



STAFF REPORT

TO: Environment & Planning Committee

FROM: Neil Jackson, Policy Planner

REFERENCE: R430-10-18

SUBJECT: **PROPOSED ZONE CHANGE, LOT 1 DP 412239, KINA PENINSULA - REPORT REP10-04-05** - Report prepared for meeting of 8 April 2010

1. INTRODUCTION

Lot 1 DP 412239 is a privately owned property on a narrow part of Kina Peninsula. Approximately 50% of the property is zoned Rural 2, and 50% zoned Open Space. The open space zoning on this site applied originally to untitled land and resulted from a decision on the Plan in 1999 to zone untitled land seaward of titled land but landward of MHWS as open space zone, in recognition of natural values of margin land. Subsequently:

- The landowner of the titled land on the part of the site zoned Rural 2 secured the land under open space zoning by accretion to the title; and
- The extent of open space zoned land shown as such was increased through the revision and updating of the actual position of MHWS with the operative zone maps in 2008.

Resource consent for a new house on the property was granted on 19 November 2009.

In TRMP, the Open Space Zone is generally intended for low-key informal recreation. Except in the Richmond West Development Area and at Port Tarakohe, the Open Space Zone has only been applied to public land, not private property. Open Space Zone is not appropriate in Lot 1 DP 412239 and should be replaced by a zoning more appropriate to the rural residential character.

The 6087 m² area of the property is well below the 50 ha threshold for subdivision in the Rural 2 Zone. Private land immediately north of the site is zoned Rural Residential, and land immediately south is zoned Rural Residential and Rural 1.

Options are to:

- Replace the Open Space Zone on Lot 1 DP412239 with Rural 2 Zone, as on the remainder of the site;

- Replace both the Open Space Zone and the Rural 2 Zone on the site with Rural Residential Zone.

The recommendation is to change the Plan to rezone Lot 1 DP 412239 (and the surrounding road reserve to the midline) from Rural 2 and Open Space zones to Rural Residential (Kina). The reasons for this are:

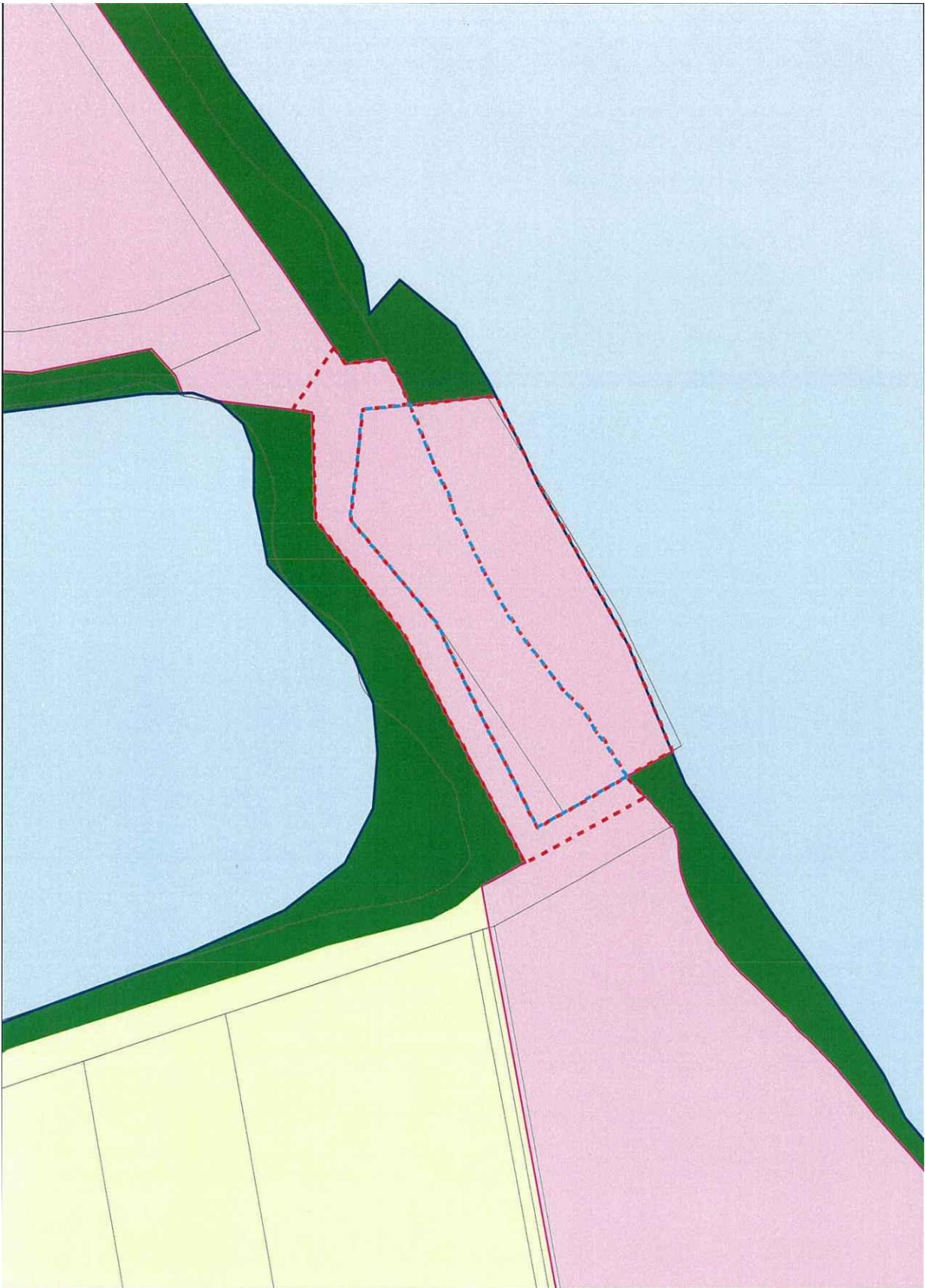
1. The Open Space Zone on part of the site is not appropriate for private land in this location.
2. Rural Residential zoning is more in character with the zoning of land immediately north and south of the site, than is the Rural 2 Zone, over the whole site.

This is proposed as Change 18 for notification at the occasion of TRMP Update 35 expected to be 22 May 2010. Consultation has not taken place with the landowner.

2. RECOMMENDATION

It is recommended that the Committee **adopt** as Change 18 the proposed rezoning of Lot 1 DP 412239 (and the surrounding road reserve to the midline) for notification as part of TRMP Update 35 expected to be 22 May 2010.

Neil Jackson
Policy Planner





TDC TASMAN RESOURCE MANAGEMENT PLAN Legend
 Notified: May 2010

Proposed Change 18: Kina Site Rezoning

Sourced from Land Information New Zealand data.
 Crown Copyright reserved.

Scale 1:1,500

-  Delete Rural 2 zone. Rezone Rural Residential zone.
-  Delete Open Space zone. Rezone Rural Residential zone.

ZONES

Update Map 35/1

Map/s affected: 19, 85