

## Plan Change 42 General & Lifestyle Rural- Hearing Statement Submitter 41

1. My name is John Lenihan, I am a Registered Architect with a second degree in Economics and Director of RCG , who are Architects and Property Professionals.

I'm representing the Rangatira Block Group of Maori land trusts. I have been working with the Rangatira E trust for more than 10 years, and more recently with the combined group of 6 other Maori Land Trusts – Hiruharama Ponui, Rangatira Point, Rangatira 8A14A, 8A16, 8A17. With recent changes in Trustees on the Paenoa Te Akau block & issues of representation raised this week , we have removed them from this submission and I will not be speaking for Paenoa te Akau.

So the remaining Trust blocks together have over 7000 owners with land of some 1430 hectares on the Western side of Taupo in Acacia Bay to Nukuhau, forming what we describe as the Rangatira Blocks.

The 5 Trusts who have made a joint submission on this plan change, have aspirations for high quality development on the Rangatira Blocks that allows owners to realise benefits from their land while contributing to and complementing the adjacent urban fabric of Taupo township.

2. Masterplans signaling the Rangatira Block owners aspirations have been tabled to Council for 2 years now and discussions held regarding plan changes & structure planning to re-zone land and provide infrastructure. 2 of the 6 blocks are not identified in Councils TD2050 Growth Strategy for future development, being the Rangatira Point and Hiruharama Ponui blocks. We had been led to believe that there would be opportunity for rezoning in this batch of plan changes. We had identified Rural Lifestyle type zoning for the Rangatira Point and Hiruharama Ponui blocks in the masterplans. The submission seeks that those blocks be re-zoned as Rural Lifestyle.
3. PC 42 is premised and relies on TD 2050 (2018), which as we tabled at the Plan Change 38 Hearing last week, is a low growth strategy based on outdated population projections. The TD2050 Growth Strategy is referred to in PC38 as how Urban Form & Development is to be identified as well as green field development and for the protection of rural areas.
4. The PC 42 Rural Environment Chapter itself does not make reference to TD2050. However it is a key premise to the section 32 report in the

Introduction , the Statutory Planning Context (Page 18) , the Operative plan Approach (Page 22), and the Technical Reports, in particular the Economic Assessment by Property Economics (2019).

5. Property Economics Economic Assessment Report (2019) is summarised in s32 Evaluation report Page 26 “that the district has more than sufficient capacity for housing growth over the next 30 years” and “It was concluded that growth scenarios A & B would over-provide lifestyle development” and “that Council do not develop a policy framework that fuels rural lifestyle growth through provision of additional lifestyle capacity.”

We tabled in the PC38 hearing the TD2050 and Property Economics projections are flawed and Councils own more recent projections from Infometrics that inform the Draft Housing Strategy 2023, show population growth exceeding TD2050 estimates by 8,000 residents and 2000 resident households by 2038. We also note this does not allow for secondary homes & part-time resident populations.

6. Councils Evaluation of Objective 3b.2.6 Impacts on Infrastructure refers to the TD2050 Growth Strategy and that the identified land in the PC for re-zoning as Rural Lifestyle will provide sufficient land to meet demand.
7. This brings us to the criteria set by Council to identify land for re-zoning.

Council used the following 7 criteria to re-Zone existing rural areas for rural lifestyle. We believe that the Rangatira Point and Hiruharama Ponui land meets that criteria but were not included and we were not consulted of this despite our aspirations being very clear to Council.

1. There is a presence of existing clusters of smaller/lifestyle lots.
  - Hiruharama Ponui has a subdivided Parawera Drive subdivision in Op DP Rural Environment  
Is directly adjacent to the Op DP Residential & Low Density Residential Environments of Acacia Bay.  
20 x 4000sqm sites along the north boundary  
With access from Blueridge Drive, Wakeman Rd, and Acacia Bay Rd
  - Rangatira Point is adjacent to the Whakamoenga Point Subdivision (SNA)  
50 houses with average 1500sqm lots clustered within 25 hectares, and a residual 250 hectares remains as rural.

2. Areas have not been selected where there are physical constraints such as topography, geography or infrastructure
  - Hiruharama Ponui and Rangatira Point have the same topography & geography as adjacent Environment zones of Acacia Bay.
  - Reticulated Wastewater runs along Acacia bay Rd to service Whakamoenga Point
  - Reticulated Town water supply runs to Parawera Drive, to end of Blueridge Drive
3. Rural Lifestyle zoning will only be applied to lots smaller than **30ha** (unless completely surrounded by smaller rural lifestyle blocks).
  - Both sites are above 30 hectares but are surrounded by smaller residential blocks.
4. Overlays such as Outstanding Natural Landscapes will be taken into account.
  - Hiruharama Ponui has no Outstanding Landscape Area, nor Significant Natural Areas
  - Rangatira Point has a OLA as does the Whakamoenga Point development
5. Proximity to Taupō township.
  - The closest area to Taupo than any other sites mapped in the Plan Change
6. Rural lifestyle zoning will not be applied where properties are accessed from State Highways.
  - Neither site is on State Highways
7. Properties subject to the D1 Geothermal Rule have been excluded.
  - Neither site is subject to this rule

On the above basis these 2 sites appear to qualify, but were left out with no satisfactory or substantive explanation of why.

This is what we mean in our submission in regard to being relegated into rural zoning and having to fund a structure plan and plan change, while approximately 400 other non-Maori landowners are given the opportunity of a public plan change re-zone .

Opening the door to these Maori Land trusts does not mean opening the door to every rural landowner.

Under the proposed density rule of 1 dwelling per 2 hectares, Hiruharama Ponui has approximately 300 hectares, so at most 150 lots could be created as a controlled activity if it was re-zoned RLE, under the General Rural zone it can be subdivided into 30 lots (1 per 10h) as a controlled activity

Rangatira Point because of the Outstanding Landscape Area has a minimum lot size of 1 per 10 hectares under the proposed rule.

Rangatira Point has approximately 100 hectares so would only yield 10 lots due to the OLA overlay to avoid being non-complying, regardless of general or lifestyle rural zoning. The activity status seems unduly harsh particularly when consideration is given to how much Maori land in the district has been burdened with OLA.

### **Request to Commissioners**

1. Given the lack of resources available to the Rangatira Point and Hiruharama Ponui Trust it seems unreasonable to expect them to have prepared substantial evidence from expert consultants to submit on this plan change, when the issues in dispute are of such a strategic and over-arching nature .
2. We would ask the commissioners to direct Council to reconsider the re-zoning of these two blocks as Rural Lifestyle.
3. We would also ask that Council reconsider the growth provisions generally in relation to the Rural Lifestyle Environment and reconsider the criteria for sites selected for re-zoning, in particular consideration of Maori multiple owned land within the Taupo surrounds considered in this Plan Change

Hiruharama Point Block 314 hectares (Forestry covers approx 200 hectares)



Rangatira Point 113 hectares (18.75 hc 20yr lease for walking track to TDC)

