

Decision Report

Plan Change 65 – Landscape Features in Residential Zones

1.0 Introduction

- 1.1** This report shows the decisions made on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.

2.0 Topic: Removal of Landscape Features from Residential Zones on Planning Maps U12, U154, U155 and U156

2.1 Decision

That the Plan Change is retained as notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
8	8	Bay of Plenty Regional Council

2.2 Reasons

- 2.2.1** The submission point is in support of the Plan Change.
- 2.2.2** The landscape values in these areas have been compromised. These areas are highly unlikely to hold any of the qualities identified for assessment in Policy 15 (c) of the New Zealand Coastal Policy Statement. The risk of creating a precedent is low because these are the only areas within the District identified as being developed residential zones subject to landscape feature overlays. The other residential zones in the District which have landscape overlays are the Omokoroa Golf Course and Council reserve at Pukehina Spit End.
- 2.2.3** This removes the requirement for landowners to apply for resource consent for new houses and additions in “developed” residential zones where the adverse effects are already apparent and hence removes unnecessary process and costs for landowners and Council.
- 2.2.4** By not removing landscape features from all residential zones, it retains landscape controls in “undeveloped” residential zones

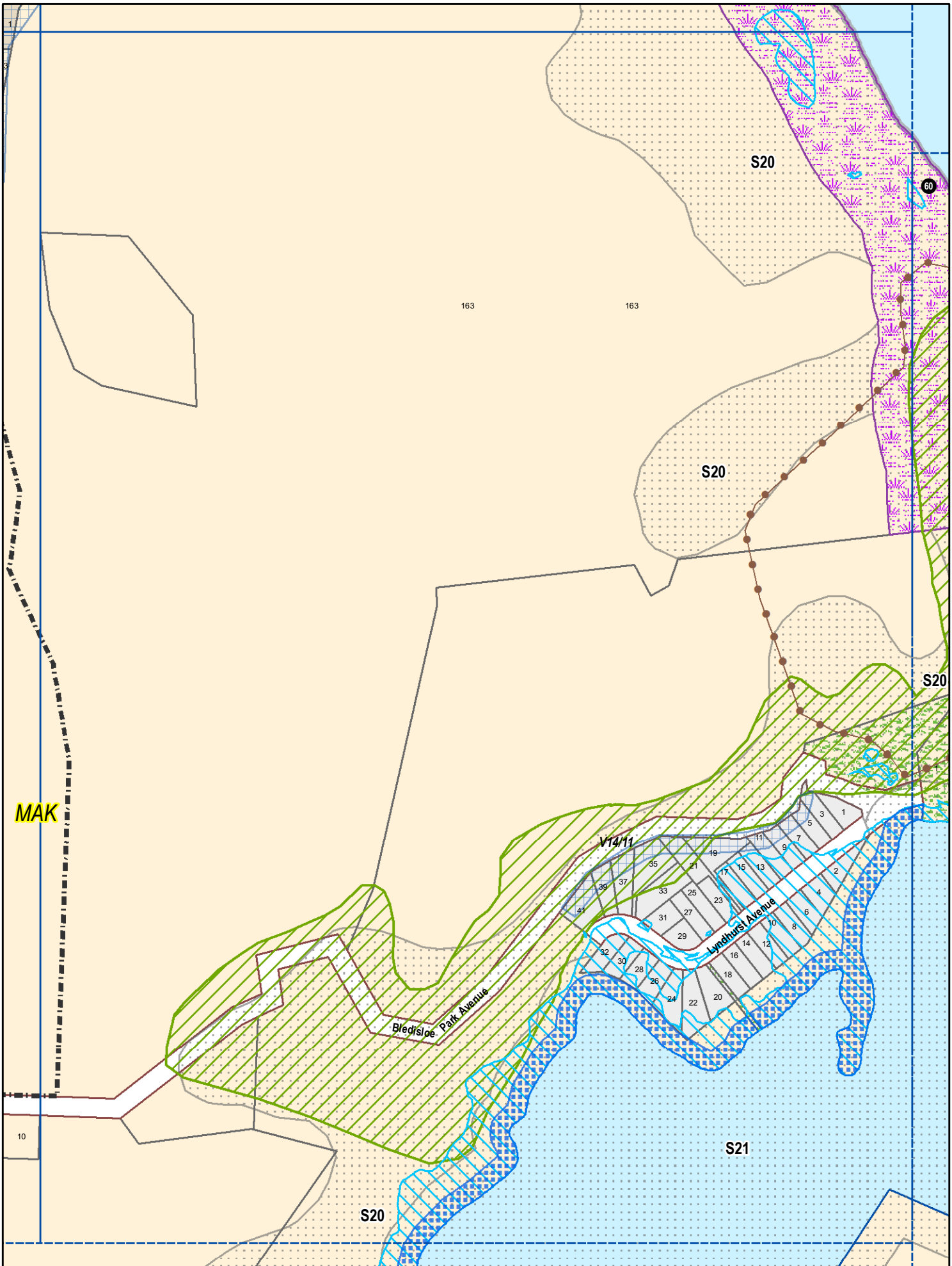
which are still vulnerable to being affected by future development. This includes part of S10 (Bowentown Heads) and the entirety of the S22 (Pukehina Spit End) and S23 (Western Bay Golf Links).

- 2.2.5** This is fully consistent with the exclusion of Rural-Residential Zones from all landscape features and Residential Zones from the Tauranga Harbour and Wairoa River Landscape Management Areas which were excluded due to already being developed.

3.0 Whole of Plan Change 65 - Changes to the District Plan First Review

3.1 Amend the Planning Maps as shown in Attachment A to remove landscape features from the following developed residential zones;

- Remove S10 (Bowentown Heads) from the land shown as 508 Seaforth Road on Planning Map U12 and from legal description Allot 1B1 Katikati Parish ML 21951.
- Remove S20 (Okurei Point and Headland) and S21 (Waihi Estuary) from the Lyndhurst Avenue Residential Zone at Little Waihi as shown on Planning Map U154.
- Remove S21 (Waihi Estuary) from all affected residential properties on Pukehina Parade. The first being the one adjoining the WBOPDC Recreation Reserve as far as 598 Pukehina Parade.

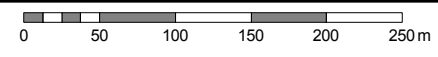
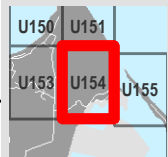


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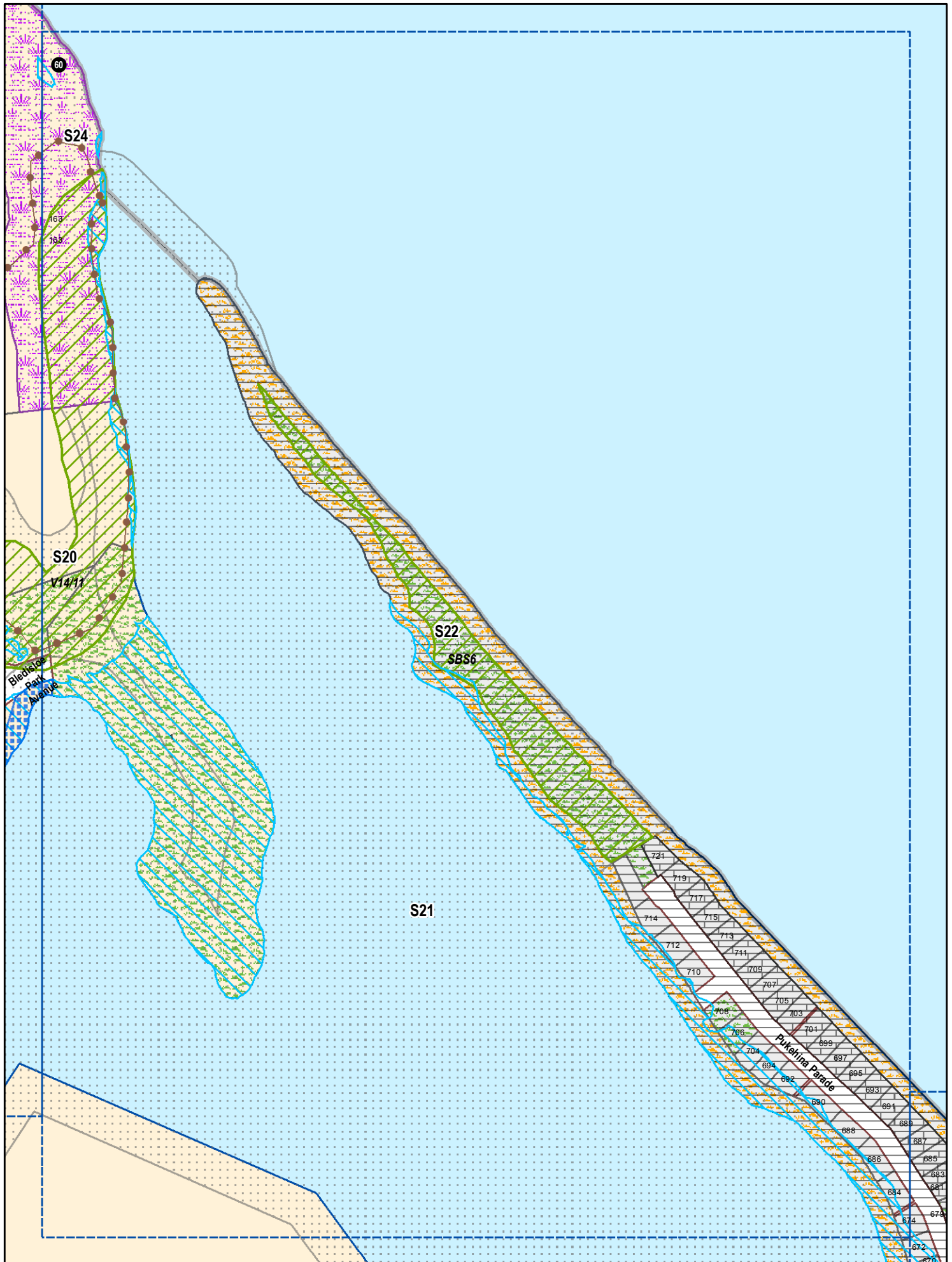
U154

Maketu



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Revision Date: PC65
Decisions : June 2015

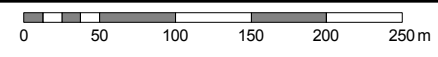
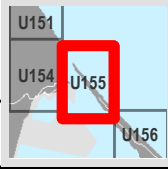


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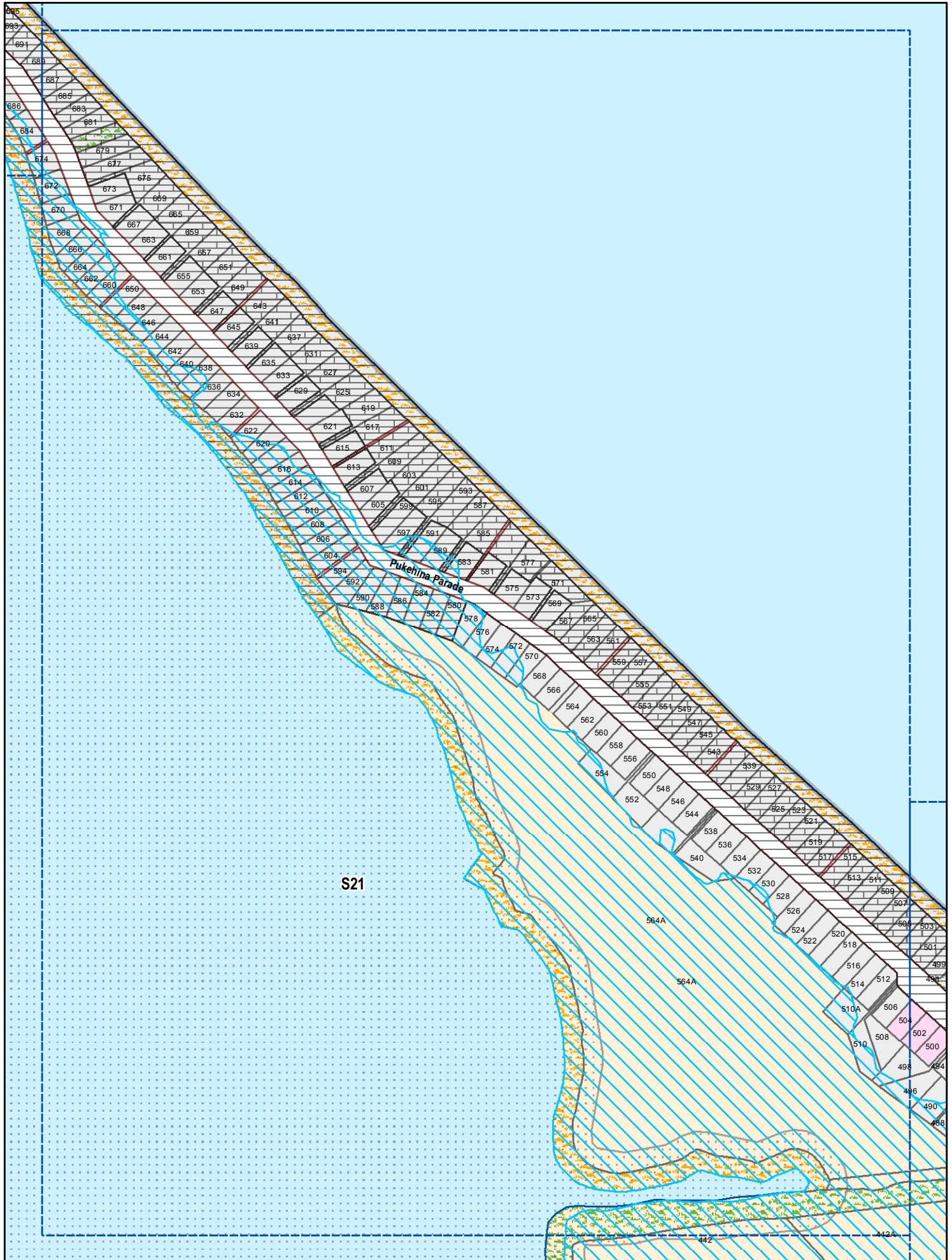
U155

Pukehina



Scale 1:5000 (A4)

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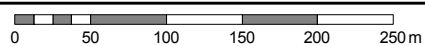
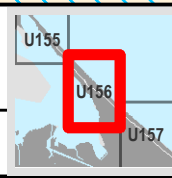


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U156

Pukehina



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