

STAFF REPORT

TO: Environment & Planning Committee

FROM: Rose Biss, Policy Planner

REFERENCE: E867

SUBJECT: **KAITERITERI REZONING - REPORT EP09/06/05** - Report prepared for hearing of 16 June 2009

1. INTRODUCTION

An adjoining landowner has brought to staff attention that a block of land at Kaiteriteri owned by the Department of Conservation (Lot 4 DP 7130) has a residential zoning despite it being gazetted as a recreation reserve.

2. BACKGROUND

The background to the zoning of this site is as follows:

- June 1984 - Waimea County District Scheme notified. Site was designated as reserve.
- December 1989 - Plan Change W4 publicly notified. Site zoned as Residential S3.
- March 1992 - Plan Change W4 became operative and site confirmed as Residential S3
- May 1996 - Proposed Tasman Resource Management Plan publicly notified. Site zoned as Residential.

At the time the proposed TRMP was publicly notified the Department of Conservation advised the Council of a number of small zoning errors on its extensive land holdings in the district. However this particular site has slipped through the net.

3. LOCATION AND VALUES

The 2813 square metre site is located at the northern end of land administered by the Kaiteriteri Recreation Reserves Board on behalf of the Department of Conservation. The land rises steeply above the Kaiteriteri Motor Camp towards the Kaiteriteri ridgeline and is covered in regenerating native vegetation. It has different qualities (biodiversity values) compared to the flat land administered by the Board and used as a camping ground close to Kaiteriteri Beach. The latter is zoned for recreation.

3. ADJOINING LAND

Land to the north and east of the site is zoned residential and includes a number of holiday homes. Hilly land to the west is clad in native vegetation. Land to the south is zoned recreation and is occupied by the Kaiteriteri motor camp.

4. CONSULTATION

Letters have been sent to the land owner, the land administrator and the adjoining land owners explaining the anomaly of zoning and seeking their views that the land be zoned Conservation. Adjoining landowners are generally supportive and the Board has passed a resolution that the land should be rezoned as Conservation.

5. OPTIONS

The possible options for the rezoning of this site are either Conservation Zone or Recreation Zone or retaining the status quo.

Option	Benefits	Costs and constraints	Risks and Uncertainties	Appropriate, effective and efficient
A. Status Quo - no change			Perpetuates an error on reserve land	x
B. Conservation Zone	Matches values of the land and that adjoining to the west	Only allows a limited range of activities		√
C. Recreation Zone	Allows a wider range of uses than the Conservation Zone	May result in loss of native vegetation		x

6. RECOMMENDATION

It is recommended that the Committee approve the Proposed Change attached for public notification at the next convenient opportunity.

Rose Biss
Policy Planner

**TASMAN DISTRICT COUNCIL
TASMAN RESOURCE MANAGEMENT PLAN**

PROPOSED CHANGE NO...

Kaiteriteri Reserve Minor Rezoning

Notified

EXPLANATORY STATEMENT

The purpose of the change is to correct an anomaly in the zoning of a small parcel (2813 square metres) of steep bush clad land at the northern end of the Kaiteriteri Recreation Reserve land. The land is located on the hillside above the Kaiteriteri motorcamp. The land which is gazetted as a reserve was inadvertently zoned residential.

The natural values of the site, which is covered in regenerating coastal forest provide an attractive setting for Kaiteriteri township and support a conservation zoning.

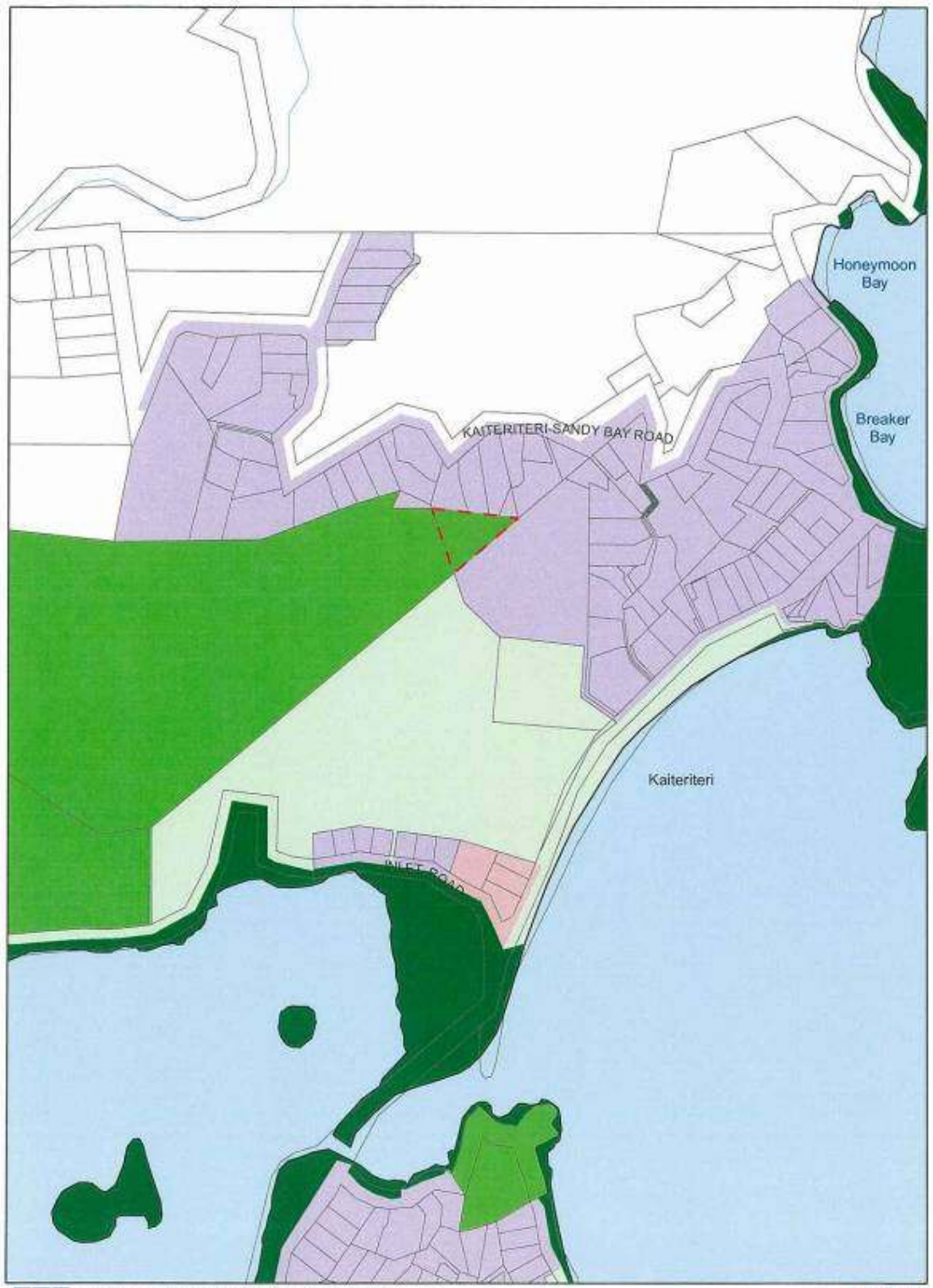
Council has considered the options and benefits and costs, and effectiveness, efficiency and appropriateness of these amendments. Council policy report EP09/06/05 assesses the options and is prepared in compliance with the duties under Section 32 of the Resource Management Act 1991.

AMENDMENT

The Proposed Tasman Resource Management Plan is amended in accordance with the following schedule:

Zone Map 83

Rezoned Lot 4 DP 7130 from Residential Zone to Conservation Zone.



TDC TASMAN RESOURCE MANAGEMENT PLAN
Policy Committee (June)

Proposed Change No.

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Scale 1:5,000

Legend

- - - Delete Residential zone.
- - - Reszone Conservation zone.

ZONES

Update Map 00/0
Map/s affected: 15, 83