



GREAT LAKE TAUPŌ
Taupō District Council

Taupō District Plan National Planning Standards Conversion

Introduction

In 2020 the Government introduced the National Planning Standards (the Standards). The Standards are a series of templates which place mandatory requirements for how District and Regional Plans are set up and formatted.

The purpose of the Standards is to make council plans and policy statements easier to prepare, understand and comply with. They aim to do this by improving the consistency of the format and content. However, the Taupō District Plan is primarily effects based, as opposed to activities based. This means that it hasn't fitted as well into the Standards as some other plans might. We understand that for many local users it may feel that the Taupō District Plan has become more complex and difficult to use under the Standards. While we have done our best to fit the plan in, further changes may be required to ensure that the plan makes sense and is as user friendly as possible.

To assist with familiarisation and identification of any errors, we are consulting on the draft Standards version of the Taupō District Plan before it is made operative. This will provide an opportunity for those that use the Taupō District Plan regularly to try the updated version of the plan in draft, and spot any errors that may have been missed.

Main Points to Note and Key Changes

Here are some key points in relation to the conversion:

- We can convert the plan into National Planning Standards format without the use of the First Schedule Process.
- We can also make consequential amendments to avoid duplication or inconsistency without the use of the First Schedule Process.
- We will make a series of s20a changes for minor corrections in tandem.
- Any significant changes to content will need to be made via plan changes later on.

There are some specific changes we would like to highlight which are fundamentally different under the Standards version of the plan:

- Environments become Zones.
- Structure Plans become Development Plans.
- All district wide matters (light, signs, noise, temporary activities etc) now sit in the district wide chapter, rather than the zone chapters. This will likely require assessment of multiple plan chapters to determine whether resource consent is required for your development or activity, or when preparing an assessment of environmental effects.

- Subdivision sits within its own chapter rather than within the zone chapters.
- Schedules sit within their chapters rather than as appendices.
- Some definitions had the potential to change the way the plan was implemented. We needed to change the plan in order for it to be implemented in the same way as the operative plan. An example is that "Building Coverage" has changed to "Maximum Building Footprint". Maximum Building Footprint includes eaves, whereas the current definition in the Operative Plan does not. We have increased the Maximum Building Footprint by 5% in the Medium Density and General Residential Zones to account for the eaves. Coverage on the ground will be about the same as the operative plan, its just how it is being calculated that has changed.
- High Density Residential has been converted to Medium Density Residential as this fits better with the description of the zone under the Standards.



Providing Feedback

What you can provide feedback on:

- You CAN provide feedback on errors, typos, numbering etc.
- You CAN provide feedback on application of the National Planning Standards where you don't agree with how we have converted the Plan.
- You CANNOT provide feedback on plan content as that requires a First Schedule Process. Although feel free to let us know any issues, and we may be able to add them to future processes.

Feedback is due on 25 April 2025. You can provide feedback online by emailing districtplan@taupo.govt.nz. You can also email this address with any questions.

What Next

We will assess the submissions and make any appropriate changes. Then the National Planning Standards version of the Plan will be notified and will replace the existing Operative Plan.



What has moved where – Guidance Table

Note: Under the objectives and policy and zone chapters, the following provisions no longer sit in the Environments but have moved into their own chapters as follows:

7.1 Energy	7.3 Transport	12.5 Light	12.7 Signs
7.2 Infrastructure	11 Subdivision	12.6 Noise	12.8 Temporary Activities

OPERATIVE PLAN	NATIONAL PLANNING STANDARDS VERSION
Introduction	
1.1 What is the District Plan	Deleted via section 20a
1.2 Resource Management Act 1991	2.1 Statutory Context
1.3 Legislative Requirements	2.2 Legislation Requirements
1.4 Other National Plans and Documents	2.3 Other National Plans and Documents
1.5 The Taupō District Plan – its Philosophy	1.2 Purpose
1.6 Structure of the District Plan	2.5 (1) Organisation of the Plan
1.7 How to use the District Plan	2.5 (2) How to use the Plan
1.8 Notification of Resource Consents	2.5 (4) How to use the Plan
1.9 Properties Subject to Two Zones	2.7 Relationships between Spatial Layers
1.10 Cross Boundary Issues	2.6 Cross Boundary Matters
1.11 Monitoring and Reviewing the Plan	2.8 Monitoring and Reviewing the Plan
Strategic Directions	Section 6 Matters of Strategic Direction
Objectives and Policies	
3a - Residential Environment Objectives and Policies	13.1 GRZ 13.2 MDZ 13.3 LDZ
3b - Rural Environment Objectives and Policies	13.4 GRUZ and 13.5 RLZ
3c - Tūrangi and Mangakino Town Centre Environment Objectives and Policies	13.8 TCZ
3d - Industrial Environment Objectives and Policies	13.9 GIZ
3e - Land Development Objectives and Policies 3e.6 Urban Growth Areas 3e.7 Taupō District Structure Plan Process	6.3 Land Development APP1 – UGA – Urban Growth Areas
3f - Traffic and Transport Objectives and Policies	7.3 Transport
3g - Tangata Whenua Cultural Values Objectives and Policies	5.2 Iwi Cultural Values
3h - Landscape Values	10.3 Natural Features and Landscapes
3i - Natural Values Objectives and Policies	10.1 Ecosystems and Indigenous Biodiversity
3j - Historic Values Objectives and Policies	9.1 Historic Heritage
3k - Activities on the Surface of the Water Objectives and Policies	12.1 Activities on the Surface of the Waters
3l - Natural Hazards and Unstable Ground Objectives and Policies	8.3 Natural Hazards
3m - Hazardous Substances Objectives and Policies	8.2 Hazardous Substances
3n - Network Utilities Objectives and Policies	7.2 Infrastructure
3o - Geothermal Activity Objectives and Policies	7.1 Energy
3p - Notable and Amenity Trees Objectives and Policies	9.2 Notable Trees
3r - Taupō Business Distribution Objectives and Policies	6.7 Taupō Business Distribution
3s - Taupō Town Centre Environment Objectives and Policies	13.8 TCZ
3t - Taupō and Centennial Industrial Environment Objectives and Policies	13.9 GIZ 13.10 HIZ GIZ-PREC1 – Taupō
3u - Spa Road Mixed Use Environment Objectives and Policies	13.6 – MUZ
Rules and Standards	
4a - Residential Environment Rules and Standards	13.1 GRZ 13.2 MRZ 13.3 LDZ 14 DEV1 - Kinloch 14 DEV2 - Lake Ohakuri 14 DEV3 - Nukuhau 14 DEV4 - Pukawa C 14 DEV5 - Whareroa North 14 DEV6 - Broadlands Road West
4b - Rural Environment Rules and Standards	13.4 GRUZ 13.5 RLZ

OPERATIVE PLAN	NATIONAL PLANNING STANDARDS VERSION
4c - Tūrangi and Mangakino Town Centre Environment Rules and Standards	13.8 TCZ TCZ PREC1 - Taupō TCZ PREC2 - Tūrangi and Mangakino
4d - Industrial Environment Rules and Standards	13.9 GIZ
4e - District Wide Rules and Standards	
4e.1 Subdivision and Services Note	11 Subdivision
4e.2 Foreshore Protection	13.4 GRUZ
4e.3 Notable and Amenity Trees	9.2 Notable Trees
4e.4 Tangata Whenua Cultural Values	5.2 Iwi values
4e.5 Landscape Values	10.3 Landscape Values
4e.6 Natural Values	10.1 Ecosystems and Indigenous Biodiversity
4e.7 Historic Values	9.1 Historic Heritage
4e.8 Surface of the Water	12.1 Activities on the Surface of Water
4e.9 Flood Hazard Area	8.3 Natural Hazards
4e.11 Landslide Hazard Area	8.3 Natural Hazards
4e.12 Hot Ground Hazard Area	8.3 Natural Hazards
4e.13 Hazardous Substances	8.2 Hazardous Substances
4e.14 Network Utilities	7.2 Infrastructure
4e.15 Geothermal	7.1 Energy
4g - Taupō Town Centre Environment Rules and Standards	13.8 TCZ PREC1 - Taupō Pedestrian Overlay Retail Expansion Overlay Commercial Fringe Overlay
4h - Taupō and Centennial Industrial Environment Rules and Standards	Taupō Industrial Environment - 13.9 GIZ Centennial Industrial Environment - 13.10 HIZ GIZ-PREC1 - Taupō
4i - Spa Road Mixed Use Environment Rules and Standards	13.6 MUZ
5 - Financial Contributions	Deleted as no financial contributions within the Plan.
6 - Parking, Loading and Access	7.3 Transport
7 - Schedule of Sites	
7.1 Outstanding Landscape Areas and Amenity Landscape Areas	SCHED10.3-NFL
7.2 Sites of Historic Value	SCHED9.1-HH
7.3 Notable & Amenity Tree Registers	SCHED9.2-NT
7.4 Known Contaminated Sites	SCHED8.1-CL
7.5 Reserves	APP4-RES
7.6 List of Other Documents	Deleted via clause 20a as out of date
7.7 Assessment Guide for Offensive & Objectionable Odours from Activities	12.2 Air Emissions
7.8 Significant Natural Areas	SCHED10.1 Significant Natural Areas
7.9 Schedule of existing activities in the KTHD area	13.2 MDZ
8 - Designations	20 Designations SCHED4-HH
9 - Information Requirements	2.5 (3) Information to be Supplied with the Resource Consent Application
10 - Definitions	3.1 Definitions
Kinloch Community Structure Plan	DEV1 Kinloch
Pukawa C Development Zone	DEV4 Pukawa C
Lake Ohakuri Development Zone	DEV2 Lake Ohakuri
Criteria for Significant Natural Area Identification in the Taupō District	10.1 Ecosystems and Indigenous Biodiversity
Infrastructure Development Plan	APP3-INFDP
Taupō and Centennial Industrial Environments Landscaping Requirements	13.9 GIZ 13.10 HIZ
Whareroa North Outline Plan	14.5 DEV5 Whareroa North
Nukuhau Outline Development Plan	14.3 DEV3 Nukuhau
Statutory Acknowledgements	APP2-SA
Broadlands Road West Outline Development Plan	14.6 DEV6 Broadlands Road West
Centennial Drive Rural Lifestyle Area Precinct	13.5 RLZ

Specific Geographic Controls

Under the current Plan we have a range of provisions that apply to specific areas. These include Structure Plans, Development Plans, Precincts and overlays. These have now been categorised as per the National Planning Standards as below:

	OPERATIVE PLAN	NPS VERSION	NOTES
DEV Areas	Kinloch Structure Plan	DEV1 Kinloch	
	Lake Ohahuri Development Zone	DEV2 Lake Ohakuri	
	Nukuhau Outline Development Plan	DEV3 Nukuhau	
	Pukawa C Development Zone	DEV4 Pukawa C	
	Whareroa North Outline Plan	DEV5 Whareroa North	
	Broadlands Road West Outline Development Plan	DEV6 Broadlands Road West	PC43
Precincts	Taupō Town Centre	TCZ-PREC1-Taupō Town Centre	
	Tūrangi and Mangakino town Centre	TCZ-PREC2-Tūrangi and Mangakino	
	Taupō Industrial	GIZ-PREC1-Taupō Industrial	
	New Residential	GRZ-PREC1-NEWRZ	
	Centennial Drive RLZ	RLZ-PREC1-Centennial Drive RLZ	PC42
Specific Controls/ Overlays	Rules from PC43 on Napier Rd Industrial Site	Light and Landscaping Overlay	PC43
	Taupō Town Centre Retail Expansion Precinct	Taupō Town Centre Retail Expansion Overlay	
	Taupō Town Centre Pedestrian Precinct	Taupō Town Centre Pedestrian Overlay	
	Taupō Town Centre Commercial Fringe Precinct	Taupō Town Centre Commercial Fringe Overlay	
	Tūrangi Town Centre Pedestrian Precinct	Tūrangi Town Centre Pedestrian Overlay	
	Industrial Sensitive land	Sensitive Land Overlay	
	PC40 Taupō TC Height Overlays	Taupō Town Centre Height Overlay	PC40

NB This is not an exhaustive list of specific controls. It just outlines overlays that have moved into the specific control section

Unique identifier table for chapters, sections and zone framework

CHAPTERS AND SECTIONS	ZONE FRAMEWORK UNIQUE IDENTIFIER
AIR - Air	LLRZ - Large lot residential zone
AREA - Areas	LRZ - Low density residential zone
ASW - Activities on the surface of water	GRZ - General residential zone
CAT - Catchments	MRZ - Medium density residential zone
CE - Coastal environment	HRZ - High density residential zone
CL - Contaminated land	RURZ - Rural zones
CMA - Coastal marine area	GRUZ - General rural zone
DEV - Development areas	RPROZ - Rural production zone
ECO - Ecosystems and indigenous biodiversity	RLZ - Rural lifestyle zone
EI - Energy and infrastructure	SETZ - Settlement zone
EIT - Energy, infrastructure and transport	CMUZ - Commercial and mixed use zones
EW - Earthworks	NCZ - Neighbourhood centre zone
GEO - Geothermal	LCZ - Local centre zone
HAZ - Hazards and risks	COMZ - Commercial zone
HCV - Historical and cultural values	LFRZ - Large format retail zone
HH - Historic heritage	MUZ - Mixed use zone
IM - Integrated management	TCZ - Town centre zone
IO - Integrated objectives	MCZ - Metropolitan centre zone
IP - Integrated policies	CCZ - City centre zone
LF - Land and freshwater	INZ - Industrial zones
LIGHT - Light	LIZ - Light industrial zone
NATC - Natural character	GIZ - General industrial zone
NFL - Natural features and landscapes	HIZ - Heavy industrial zone
NH - Natural hazards	OSRZ - Open space and recreation zones
NOISE - Noise	NOSZ - Natural open space zone
PA - Public access	OSZ - Open space zone
PREC - Precincts	SARZ - Sport and active recreation zone
RMIA - Resource management issues of significance to iwi authorities	SPZ - Special purpose zones
SIGN - Signs	AIRPZ - Airport zone
SRMR - Significant resource management issues for the region	PORTZ - Port zone
SASM - Sites and areas of significance to Maori	HOSZ - Hospital zone
SUB - Subdivision	TEDZ - Tertiary education zone
TEMP - Temporary activities	STADZ - Stadium zone
TREE - Notable trees	FUZ - Future urban zone
UFD - Urban form and development	MPZ - Māori purpose zone
Zone framework RESZ - Residential zones	CORZ - Corrections zone