

Decision Report

Plan Change 13 – Waihi Beach Viewshafts

Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions on the topics in the Planning Reports in [blue](#).

Topic 1: Waihi Beach Road Viewshaft

Decision

That the proposed Waihi Beach Road Viewshaft is retained in Appendix 2 and on the Planning Maps as notified.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
43, FS81	6	Bay of Plenty Regional Council
27	8	Waihi Beach Community Board

Accepted in Part

Submission	Point Number	Name
45,FS75	26, 27, 43	Federated Farmers of New Zealand
FS 83	16	Horticulture New Zealand and New Zealand Kiwifruit Growers

Reason for Decision

Adding the viewshaft would protect the existing view over the township, ocean and Mayor Island. The protection of the District's outstanding views requires restrictions on land where development and farming practices could obstruct that view. These restrictions have now been greatly reduced by the decisions in Plan Change 16.

The submission points requesting the deletion of the viewshaft have been 'Accepted in Part' because of the reduced restrictions.

Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

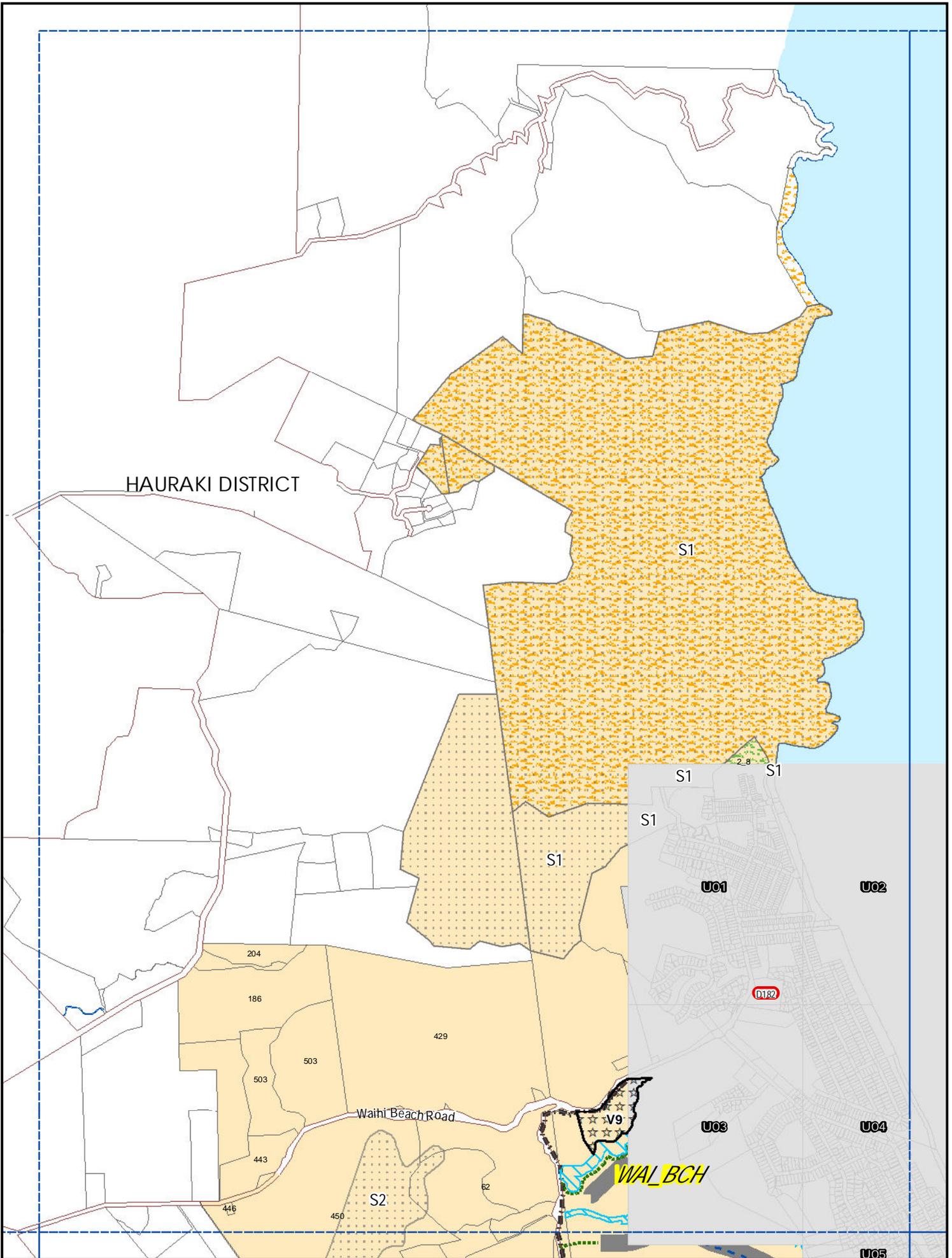
Add a new viewshaft to Appendix 2 (Outstanding Landscape Features) with the description as follows;

View Nine: View towards the Waihi Beach township, ocean and Mayor Island from Waihi Beach Road travelling east.

This view is experienced while driving down Waihi Beach Road towards the township and offers views over the township, ocean and out toward Mayor Island. It begins shortly after the intersection at Fergus Road where the road is elevated above the surrounding landscape and lasts approximately 200m before the road lowers and views become limited. It acts as a memorable entry point into Waihi Beach.

While the view is uninterrupted at present, there is a risk that the planting of vegetation on the road boundary in particular could partially or fully obstruct the view in the future.

Add the viewshaft to Rural Planning Map A03 and to Urban Planning Map U03 as follows;



HAURAKI DISTRICT

S1

S1

S1

S1

U01

U02

D182

U03

U04

Waihi Beach Road

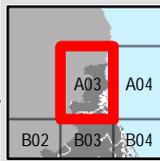
WAL_BCH



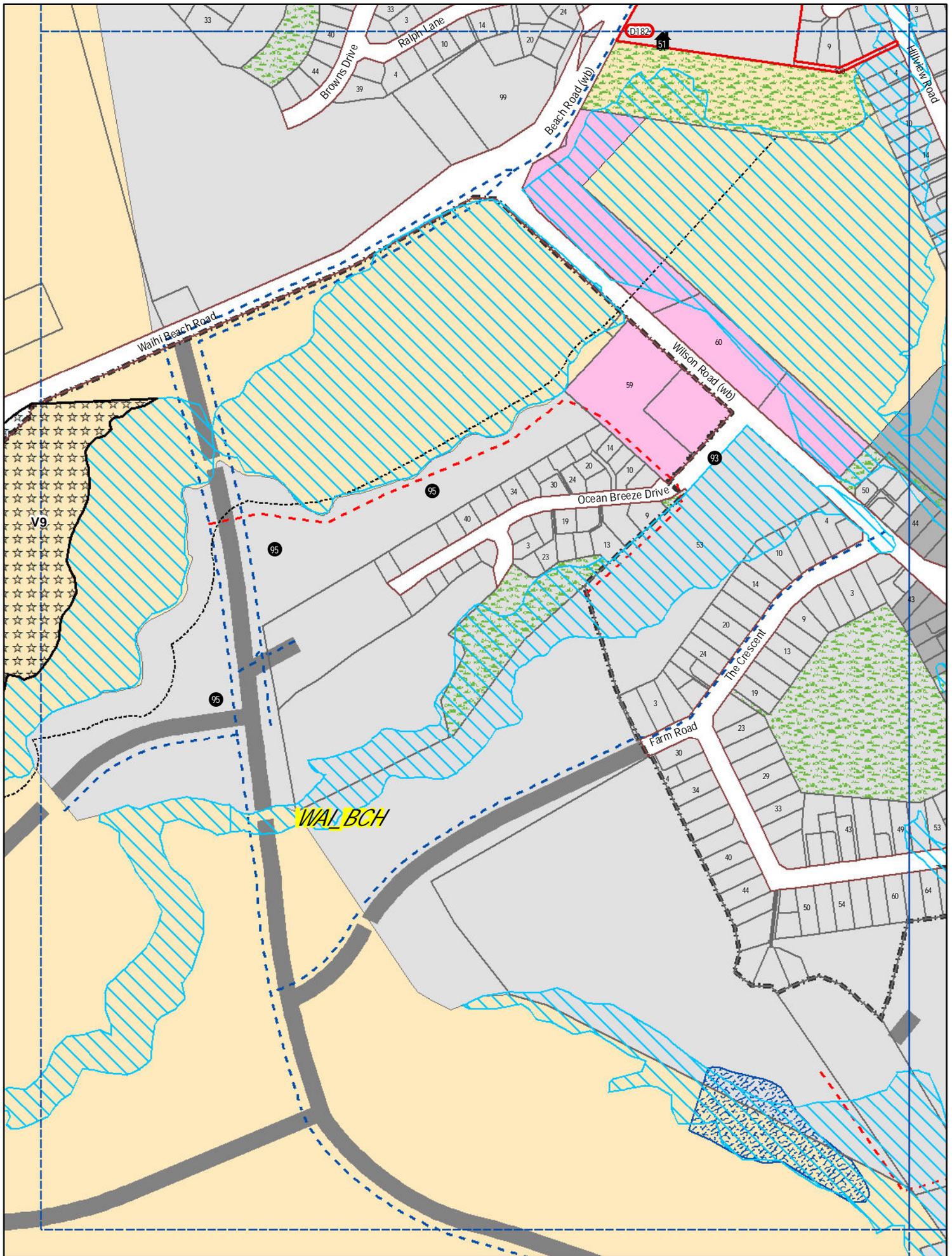
A03 Rural Series



Scale 1:25000 (A4)



Revision Date: 16 January 2010

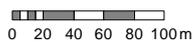
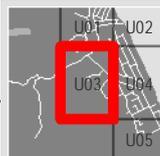


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U03

Waihi Beach



Scale 1:5000 (A4)

Revision Date: 16 January 2010

Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

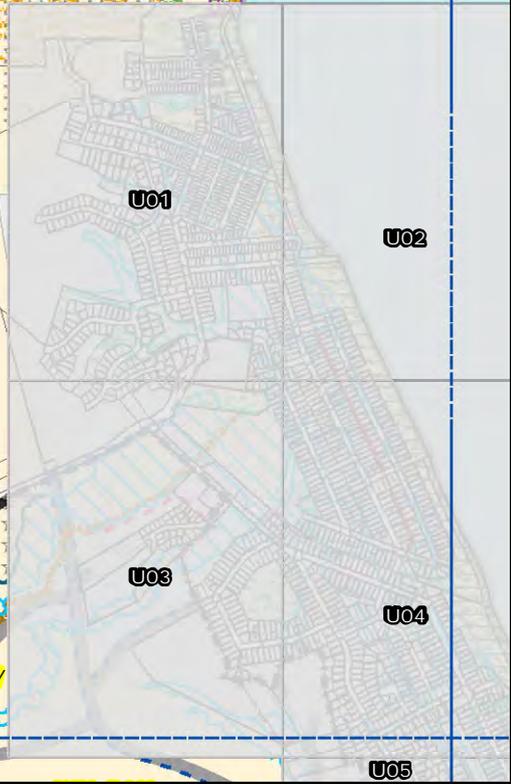
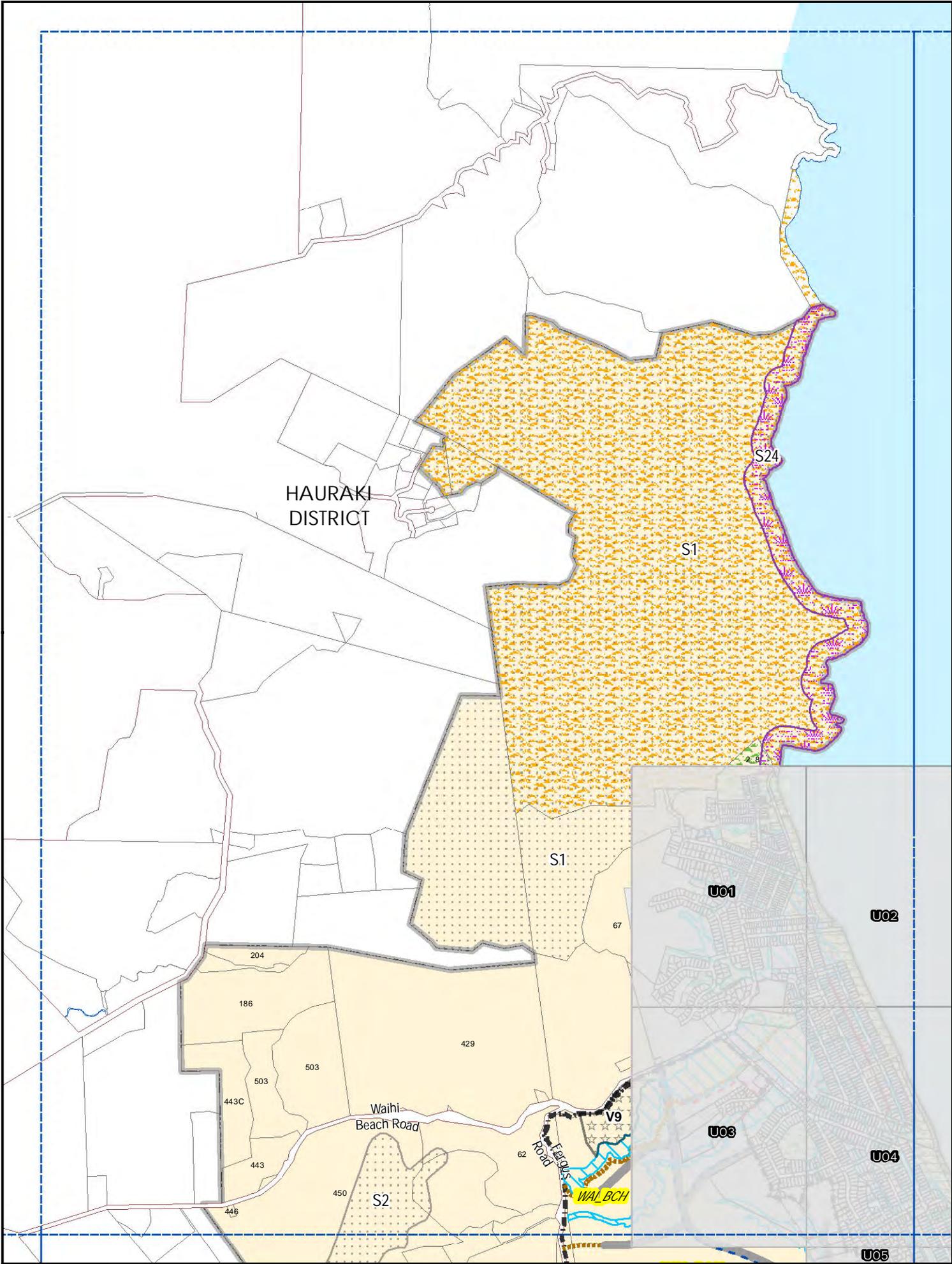
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While the view is uninterrupted at present, there is a risk that the planting of vegetation on the road boundary in particular could partially or fully obstruct the view in the future.

Add the viewshaft to Rural Planning Map A03 and to Urban Planning Map U03 as follows;



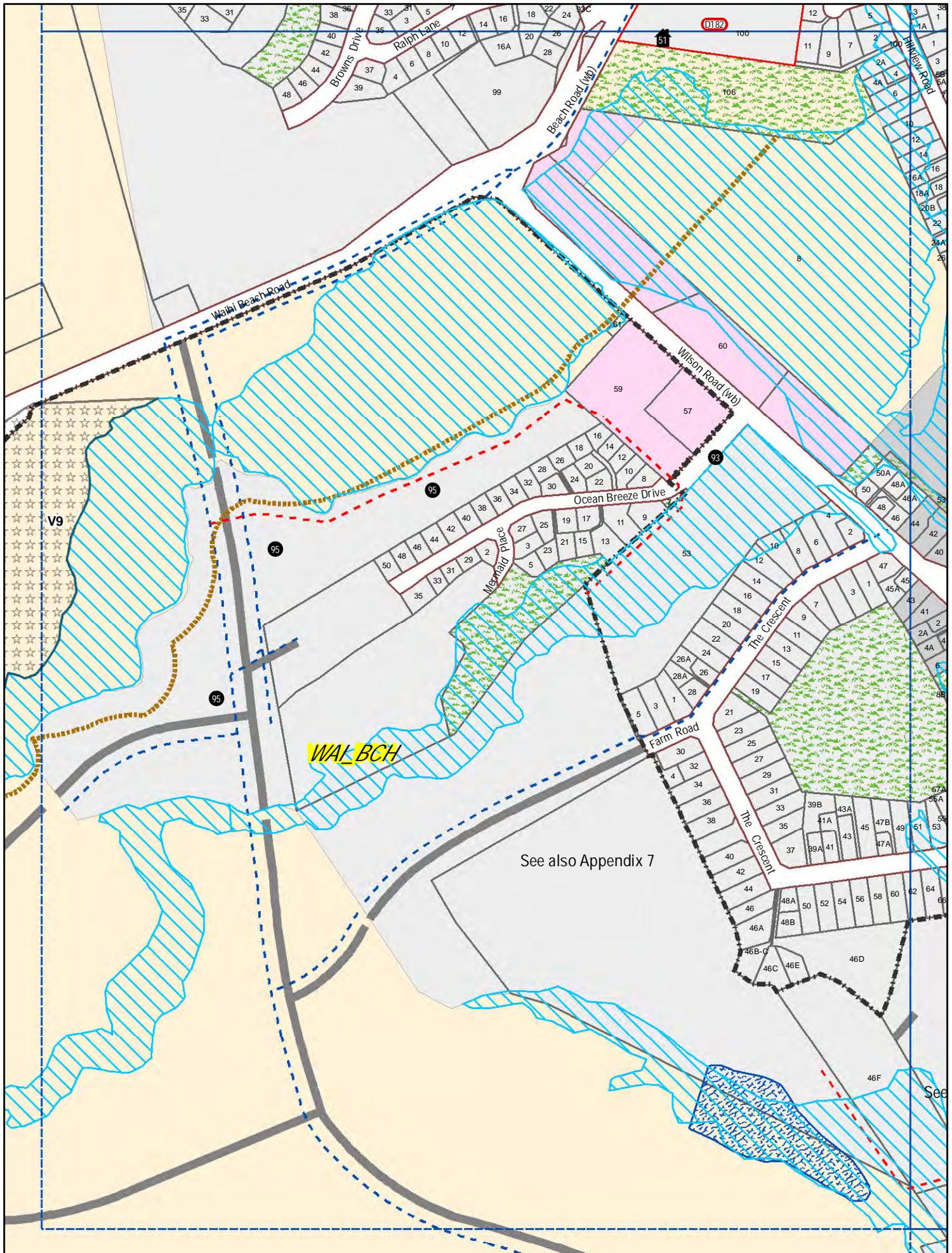
A03 Rural Series

Scale 1:25000 (A4)

0 200 400 600 800 1000 1200 1400m

Western Bay of Plenty District Council

Revision Date: 11 August 2012



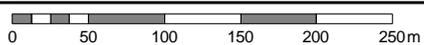
WAI_BCH

See also Appendix 7



U03

Waihi Beach



Scale 1:5000 (A4)

Revision Date: 11 August 2012