


## Attachment C - Application Table of the Seven Criteria for Inclusion within Rural Lifestyle Environment

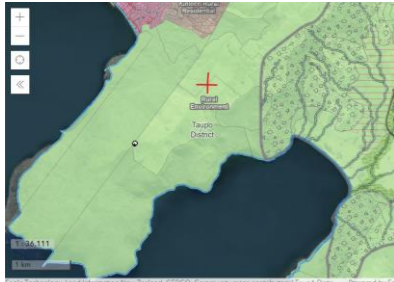
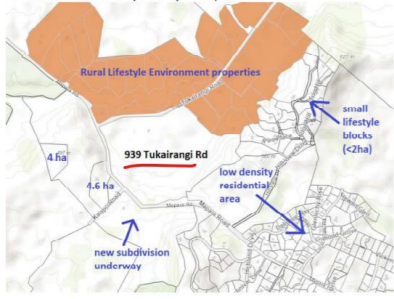


This table re-applies the seven criteria for inclusion of properties within the Rural Lifestyle Environment (RLE) in a primarily factual manner, with red and green used to indicate compliance with each criterion achieved or not (and with a factual correction in respect of sub #32). The criteria below is taken from paragraph 88 of the section 42A report and as stated within the Section 32 Evaluation Report, and is as follows:

- There is a presence or existing clusters of smaller/lifestyle lots.
- Little to no physical constraints such as topography, geography or infrastructure
- Lots are smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).
- Location relevant to overlays such as Outstanding Natural Landscapes
- Proximity to Taupō township.
- No frontage onto State Highways.
- Properties subject to the D1 Geothermal Rule have been excluded.





Property / Submitter #	There is a presence or existing clusters of smaller/lifestyle lots	Little to no physical constraints such as topography, geography or infrastructure	Lots are smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks)	Location relevant to overlays such as Outstanding Natural Landscapes	Proximity to Taupō township	No frontage onto State Highways	Properties subject to the D1 Geothermal Rule have been excluded
Sub #77 E F Deadman Ltd – 14, 15, 22, 30, 36, 37, 40 Kaiapo Road 	No, small clusters located near the properties, but not within the properties themselves.	Undulating steep topography	14 Kaiapo Road (1.2ha) 15 Kaiapo Road (4ha) 22 Kaiapo Road (4.63ha) 30 Kaiapo Road (31.1ha) 36 Kaiapo Road (4.1ha) 37 Kaiapo Road (105.5ha) 40 Kaiapo Road (218.7ha) Assessment based on total property size, noting some below and some greater than 30 ha.	Mapara Escarpment Area only (surrounded by SNA)	9km away (approx.)	No frontage	Not subject to D1 geothermal Rule
Sub #32 Unicorn Pacific Trust – 1450 Mapara Road 	No, small clusters located near the property, but not within the property itself.	Steep, hilly topography	303.4ha	No overlays	10km away (approx.)	No frontage	Not subject to D1 geothermal Rule. (Property is not within the area covered by the D1 Geothermal Rule but is within Area X/Y, noting this is not the criteria though). This is a correction as the Section 42A Report dated 28 July 2023 stated this property was covered by the D1 Geothermal Rule, which is incorrect.
Sub #32 Unicorn Pacific Trust – 160 and 166 Tukairangi Road 	No, small clusters located near the properties, but not within the properties themselves.	Mostly flat	160 Tukairangi Road (9.9ha) 166 Tukairangi Road (10.4)	No overlays	6km away (approx.)	No frontage	Is subject to D1 geothermal rule.





							
<p>Sub #93 Contact Energy – 104, 122, 146 Oruanui Road and 21, 41, 61, 194, 196 Tukairangi Road and 437 Poihipi Road</p>  <p>Figure 2: Oruanui Road Proposed Rural Lifestyle Environment</p>  <p>Figure 4: Tukairangi Road Proposed Rural Lifestyle Environment</p>	<p>Part of a cluster of properties between 1.1ha and 8.7ha.</p>	<p>Mostly flat</p>	<p>104 Oruanui Road (4.4ha)                  122 Oruanui Road (4.1ha)                  146 Oruanui Road (4.1ha)                  21 Tukairangi Road (3.9ha)                  41 Tukairangi Road (3.9ha)                  61 Tukairangi Road (8.7ha)                  194 Tukairangi Road (2.6ha)                  196 Tukairangi Road (1.1ha)                  437 Poihipi Road (3.3ha)</p>	<p>No overlays</p>	<p>6km away (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule.</p>
<p>Sub #42 Ian Britten – 40 and 41 Hepina Heights</p>  	<p>Adjacent to a cluster of smaller blocks accessed off Hepina Heights, but the properties themselves do not represent being part of this cluster. The properties do obtain vehicle access from Hepina Heights however.</p>	<p>Some undulating steep topography</p>	<p>58ha and 37ha.</p>	<p>No overlays</p>	<p>16km away (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Sub #60 Scott Olsen - 14 King Road</p>	<p>Adjacent to a cluster of smaller blocks accessed off King Road, but the</p>	<p>Undulating topography</p>	<p>23.2ha</p>	<p>Mapara Forest cluster only (Mapara Valley Structure Plan)</p>	<p>14km away (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>

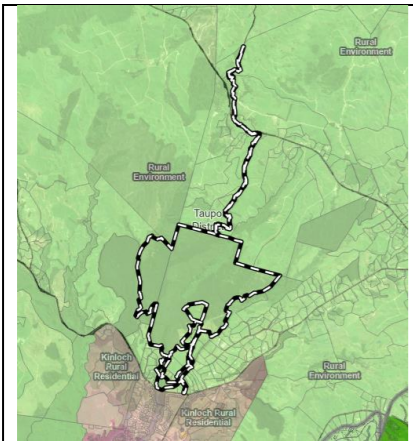
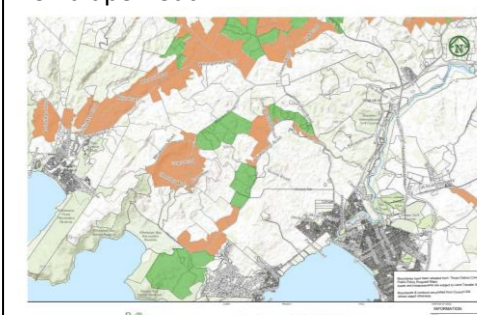
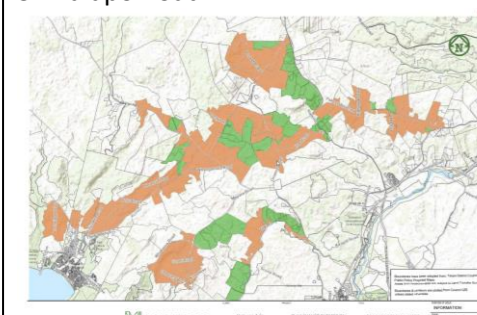
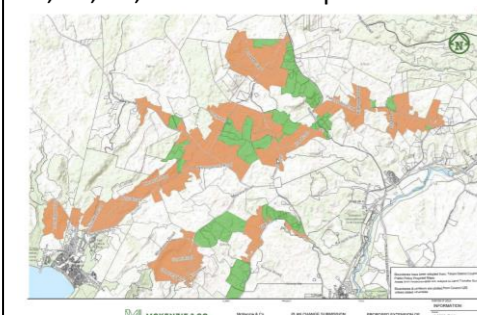
	<p>property itself is not part of this cluster. This is a parent block of a cluster development with a consent notice that this block would remain as a single title.</p>						
<p>Sub# 41 Rangatira E Trust – 34 Parawera Drive and 1114 Acacia Bay Road</p> 	<p>Not themselves part of a cluster of smaller blocks but the two properties are adjacent to the Acacia Bay urban area (to the north) and the Rangatira Point development (to the south-west). Council is working with Rangatira E Trust on the future of the Rangatira E Trust blocks. As discussed at the hearing this will likely involve a structure plan process given the strategic importance of these landholdings.</p>	<p>Some undulating steep topography. Strongly vegetated.</p>	<p>326ha and 110 ha</p>	<p>1114 Acaica Bay is entirely an SNA</p>	<p>8km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Sub # 117 John Peters – 101 Caroline Drive, Bonshaw Park</p> 	<p>Part of a cluster of properties between 4ha and 10ha</p>	<p>Mostly flat</p>	<p>10ha</p>	<p>No overlays.</p>	<p>10km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Subs # 10, 13 and 100 Anna Pol, Phillip Greaves and Mark Westbrook – Centennial Drive locality</p> 	<p>Part of a cluster of properties between circa 1ha and circa 4ha.</p>	<p>Mostly flat</p>	<p>Between circa 1ha and circa 4ha</p>	<p>No overlays.</p>	<p>8km</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>

<p>Sub #74 Steve Hawkins – Whakaroa Road (Te Tuhi Precinct)</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots. Is near the Mapara Road Rural Lifestyle Environment locality.</p>	<p>Some undulating steep topography</p>	<p>344ha</p>	<p>OLA65 applies across the property.</p>	<p>19.5 km</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Sub #92 Samuel Gray – 939 Tukairangi Road</p> 	<p>No, Rural Lifestyle Environment adjoining and nearby but the property not characterised by itself being part of a cluster of smaller properties.</p>	<p>Mostly flat</p>	<p>56ha</p>	<p>Amenity Landscape Areas (ALA)</p>	<p>10km</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Sub #102 Adair Jeffries – 363 White Road</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Mostly flat</p>	<p>Circa 4ha</p>	<p>No overlays</p>	<p>23.2km</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Sub #63 Debs Morrison – 58 Palmer Mill Road</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Mostly flat</p>	<p>Circa 8ha</p>	<p>No overlays</p>	<p>Circa 15km</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Submitter #11 Douglas Colin Wallace 208 Tukairangi Road</p>	<p>Directly adjacent to a cluster of smaller blocks accessed off Emerald Glade Road.</p>	<p>Some undulating topography</p>	<p>15.8ha</p>	<p>No overlays</p>	<p>8km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>

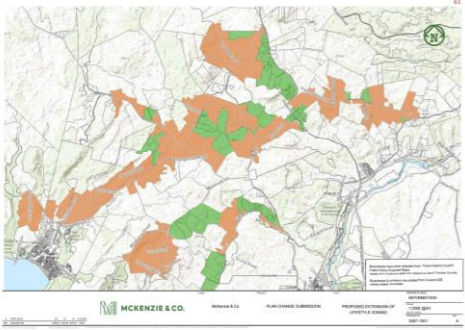
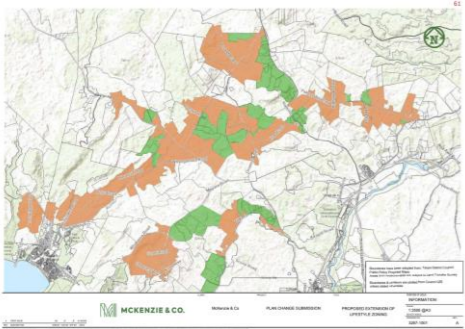
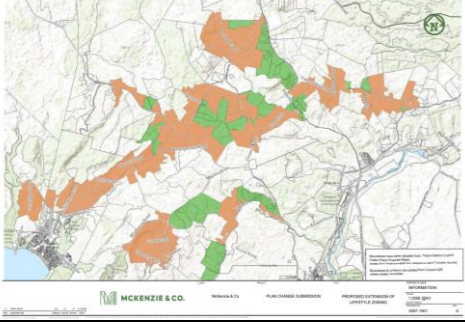
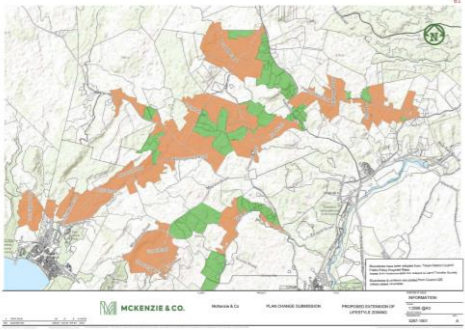
							
<p>Submitter #4 George Muir 764 Whangamata Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating steep topography Strongly vegetated</p>	<p>634ha</p>	<p>No overlays</p>	<p>18km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Submitter #5 Elizabeth and Rodney Tipping 344 Palmer Mill Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>189ha</p>	<p>No overlays</p>	<p>16km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Submitter #17 Jennifer Molloy-Hargreaves 658 Tukairangi Road and 1667 Poihipi Road</p> <p>658 Tukairangi Road</p>  <p>1667 Poihipi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>121ha and 4ha</p>	<p>No overlays</p>	<p>12km and 17km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>

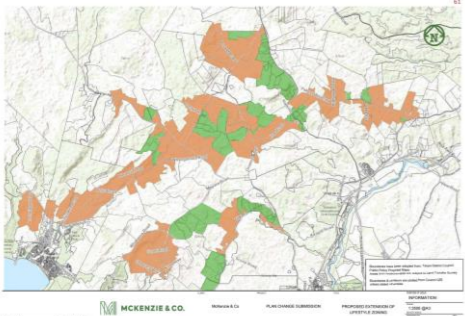
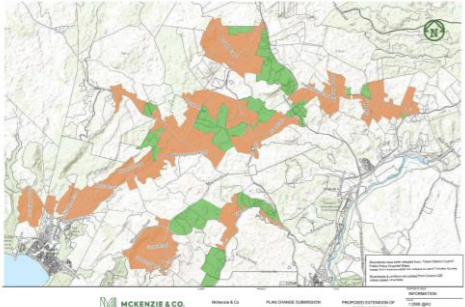
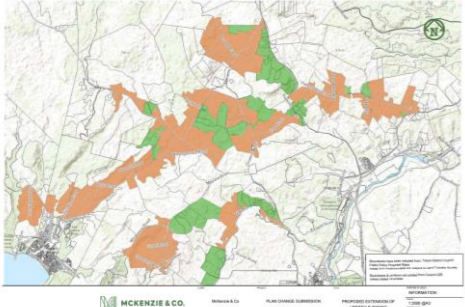
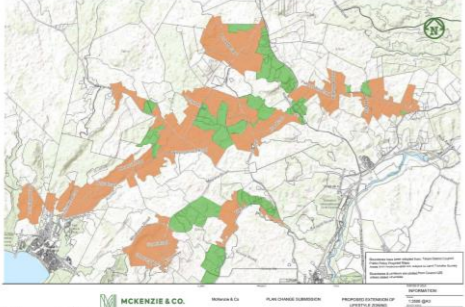
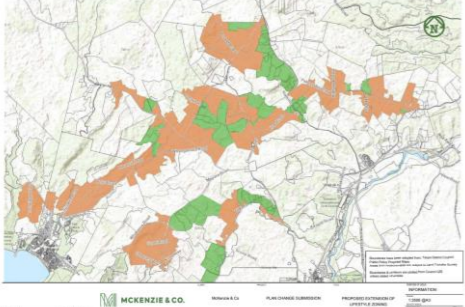
<p>Submitter #33 Marcus Deadman 809 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>38.8ha</p>	<p>No overlays</p>	<p>16km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Submitter #34 Highlands Trust 390 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>48.7ha</p>	<p>No overlays</p>	<p>12.5km (approx.)</p>	<p>No frontage</p>	<p>Is not subject to D1 geothermal rule</p>
<p>Submitter #44 Vcard Solutions 82 Tukairangi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>4.8ha</p>	<p>No overlays</p>	<p>6km (approx.)</p>	<p>No frontage</p>	<p>Is subject to D1 geothermal rule</p>
<p>Submitter #46 Tukairangi Trust 3/864 Tukairangi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>52.4ha</p>	<p>No overlays</p>	<p>11km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>
<p>Submitter #53 Burke Carlton Submitter #54 Sally Carlton Submitter #73 Jan Curtis Submitter #82 Geoff Carlton Submitter #116 Bryce David McGrath 1160 Mapara Road</p>	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>40.7ha</p>	<p>No overlays</p>	<p>12.7km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 geothermal Rule</p>

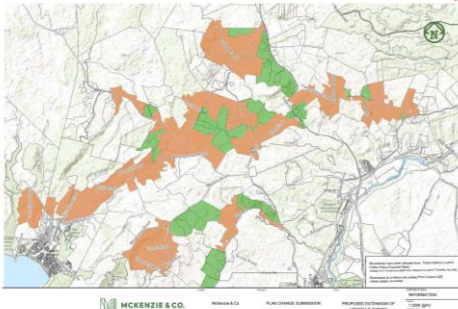
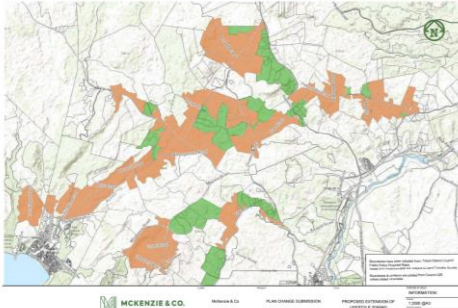
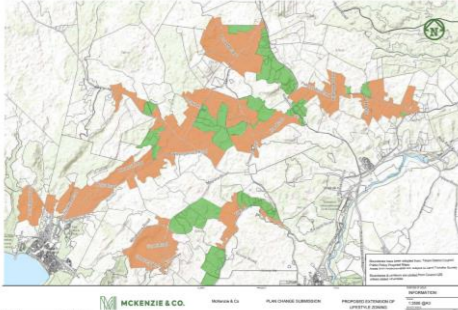
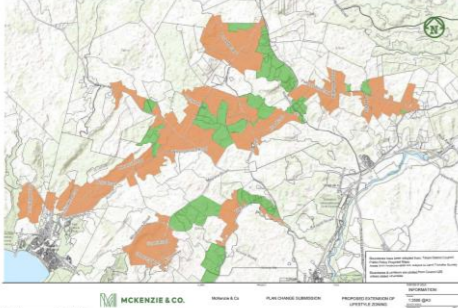
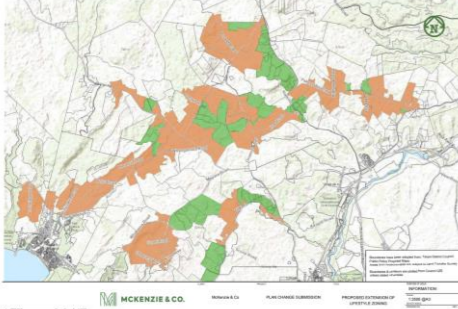
							
<p>Submitter #80 Lars Carlton Submitter #81 Timothy Carlton 1182 Mapara Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>45ha</p>	<p>No overlays</p>	<p>12.3km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>Submitter #87 Rodney Dickinson 607 State Highway 1</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>4ha</p>	<p>No overlays</p>	<p>14km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Is not subject to D1 geothermal rule</p>
<p>Submitter #119 Ed Juzwa 862 Whangamata Road  764 Whangamata Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating steep topography. Strongly vegetated.</p>	<p>6.2ha and <b>634ha</b></p>	<p>No overlays</p>	<p>19km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>

							
<b>Submitter #61 properties</b>							
<p>40 Kaiapo Road</p> 	No, not part of an existing cluster of smaller/lifestyle lots.	Mostly flat	40 Kaiapo Road (218.72ha)	Outstanding Landscape Areas (OLA) on the outer edge. Significant Natural Area (SNA) on the South-West corner of 40 Kaiapo Road. Amenity Landscape Areas (ALA)	9.4km (approx.)	No frontage	Not subject to D1 Geothermal Rule
<p>37 Kaiapo Road</p> 	No, not part of an existing cluster of smaller/lifestyle lots.	Mostly flat	37 Kaiapo Road (80.19ha)	Outstanding Landscape Areas (OLA) on the South-West edge of the property. Amenity Landscape Areas (ALA)	9.4km (approx.)	No frontage	Not subject to D1 Geothermal Rule
<p>14, 15, 22, 30 and 36 Kaiapo Road</p> 	No, not part of an existing cluster of smaller/lifestyle lots.	Mostly flat	36 Kaiapo Road (4.11ha) 30 Kaiapo Road ( <b>31.11ha</b> ) 22 Kaiapo Road (4.63ha) 14 Kaiapo Road (1.24ha) 15 Kaiapo Road ( <b>35.9ha</b> )	Amenity Landscape Areas (ALA)	9.4km (approx.)	No frontage	Not subject to D1 Geothermal Rule
<p>939 Tukairangi Road</p>	No, Rural Lifestyle Environment adjoining and nearby but the property not characterised by itself being part of a cluster of smaller properties.	Some undulating topography	939 Tukairangi Road (56.12ha)	Amenity Landscape Areas (ALA)	10km (approx.)	No frontage	Not subject to D1 Geothermal Rule

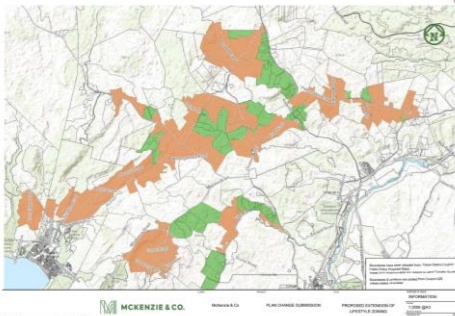
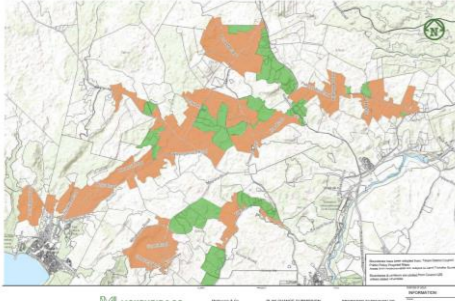
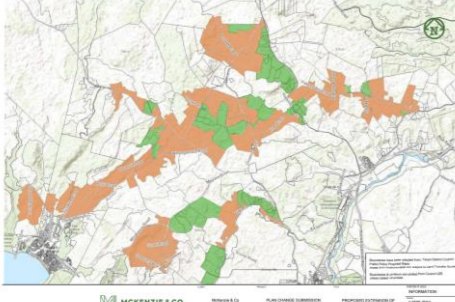
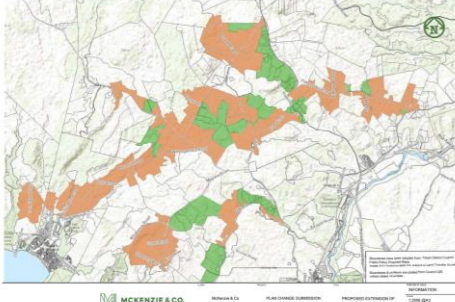


							
<p>208, 500, 526, 548, 654A and 654B Tukairangi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>654B Tukairangi Road (0.50ha) 654A Tukairangi Road (<b>34.02ha</b>) 526 Tukairangi Road (<b>105.37ha</b>) 548 Tukairangi Road (4.65ha) 500 Tukairangi Road (4.76ha) 208 Tukairangi Road (15.87ha)</p>	<p>No overlays</p>	<p>10.9km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>170 Tukairangi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>170 Tukairangi Road (21.91ha)</p>	<p>No overlays</p>	<p>7.1km (approx.)</p>	<p>No frontage</p>	<p>Is subject to D1 geothermal rule</p>
<p>28, 40, 82, 120, 160 and 166 Tukairangi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>166 Tukairangi Road (10.40ha) 160 Tukairangi Road (9.90ha) 120 Tukairangi Road (24.01ha) 82 Tukairangi Road (4.82ha) 40 Tukairangi Road (6.53ha) 28 Tukairangi Road (8.21ha)</p>	<p>No overlays</p>	<p>9.2km (approx.)</p>	<p>No frontage</p>	<p>Is subject to D1 geothermal rule</p>
<p>1160, 1162, 1172, 1182, 1218 and 1250 Mapara Road</p>	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>1160 Mapara Road (<b>40.78ha</b>) 1162 Mapara Road (<b>31.33ha</b>) 1172 Mapara Road (2.71ha) 1182 Mapara Road (<b>45.19ha</b>) 1218 Mapara Road (4.87ha) 1250 Mapara Road (1.69ha)</p>	<p>No overlays</p>	<p>12.7km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>

							
<p>1450 Mapara Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>1450 Mapara Road (303.50ha)</p>	<p>No overlays</p>	<p>11.1km (approx.)</p>	<p>No frontage</p>	<p>Is subject to D1 geothermal rule</p>
<p>521 and 561 Poihipi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>521 Poihipi Road (63.73ha) 561 Poihipi Road (13.49ha)</p>	<p>No overlays</p>	<p>5.9km (approx.)</p>	<p>No frontage</p>	<p>Is subject to D1 geothermal rule</p>
<p>1171 Poihipi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>4/1171 Poihipi Road (29.42ha)</p>	<p>No overlays</p>	<p>13.7km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>1278 Poihipi Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating steep topography Strongly vegetated</p>	<p>1278 Poihipi Road (31.37ha)</p>	<p>Significant Natural Area (SNA)</p>	<p>14.2km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>

<p>214 Whangamata Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>50.82ha</p>	<p>No overlays</p>	<p>13.1km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>102, 108 and 140 Tuhingamata Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>102 Tuhingamata Road (40.17ha) 108 Tuhingamata Road (20.91ha) 140 Tuhingamata Road (42.30ha)</p>	<p>No overlays</p>	<p>13.3km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>331 and 809 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>331 Oruanui Road (50.58ha) 809 Oruanui Road (38.85ha)</p>	<p>No overlays</p>	<p>12.2km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>269 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>269 Oruanui Road (45.66ha)</p>	<p>Significant Natural Area (SNA)</p>	<p>10.8km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>43 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>43 Oruanui Road (226.29ha)</p>	<p>No overlays</p>	<p>8.5km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>

<p>374A and 390 Oruanui Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>374A Oruanui Road (42.52ha) 390 Oruanui Road (48.74ha)</p>	<p>No overlays</p>	<p>12.9km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>254 Oruanui Road</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Mostly flat</p>	<p>7.26ha</p>	<p>No overlays</p>	<p>10.8km (approx.)</p>	<p>No frontage</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>SH1 Tokoroa 426 SH1 Tokoroa 464 SH1 Tokoroa 468 SH1 Tokoroa 501 SH1 Tokoroa 503 SH1 Tokoroa 504 SH1 Tokoroa 506A SH1 Tokoroa 506 SH1 Tokoroa 508 SH1 Tokoroa 512 SH1 Tokoroa 605 SH1 Tokoroa 607 SH1 Tokoroa 609 SH1 Tokoroa</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Mostly flat</p>	<p>503 SH1 Tokoroa (6.18ha) 501 SH1 Tokoroa (5.45ha) 464 SH1 Tokoroa (4.49ha) 426 SH1 Tokoroa (9.76ha) 468 SH1 Tokoroa (1.67ha) 504 SH1 Tokoroa (5.14ha) 506A SH1 Tokoroa (4.45ha) 506 SH1 Tokoroa (4.06ha) 508 SH1 Tokoroa (5.70ha) 512 SH1 Tokoroa (4.06ha) 605 SH1 Tokoroa (4.15ha) 607 SH1 Tokoroa (4.04ha) 609 SH1 Tokoroa (21.56ha)</p>	<p>No overlays</p>	<p>13km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>430 and 431 SH1 Tokoroa</p>	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>431 SH1 Tokoroa (4.03ha) 430 SH1 Tokoroa (4.02ha)</p>	<p>No overlays</p>	<p>12.5km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>

							
<p>429 SH1 Tokoroa</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>429 SH1 Tokoroa (4.19ha)</p>	<p>No overlays</p>	<p>12.1km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Is subject to D1 geothermal rule.</p>
<p>755 SH1 Tokoroa</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Some undulating topography</p>	<p>755 SH1 Tokoroa (50.57ha)</p>	<p>Amenity Landscape Area (ALA)</p>	<p>15.5km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Is not subject to D1 geothermal rule.</p>
<p>759 and 761 SH1 Tokoroa</p> 	<p>Part of a cluster of rural lifestyle properties.</p>	<p>Some undulating topography</p>	<p>759 SH1 Tokoroa (9.81ha) 761 SH1 Tokoroa (20.7ha)</p>	<p>Amenity Landscape Area (ALA)</p>	<p>15.6km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>SH1 Tokoroa 765 SH1 Tokoroa 831 SH1 Tokoroa 837 SH1 Tokoroa 833 SH1 Tokoroa 835 SH1 Tokoroa 849 SH1 Tokoroa 1/897 SH1 Tokoroa 2/897 SH1 Tokoroa 897 SH1 Tokoroa 917 SH1 Tokoroa</p>	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Some undulating topography</p>	<p>765 SH1 Tokoroa (23.31ha) 831 SH1 Tokoroa (5.71ha) 837 SH1 Tokoroa (46.88ha) 833 SH1 Tokoroa (4.58ha) 835 SH1 Tokoroa (4.15ha) 849 SH1 Tokoroa (24.73ha) 1/897 SH1 Tokoroa (4.49ha) 2/897 SH1 Tokoroa (12.13ha) 897 SH1 Tokoroa (4.14ha) 917 SH1 Tokoroa (4.36ha) 953 SH1 Tokoroa (4.59ha)</p>	<p>No overlays</p>	<p>15.8km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>

<p>953 SH1 Tokoroa 969 SH1 Tokoroa</p> 			<p>969 SH1 Tokoroa (5.32ha)</p>				
<p>615 SH1 Wairakei</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>4ha</p>	<p>No overlays</p>	<p>14km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>292 and 344 Palmer Hill Road</p> 	<p>No, not part of an existing cluster of smaller/lifestyle lots.</p>	<p>Mostly flat</p>	<p>344 Palmer Mill Road (189.33ha) 292 Palmer Mill Road (453.25ha)</p>	<p>No overlays</p>	<p>16.9km (approx.)</p>	<p>Frontage to a state highway</p>	<p>Not subject to D1 Geothermal Rule</p>
<p>406 SH5 Rotorua</p> 	<p>Outside of the Taupō District.</p>						