

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of Proposed Change 42 to the Taupo District Plan

**STATEMENT OF EVIDENCE OF JOANNE LEWIS
ON BEHALF OF JOHN OLSEN
August 2023**

Introduction

1. My name is Joanne Patricia Lewis, and I am a resource management consultant resident and practising predominantly in Taupo for almost 40 years. From Massey University I hold a Bachelor of Regional Planning (with First Class Honours), a Master of Philosophy (Regional Planning), and a Postgraduate Diploma in Social Sciences. I have been a full member of the New Zealand Planning Institute since 1988 from which time, up until 1995, I held the position of District Planner at Taupo District Council. Since 1995 I have been in private practice, and in this capacity, I have been involved in a wide range of resource management matters and have also taught resource management part-time at Massey University (in the Department of Finance, Banking, and Property).
2. In my roles as a local authority planner and then a consultant planner I have had extensive experience in a wide range of resource management matters throughout the Taupo District (including for rural, commercial, industrial, residential, and accommodation projects). Accordingly, I am very familiar with the Taupo District Plan (TDP) and its evolution.

Code of Conduct

3. I have read and am familiar with the Code of Conduct for Expert Witnesses in section 9 of the Environment Court Practice Note (2023). I have complied with and will follow the Code when presenting evidence. I also confirm that the matters addressed in this Statement of Evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Scope of Evidence

4. This statement relates to a submission by Mr John Olsen (submitter #60) on Proposed Plan Change 42 (PC42), "General Rural and Rural Lifestyle Environments". The evidence is concerned with the issue of whether the Rural Lifestyle Environment (RLE) or the General Rural Environment (GRE) is the appropriate zoning to apply to Mr Olsen's land at 14 King Road.

Olsen Submission

5. The Olsen submission seeks application of the RLE to a 23.2ha property at 14 King Road, instead of the GRE as proposed in notified PC42. The submission also supports the PC42 proposal for the adjoining 6.8ha property at 898 Mapara Road to be zoned RLE.

6. Late in 2022 Mr Olsen sought resource management advice from me about how proposed PC42 would affect land that he owned at 14 King Road and 898 Mapara Road. A copy of my letter to Mr Olsen (dated 7th December 2022) was included with the Olsen submission. That letter is attached as **Appendix 1**, and forms part of this evidence.
7. For context, **Appendix 2** is an annotated excerpt of the interactive map made available by TDC for the PC42 process. The excerpt is in the locality of Mr Olsen's properties at 14 King Road and 898 Mapara Road, and shows the properties which PC42 proposed be zoned RLE (in brown) and GRE (in white).

Background

8. My December 2022 letter to Mr Olsen provides the background to Mr Olsen's submission, an overview of the properties at 14 King Road and 898 Mapara Road, and how they are addressed in PC42.
9. The letter also explains how PC42 proposes to remove both the "Rural Environment" and "Mapara Valley Structure Plan" provisions from the operative Taupo District Plan (TDP), and to apply instead either a RLE zoning or a GRE zoning to rural properties.
10. The PC42 process (including during consultation with property-owners) was clear that the new RLE zoning would be applied in accordance with a set of seven criteria. The criteria are set out on page 4 of my December 2022 letter (which concludes that the Olsen property at 14 King Road meets all of the criteria).

s42a report recommendation

11. Section 5.7 of the s42a report ("Extents of RLE and GRE") considers submissions like Mr Olsen's (ie submissions that request that a parcel of land be zoned RLE instead of GRE).
12. Paragraph 88 of the s42a report sets out the criteria for the RLE zoning and proposes that submissions in relation to only two parcels of land be accepted and recommends those two properties be rezoned RLE instead of GRE. It explains "*These are submitter 11 and 61 and this is due to these properties meeting the RLE criteria listed below*".
13. There is no specific discussion about Mr Olsen's submission, but the table at Appendix 2 of the s42a report recommends that the submission be rejected because "*This is a parent block of a cluster development with a consent notice that this block would remain as a single title*". While I agree that is an accurate statement, it does not explain why the GRE should be applied (as proposed in the notified PC42) rather than the RLE (as requested by Mr Olsen).

14. In relation to the 23.2 ha property at 14 King Road, both the GRE and RLE zones would enable subdivision there with the certainty of controlled activity status (Rule 4b.5.1i and 4b.5.2i respectively). Given that the land must be zoned either GRE or RLE (as there is no option to retain the existing zoning), in my assessment the fact that there is a Consent Notice precluding future subdivision of the property does not mean that one zoning is any more appropriate than the other.

Issue of appropriate zoning

15. I consider that the resource management issue to be determined in relation to the Olsen submission is whether the appropriate zoning for the King Road property is GRE or RLE.

16. In my view the appropriate zoning for the property at 14 King Road is the RLE zoning for the following two reasons:

- The TDC's set of seven criteria for the RLE zoning are entirely met in the case of the property at 14 King Road as I explained in my December 2022 letter to Mr Olsen:

"Based on that criteria John, it appears to me that your land at 14 King Road also has the attributes that demonstrate that there is "good planning evidence" to support a Rural Lifestyle zoning. That is because:

- *it is in an area already characterised by "existing clusters of smaller/lifestyle lots";*
 - *physical site constraints of the type referred (ie which would preclude further subdivision) are not present;*
 - *the property (at 23.227ha) is less than 30ha in area;*
 - *the site is not affected by any TDP natural values overlay;*
 - *the site is in close proximity to Taupo township;*
 - *the site is not accessed from a state highway;*
 - *the site is not subject to the "Geothermal Rule overlay referred to".*
- Zoning the 14 King Road property RLE would facilitate subdivision of the adjoining property at 898 Mapara Road (which PC42 proposes is zoned RLE), by providing greater flexibility in terms of lot sizes and layout (in relation to the physical characteristics of that property). As a result, I consider that one of the stated purposes of the RLE zoning, ie Objective 3b.4 (*"Rural lifestyle activities within identified areas are consolidated to encourage more efficient use of the rural land resource and avoid the fragmentation of land in the General Rural Environment."*) would be better advanced if the King Road property was zoned RLE.

Conclusion

17. This evidence has considered the issue of the appropriate zoning for the property at 14 King Road. For the reasons set out in paragraph 16, I support the submission by Mr John Olsen that the property at 14 King Road be zoned RLE through PC42 (and not GRE as notified).

Joanne Lewis

9th August 2023

APPENDIX 1

7th December 2022
John Olsen, 898 Mapara Rd, TAUPO

Lewis Consultancy Limited
Planning & Resource Management
P O Box 1563, Taupo 3351
Phone: 07 3782416 / 0274460386

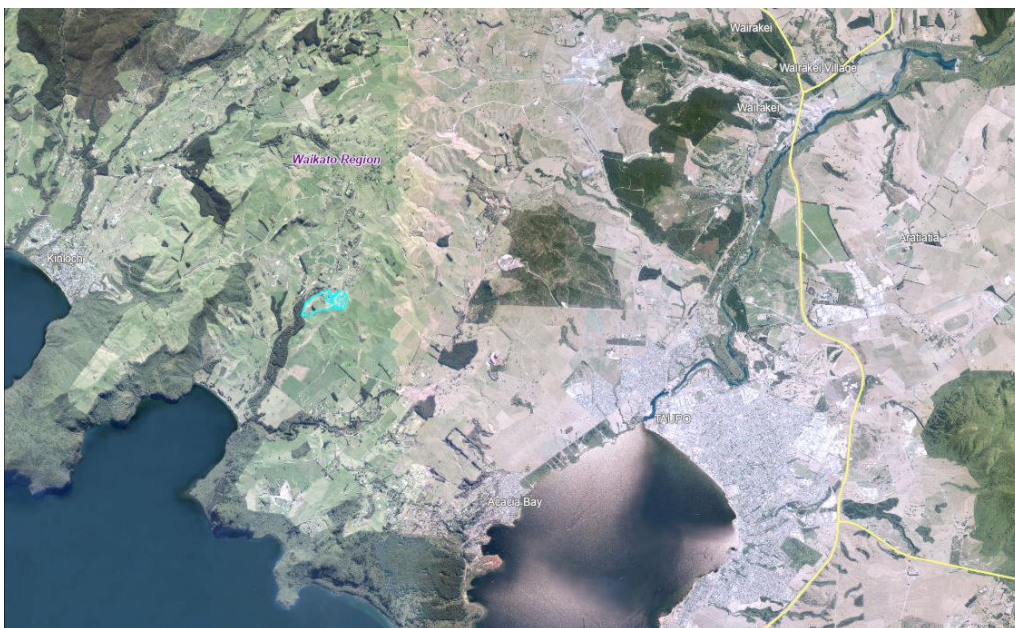
Dear John,

14 KING ROAD AND 898 MAPARA ROAD, TAUPO – PROPOSED TAUPO DISTRICT PLAN CHANGE 42

You have requested planning advice about your properties at 14 King Road and 898 Mapara Road, in relation to a recently notified change to the Taupo District Plan (TDP) which seeks to rezone land in the rural areas of Taupo.

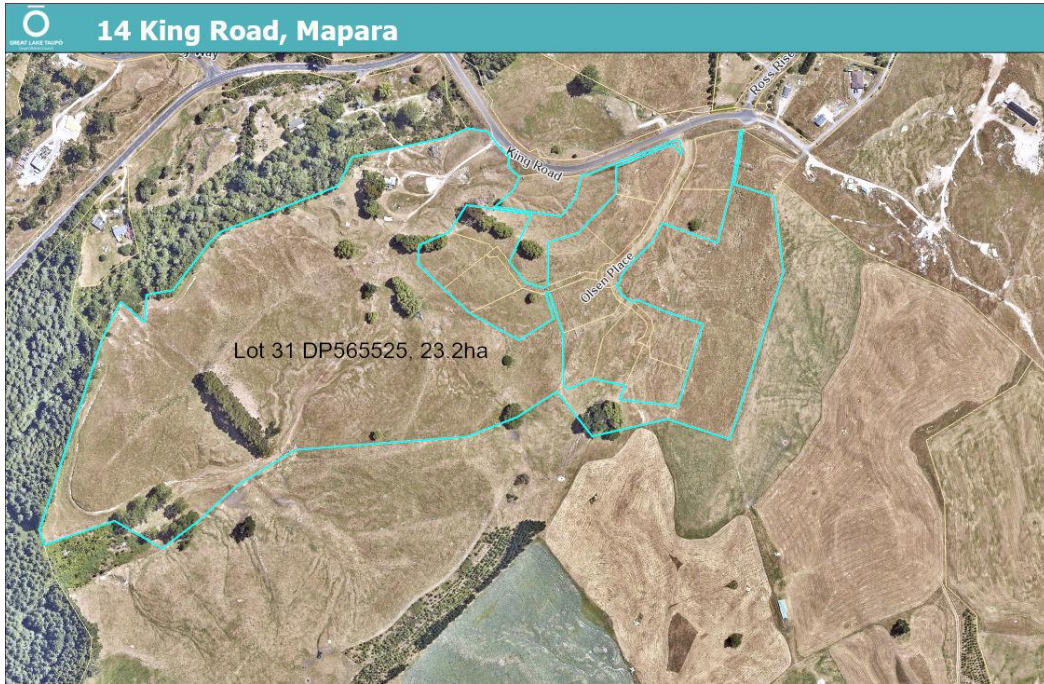
1 BACKGROUND – 14 KING ROAD

Your land at 14 King Road is a 23.2277ha rural property (identified in teal below) and is located between Acacia Bay and Kinloch. This is known as “Mapara” and is characterised by pockets of rural lifestyle blocks set within rolling farmland.



The land is Lot 31 DP 565525. A copy of the certificate of Title is at Appendix 1a.

The property (teal in the aerial image below), is an irregularly shaped parcel of land which surrounds a cluster of 16 smallholdings (each about 0.4ha in size) accessed from Olsen Place. This cluster development is a recently completed staged subdivision which was authorised by subdivision consent RM180029B (copy at Appendix 2). As shown on the consented plans in the subdivision consent document, the development works included extensive areas of indigenous planting, and provision of a shared walkway around the perimeter of the cluster of small-holdings.



Lot 31 is, in effect, the balance land which provides an amenity buffer area for the smallholdings, consistent with the principles of the Mapara Valley Structure Plan provisions of the TDP. In order to secure that purpose, clause (b) of a Consent Notice registered on the title of Lot 31 (copy at Appendix 1b) states that *“No further subdivision of this allotment is permitted”*. The consent notice (clauses e and h) also ensures protection in perpetuity of the revegetation areas on Lot 31, and that they cannot be developed with buildings or structures. Although the eastern part of Lot 31 serves a buffer and amenity function for the cluster of rural smallholdings there, the western balance of the 23.2ha block is farmland (with a woolshed located on it, but no dwelling).

John, you also own the adjoining 6.8h parcel of land to the northwest at 898 Mapara Road, shown in the image below. I note that it is relatively long narrow parcel of land with a lengthy west boundary to Mapara Road, and an ever more lengthy southeast boundary shared with your 14 King Road property.



2 PROPOSED PLAN CHANGE TO THE TAUPO DISTRICT PLAN

Taupo District Council (TDC) has notified Plan Change 42 (PC42) to the TDP. The closing date for submissions is 9th December 2022.

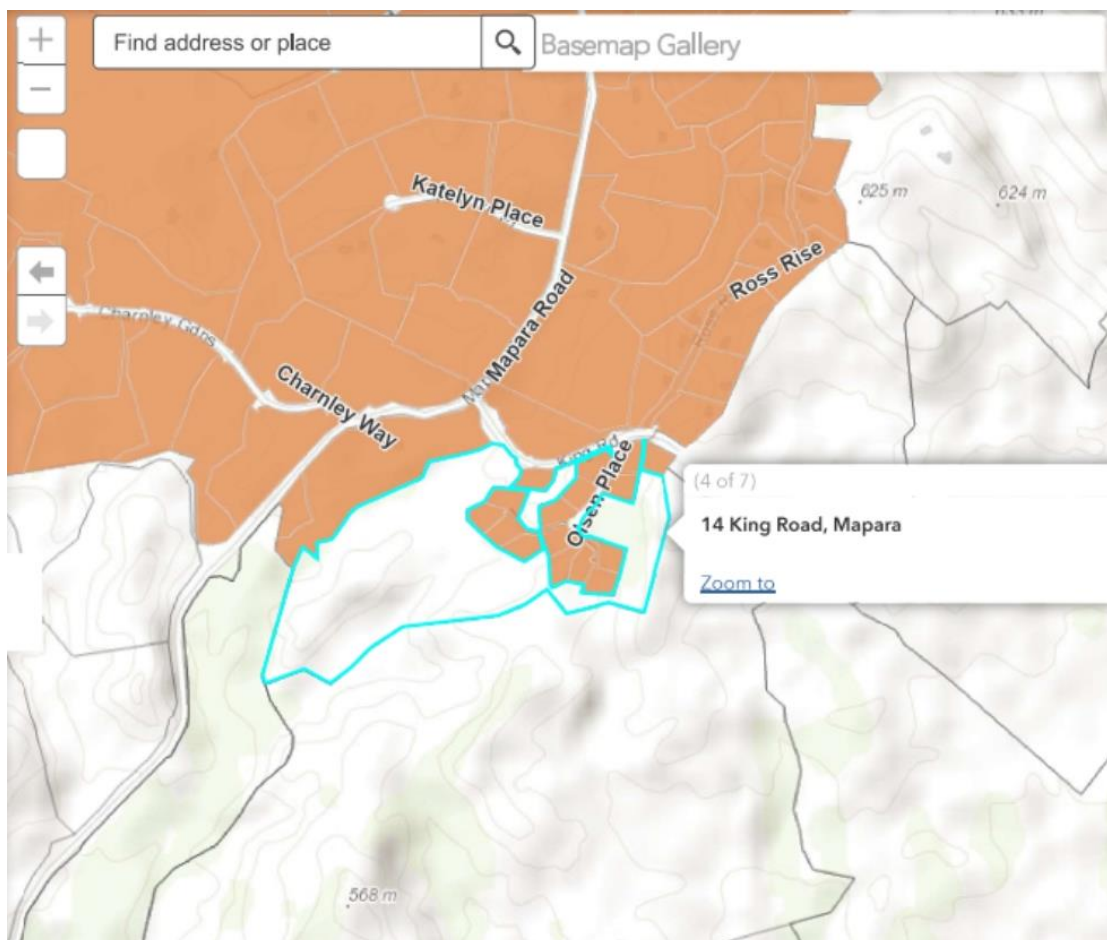
I do not intend to summarise PC42, but to note that in relation to your properties (at 898 Mapara Road and 14 King Road) it proposes that:

- The Mapara Valley zones and associated structure plan provisions are to be completely removed from the TDP;
- Land in the rural areas, currently zoned “Rural” in the operative TDP, are instead proposed to be zoned either “General Rural” or “Rural Lifestyle”;
- New TDP provisions (including objectives and policies, rules and standards) are introduced for the new rural zones;
- New TDP maps show the areas proposed to be zoned “Rural Lifestyle” and “General Rural”.

I note that in terms of future subdivision, the general difference between the two PC42 rural zones are:

- in the General Rural zone subdivision into lots less than 10ha is not provided for;
- in the Rural Lifestyle zone subdivision into lots of 2ha or larger is provided for (except that if the new lots adjoin land that is zoned General Rural, they are to be at least 4ha in area).

An excerpt from the PC42 zoning map is below – the orange areas are land parcels proposed to be zoned “Rural Lifestyle”, and the unshaded areas “General Rural”.



As you will see:

- your 6.8ha property at 898 Mapara Road is proposed to be zoned “Rural Lifestyle”;
- your 23.2ha property at 14 King Road is proposed to be zoned “General Rural” (as are larger landholdings to the immediate south and southwest).

John, it surprises me that your land at 14 King Road was not proposed to be rezoned “Rural Lifestyle” in PC42. That is because, without exception, it appears to meet the seven criteria that Council explained (in its May 2022 consultation information) that it used to identify areas suitable for the “Rural Lifestyle” zoning. A copy of that information is at Appendix 3. Specifically it includes the following information:

“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.”

Based on that criteria John, it appears to me that your land at 14 King Road also has the attributes that demonstrate that there is “good planning evidence” to support a Rural Lifestyle zoning. That is because:

- it is in an area already characterised by “*existing clusters of smaller/lifestyle lots*”;
- physical site constraints of the type referred (ie which would preclude further subdivision) are not present;
- the property (at 23.227ha) is less than 30ha in area;
- the site is not affected by any TDP natural values overlay;
- the site is in close proximity to Taupo township;
- the site is not accessed from a state highway;
- the site is not subject to the “Geothermal Rule overlay referred to).

3 PROPOSED SUBMISSION ON PLAN CHANGE 42

Based on the above circumstances, I recommend that a submission is made to PC42:

- requesting that your property at 14 King Road is zoned “Rural Lifestyle” (not “General Rural”);
- supporting the rezoning of your property at 898 Mapara Road to “Rural Lifestyle”.

I acknowledge that a consent notice is currently registered on the title of the 14 King Road property, and that (as is the case now) any future subdivision proposal for the land will need to address that. Section 221 of the Resource Management Act 1991 is the statutory framework for such a request (which is processed as if it was an application for a resource consent, and including all the resource consent processes around considering affected persons and notification, consideration of effects, and relevant district plan provisions).

Of course rezoning of the King Road as suggested would not, and could not, pre-determine the outcome of a future s221 application. I would comment, however, that on the face of it there seems to be a reasonable prospect that further subdivision of the western part of Lot 31 (ie in accordance with the PC42 Rural Lifestyle zone provisions) could be designed such that a vegetated buffer around the cluster lots in the east is strengthened (including with additional areas of revegetation), so that the integrity of a cluster of rural smallholdings with an amenity buffer around it was maintained. Those are the circumstances that, in my view would need to be established as part of a s221 application to amend the consent notice.

I would also comment that Council is purposefully abandoning the TDP Mapara Valley Structure Plan provisions and replacing them with this new rural policy framework, and that landowners (particularly where land meets the stated criteria for rezoning) should have the opportunity to be part of implementing that new policy framework. That is, after all, how changing land use policy is given effect to over time.

In the case of the 6.8ha property at 898 Mapara Road which is proposed to be rezoned "Rural Lifestyle", the size of that property and the proposed minimum 4ha rule for lots adjoining land zoned "General Rural" would significantly limit subdivision of it. The rezoning of 14 King Road to "Rural Lifestyle", however, would facilitate subdivision of the property at 898 Mapara Road even if a s221 application to vary the Consent Notice on 14 King Road is unsuccessful. In that way, one of the stated purposes of the "Rural Lifestyle" zoning (ie to consolidate rural lifestyle activities in identified areas to encourage more efficient use of the land resource) would be better advanced.

For these reasons, from a resource management perspective, I would support a submission requesting that your property at 14 King Road (being Lot 31 DP 565525) is zoned "Rural Lifestyle" through the current PC42 process.

I suggest that you include this letter with your formal submission to Council.

Yours faithfully

LEWIS CONSULTANCY LIMITED



Joanne Lewis

APPENDICES

Appendix 1: 14 King Road Land Title and Consent Notice

Appendix 2: Subdivision Consent RM180029B

Appendix 3: Draft Rural Plan Change consultation email (TDC 13/5/22)



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1010237**
Land Registration District **South Auckland**
Date Issued 11 November 2021

Prior References

936272 936273

Estate Fee Simple
Area 23.2277 hectares more or less
Legal Description Lot 31 Deposited Plan 565525
Registered Owners
John Sidney Olsen

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 168A Coal Mines Act 1925

H760417 Land Improvement Agreement by Waikato Valley Authority pursuant to Soil Conservation and Rivers Control Act 1941 - 4.11.1987 at 1.30 pm

H964284.6 Mortgage to The National Bank of New Zealand Limited - 11.7.1990 at 12.06 pm (Affects part formerly Lot 32 DP 547857)

B053539 Variation of Mortgage H964284.6 - 18.11.1991 at 1.45 pm

B165330 Variation of Mortgage H964284.6 - 11.10.1993 at 11.26 am

Appurtenant hereto is a right of way and a right to convey water created by Easement Instrument 7884540.2 - 22.7.2008 at 9:00 am

Some of the easements created by Easement Instrument 7884540.2 are subject to Section 243 (a) Resource Management Act 1991 (See DP 397233)

8255879.1 Variation of Mortgage H964284.6 - 1.9.2009 at 9:01 am

Land Covenant in Covenant Instrument 11661172.4 - 4.3.2020 at 12:20 pm

Appurtenant to part formerly Lot 32 DP 547857 is a right convey electricity created by Easement Instrument 11751660.4 - 31.7.2020 at 4:54 pm

The easements created by Easement Instrument 11751660.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked BC, BD, BK, BL, BM, BN, AD, CB & CC on DP 565525 created by Easement Instrument 12243593.8 - 11.11.2021 at 1:39 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 12243593.8 - 11.11.2021 at 1:39 pm

The easements created by Easement Instrument 12243593.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part marked M & N, right to convey electricity and telecommunications over part marked I all on DP 565525 created by Easement Instrument 12243593.9 - 11.11.2021 at 1:39 pm

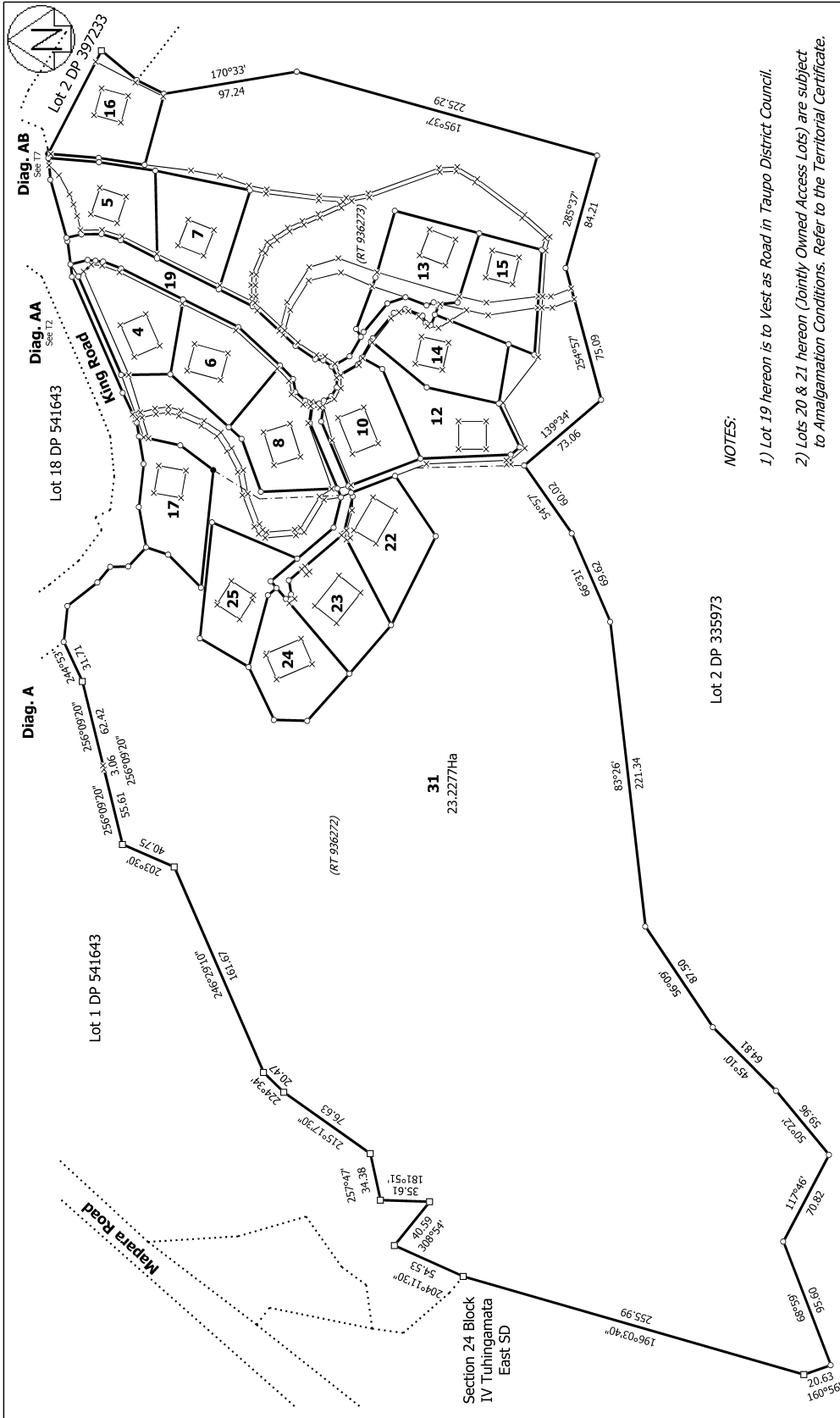
Appurtenant hereto is a right to drain water created by Easement Instrument 12243593.9 - 11.11.2021 at 1:39 pm

The easements created by Easement Instrument 12243593.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a pedestrian right of way over part marked A, I, M, AA, AC, AD, AE & BK on DP 565525 created by Easement
Instrument 12243593.10 - 11.11.2021 at 1:39 pm

Appurtenant hereto is a pedestrian right of way created by Easement Instrument 12243593.10 - 11.11.2021 at 1:39 pm
Subject to a right (in gross) to drain water over part marked L, M, N & BM on DP 565525 in favour of Taupo District
Council created by Easement Instrument 12243593.11 - 11.11.2021 at 1:39 pm

12243593.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.11.2021 at 1:39 pm

Land Covenant in Covenant Instrument 12243593.16 - 11.11.2021 at 1:39 pm



NOTES:

- 1) Lot 19 hereon is to Vest as Road in Taupo District Council.
- 2) Lots 20 & 21 hereon (Jointly Owned Access Lots) are subject to Amalgamation Conditions. Refer to the Territorial Certificate.
- 3) Lots 4-8, 10, 12-17, 22-25 & 31 hereon are subject to Consent Notice(s).

Land District: South Auckland Digitally Generated Plan Generated on: 23/11/2021 4:53pm Page 7 of 20	Lots 4 - 8, 10, 12 - 17, 19 - 25 & 31 Being a Subdivision of Lots 32 & 33 DP 547857	Surveyor: Brian Patrick Curtis Firm: Geoworks Limited	Title Plan LT 565525 Approved on: 23/11/2021 T 1/14
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GREAT LAKE TAUPŌ
Taupō District Council

In the Matter of the Resource Management Act
1991

And

In the Matter of Resource Consent
RM180029B – Stage 2 and 3

CONSENT NOTICE

Pursuant to Section 221 of the Resource Management Act 1991

To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that Lots 31 DP 565525 being a subdivision of Lot 32 & 33 DP 547857 is subject to conditions in relation to a subdivision consent as follows:

Conditions

- (a) Minimum Building Setback - Dwelling - 10m from all boundaries.
- (b) No further subdivision of this allotment is permitted.
- (c) Minimum Building Setback - Rural Structures - 10m front setback, 5m all other boundaries
- (d) The colour schemes of all new buildings (except for water tanks) shall be from the A & B groups of the British Standard 5252 colour chart with reflectivity levels less than 30%.
- (e) The vegetation established on Lot 31 as detailed in the approved Planting Plan referenced 'Whakaipo Park - Planting Plan' required by subdivision consent RM180029B shall be maintained in perpetuity, with replacement planting as necessary.
- (f) All wastewater systems must comply with the Waikato Regional Council nitrogen discharge consent conditions and evidence of this shall be submitted with the building consent application for a dwelling.
- (g) The bore water supply is not a registered public water supply and shall not be used for potable water supply purposes. Roof water supply or alternative potable water supplies shall be utilised for drinking water and food preparation.

(h) That those parts of Lot 31 identified as "revegetation areas" on 'Stage 2 Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020' and 'Stage 3 Scheme Plan Drawing No 18022-S-223 Rev B dated September 2020' shall not be developed with any buildings or structures (apart from fencing).

(i) That no landline connection is provided.

AND THAT you are hereby requested to register the same pursuant to section 221 of the Resource Management Act 1991.

DATED this 2nd day of November 2021

SIGNED for and on behalf of
THE TAUPO DISTRICT COUNCIL
by way of delegated authority to the
Resource Consents Manager: Policy &
Strategy pursuant to Section 34 of the
Resource Management Act 1991.



Heather Williams
Authorised Officer



GREAT LAKE TAUPŌ

Taupō District Council

**RESOURCE CONSENT RM180029B
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991**

Reference:	RM180029B
Consent Type & Activity Status:	Change of Conditions to Subdivision Consent RM180029A
Taupō District Plan Environment:	Mapara Valley Forest Cluster Neighbourhood
Consent Holder:	J S OLSEN
Consented Activity:	To change conditions of Subdivision Consent RM180029A in relation to new fault line information for an amended subdivision layout including two additional two cluster lots, associated revegetation areas, earthworks, building platform construction, and servicing arrangements including an additional stage.
Location:	14 King Road, Mapara
Legal Description & Title:	Lots 32 & 33 DP 547857 contained within Record of Titles 936272 & 936273
Consent Grant Date:	23 December 2020
Lapse Date:	Five years after the original date of consent grant (being 31 October 2023) unless it is given effect to before the end of that period, or upon application made prior to the expiry of that period, the Council fixes a longer period.
Notification:	A notification decision was made on this application as required by Sections 95A-E of the Act. Public notification was not required. Limited notification was not required as there are no affected persons. The application therefore proceeded as non-notified.
Decision:	The change of conditions to Subdivision Consent RM180029A is <u>granted</u> pursuant to Sections 104 and 127 of the Act and subject to the following revised conditions imposed under Section 108 of the Act.

This consent decision has been considered and its issue authorised by Taupō District Council's Consents and Regulatory Manager under delegated authority pursuant to Section 34 of the Act.

General Condition

- 1 The activity shall be undertaken in accordance with:
- The application prepared by Geoworks Limited and received by Taupō District Council on 11 June 2018 and the change of conditions application prepared by Geoworks Limited and received by Taupō District Council on 6 November 2019, and the change of conditions application prepared by Lewis Consultancy Limited and received by Taupo District Council on 16 November 2020.
 - The further information provided by Geoworks Limited and received on 3 and 9 September and 1 October 2018 and the further information provided by Geoworks Limited and received on 17 February 2020 and further information provided by Todd Land Development Consultancy (TLDC) on 7 and 11 December 2020.
 - The plans prepared by Geoworks Limited, dated February 2020, referenced:
 - Stage 1 – Drawing No 17-522-SC-101 Rev J
 - Stage 1b – Drawing No 17-522-SC-201 Rev M

The plans prepared by TLDC dated September 2020, referenced:

- Stage 2 – Scheme Plan – Drawing No NZ18022-S-222 Rev B
- Stage 3 – Scheme Plan – Drawing NZ18022-S-223 Rev B
- Overall Scheme Dimensions Plan (building platform locations), Drawing No NZ18022-S-223 Rev B

and stamped 'Approved Consent RM180029B' following the grant of this consent.

Plan set titled 'Proposed Earthworks, Roding and Services Drawings' submitted with the application with any subsequent revisions following detailed design.

Staging Condition

- 2 The subdivision shall be carried out over three sequential Stages (Stage 1, 1b, 2 and 3) as follows:

STAGE 1 (completed)	
Lot No	Area
1	7.3ha
18	2.4ha
30	29.8ha [balance lot]
STAGE 1b (completed)	
Lot No	Area
32	20.29ha
33	10ha
STAGE 2	
Lot No	Area
4	4000m ²
5	4000m ²
6	4000m ²
7	4000m ²
8	4000m ²
10	4000m ²
12	4000m ²
13	4000m ²
14	4000m ²
15	4000m ²
16	4000m ²
17	4000m ²
19	4308m ² [road]
20	816m ² [access lot]
31	24.48ha [residual lot]

STAGE 3	
<u>21</u>	<u>1342m²</u>
<u>22</u>	<u>4000m²</u>
<u>23</u>	<u>4000m²</u>
<u>24</u>	<u>4000m²</u>
<u>25</u>	<u>4000m²</u>
<u>31 (Pt)</u>	<u>22.79ha [balance lot]</u>

Engineering Conditions – Stage 1 [NB – Stage 1 is completed]

- 3 The consent holder shall ensure that Lot 1 existing vehicle crossing is repaired i.e. pothole filled and sealed.
- 4 The consent holder shall provide metered rural water supply connections for Lots 1, 18 and 30 to the Taupō District Council Whakaroa rural water scheme. These connections shall have back-flow prevention installed and shall each be flow-restricted. The meter positions shall be at an accessible location for meter reading and shall be agreed with Taupō District Council prior to installation. The existing Taupō District Council water connections between the lots shall be permanently removed. Water storage tanks shall be installed on each lot with a minimum storage capacity of 5m³. Any easements necessary shall be granted.
- 5 The consent holder shall ensure that independent low voltage electricity connection points are provided to each lot and grant such easements as may be necessary.
- 7 The consent holder shall ensure that for Lot 18 a building platform of a minimum of 400m² in area located within the identified building platform shown on approved plan *Stage 1 – Drawing No 17-522-SC-101 Rev J* shall be formed and certified as meeting the ‘good ground’ conditions of NZS 3604:2011. This certified area shall be surveyed as to position and recorded on a plan for a consent notice. The consent notice shall require that specific foundation design checks be undertaken for any proposed buildings outside the certified areas.
- 8 The consent holder shall ensure that all works comply with the Taupō District Council’s Code of Practice for Development of Land (September 2009).

Engineering Condition – Stage 1b [Completed]

- 8a The consent holder shall provide independent metered rural water supply connections for Lots 32 and 33 to the Taupō District Council Whakaroa rural water scheme. These connections shall have back-flow prevention installed and shall each be flow-restricted. The Lot 33 connection shall be 1.2 litres / minute, with Lot 32 getting the balance water entitlement of 2.13 litres / minute. The meter positions shall be at an accessible location for meter reading and shall be agreed with Taupō District Council prior to installation. The existing Taupō District Council water connections between the lots shall be permanently removed. Any easements necessary shall be granted. The consent holder shall ensure that water storage tanks shall be installed on Lots 32 and 33 with a minimum storage capacity of 5m³.

Engineering Conditions – Stages 2 and 3

- 9 The consent holder shall form Lot 19 and vest as a low density standard public roadway. These works shall be undertaken to the satisfaction of the Taupō District Council Development Engineer. [Stage 2]
- 10 The consent holder shall form and seal the Lot 17 entrance onto King Road in accordance with the Rural Light Vehicle Entry (Plan 10) standard of the Taupō District Council Code of Practice for the Development of Land (September 2009). [Stage 2]
- 11 The consent holder shall ensure that the Right of Way carriageway on Lot 20 [Stage 2] and Lot 21 [Stage 3] is formed and permanently surfaced to a low density residential standard with a width of 4 metres.

- 12 The consent holder shall ensure that individual electricity connection points for Lots 4 –8, 10, and 12 – 17 [Stage 2] and Lots 22 -25 [Stage 3] are provided and any easements as may be necessary over services be granted to provide legal access to the networks for each lot.
- 13 The consent holder shall provide independent metered rural water supply connection for Lot 16 [Stage 2] to the Taupō District Council Whakaroa rural water scheme. This connection shall have back-flow prevention installed and shall be flow-restricted. The Lot 16 connection shall be assigned the original Stage 1b Lot 33 entitlement of 1.2 litres / minute. The Lot 31 connection shall be assigned the original Stage 1b Lot 32 entitlements of 2.13 l/minute. The meter positions shall be at an accessible location for meter reading and shall be agreed with Taupō District Council prior to installation. The existing Taupō District Council water connections shall be permanently removed. Any easements necessary shall be granted. The consent holder shall ensure that a water storage tank shall be installed on Lot 16 with a minimum storage capacity of 5m³.
- 14 The consent holder shall ensure that any private non-potable water supply created shall be contained within lot boundaries (Lots 4 – 8, 10, and 12-17 and 31 [Stage 2] and Lots 22 – 25 and 31[Stage 3]). If a pipe crossing point is created a legal Licence to Occupy Road Reserve must be granted by Taupō District Council at the time of vesting. It shall be the consent holders obligation to arrange this licence approval.
- 15 The consent holder shall ensure that for any modifications or diversions of existing stormwater flows off King Road and Ross Rise required to divert flow away from the proposed lots, that the design of such works must be approved in advance by the Taupō District Council Development Engineer. In this situation, the stormwater system on King Road shall be substantially upgraded with attenuation and diversion measures as necessary to ensure that no damage occurs to the steep gradients of King Road, or scouring on Lot 17 or 32. Any new integral structures formed outside road reserve (such as a retention structure on Lot 31) shall have easements granted in favour of Taupō District Council. [Stage 2]
- 16A The consent holder shall ensure that for Lots 4 – 8, 10, and 12 - 17, building platforms of a minimum of 400m² in area are shall be formed and certified as meeting the 'good ground' conditions of NZS 3604:2011 and are created in a compliant position in regard to any minimum building setbacks specified in the consent notice conditions. For Lots 5, 7, ~~10~~ and 12 to 16 the building platforms shall be within the identified building platforms shown on approved plan Stage 2 – Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020. These certified areas shall be surveyed as to position and recorded on a plan for a consent notice. The consent notice shall require that specific foundation design checks be undertaken for any proposed buildings outside the certified areas. [Stage 2]
- 16B The consent holder shall ensure that for Lots 22 to 25, building platforms of a minimum of 375m² in area are formed and certified as meeting the 'good ground' conditions of NZS 3604:2011 and are created in a compliant position in regard to any minimum building setbacks specified in the consent notice conditions. [Stage 3]
- 17 The consent holder shall provide written evidence at the time of section 224(c) application that resource consent has been obtained from Waikato Regional Council for on-site wastewater discharges for Lots 4 – 8, 10, and 12-17 [Stage 2] and Lots 22 -25 [Stage 3] to permit the construction of a future residential dwelling on each lot.
- 18 The consent holder shall ensure that any Waikato Regional Council resource consents necessary to draw and distribute non-potable water shall be obtained and any consent obligations imposed on the users or the lots containing the infrastructure shall be recorded on the titles by way of covenant. Evidence of such consents shall be provided at the time of section 224(c) application. [Stages 2 and 3]

- 19 The consent holder shall ensure that all works comply with the Taupō District Council's Code of Practice for Development of Land (September 2009). [Stages 2 and 3]

Earthworks Conditions – Stage 2 and Stage 3

- 20 The consent holder shall ensure that detailed engineering design of the earthworks is submitted to Taupō District Councils Consents and Regulatory Manager prior to any earthworks commencing. [Stages 2 and 3]
- 21 The consent holder shall ensure that a detailed Erosion and Sediment Control Plan (ESCP) is prepared and submitted for approval to Taupō District Council's Consents and Regulatory Manager prior to any earthworks commencing. The ESCP shall include details of timing and management of the earthworks to ensure stabilisation of earthworked areas, that all sediment, debris and dust is contained on-site and no nuisance is created beyond the site boundaries. [Stages 2 and 3]
- 22 Five working days prior to the earthworks commencing for each Stage the consent holder shall advise the Council's Consents Planner – Monitoring in writing, of the commencement date for the earthworks and the details of the contractor and Site Manager for the works. [Stages 2 and 3]
- 23 The consent holder shall ensure that the earthworks are carried out in accordance with the Erosion and Sediment Control Plan. This may require on-going maintenance of any silt detention measures until the area is fully stabilised and the application of water in dry, windy conditions. [Stages 2 and 3] ***Advice Note:*** *A dust nuisance is deemed to have occurred when particles are visible in the air.*

Planting / Revegetation Conditions – Stage 2 and Stage 3

- 24A The consent holder shall submit a detailed Planting Plan for approval to Taupō District Council's Consents & Regulatory Manager prior to Section 223 application. The plan shall address the 5m wide planting 'strips' on Lots 5, 6, 8, 10 and 13 to 15, and the two areas identified as "revegetation areas" on Lot 31 to the west of the cluster and to the east of the cluster as shown on the approved plan-'Stage 2 Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020'. The positions and areas of the planting shall be defined following survey and any easements for maintenance responsibility be granted or reserved as necessary on the survey plan. [Stage 2]

- 24B The consent holder shall submit a detailed Planting Plan for approval to Taupō District Council's Consents & Regulatory Manager prior to Section 223 application. The plan shall address the 5m wide planting 'strips' on Lots 22 to 25, and the area identified as "revegetation area" on Lot 31 (to the east of Lot 25) all as shown on the approved plan 'Stage 3 Scheme Plan Drawing No 18022- S-223 Rev B dated September 2020. The positions and areas of the planting shall be defined following survey and any easements for maintenance responsibility be granted or reserved as necessary on the survey plan. [Stage 3]

- 24C The planting plan required by conditions 24A and 24B shall include, but not be limited to, the following [Stage 2 and 3]:

- (a) A planting programme indicating the species, numbers, plant spacing's, sizes at the time of planting and stages and timing of planting;
- (b) On-going maintenance/replacement schedule.

Advice note: The purpose of the planting is to establish a mixture of evergreen trees and shrubs of native or exotic species so as to form a vegetated setting around the cluster. Exotic species may include, but not be limited to: blackwood (Acacia melanoxylon), maple species (Acer spp.), silver birch (Betula pendula), poplar species (Populus spp.), Italian alder (Alnus cordata).

- 25 The consent holder shall ensure that the planting programme detailed in the approved Planting Plan required by Conditions 24A to 24C is fully implemented – as in the trees have been planted, are well established. The revegetation areas on Lot 31 shall also be fenced off so that stock cannot access the trees. Photographic evidence of the planting and fencing shall be provided with the application for Section 223 approval. [Stage 2 and 3].

Amalgamation Conditions – Stage 2 and 3

- 26 Pursuant to Section 220(1)(b)(ii) of the Resource Management Act 1991 an amalgamation conditions shall be imposed as follows:

'That Lot 20 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 12 to 15 as tenants in common in the said shares and that individual titles be issued in accordance therewith'. [Stage 2]

'That Lot 21 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 22 to 25 as tenants in common in the said shares and that individual titles be issued in accordance therewith'. [Stage 3] LINZ Reference 1696487

Consent Notice Conditions – Stage 1b [NB – Stage 1b is completed]

- 27A Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lot 33 requiring the following:

- (a) This lot shall not be developed with any buildings or structures.

[Advice Note: This consent notice can be cancelled at the time of post subdivision application for Stage 2.]

- 27B Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lot 32 requiring the following:

- (a) Minimum Building Setback – 10m from all boundaries.

- (b) No further subdivision of this allotment is permitted. [NB: for the purpose of giving effect to Stage 3 consented through RM 180029B, this clause in Consent Notice 11751660.3 registered on the title of Lot 32 DP 547857 (being part of Stage 1b), is cancelled pursuant to S221(3)(b) of the Resource Management Act 1991. Condition 28A below reimposes that requirement on the new Lot 31.]

- (c) All wastewater systems must comply with the Waikato Regional Council nitrogen discharge consent conditions and evidence of this shall be submitted with the building consent application for a dwelling.

- (d) The bore water supply is not a registered public water supply and shall not be used for potable water supply purposes. Roof water supply or alternative potable water supplies shall be utilised for drinking water and food preparation.

Consent Notice Conditions – Stage 2 and 3

- 28 Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lots 4 – 8, 10 and 12 – 17 and 31 [Stage 2] and Lots 22 -25 and 31 [Stage 3] requiring the following:

- (a) The vegetation established on Lots 4-8, 10 and 12-17 and 31 [Stage 2] and Lots 22 -25 and 31 [Stage 3] as detailed in the Planting Plan required by Conditions 24A-C and 25 of subdivision consent RM180029B shall be maintained in perpetuity, with replacement planting as necessary.

[Advice Note: The wording of the consent notices may be further defined following submission of the Planting Plan referred to in Conditions 24A-C and 25.]

- (b) All wastewater systems must comply with the Waikato Regional Council nitrogen discharge consent conditions and evidence of this shall be submitted with the building consent application for a dwelling. [Stage 2 and 3]
- (c) The bore water supply is not a registered public water supply and shall not be used for potable water supply purposes. Roof water supply or alternative potable water supplies shall be utilised for drinking water and food preparation. [Stage 2 and 3]
- (d) That those parts of Lot 31 identified as "revegetation areas" on 'Stage 2 Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020' and / Stage 3 Scheme Plan Drawing No 18022-S-223 Rev B dated September 2020' shall not be developed with any buildings or structures (apart from fencing). [Stages 2 and 3]
- (e) That no landline connection is provided. [Stages 2 and 3]

28A Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lot 31 at Stage 2 requiring the following:

- (a) Minimum Building Setback – 10m from all boundaries.
- (b) No further subdivision of this allotment is permitted (except for Stage 3 subdivision authorised by RM180029B) is permitted.

28B Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lot 31 at Stage 3 requiring the following:

- (a) Minimum Building Setback – 10m from all boundaries.
- (b) No further subdivision of this allotment is permitted.

[Condition 29 deleted]

30 Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lots 4, 6, 8 and 17 [Stage 2] and lots 22 to 25 and 31 [Stage 3] requiring the following:

- (a) A dwelling shall be located within the constructed building platform.
- (b) Minimum Building Setback – Dwelling – 10m all boundaries except for Lot 17 where the approved building platform is located up to 9.7m away from the northern boundary (with King Road).
- (c) Maximum Building Coverage – Rural Structures excluding water tanks) – 100m²
- (d) Minimum Building Setback – Rural Structures – 10m front setback, 5m all other boundaries
- (e) The colour schemes of all new buildings (except for water tanks) shall be from the A & B groups of the British Standard 5252 colour chart with reflectivity levels less than 30%.

Advice Note: The building setback from the identified fault lines on Lot 22 in Stage 3 are consented through RM180029B to be a minimum of 20m. This setback will apply regardless of any future changes to the Taupo

District Plan requirements in relation to fault lines i.e. no further resource consent will be required if the building setback is increased.

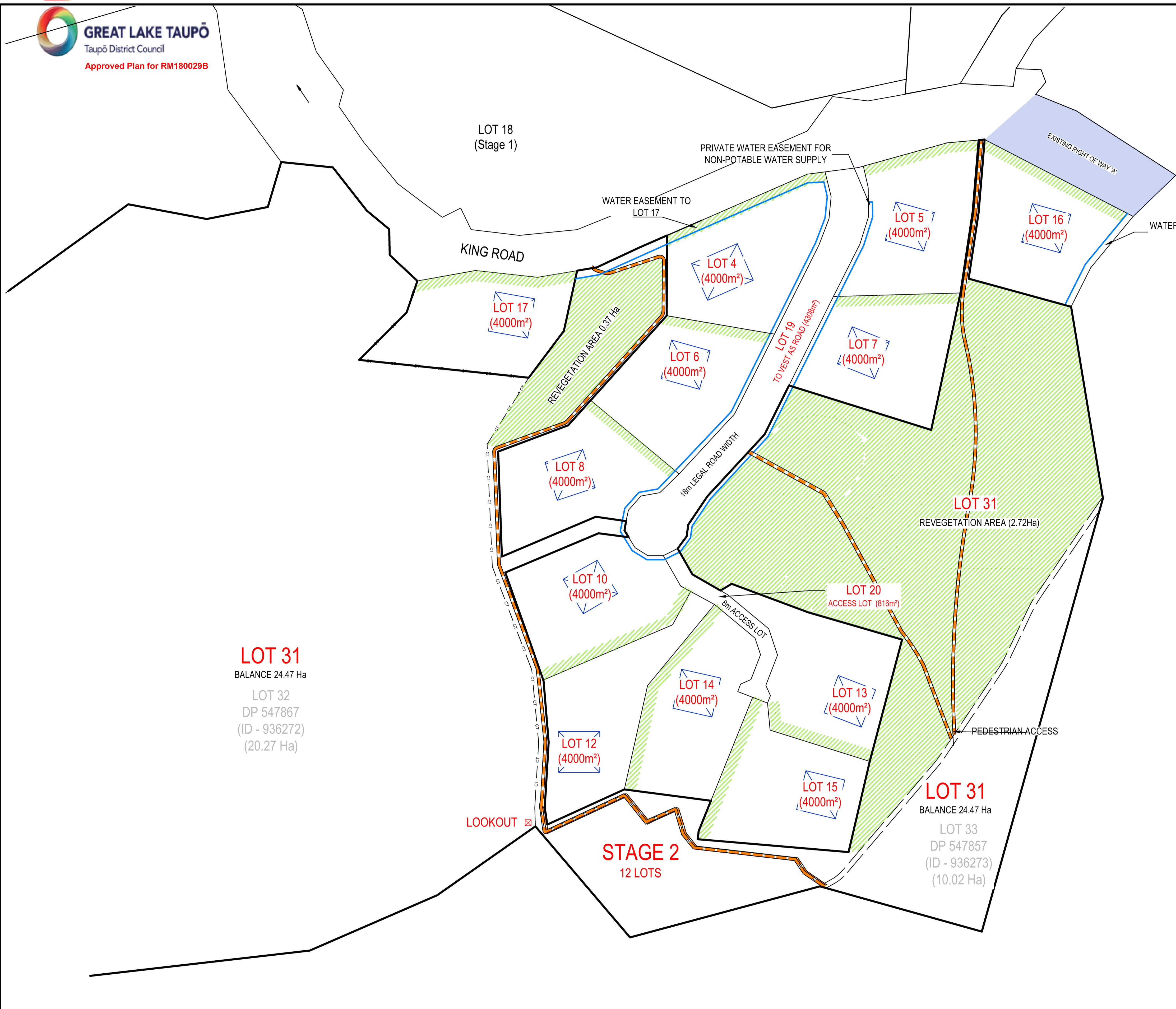
- 31 Pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be registered on the title of Lots 5, 7, 10 and 12 to 16 [Stage 2] requiring the following:
- (a) A dwelling shall be located within the constructed building platform.
 - (b) Minimum Building Setback – Dwelling – 20m from the identified Fault Lines shown on approved plan 'Stage 2 Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020'; and 10m other setbacks except for Lot 12 where the approved building platform is located up to 5.6m away from the western boundary of Lot 31 (balance lot), Lot 13 where the approved building platform is located up to 6.7m away from the eastern boundary with Lot 31 (balance lot), and Lot 14 where the approved building platform is located up to 8.1 m away from the western boundary (with Lot 12) and up to 9.9m away from the eastern boundary with Lot 20 (access lot).
 - (c) Maximum Building Coverage – Rural Structures (excluding water tanks) – 100m²
 - (d) Minimum Building Setback – Rural Structures – 20m from the identified Fault Lines and shown on approved plan 'Stage 2 Scheme Plan Drawing No 18022-S-222 Rev B dated September 2020' and 10m front setback.
 - (e) The colour schemes of all new buildings (except for water tanks) shall be from the A & B groups of the British Standard 5252 colour chart with reflectivity levels less than 30%.

Advice Note: The building setback from the identified fault lines on Lots 5, 7, 10, 12, 13, 14 and 15 in Stage 2 are consented through RM180029B to be a minimum of 20m. This setback will apply regardless of any future changes to the Taupo District Plan requirements in relation to fault lines i.e. no further resource consent will be required if the building setback is increased.

Advice Note

- 1 Subject to any legal requirements of the Taupō District Council, the Police, Heritage New Zealand Pouhere Taonga Act 2014, Antiquities Act 1975 and any other governing legislation, should a wāhi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Taupō District Council's Strategic Communications Officer, tangata whenua, the Heritage New Zealand and/or the New Zealand Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.
- 2 Local Government Act 2002: Development Contributions - In granting this resource consent, Council has identified that the activity will generate additional demand for infrastructure, roading, reserves and community facilities and therefore a Development Contribution is required.

DATE PLOTTED: 16 November 2020 10:14 AM BY: BRENDAN HAWKINS



LOT 31
BALANCE 24.47 Ha

LOT 32
DP 547867
(ID - 936272)
(20.27 Ha)

STAGE 2
12 LOTS

LOT 31
BALANCE 24.47 Ha

LOT 33
DP 547857
(ID - 936273)
(10.02 Ha)

KEY

- Proposed 20 x 20m Platforms
- Proposed 25 x 15m Platforms
- Proposed Vegetation Areas
- Proposed Walkway
- Proposed 3x 3m Lookout Point

STAGE 2	
ITEM	m ²
Road Reserves	4308m ²
Access Lots	816m ²
Lots Areas	48,000m ²
Vegetation Areas	33,055m ²
Lot 31 Balance	24.47 Ha

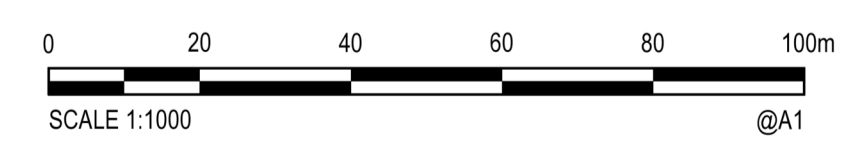
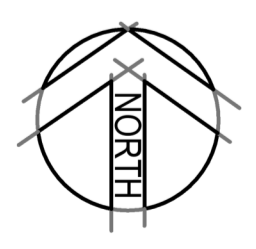
Proposed Amalgamation Conditions

That Lot 20 hereon (legal access) be held as four undivided one-quarter shares by the owners of Lots 12 to 15 as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.

Existing Easements			
Purpose	Shown	Servient	Dominant
Right of Way. Right to Convey Water.	A	Lot 2 DP 397233	Lot 16 & 31 hereon

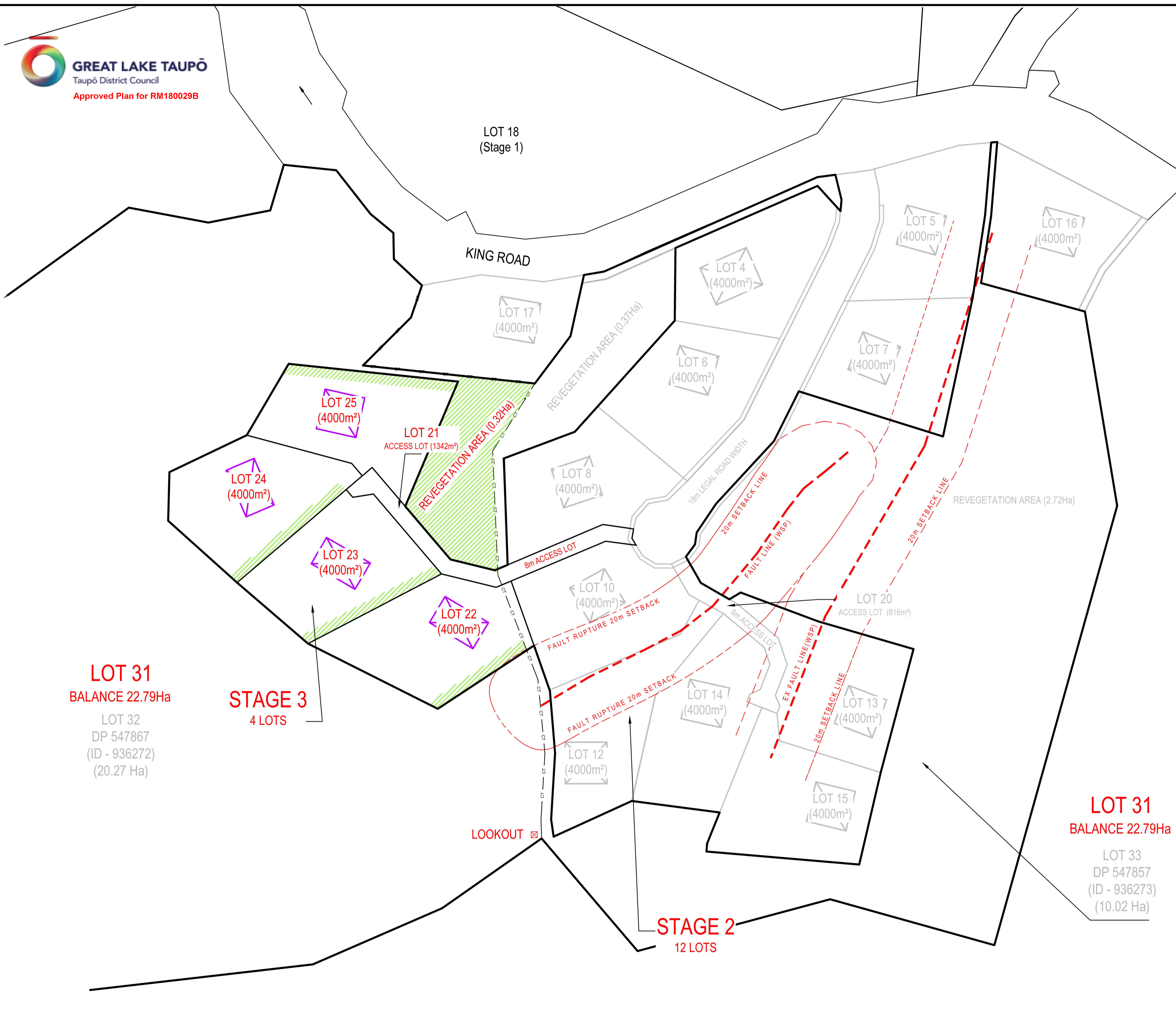
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Rev.	Date	Description	Des.	Verif.	Appd.
B	24/09/2020	FROM TDC REQUIREMENTS, FOR APPROVAL	BDH	CKT	
A	03/07/2020	FOR TENDER	BDH	CKT	



Drawn BDH	Date 14/09/2020	Client JOHN OLSEN
Checked CKT	Date 14/09/2020	Project PROPOSED SUBDIVISION OF 14 & 44 KING ROAD, TAUPŌ BEING LOTS 32 & 33 DP 547857
Designed	Date	Status FOR APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES
Verified	Date	Datum BOP2000
Approved RPEQ	Date	RM 180029
		Scale 1:1000 @A1
		Size A1
		Drawing Number NZ18022-S-222
		Revision B

DATE PLOTTED: 10 November 2020 3:19 PM BY: BRENDAN HAWKINS



KEY

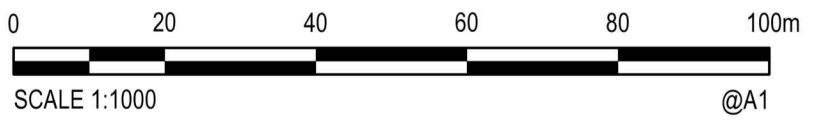
- Proposed 20 x 20m Platforms
- Proposed 25 x 15m Platforms
- Proposed Vegetation Areas
- Proposed Walkway
- Proposed 3x 3m Lookout Point

STAGE 3	
ITEM	m ²
Access Lots	1342m ²
Lots Areas	16,000m ²
Vegetation Areas	3,222m ²
Lot 31 Balance	22.79 Ha

Proposed Amalgamation Conditions

That Lot 21 hereon (legal access) be held as four undivided one-quarter shares by the owners of Lots 22 to 25 as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.

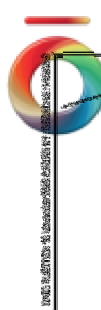
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A	03/07/2020	FOR TENDER	BDH	CKT	



Drawn	Date	Client
BDH	14/09/2020	JOHN OLSEN
Checked	Date	Project
CKT	14/09/2020	PROPOSED SUBDIVISION OF
Designed	Date	14 & 44 KING ROAD, TAUPŌ
Verified	Date	BEING LOTS 32 & 33 DP 547857
Approved	RPEQ.	Title
		OVERALL SCHEME DIMENSION PLAN

Status			
FOR APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Datum	RM	Scale	Size
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Drawing Number			Revision
NZ18022-S-223			B

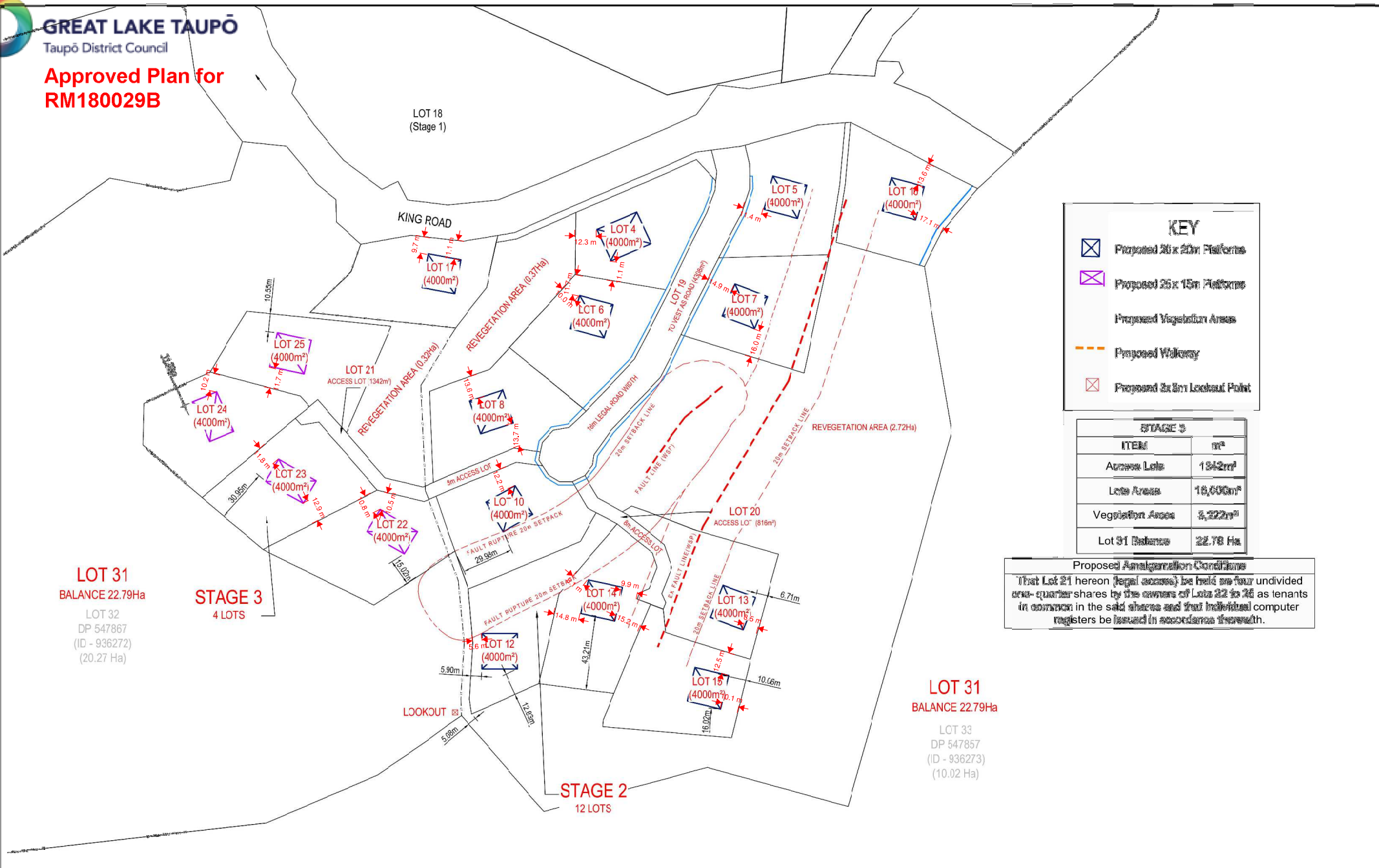
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GREAT LAKE TAUPŌ

Taupō District Council

Approved Plan for RM180029B



KEY

- Proposed 20 x 20m Platforms
- Proposed 25 x 15m Platforms
- Proposed Vegetation Areas
- Proposed Walkway
- Proposed 3 x 3m Lookout Point

STAGE 3	
ITEM	m²
Access Lots	1,542m²
Lots Areas	16,500m²
Vegetation Areas	4,222m²
Lot 31 Balance	22.78 Ha

Proposed Amalgamation Conditions
 That Lot 21 hereon (legal access) be held as four undivided area-quarter shares by the owners of Lots 22 to 25 as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.

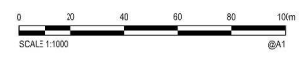
LOT 31
 BALANCE 22.79Ha
 LOT 32
 DP 547867
 (ID - 936272)
 (20.27 Ha)

STAGE 3
 4 LOTS

LOT 31
 BALANCE 22.79Ha
 LOT 33
 DP 547857
 (ID - 936273)
 (10.02 Ha)

STAGE 2
 12 LOTS

Rev	Description	Des.	Verif.	Appr.
1	FROM TDC REQUIREMENTS, FOR APPROVAL			
2	FOR TENDER			



Drawn: BDH	Date: 14/09/2020	Client: JCM OLSEN
Checked: CKT	Date: 14/09/2020	Project: PROPOSED EXPANSION OF 14 & 14 KING ROAD, TAUPŌ
Designed: [blank]	Date: [blank]	Sub-project: BEING LOTS 22-25 DP 547857
Verified: [blank]	Date: [blank]	Title: OVERALL 20x20m DIMENSION PLAN
Approved: RPEQ	Date: [blank]	Scale: 1:1000 @A1

FOR APPROVAL
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

Project: RM180029B
 Scale: 1:1000 @A1
 Date: [blank]

NZ18022-S-223

Subject: FW: FW: Draft Rural Taupo District Plan Change

From: [District Plan](#)

Sent: Friday, 13 May 2022 1:25 pm

Subject: Draft Rural Taupo District Plan Change

Good Afternoon,

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.

* 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 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 or by ringing 07 376 0899.

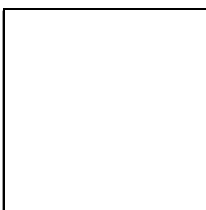
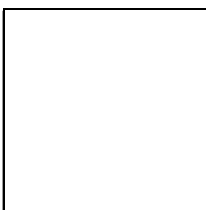
Kind regards

Hilary Samuel Senior Policy Advisor

Taupō District Council • 30 Tongariro Street, Taupō 3330
Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand
T +64 7 376 0899

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WARNING

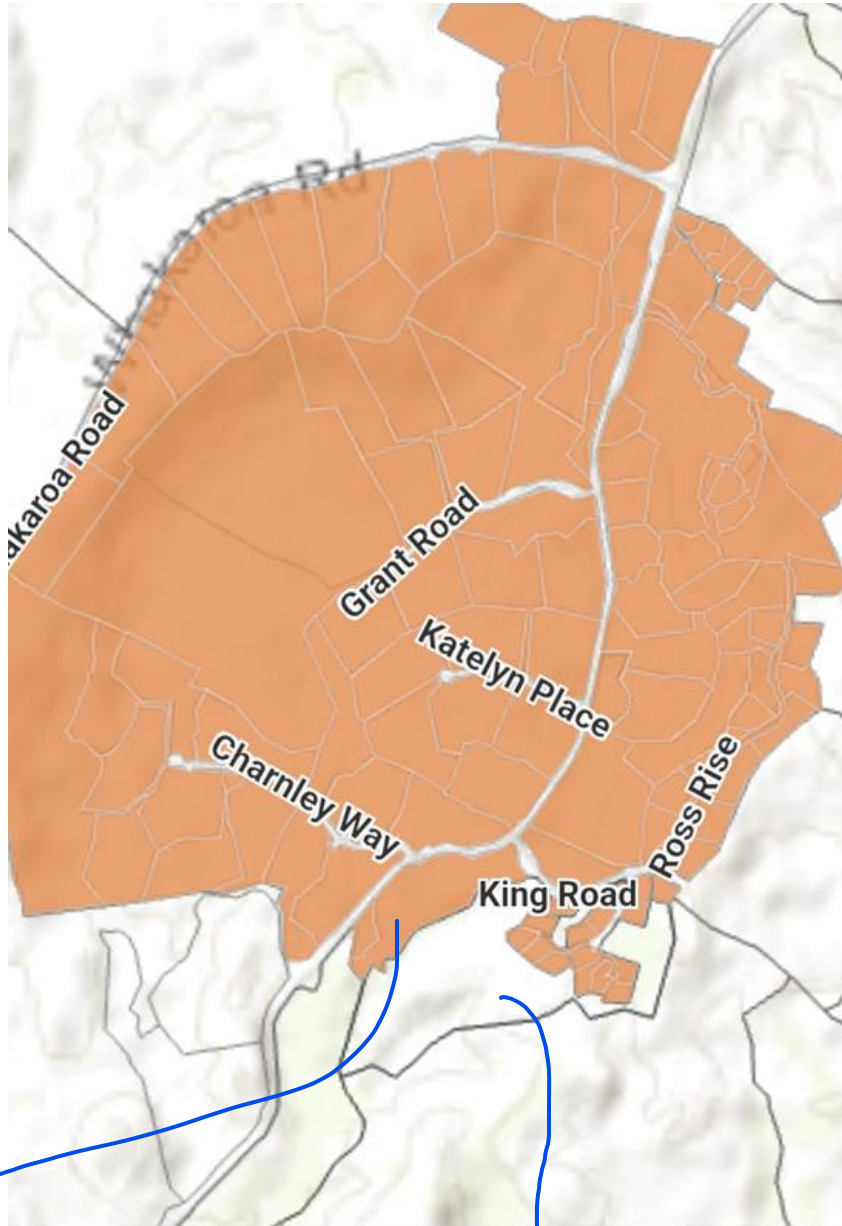
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APPENDIX 2 - LOCATION OF OLSEN PROPERTIES AND
AND PROPOSED RURAL LIFESTYLE ENVIRONMENT



898 Mapara Road

14 King Road