

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:

- Relinquish the Active Reserve and rezone the area from Residential to Future Urban as per **Attachment C**.
- 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:

- Rezone all lots zoned Medium Density Residential to Residential, as per **Attachment C**.
- Consequential changes to District Plan Maps U124, U129 and U130, as per **Attachment F**.
- 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

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

Residential Settlement	More than one dwelling per lot subject to a <i>net land area</i> of:
Katikati, Te Puke, Waihi Beach (including Athenree, Bowentown and Pios Beach)	350m ² per <i>dwelling</i>
Omokoroa Stage 1	400m ² per <i>dwelling</i> with a <i>maximum average</i> of 800m ² .
Omokoroa Stage 2	350m ² per <i>dwelling</i> with a <i>maximum average</i> of 650m ²
Omokoroa Existing Village	600m ² per <i>dwelling</i>

Te Puke Structure Plan Area 3 (Macloughlin Dr)	350m ² per <i>dwelling</i> with a <i>maximum average</i> of 650m ²
All other areas	800m ² per <i>dwelling</i>

13.4.2 Subdivision and Development (See also Section 12)

(a) Minimum net lot size:

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

- 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:

- 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**.
- Update the Infrastructure Schedule as per **Attachment E**.
 - Delete Rule 12.4.14.2 from the District Plan.

Changes to the District Plan:

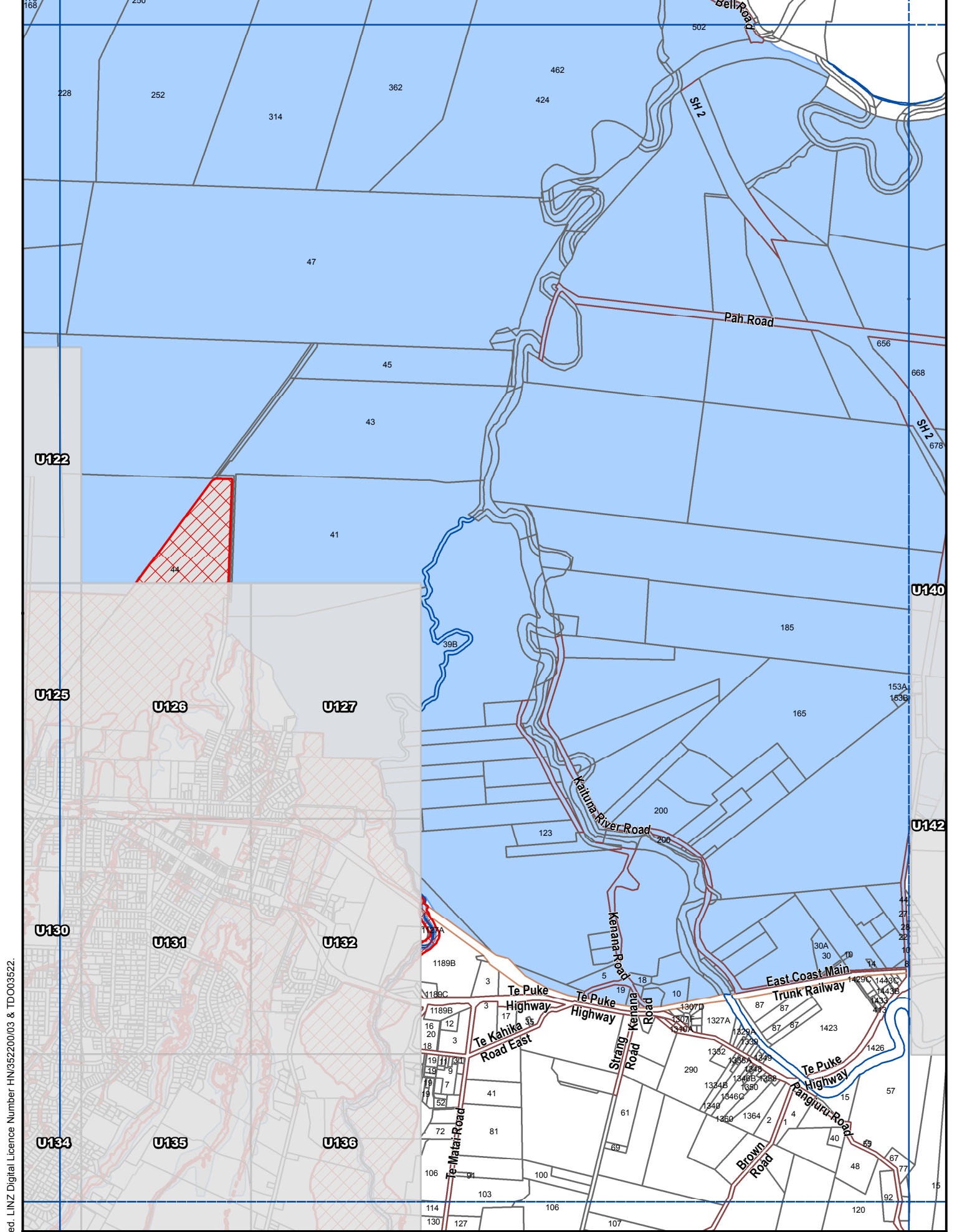
~~12.4.14.2 — MacLoughlin Drive/Whitehead Avenue Structure Plan Area~~

- ~~(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.~~

Attachment A

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.



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Legend

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

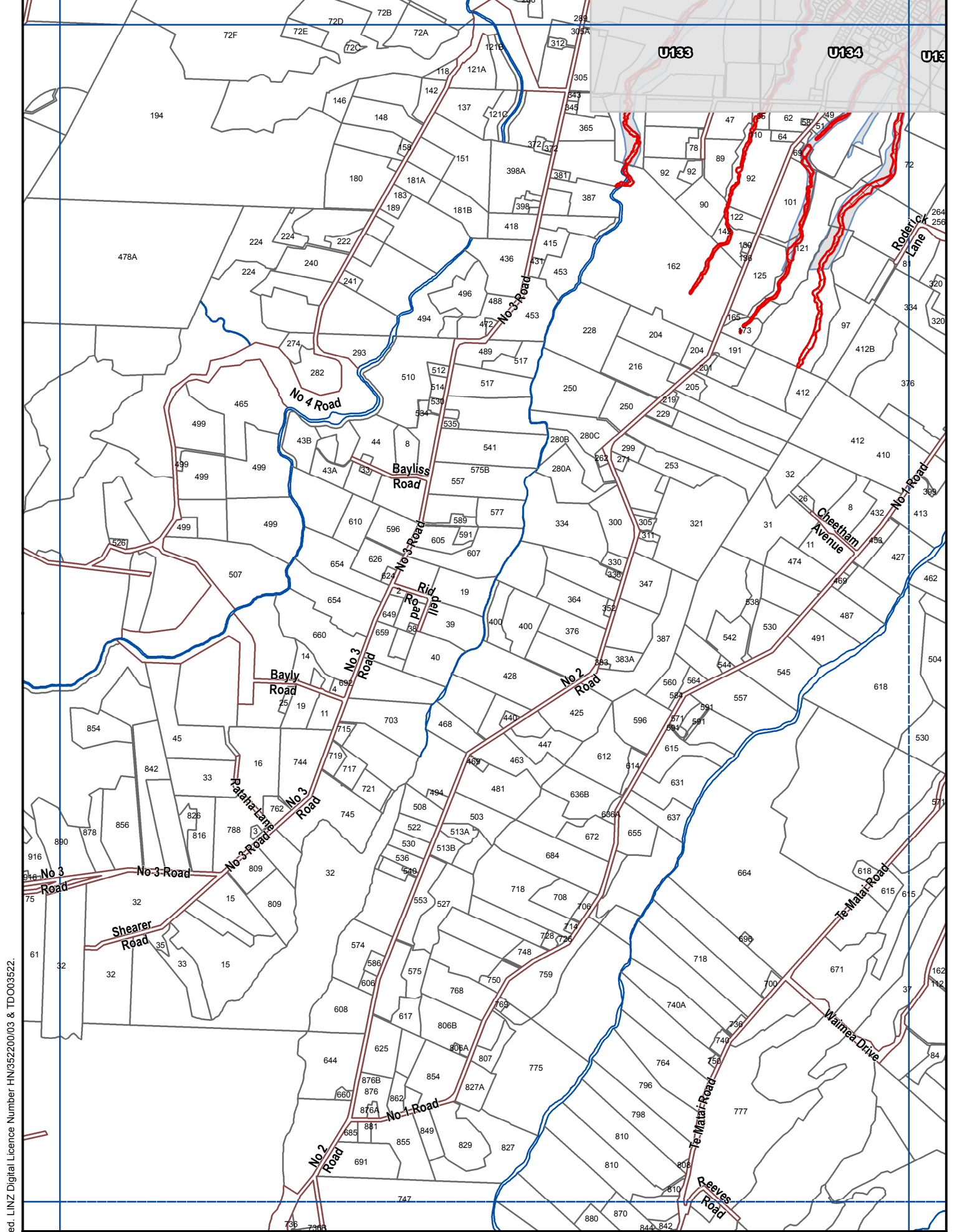
H11

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Western Bay of Plenty
District Council

Revision Date: June 2016



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Legend

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

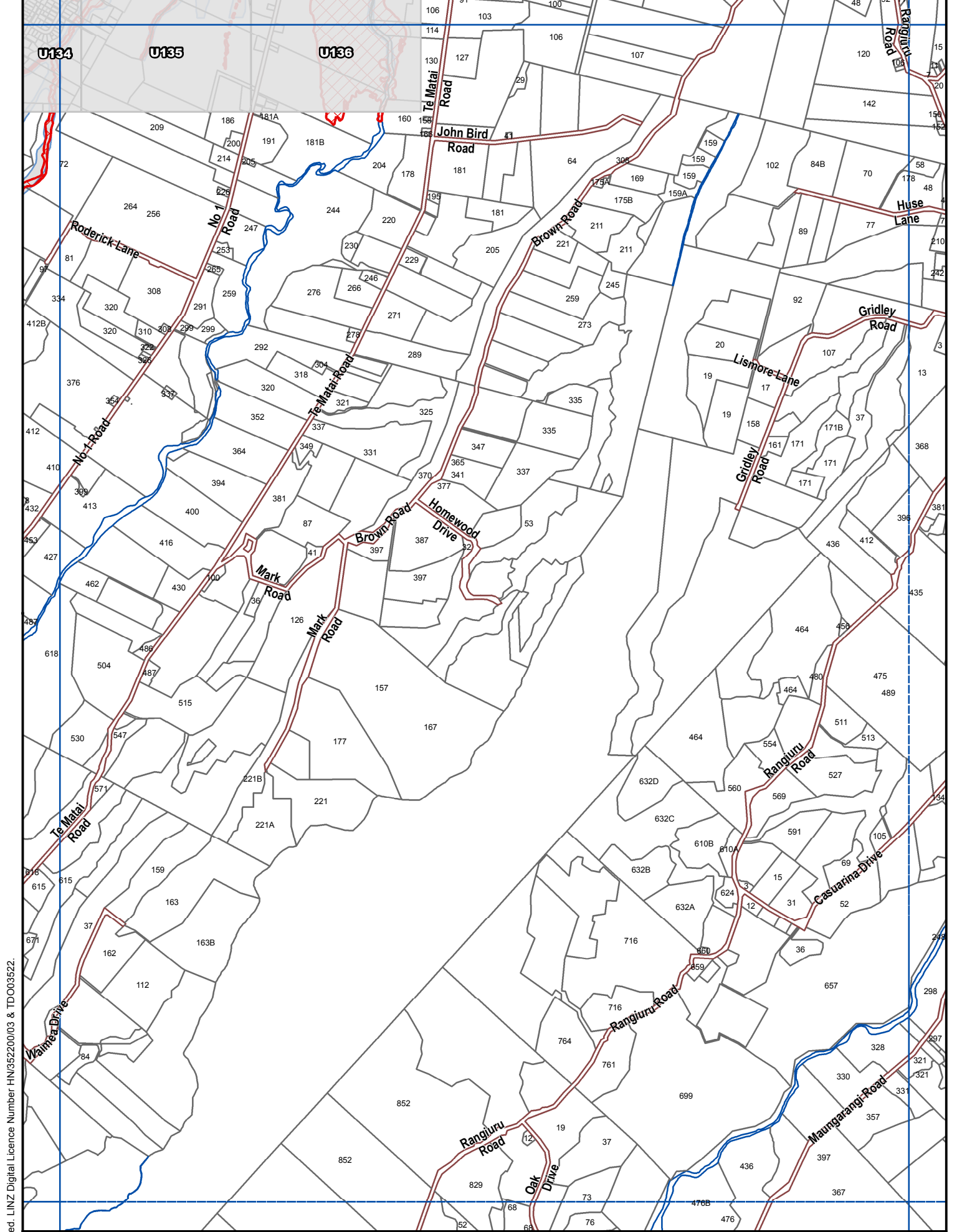
I10

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

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Legend

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

I11

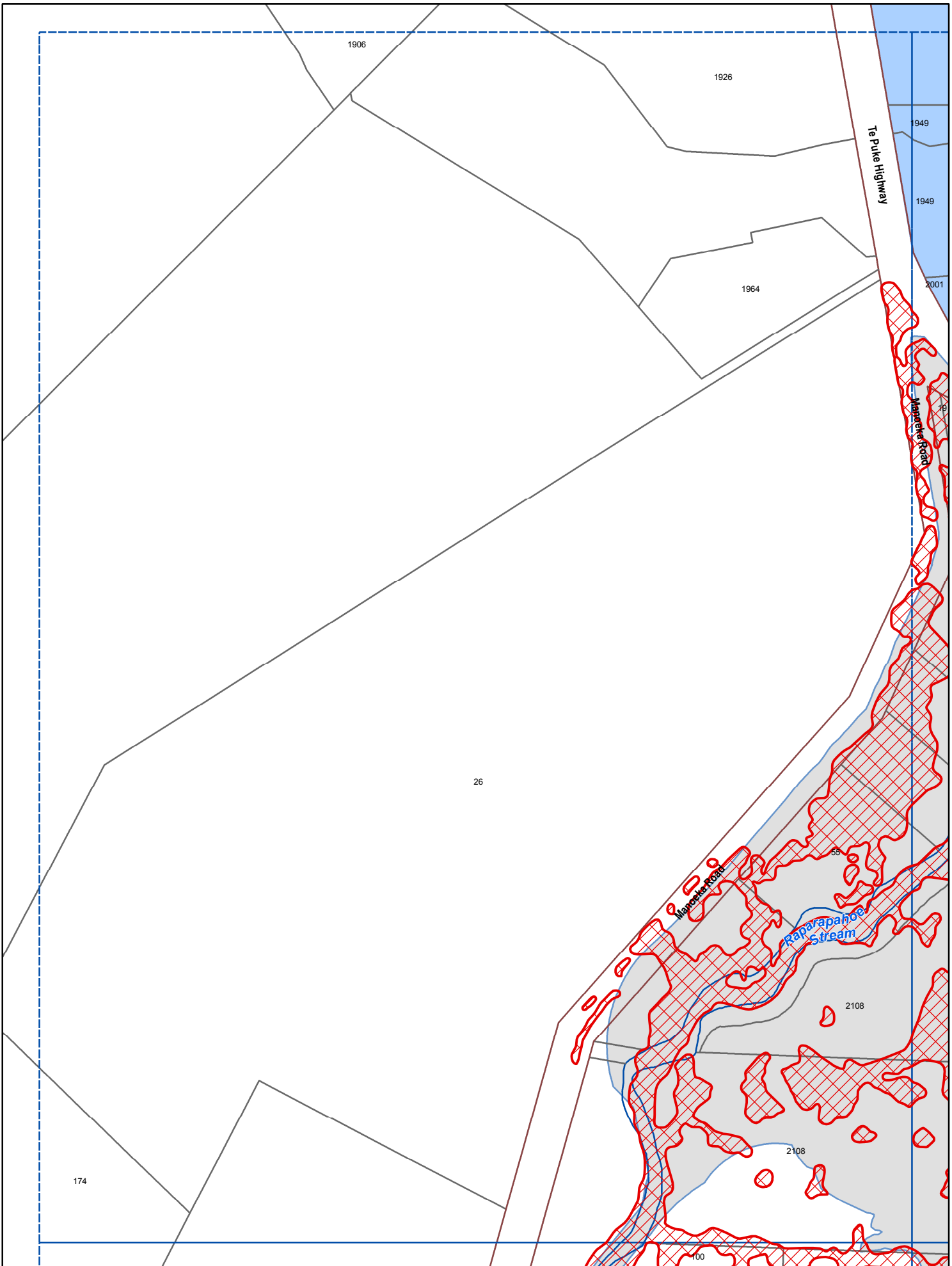
**FLOODABLE AREAS
ONLY**

Scale 1:25000 (A4)




Revision Date: June 2016




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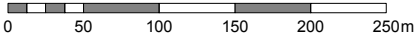
Legend

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

U120




FLOODABLE AREAS ONLY



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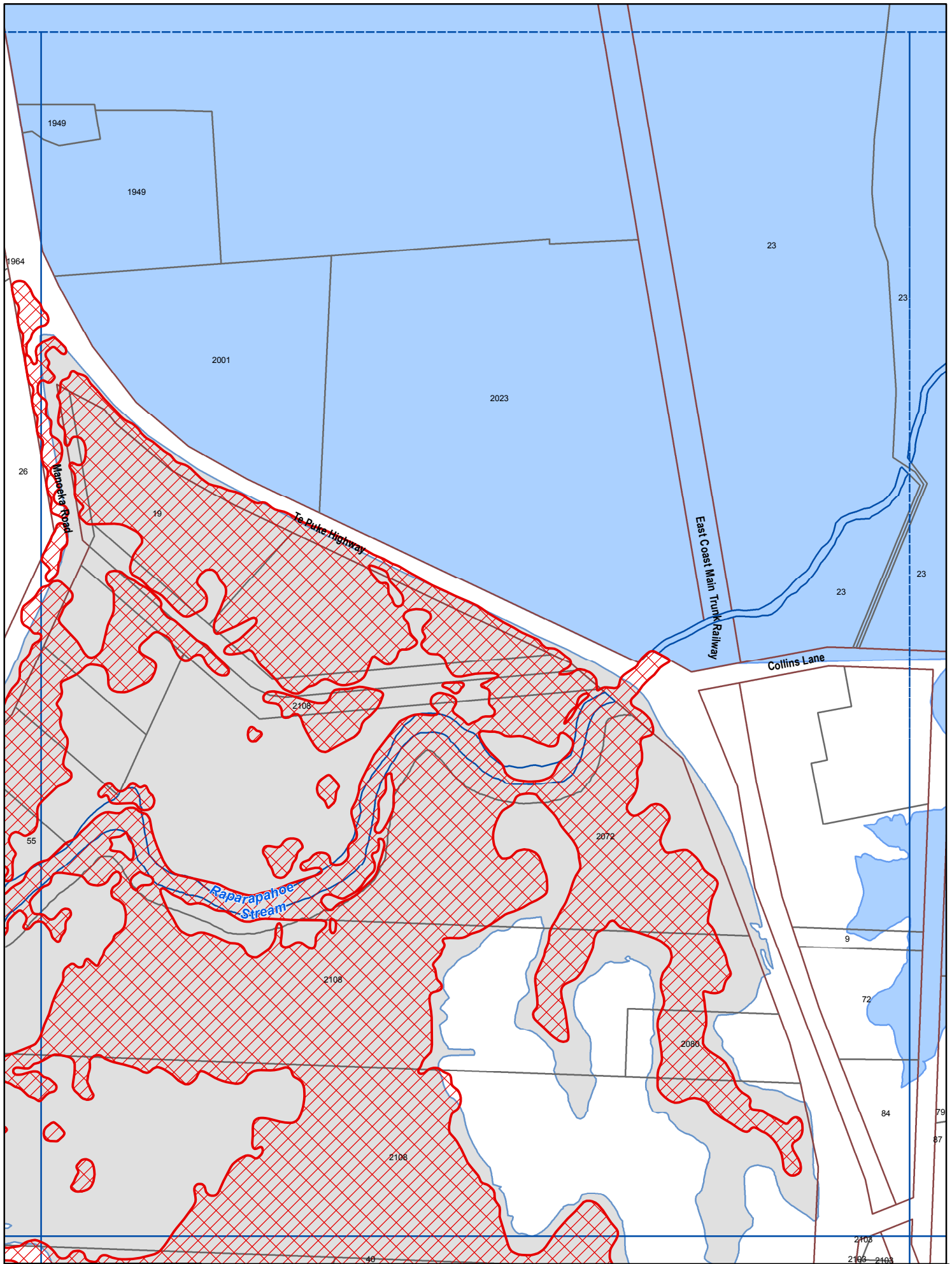
Te Puke

Scale 1:5000 (A4)






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Legend

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


U121


FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty District Council

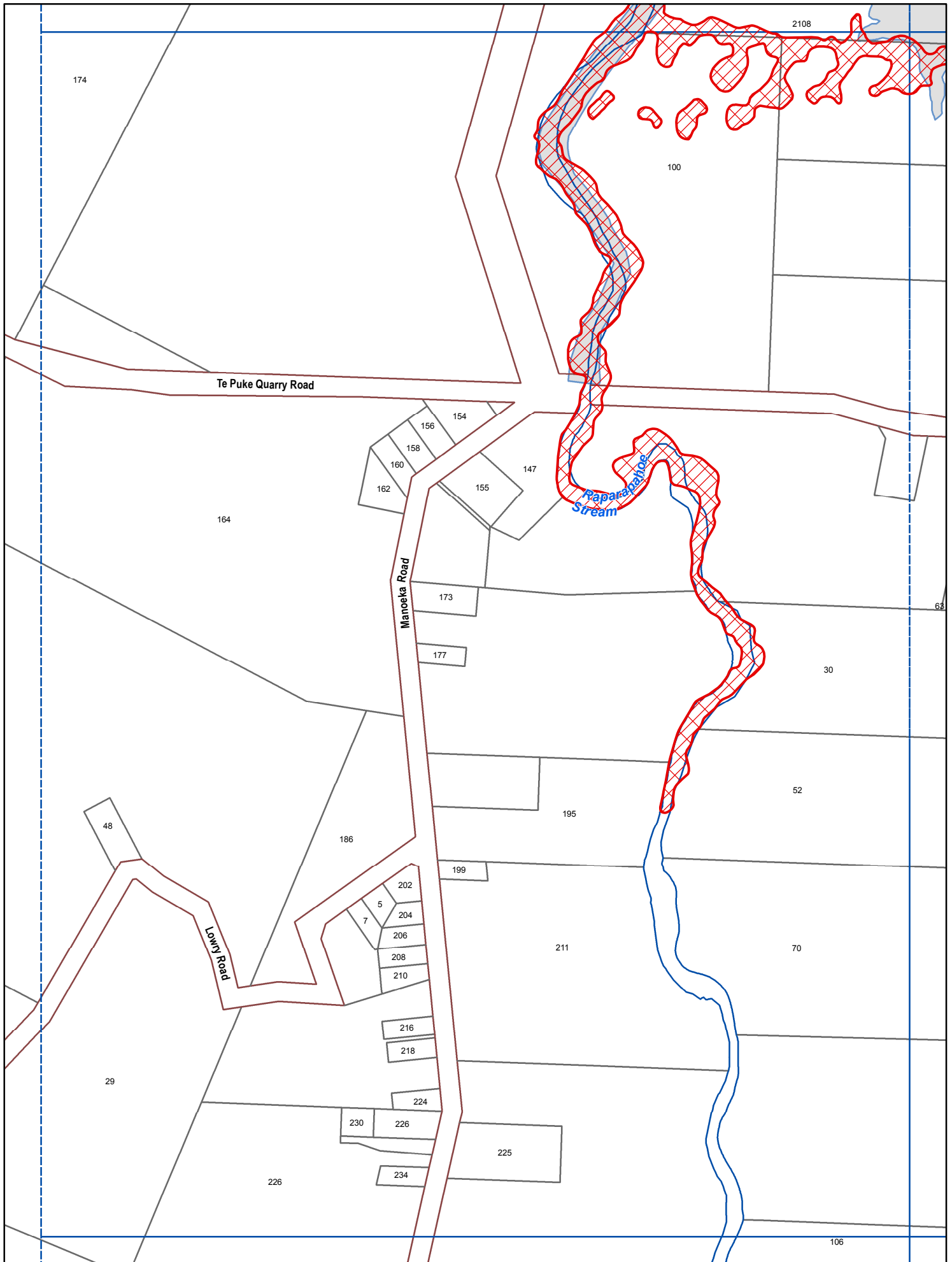







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Scale 1:5000 (A4)

Revision Date: June 2016




Legend

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


U123

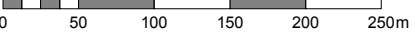
FLOODABLE AREAS ONLY

Te Puke



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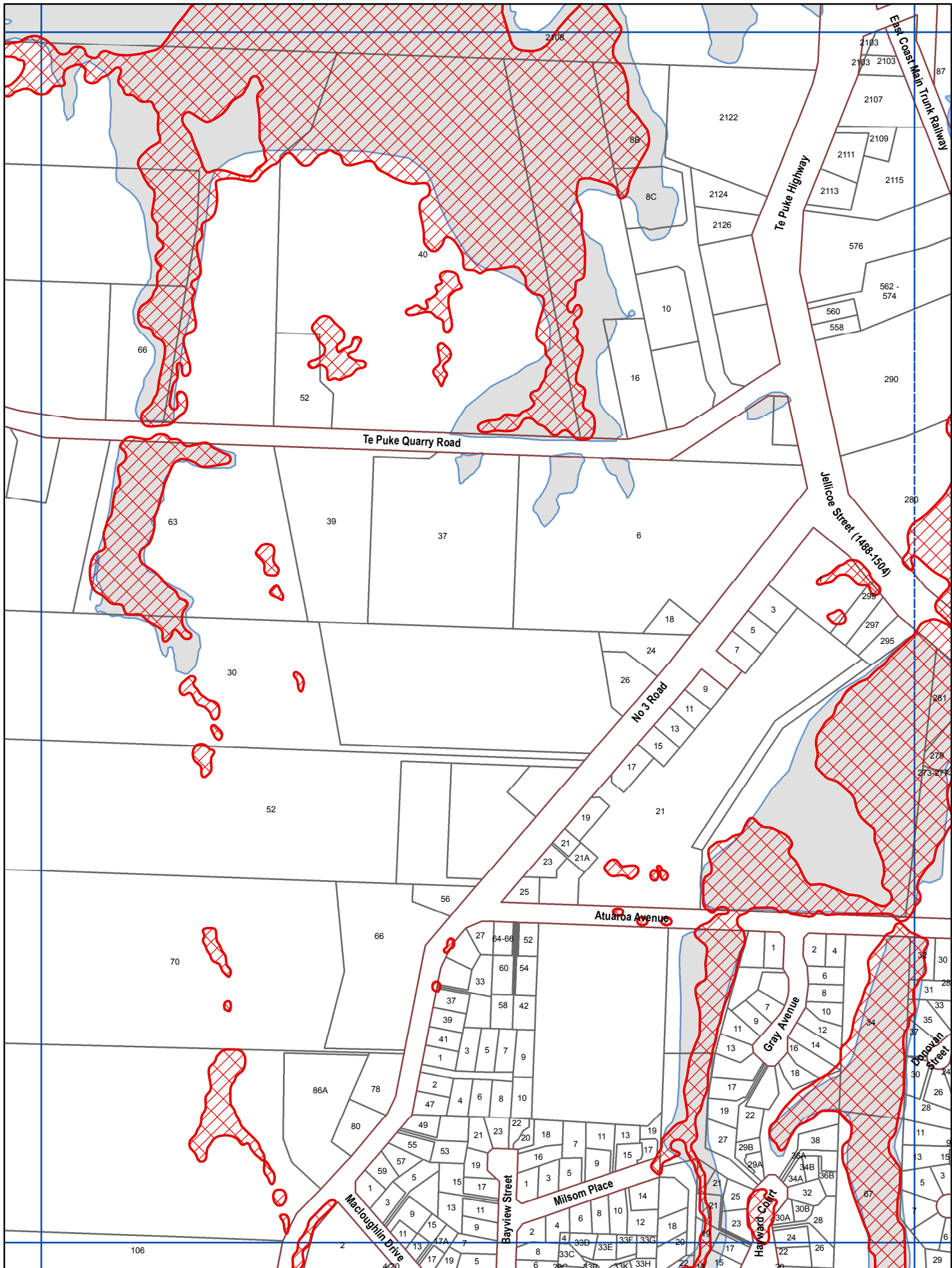







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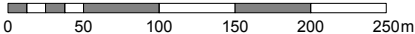
Revision Date: June 2016




Legend

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

U124 FLOODABLE AREAS ONLY Te Puke

  Scale 1:5000 (A4)

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