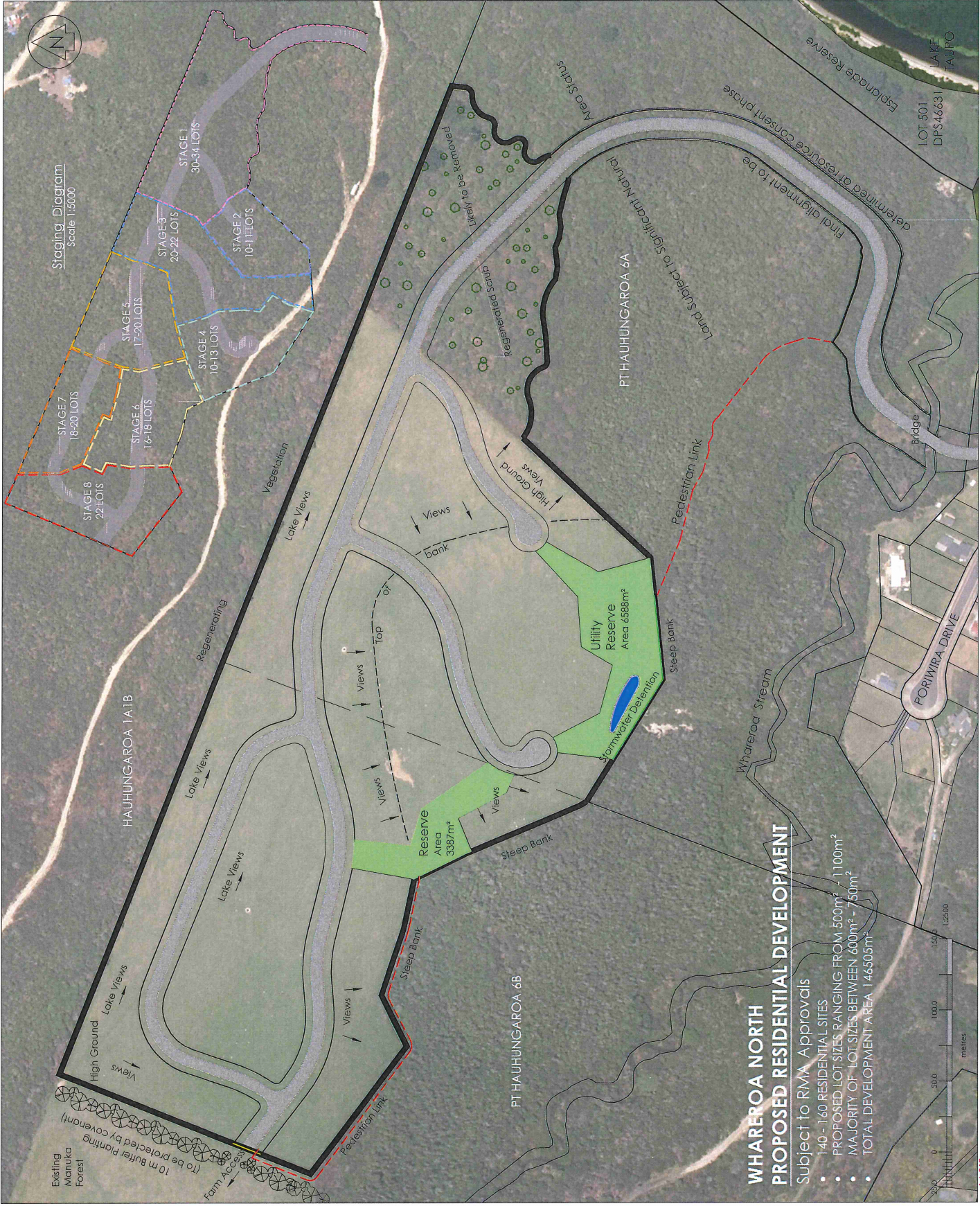
For the purposes of Rules 4a.3.1, 4a.3.1A and 4a.3.2 the matters over which the Council reserves control for the purpose of assessment are:

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**.

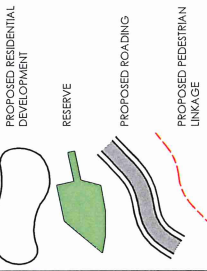
Exception: This Rule does not apply to subdivision at Whareroa North which is in accordance with the Whareroa North Residential Concept Plan at Appendix 8.

Appendix 8: Whareroa North Residential Concept Plan



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LEGEND



NOTES:

- PROPOSED RESIDENTIAL DEVELOPMENT
- PLANS SUBJECT TO RMA APPROVALS
- 140-160 RESIDENTIAL SITES
- PROPOSED LOT SIZES RANGING FROM 500m² - 1100m²
- MAJORITY OF LOT SIZE BETWEEN 600m² - 750m²
- TOTAL DEVELOPMENT AREA 146505m²

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Rev	Date	Amendment	By	CHK	APP
1	10/11/17	Lot boundaries removed	stg	DOF	DOF
2	10/11/17	Staging plant coordinate added	stg	DOF	DOF

Project Title
THE PROPRIETORS OF
HAUHUNGAROA No.6 TRUST
WHAREORA NORTH

Drawing Title
CONCEPTUAL DEVELOPMENT OF
HAUHUNGAROA No.6 TRUST LAND

Survised	MA	12/17/16	DOF
Designed	01/03/17	12/17/16	DOF
Drawn	01/03/17	12/17/16	Ph
Checked	01/03/17	12/17/16	DOF
Approved	01/03/17	12/17/16	DOF

Status
DRAFT

Scale A3 | 1:2500 | A3
Drawing Number | Rev
IBA 1070-SC002 | F

**WHAREORA NORTH
PROPOSED RESIDENTIAL DEVELOPMENT**

- Subject to RMA Approvals
- 140 - 160 RESIDENTIAL SITES
- PROPOSED LOT SIZES RANGING FROM 500m² - 1100m²
- MAJORITY OF LOT SIZES BETWEEN 600m² - 750m²
- TOTAL DEVELOPMENT AREA 146505m²