

It is proposed in the plan change that 15 Bay View Road will be zoned as

Plan Change 85A – Rural Production Environment (PC85A)

PC85A proposes to replace the existing Coastal Countryside Environment and Countryside Environment with the Rural Production Environment (RPE). The RPE seeks to provide primarily for the productive use and development of rural land and resources.

I believe the zoning of 15 Bay View as productive land is an anachronism based on the fact that it was subdivided from a farm.

For land to be classed as productive it should be capable of producing a significant income.

The site at 15 Bay View is not capable of producing a significant income.

I will contend that 2000 square metres is not sufficient to be productive in this area

It is currently approximately ½ in pasture

A thousand square metres of pasture would not be sufficient to sustain any livestock.

The regulations for productive land prohibit any further building so it would not be permissible to build glass houses.

The site is on a hill top and has no available water on site.

Purchasing water for agricultural production would be uneconomic

It is on a similar level to the district water storage so any water purchased would have to be pumped.

Limitations to water supply would preclude hydroponics or any other intensive horticulture.

Most of Bay View Road is zoned as Rural Village Residential (RVRE). This would be an appropriate zoning for number 15 as well.

Plan Change 85C – Rural Village Environment (PC85C)

PC85C proposes to replace existing Living 1 and 3, and Business 2, 3 and 4 Environments in the existing rural and coastal villages with Rural Village Environment (RVE) and three Sub-Environments: Rural Village Residential (RVRE), Rural Village Centre (RVCE), and Rural Village Industry (RVIE). The RVE seeks to provide for a range of activities which support village communities, while also protecting the amenity values within each Sub-Environment.

Given the elevation and prominence of the site a rural living environment zoning may be appropriate. However, the site is smaller than envisioned for a property in the Rural Living Environment.