

Decision Report

Plan Change 34 – Additional Dwellings - Significant Issues, Objectives and Policies

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.
- 1.2** For topics, 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 in **blue**.
- 1.3** For the whole of the Plan Change, 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) in **red**.

2.0 Topic 1: Significant Issues 2, 6 and New Policy 11.

2.1 Decision

That the words “for non productive purposes” in Significant Issues 2 and 6 be amended as follows;

“**for non rural** ~~productive~~ **production purposes**”

The following submissions are therefore:

Accepted

Submission	Point Number	Name
15	2, 3, 4	Bay of Plenty Regional Council

Accepted in Part

Submission	Point Number	Name
20	1	Horticulture NZ and NZ Kiwifruit Growers

2.2 Reason

The revised wording clarifies that “non productive purposes” refers to purposes other than those associated with rural production activities. The clarification sought by the submitter is recommended within the Significant Issues rather than plan users having to refer back to a definition. The wording differs from that suggested by the submitter to keep the extra wording to a minimum. The term “rural production” is used a number of times in the Rural Section and hence this wording is just as appropriate as referring to “rural production activities”.

3.0 Whole of Plan Change 34 - Changes to the District Plan First Review

3.1 That Significant Issues 2 and 6 are amended as follows;

2. The *District's* rural land resource (including *versatile land*) is finite and productive capacity has been diminishing as a result of fragmentation into smaller *lots* through subdivision and the establishment of additional dwellings for non rural production purposes. There has been increasing pressure for rural residential subdivision or 'lifestyle' use, particularly in close proximity to urban areas where much of the more *versatile land* and horticultural production is located. The challenge is to ensure that subdivision under the District Plan rules, in particular those stipulating minimum *lot* sizes, results in the productive potential of the most *versatile land* not being compromised.

6. The cumulative effect of the fragmented pattern of rural subdivision and the establishment of additional dwellings for non rural production purposes has led to inefficient use of physical resources and a gradual loss of rural character and degradation in rural amenity values.

The historical approach to subdivision within the rural area has been to provide for it throughout the *District* rather than to channel it into particular locations. Housing has traditionally been provided for in a similar way by allowing additional dwellings on lots. The effect of this pepper-pot approach to rural subdivision and the provision of housing was to spread adverse effects on rural amenity and *infrastructure* widely, such that they have been diluted. However, the cumulative effects of the large amount of rural subdivision that has occurred and the proliferation of additional dwellings for non productive purposes is now becoming evident.

3.2 That a new Policy 11 is added as follows;

11. Additional dwellings should not be provided for except where these are essential for the management of the land for productive rural purposes.