

22 August 2023

Good afternoon. My name is Phillip Greaves.

I am here along with Anna Pol and Mark Westbrook to make a submission under the District Plan Change 42 for the General Rural and Lifestyle blocks in our area.

Our family home is at 398 Centennial Drive, Rotokawa.

About 6 Kilometres from the Taupo CBD, which is closer than Richmond Heights, southern suburbs and Acacia Bay.

Along with neighbours Mark, Anna and others we live along the south side of Centennial Drive. Our properties have already been identified by the Taupo District Council as being appropriate for the new zoning to be called Rural Lifestyle Environments. This being described in draft work in Hilary Samuels letter 13<sup>th</sup> May 2022 which I have provided copies.

We three applicants all comply with the conditions outlined in the letter, which suggests we may be able to subdivide down to 2 hectares.

My submission is to, where practicable, divide this land into 1 hectare blocks which is still larger than 8 of the old quarter acre town sections.

Our large blocks this close to town are a wasted resource at a time when there is such a big demand for growth in our town.

These blocks were originally cut away from Land Corp as a council initiative in the early 1970's to produce food for the region. Numerous things were tried but all failed to produce and provide a living for the owners. Now we have large lawns and raising animals to keep them tidy. Most of the blocks around us have already been divided. But to divide has been in the past a Non Compliant Activity. While reading some of the further submissions, I noticed some of the objections were based on our submissions being "inconsistent with the original submissions." My reply to this is we are constantly evolving and changing. I have enjoyed having all this space for my family but realise growth is a reality of living in Taupo.

The operators of large activities near us will have concerns about residential growth in our area but to anyone wishing to move here these activities have always been obvious. One of the biggest being Contact Energy's building Power Stations and drilling geothermal wells. They have been working well to keep the impact on us to a minimum.

Thanks to Contact Energy, we now have a town water supply to our front gate. I do not have an immediate plan of subdivision but would like to have this as an option for the future.

Thank you for your time.

13 May 2022



**GREAT LAKE TAUPŌ**  
Taupō District Council

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Dear Sir/Madam

**Subject: Draft Rural District Plan Change**

Taupō District Council is currently looking at parts of the Taupō District Plan, with the goal of making changes to ensure it is operating as efficiently as possible. As part of the review of the rural chapter we have decided to form a new environment (zone) called the Rural Lifestyle Environment. We are contacting you because your property has been identified within the draft work as being appropriate for the Rural Lifestyle Environment.

The Rural Lifestyle Environment will cover areas that are already being used for this purpose. We are proposing to allow for some additional subdivision within these areas. This will meet the demand for additional rural lifestyle blocks, while ensuring efficient use of our infrastructure and protecting the general Rural Environment from further subdivision. Our community has also provided feedback that they would like to have a second dwelling to allow for other family members to live in, to rent out or to provide for tourist accommodation.

**What might it mean for you**

We want to allow for smaller spaces of land, for lifestyle living, but also need to make sure these smaller blocks are not establishing in productive rural areas, that buildings are separated from one another and do not dominate the landscape. So, in the Rural Lifestyle Environment areas:

- You may\* be able to subdivide down to 2 hectares, if you meet requirements outlined in our plan.
- You may\* be able to build one minor (smaller) dwelling per primary household, if you meet the requirements outlined in our plan.
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\* There may be other constraints on some sites which mean subdivision, or second dwellings may not be able to occur. This could include existing geothermal rules, identified hazards or natural value overlays. We are also

Reference: A3132014

proposing it being a little more difficult to subdivide and build a second dwelling in rural lifestyle if it shares a boundary with the general rural environment.

#### **How has the draft Rural Lifestyle Environment been selected?**

Under the Resource Management Act 1991 (RMA) we can only rezone areas where there is good planning evidence that it should be another zone/environment. These reasons are usually based on things like infrastructure efficiency, surrounding land use, type of land and the natural values of the area. The criteria we have used to form the draft Rural Lifestyle Environment is:

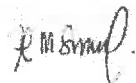
1. There is a presence or existing clusters of smaller/lifestyle lots.
2. Areas have not been selected where there are physical constraints such as topography, geography or infrastructure
3. Rural Lifestyle zoning will only be applied to lots smaller than 30ha (unless completely surrounded by smaller rural lifestyle blocks).
4. Overlays such as Outstanding Natural Landscapes will be taken into account.
5. Proximity to Taupō township.
6. Rural lifestyle zoning will not be applied where properties are accessed from State Highways.
7. Properties subject to the D1 Geothermal Rule have been excluded.

It is important to note that if your property is proposed as a new rural lifestyle zone, it does not mean you have to change the way you live on your property if you do not want to.

To read the full draft rural chapter, make a submission and view the draft rural lifestyle maps please go to <https://taupo.govt.nz/districtplanreview>. Consultation runs until 13 June 2022, and you can make a submission online.

If you have questions you can contact the team at [districtplan@taupo.govt.nz](mailto:districtplan@taupo.govt.nz) or by ringing 07 376 0899.

Kind regards



Hilary Samuel  
Senior Policy Advisor