Plan Changes 75 - 80

Summary of Proposed Changes from all Section 32 Reports
Plan Change 75 - Te Puke Floodable Areas and Area 3 Structure Plan Review

Proposed Changes to the District Plan

- Amend the Flood Hazard Overlay as per the maps included on the Maps in Attachment A.

- Relinquish the Active Reserve and rezone the area and some of the adjoining land from Residential to Future Urban.

Changes to the District Plan:

a) Relinquish the Active Reserve and rezone the area from Residential to Future Urban as per Attachment C.

b) Make the subsequent zoning changes to District Plan Maps U129 and U130 (Attachment F).

- Rezone the areas zoned Medium Density Residential to Residential and include a maximum average lot size of 650m² for the whole of Area 3 as activity performance standard.

Changes to the District Plan:

a) Rezone all lots zoned Medium Density Residential to Residential, as per Attachment C.

b) Consequential changes to District Plan Maps U124, U129 and U130, as per Attachment F.

c) Include a maximum average lot size of 650m² for Te Puke Structure Plan Area 3 in the tables included in 13.3.2(a) and 13.4.2(a), to read as follows:

13.3.2 Controlled Activities

(a) More than one dwelling per lot subject to performance standard 13.4.1(i).

<table>
<thead>
<tr>
<th>Residential Settlement</th>
<th>More than one dwelling per lot subject to a net land area of:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Katikati, Te Puke, Waihi Beach (including Athenree, Bowentown and Pios Beach)</td>
<td>350m² per dwelling</td>
</tr>
<tr>
<td>Omokoroa Stage 1</td>
<td>400m² per dwelling with a maximum average of 800m².</td>
</tr>
<tr>
<td>Omokoroa Stage 2</td>
<td>350m² per dwelling with a maximum average of 650m².</td>
</tr>
<tr>
<td>Omokoroa Existing Village</td>
<td>600m² per dwelling</td>
</tr>
</tbody>
</table>
### 13.4.2 Subdivision and Development (See also Section 12)

(a) Minimum net lot size:

<table>
<thead>
<tr>
<th>Conventional Residential Areas</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Katikati, Te Puke and Waihi Beach (including Athenree, Bowentown and Pios Beach).</td>
<td>350m²</td>
</tr>
<tr>
<td>Athenree Structure Plan area adjoining the Tauranga Harbour or esplanade reserve</td>
<td>2,000m²</td>
</tr>
<tr>
<td>Omokoroa Stage 1</td>
<td>400m² with a maximum average of 800m²</td>
</tr>
<tr>
<td>Omokoroa Stage 2</td>
<td>350m² with a maximum average of 650m²</td>
</tr>
<tr>
<td>Omokoroa Existing Village</td>
<td>600m²</td>
</tr>
<tr>
<td>Te Puke Structure Plan Area 3 (Macloughlin Dr)</td>
<td>350m² per dwelling with a maximum average of 650m²</td>
</tr>
<tr>
<td>Maketu – greenfield areas connected to a reticulated wastewater supply with a minimum parent <strong>lot size of 3000m²</strong></td>
<td>Minimum 350m²; Average 600m²</td>
</tr>
<tr>
<td>All other residential areas</td>
<td>800m² subject to compliance Rule 12.4.6 and 12.4.7.</td>
</tr>
</tbody>
</table>

- Amend the structure plan roads, walkways and utilities as per **Attachment C** and update the Infrastructure Schedule as per **Attachment E**.

**Changes to the District Plan:**

a) Amend the structure plan roads, walkways and utilities as per the **Area 3 Structure Plan included in Attachment C**, and make the consequential changes to the affected District Plan Maps included in **Attachment F**.

b) Update the Infrastructure Schedule as per **Attachment E**.

- Delete Rule 12.4.14.2 from the District Plan.
Changes to the District Plan:

12.4.14.2 — MacLoughlin Drive/Whitehead Avenue Structure Plan Area

(a) Prior to 1 July 2016 or the completion of the upgrade of the intersection of the Te Puke Highway and No. 3 Road to a two-lane roundabout (whichever is earlier):

(i) No more than a total of 100 residential lots shall be granted subdivision consent or certification under s224(c) of the RMA 1991; or

(ii) The application and grant of subdivision consent will not result in any increase in traffic accessing Te Puke Highway via No. 3 Road intersection.

(b) Access to the first 50 lots granted subdivision consent shall be via MacLoughlin Drive or Dunlop Road or a street off either of these. This rule shall cease to apply at the earlier of either:

(i) 1 July 2026; or

(ii) When a two-lane roundabout at the intersection of No. 3 Road and the Te Puke Highway is complete.

(c) Subdivision or development not in accordance with (a) or (b) above shall be a Non-Complying Activity.
Please Note:

a) The maps included in Attachment A only shows the existing and proposed flood hazard and not any other District Plan related items that are not part of this Plan Change issue.

b) A more detailed map with an aerial photo background is available on Council’s website.
Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U120 FLOODABLE AREAS ONLY

Te Puke

Western Bay of Plenty District Council

Revision Date: June 2016

Scale 1:5000 (A4)

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