

1. ~~Good~~

Plan change 42- General Rural and Rural lifestyle Environments

I am speaking in favour of a new set of objectives policies and rules for the rural lifestyle environment including relaxation of subdivision rules.

My wife and I have lived at Bonshaw Park for the last thirty years. We have had the privilege of bringing up a family of three boys in this environment....the rural residential lifestyle has given our family the opportunity to sit astride the rural/urban divide and I commend the lifestyle enabled by the original planning involved in the creation of the Rural Lifestyle Environments.....

The points I wish to raise in support of Plan Change 42 are:

1. The continuing population growth in the Taupo region needs to be contained, as much as possible, in the existing residential and rural /residential zones....intensification by permitting subdivisions down to 2 hectares within the current Rural Lifestyle areas will provide opportunity for containing this growth in the medium term (as evidenced by the technical documents linked to Plan Change 42) and will have no adverse impacts on the "economics" of the zone although I would have thought a longer term solution would have been to permit subdivision down to 1 hectare sites in areas of lower marginal agricultural value and already provided with satisfactory infrastructure in terms of transport and proximity to services provided within the Taupo conurbation.
2. By allowing Plan Change 42, the Council will go a long way to protecting the "economic" land uses within the district by alleviating pressure for further infrastructure provisioning associated with an "ad hoc" approach to subdivision within the Rural environment.
3. Lifestyle properties have lost any reason to exist economically and should only be seen from a residential perspective.... catering to the needs of families pursuing the rural/residential dream.
4. The continued restriction on the use of fertilisers (Nitrogen based) within the Lake Taupo catchment (necessary given the inherently low soil quality...at best 2.5 to 5.0 cm of topsoil) impinges on the use of these properties for agricultural purposes.

- Plan change 42 Amendments

I have written these on the submission sheet.
have these been "considered."