

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of Hearing Submissions and Further Submissions on the Proposed Waikato District  
Plan (Stage 1)

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**MEMORANDUM BY COUNCIL TO HEARING COMMISSIONERS RELATING TO PROPOSED  
TATA VALLEY RESORT ZONE  
22 June 2021**

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**May it please the Hearing Commissioners:**

1. The hearing for the TaTa Valley Resort Zone rezoning proposal for the Proposed Waikato District Plan was held on 2 June 2021 via Zoom. At the hearing, the Panel raised questions about the subdivision provisions for the proposed TaTa Valley Resort Zone and the potential risk of urbanisation/fragmentation of the Site through the subdivision process. The Panel directed me to give further consideration to this issue in consultation with the planner acting on behalf of TaTa Valley Limited, Mr Scrafton, and advise on whether any further amendments are required.
2. As discussed in my rebuttal evidence for the proposed TaTa Valley Resort Zone<sup>1</sup>, I recommend that the proposed TaTa Valley Zone adopt the General Subdivision Rule (22.4.1.2) for the Rural Zone<sup>2</sup> with one additional matter of discretion. In summary, these provisions would provide for:
  - (a) Subdivision as restricted discretionary activity where the conditions in RDI are complied. These conditions include a requirement for the parent lot to be subdivided to be issued prior to December 1997 and being at least 40 ha in area which will ensure no ongoing subdivision of the two parent lots in the TaTa Valley Site.
  - (b) Matters of discretion which include effects on rural character and amenity values and the proposed addition of the following criterion: *“The extent that subdivision is consistent with the efficient operation of the TaTa Valley Resort”*.
  - (c) A non-complying activity status where the general conditions are not complied. In my opinion, this would provide a very difficult consent pathway for the types of subdivision envisaged by the Panel.
3. On this basis, both myself and Mr Scrafton are satisfied that the General Subdivision Rule (22.4.1.2) for the Rural Zone is adequate to manage subdivision at the TaTa Valley Resort Site and the potential risk of fragmentation/urbanisation and no further amendments are required.

Dated at 22 June 2021



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**Jerome Wyeth**  
Reporting Officer, TaTa Valley Resort Zone  
Principal Planning and Policy Consultant

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<sup>1</sup> Rebuttal Evidence, Hearing 25: Zone Extents – TaTa Valley, paragraph 21-24.

<sup>2</sup> As recommended by the reporting officer in Hearing 18: Rural.