

**In the matter** of the Resource Management Act 1991

and

**In the matter** of an appeal under clause 14 of the First Schedule of the Act

between

**HEB Landholdings Limited**

Appellant

and

**Western Bay of Plenty District Council**

Respondent

**Notice of Appeal**

Dated 27 June 2016

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**Counsel:**

Stuart Ryan  
Barrister  
Level 11, 59-67 High Street  
PO Box 1296, Shortland Street,  
AUCKLAND 1140  
Tel (09) 357 0599

Counsel

Stuart Ryan

**Solicitor:**

John Sieprath  
Rice Craig  
Barristers & Solicitors  
PO Box 72-440  
PAPAKURA 2244

09 357 0599

stuart@stuartryan.co.nz

**To** The Registrar  
Environment Court  
Auckland

**Name of Appellant**

1. The name of the Appellant is HEB Landholdings Limited.
2. The appeal relates to the 25 hectares of land owned by the Appellant land and located within development Stage 3 of the Rangiuru Business Park (RBP), together with adjacent land.
3. The Appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.

**Decision under Appeal**

4. The decision under appeal was made by Western Bay of Plenty District Council in relation to Proposed Plan Change 72.
5. Notice of the decision was made by letter from Western Bay of Plenty District Council dated 14 May 2016, received on 17 May 2016.
6. The decision is appealed as it relates to:
  - a) Maintaining adequate rail corridor connectivity to the Appellant's land, and the location, position and zoning of land adjacent to the Appellant's land as local purpose reserve amenity zone.
  - b) The dimensions and location of Stormwater pond 1.
  - c) Financial contributions relating to Stormwater pond 1.

**Reasons for Appeal**

7. The Respondent's decision:
  - a) Will not promote sustainable management of the natural and physical resources of the district, or achieve the purpose of the Resource Management Act 1991 ("Act");
  - b) Is contrary to Part II and other provisions of the Act;
  - c) Will not meet the reasonably foreseeable needs of future generations;

- d) Will not enable social, economic, and cultural well-being of both people and communities, and their health and safety;
  - e) Is otherwise contrary to the purposes and provisions of the Act, and other relevant planning documents;
  - f) Does not represent the most appropriate means of exercising the respondent's functions, having regard to the efficiency and effectiveness of the decision, compared with other available methods, and is therefore not appropriate or justified in terms of section 32 and other provisions of the Act.
8. In particular, but without limiting the generality of the above, the decision:
- a) Does not provide for efficient use of land;
  - b) Fails to recognise the implications of the zoning the perimeter of the Appellant's land as local purpose reserve amenity in terms of limiting future rail and other transport connectivity to the Appellant's land;
  - d) Fails to recognise that the same or similar detention outcomes could be achieved by a pond of different dimensions to Stormwater pond 1, resulting in more efficient land use;
  - c) Uses an inappropriate and valuation to determine development contributions in relation to Stormwater pond 1.

### **Relief**

#### *Rail connectivity and access & Local Purpose Reserve Amenity zone*

9. Maintain future rail corridor connectivity to the Appellant's land of an adequate width and size; including by reducing or removing the local purpose reserve amenity zoning adjacent to the Appellant's land.

#### *Stormwater Pond 1*

10. Amend and reduce the dimensions of stormwater pond 1, such as by a review of the design parameters so as to achieve a smaller 'footprint' on the Appellant's land.

#### *Financial contributions in relation to Stormwater pond 1*

11. Amend the valuations and financial contributions in the Rangiora Financial Contributions schedule (Appendix 7) as it relates to Stormwater pond 1 on the Appellant's land to ensure that the contributions are:
  - a. Reasonable,
  - b. Recognise that Stormwater pond 1 will provide a benefit by servicing land other than the Appellant's land
  - c. Reflect accurate valuations and costs, and
  - d. Reflect any amended or reduced dimensions of Stormwater pond 1.
12. Such further or other relief, including any consequential relief, as necessary to the provisions of Plan Change 72 as will achieve the reasons for this appeal, and the Appellant's submission.
13. Costs.

**Mediation**

14. The Appellant consents to mediation.

**Attachments**

15. The following documents are attached to this notice:
  - A. A copy of the appellant's submission;
  - B. A copy of Council's decision;
  - C. A list of names and addresses of persons to be served with a copy of this notice.

**HEB Landholdings Limited** by its counsel:



.....  
Stuart Ryan

**Dated** 27 June 2016

**Address for service of appellant:**

HEB Landholdings Limited

c/- Stuart Ryan,

Barrister

PO Box 1296,

Shortland Street

**AUCKLAND 1140**

Attention: Stuart Ryan

Telephone: 09 357 0599

Email: [stuart@stuartryan.co.nz](mailto:stuart@stuartryan.co.nz)

**Advice Notes****Advice to recipients of copy of notice of appeal*****How to become party to proceedings***

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must:

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38).

***How to obtain copies of documents relating to appeal***

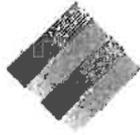
The copy of this notice served on you does not attach a copy of the appellant's submission, or the decision appealed. These documents may be obtained, on request, from the appellant.

***Advice***

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

## **Annexure A**

**Copy of submission of the appellant**



# District Plan Change 72

## Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barks Corner, email it to [districtplan@westernbay.govt.nz](mailto:districtplan@westernbay.govt.nz), or mail it to:

Chief Executive Officer  
Western Bay of Plenty District Council  
Private Bag 12803  
**TAURANGA 3143**

**For Office Use Only**

Date stamp

## Submissions close 4.00pm on Monday 7 December 2015

**Name:** Bruce Pullman  
**Mr/Mrs/Ms/Miss**

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**Organisation:** Hebland Holdings Ltd

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**Address for Service:** C/- Richard Coles, Boffa Miskell Ltd, P O Box 13373 Tauranga

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**Post Code:**  
3151

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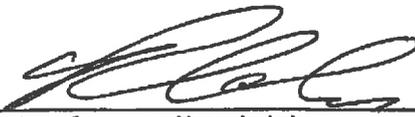
**E-mail Address:** Richard.Coles@boffamiskell.co.nz

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**Telephone Number:** 0274 325 154 (home) 07 571 5622 (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes  No  Please tick

**Signed:**  **Date:** 7 DEC 15

(Signature of person making submission or person authorised to sign on behalf of person making submissions)

**Please use the reverse of this form for your submission**

**Please submit only one copy of your submission to Council (please don't email plus hardcopy).**

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name: Hebland Holdings Ltd

Submission Sheet Number: 1

Specific Plan Change	Submission	Decision Sought	Submission Ref. No. Office Use Only
PC 72	Generally support Plan Change 72 subject to the submission points below.	Approve Plan Change 72 subject to other submission points below including consultation with affected land owners regarding servicing options. This should be completed before any decision is made on Plan Change 72.	①
	Section 11.6 - Road Layout and land Use	The plan shows a local purpose reserve amenity between Hebland Holdings Land and the railway land (green corridor). This effectively closes the opportunity to use the rail corridor for access and transportation of goods.	②
	Rules 12.4.13; 12.4.13.2; 12.4.13.4; 12.4.13.5	These rules require confirmation of the service delivery options for water, wastewater and roading. The choice of servicing options is controlled by the Stage One developer. The costs associated with the different options have significant variations in cost. These options should be discussed and confirmed through consultation with all affected land owners rather than giving the Stage 1 developer the decision making authority.	③

Specific Plan Change	Submission	Decision Sought	Submission Ref. No. Office Use Only
Appendix 7 - Stormwater pond on Hebland Holdings land	The costs for the development of the stormwater pond on the Hebland Holdings land and PCG Wrightson land has increased from \$361,000 to \$1.174 million (Item 6.3).	Clarification as to the costing of stormwater pond development and identification of any changes to catchments.	4
Appendix 7 - Stormwater pond on Hebland Holdings land	Stormwater Pond 1 – land purchase and legal (Item 6.4)	Adjust land value to reflect current market value. Note the purchase price of the land was higher than current per ha land value in Item 6.4.	5
Rule 12.4.13.7	Interim development – Roading. Support interim road options. Consider raising the 70ha cap if traffic safety maintained.	Provide sufficient flexibility to enable the interim Roading solutions to be extended if traffic safety is shown to be acceptable and have surplus capacity for additional heavy vehicles. Consequential amendments to the rules as necessary.	6
Rule 12.4.13.8	Subsequent Stages – Support flexibility.	Retain this rule.	7

## **Annexure B**

**Copy of Council's decision**

# Decision Report

## Plan Change 72 – Rangiuru Business Park

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### 1. Introduction

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.

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**.

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. Topic 1: Whole of Plan Change

#### Decision

THAT Plan Change 72, Rangiuru Business Park, is retained as notified except as amended in response to submissions identified under the specific Topics below.

The following submissions are therefore:

#### Accepted

Submission	Point Number	Name
3	1	BOP Regional Council
5	1	Hickson
6	6	Walker
18	1	Te Puke Economic Development Group
20	1	Te Puke Community Board
FS22	1,2,15,16,17	Tauranga City Council
FS25	4	Carrus
FS26	1,2	SmartGrowth Implementation Committee
FS27	18	Seeka Kiwifruit Industries

### Accepted in Part

Submission	Point Number	Name
2	1	NZ Transport Agency
12	1,3	Whakatane District Council
13	1	Hebland Holdings
15	1	Attwood
FS29	1,2	Hebland Holdings
FS30	1,2,3	Attwood

### Rejected

Submission	Point Number	Name
7	1	Stafford Rise Trust
11	1	Rotorua District Council
16	2	Paterson
21	1	Archbold
FS23	6	Pukeroa Oruawhata Trust
FS28	1,2,4,6,12,14,15,17,21,22,	Rotorua District Council

### Reasons for Decision

Plan Change 72 introduces specific changes to the operative provisions of the District Plan in relation to Rangioru Business Park. It is the Committee's opinion that the District Plan already contains a suite of provisions and the changes sought by Plan Change 72 seek to modify these by reviewing the structure plan and Infrastructure Schedule to provide a better layout and to enhance the deliverability of the Rangioru Business Park given the development of the Tauranga Eastern Link.

The majority of submissions support Plan Change 72. Several submitters oppose it, principally due to concerns that a significant mixed use commercial centre might develop in this industrial zone. On balance the Committee believes the Plan Change is appropriate, but with certain modifications that are addressed in the respective Topics to these decisions.

The Committee notes that both SmartGrowth and the Bay of Plenty Regional Council provided evidence that the Business Park and Plan Change 72 were consistent with the relevant planning documents that they were responsible for, namely the SmartGrowth Strategy and the Regional Policy statement. We are therefore perplexed at some submitters' stance that they were not consistent.

### 3. Topic 2: Roading - Issue 1: Tauranga Eastern Link (TEL) Interchange Design

#### Decision

THAT:

1. Rule 12.4.13.5, third bullet point be deleted and replaced as follows: "Principal access to the Park is via a 4 legged interchange with the Tauranga Eastern Link".
2. Operative Appendix 7, 11.5 - the diagram "Interchange with Proposed Tauranga Eastern Motorway" be retained.
3. The Roading (3 Legged Interchange) option be deleted from Table 1 of the Financial contributions.

The following submissions are therefore:

#### Accepted

Submission	Point Number	Name
17	2	Rotorua Chamber of Commerce
21	2	Archbold
FS23	4	Pukeroa Oruawhata Trust
FS28	20,23	Rotorua District Council

#### Rejected

Submission	Point Number	Name
6	1	Walker

#### Reasons for Decision

It is the Committee's view that the four legged option is preferred from a transport efficiency and land use integration perspective when taken in the context of the whole of the eastern corridor, which includes linkages further east to the central North Island including Rotorua and Whakatane.

Given that the Committee considers that the majority of the traffic passing by the Business Park along the Tauranga Eastern Link will be from out of the region access to and from the Park in all directions is critical.

The Committee acknowledges that some submitters raised concerns about road safety caused by the increased traffic generated through the three legged option on the local roading network.

When the three legged interchange is considered with the additional road upgrades associated elsewhere within the business park and surrounding it, that

will be required for Stage 1 to operate effectively, the total cost is only marginally cheaper than a four legged interchange, and this cost difference does not outweigh the long term benefits of the four legged option.

The Committee acknowledges that cost is a relevant consideration. Whilst a scenario based on costs for a three legged interchange was put forward the Committee did not consider that this was sufficient to outweigh the traffic safety and efficiency benefits of the four legged option outlined above.

#### 4. Topic 2: Roading - Issue 2: Te Puke Highway

##### Decision

THAT the second paragraph, first sentence of 12.4.13.7(a) be reworded as follows:

["Monitoring shall commence at the completion of the Stage One access to Young Road and shall be undertaken annually for safety and biennially for capacity."](#)

The following submissions are therefore:

##### Accepted in Part

Submission	Point Number	Name
2	2	NZTA

##### Rejected

Submission	Point Number	Name
13	6	Hebland Holdings
15	5	Attwood, Wesley Blythe (Estate)

##### Reasons for Decision

Monitoring should only commence when changes occur arising from the development.

In response to the submission by Hebland the proposed cap of 70ha is considered an efficient and effective method of providing a trigger as to when upgrades are likely to be required to the Maketu and Pah Road intersections. There is also provision within the Rule (clause (b)) to delay the upgrade if monitoring shows that the thresholds have not been met.

## 5. Topic 2: Roding - Issue 3 Internal Network

### Decision

THAT the internal road network and associated rules remain as notified.

The following submissions are therefore:

### Accepted in Part

Submission	Point Number	Name
21	3	Archbold

### Rejected

Submission	Point Number	Name
2	3	NZTA
21	4	Archbold

### Reasons for Decision

NZTA (2): The matter raised is a detailed matter that is normally addressed at the design stage.

Archbold (21.3): The threshold has been deleted by Plan Change 72. The midway link is still available as an option.

Archbold (21.4): Speed limits are monitored and addressed as development occurs. It is not appropriate to impose a ban on exhaust brakes in Industrial Zones.

## 6. Topic 2: Roding - Issue 4: Kaituna Link

### Decision

THAT Appendix 7 Map 11.6 "Roding Layout, Land Use and Staging Plan" be amended by changing the wording "**Reserved Land**" to "[Land for possible roading link to Te Tumu](#)".

The following submissions are therefore:

### Accepted in Part

Submission	Point Number	Name
8	1	Te Tumu Landowners Group
8	7	Te Tumu Landowners Group
9	1	Te Tumu Kaituna 14 Trust
9	7	Te Tumu Kaituna 14 Trust

Submission	Point Number	Name
10	1	Ford Landholdings
10	7	Ford landholdings

### Rejected

Submission	Point Number	Name
FS28	7	Rotorua District Council

### Reasons for Decision

The proposed wording better describes the intent for future use of the land as referenced in the SmartGrowth Strategy (Map 6 – Eastern Corridor) and the Bay of Plenty Regional Land Transport Plan 2015-2045 (Pg 88). The “Roading Layout, Land Use and Staging Plan” is the appropriate map to show it on.

Also for this reason it is not necessary to add words to Rule 12.4.13.5.

## 7. Topic 3: Community Service Areas - Issues 1 & 2: Objectives and Policies, Location and Size

### Decision

THAT the location and the size of the Community Service Areas be retained as notified.

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
8	2	Te Tumu Landowners Group
9	2	Te Tumu Kaituna 14 Trust
10	2	Ford Land Holdings
FS22	3,4,7,11,	Tauranga City Council
FS25	1	Carrus
FA26	3	SmartGrowth

### Rejected

Submission	Point Number	Name
4	1	Bluehaven
15	3	Attwood
FS23	1	Pukeroa Oruawhata Trust
FS28	3,8,19	Rotorua District Council

## Reasons for Decision

Plan Change 72 is not seeking to increase the developable area but to retain what is in the Operative Plan and to give effect to any minor locational change that may be required. The Operative Community Services Area is in the new Stage 2, so the proposal to split the Community Services Area into two is to enable activities that would be established in a Community Services Area to be available to the first stage of development.

Plan Change 72 seeks to modify the location of the Community Services Area, change the area from gross to net, and add a new permitted activity for childcare.

The Committee's consideration is limited to these particular amendments. The first two would not have any material effect on the purpose and function of the Business Park. The inclusion of childcare facilities is considered to provide a clear benefit.

Rule 21.3.2 provides that there can only be one development per site and its size has to be between 6,000m<sup>2</sup> and 2 ha. This is to ensure a comprehensive development, rather than piecemeal small ones that may or may not join up.

The location restriction to 250m is important to ensure that the Community Services Areas and their activities are internal to Rangiuru Business Park, rather than on the edge in order to attract passing traffic.

Submissions for a cap on the gross floor area for offices and retail are considered to be outside the scope of what is a very limited Plan Change. This Plan Change is not an opportunity to revisit such matters as these would have to be addressed by way of a further Plan Change.

Notwithstanding that this was considered outside the scope of the Plan Change there was no evidence (such as economic analysis) other than theoretical planning scenarios given to justify a cap of any size.

Nor was there any evidence provided to support submissions claiming the potential for negative effects of the Community Services Areas on nearby town centres such as Rotorua, Te Puke and Wairakei. On the contrary submissions from the Te Puke community were in full support of all aspects of the Plan Change.

## 8. Topic 3: Community Services Areas - Issue 3: Activities

### Decision

THAT Rule 21.3.2(c) be modified as follows:

21.3.2 Additional Permitted Activities (Rangiuru Business Park only)

(c) ~~In the Community Service Areas of the Business Park only;~~

~~Within 250m of the intersections marked "Community Service Area" on the Rangiuru Business Park Structure Plans the following activities are also permitted:~~

~~Community Service Areas within the Business Park that meet the following criteria:~~

- ~~(i) Are located within 250m of either of the two intersections marked for such on the Rangiuru Business Park Structure Plan; and~~
- ~~(ii) development within each of the two Community Service Areas must form a single contiguous development having a minimum net land area of 6,000m<sup>2</sup> and a maximum net land area of 20,000m<sup>2</sup>;~~
- ~~(iii) the combined total development area across both of the two Community Service Areas shall not exceed a maximum net land area of 2.6ha.~~

~~Note: Land uses within a Community Service Area may be held in lots which are smaller than the 6,000m<sup>2</sup> minimum provided they have contiguous boundaries and together exceed the minimum 6000m<sup>2</sup> net land area.~~

~~The maximum net land area collectively of activities pursuant to this rule shall be 2.6ha. Any individual development within this 2.6ha shall have a minimum net land area of 6,000m<sup>2</sup> and a maximum net land area of 20,000m<sup>2</sup>. There shall be up to one such development within each Community Service Area.~~

~~Explanatory Note:~~

~~For clarification, this rule allows for smaller individual land uses but requires that activities are bundled together in a comprehensive manner of at least 6,000m<sup>2</sup> net land area so as to function as a Service Area rather than individual uses. The individual uses can be held in smaller lots but these must have contiguous boundaries.~~

Insert new 21.3.2(d) as follows:

(d) In the Community Service Areas of the Business Park only:

- (i) Offices (not covered by 21.3.1(p));
- (ii) Retailing (not covered by 21.3.1(c)) and involving a maximum floor area of 100m<sup>2</sup>;
- (iii) Places of assembly.
- (iv) Educational Facilities (limited to childcare/day-care/pre-school facilities)

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
6	3	Walker
15	2	Attwood
FS22	3	Tauranga City Council
FS26	3	SmartGrowth

### Rejected

Submission	Point Number	Name
4	1	Bluehaven
FS23	1	Pukeroa Oruawhata Trust
FS28	3,18,19	Rotorua District Council

### Reasons for Decision

The only change to the list of permitted activities is Educational Facilities and those are limited to childcare/day-care/pre-school facilities. These are intended to cater for the needs of parents working at Rangiuru Business Park, and the distance from urban centres means they will not be attractive to people living and working in those centres.

The notified rule combined the activities located within the Community Services Area, with the criteria for the Community Services Area itself. A separate rule has been created to provide for the permitted land use activity of a "Community Services Area" with associated qualifying criteria for that activity. Within those areas, certain activities are then permitted (addressed through a separate permitted activity rule). The substance of these provisions has not changed from the notified version, although the activities have been separated into two rules and the wording has been tweaked for clarity.

## 9. Topic 4: Industrial Zone - Issue 1: Offices

### Decision

THAT Rule 21.3.11(a) be modified as follows:

Offices accessory to [Permitted Activities 21.3.1 and 21.3.2\(b\)](#) ~~which are not on the same lot as~~ [provided that the office is on a lot adjoining the Permitted Activities](#) [Activity to which the office is accessory to.](#)

And that 21.6.5.(d)(i) be consequentially amended by replacing the word "near" with "adjoining".

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
12	2	Whakatane District Council

### Accepted in Part

Submission	Point Number	Name
6	4	Walker
8	3,4	Te Tumu Landowners Group
9	3,4	Te Tumu Kaituna 14 Trust
10	3,4	Ford Land Holdings
FS22	5,6,8,9,12,13,	Tauranga City Council
FS25	2,3	Carrus

### Rejected

Submission	Point Number	Name
FS23	2	Pukeroa Oruawhata Trust
FS28	9,10,13	Rotorua District Council

### Reasons for Decision

Industrial Zone Objectives 1, 3, 4 and Policy 6, along with the Assessment Criteria in 21.6.5, Commercial Zone Policy 3, and the recommendation provide strong direction with regard to the justification for and location of “offsite” accessory offices. Requiring the office to adjoin the principal activity should reinforce the need for a functional need to establish there.

The discretionary activity status and the associated assessment criteria and the requirement that the office be adjoining the principal activity are sufficient to address any concerns submitters may have about offices locating in the Business Park without a functional need to be there.

## 10. Topic 4: Industrial Zone - Issue 2: Education Facilities

### Decision

THAT there are no changes to 21.6.5.

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
FS22	10,14	Tauranga City Council

## Rejected

Submission	Point Number	Name
8	5	Te Tumu Landowners
9	5	Te Tumu Kaituna 14 Trust
10	5	Ford Landholdings
FS28	11	Rotorua District Council

### Reason for Decision

The part of the District Plan that is being sought to be changed is not part of Plan Change 72. Thus there is no jurisdiction to amend 21.6.5.

## 11. Topic 5: Staging

### Decision

THAT 12.3.13.6, 12.4.13.7, 12.3.13.8 are retained as notified.

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
6	2	Walker
13	7	Hebland

### Rejected

Submission	Point Number	Name
FS28	5,16	Rotorua District Council

### Reason for Decision

Plan Change 72 is about funding the necessary infrastructure, not managing effects on the existing infrastructure. Thus it will affect landowners involved in development of the Rangiora Business Park.

## 12. Topic 6: Infrastructure - Issue 1: General

### Decision

THAT 12.4.13, 12.4.13.2, 12.4.13.3, and 12.4.13.4 are retained as notified.

The following submissions are therefore:

### Accepted

Submission	Point Number	Name
6	5	Walker
FS30	4	Attwood

### Accepted in Part

Submission	Point Number	Name
16	1	Paterson

### Rejected

Submission	Point Number	Name
13	3	Hebland Holdings
15	4	Attwood
17	1	Rotorua Chamber of Commerce
FS23	3	Pukeroa Oruawhata Trust

### Reason for Decision

These rules provide flexibility for those who are funding the development to choose the most appropriate option.

## 13. Topic 6: Infrastructure - Issue 2: Water Supply

### Decision

THAT Rule 12.4.13.3 be retained as notified.

The following submissions are therefore:

### Rejected

Submission	Point Number	Name
14	1,2	New Zealand Fire Service

### Reason for Decision

Firefighting provisions are already covered by Rule 12.4.7.2(b) and in Council's Development Code.

## 14. Topic 7: Financial Contributions - Issue 1: General

### Decision

1. THAT the land purchase and construction costs for the Kaituna Link connection to the Tauranga Eastern Link not be included in the Financial Contributions Schedule.

2. THAT the land value of the Hebland stormwater pond remain as notified.

The following submissions are therefore:

### Rejected

Submission	Point Number	Name
8	6	Te Tumu Landowners Group
9	6	Te Tumu Kaituna 14 Trust
10	6	Ford Land Holdings
13	4,5	Hebland Holdings

### Reasons for Decision

Although there is reference to the Kaituna Link in various planning documents (see decision 7.5 above), there is currently no commitment to it, therefore it is inappropriate to include any costs associated with that link in the Rangioru Business Park Financial Contributions Schedule. Also the purpose of the Link would be to serve the population of Te Tumu, it is not necessary for the functioning of the Business Park, and therefore it would not be appropriate to introduce a financial contribution for the Kaituna Link.

The figures in the Financial Contributions Schedule are estimates only and replaced by actuals when such are known.

## 15. Topic 8: Miscellaneous - Issue 1: Rail Access

### Decision

THAT 12.4.13.1(a) is amended as follows:

Local purpose reserves within the relevant development stage except where required for rail access purposes.

The following submissions are therefore:

### Accepted in Part

Submission	Point Number	Name
13	2	Hebland Holdings

### Reason for Decision

The opportunity to use the rail corridor for access to transport goods should be provided for. The proposed amendment allows for this while retaining amenity planting adjoining the railway as it travels alongside the Te Puke Highway.

## 16. Topic 8: Miscellaneous - Issue 2: Drainage Effects

### Decision

THAT for stormwater mitigation, PC72 be retained as notified.

The following submission is therefore:

### Rejected

Submission	Point Number	Name
19	1	Pamment

### Reason for Decision

Stormwater modelling was reviewed through PC72 to ensure adequacy of the infrastructure proposed.

## 17. Whole of Plan Change 72 - Changes to the District Plan First Review

THAT changes be made to the following sections/appendices as shown on the pages to follow:

Section 11 – Financial Contributions

Section 12 – Subdivision

Section 21 – Industrial

Appendix 7 – Structure Plans

## 11. Financial Contributions

### 11.3 Rules

#### 11.3.1 Interpretation

(c) NZOCR means the New Zealand Official Cash Rate.

#### 11.3.3 Financial Contribution Formulae for Controlled and Restricted Discretionary Land Use Activities and all Subdivisions

These formulae are used to set the catchment financial contribution amounts and the values applied to the variables within the formulae will be updated annually.

##### (e) Rangiuru Business Park

The equitable provision and funding of *infrastructure* and the need for full recovery of *infrastructure* costs (as set out in the financial contributions schedules) is a key driver for the Rangiuru Business Park. For Rangiuru Business Park the infrastructure required is anticipated to be built and funded by private developers as opposed to the Council. Accordingly, full recovery of financial contributions by the Council to refund the entities which build/fund that work (in order of construction) is appropriate.

Financial contributions will be calculated on the basis of available areas able to be developed as opposed to actual site utilisation or building area, and notwithstanding that different activities place different actual demand on *infrastructure* networks. The infrastructure cost contained in Appendix 7 are able to be updated annually through the *Annual Plan* and/or LTP as set out below.

As outlined in Chapter 12, Infrastructure for the Rangiuru Business Park will be constructed generally in accordance with the designs specified in Appendix 7. Where Council identifies a more cost effective means of delivering future infrastructure for the park, the future infrastructure cost for that line item may be used as replacement infrastructure. Where the cost of infrastructure is lower than the anticipated cost, only the lower amount can be recovered.

Developers wishing to occupy land within these areas must make their decisions on location in full awareness that financial contributions are payable on the basis of site area without refinements for specific proposals.

(i) As set out below, financial contributions shall be payable for subdivision and *development* in the Rangiuru Business Park to pay for trunk infrastructure as identified in the

*Structure Plans* and the associated financial contribution schedule in Appendix 7;

Where any circumstances exist that mean these provisions are inconsistent with the general provisions then this section shall prevail.

(ii) With regard to any resource consent which is granted subject to a condition imposing a financial contribution for Rangiuru Business Park, that condition shall provide for the amount of any financial contributions.

(iii) Any financial contribution which is not paid in full within two years from the date of commencement of the consent or any subsequent two year period shall be adjusted so that the amount of the financial contribution required by the resource consent shall be the per square meter amounts as set out in the Rangiuru Rangiuru Financial Contributions Schedule in Appendix 7 using the inputs to that schedule as updated annually through the Annual Plan and/or the LTP process, as detailed below.

(iv) The financial contribution shall be in accordance with the ~~approved~~ Rangiuru financial contribution schedule in Appendix 7 (specified dollar amount per square metre of site area so used), adjusted annually to reflect updated construction cost estimates or completed actual project construction costs, and the financing costs (based on the ~~90-day bank rate [BKBM-FRA NZOCR rate]~~ plus 1.5%).

(v) The financing costs are to be charged quarterly in arrear on the last day of March, June, September and December in each year on the actual capital expenditure at the start of the quarter as approved in the Rangiuru financial contribution schedule less the financial contributions received during the quarter.

~~(vi) In addition further financing costs (based on the 90-day bank rate [BKBM-FRA rate] plus 1.5%) resulting from the assumed average delay of three years between the setting of financial contributions and their receipt are to be charged annually on 1 July on:~~

~~(a) the capital expenditure as approved in the Schedule;~~

~~(b) the financing costs calculated as in (ii) and (iii) above;~~

~~If, as a consequence of any amendments to the capital works programme, the allocation between public/network and developer benefit needs to be updated, this may also occur through the Annual Plan process (excluding those items listed in Appendix 7, Section 7 under "1.00 Roading infrastructure", where the 'public/network' contribution will remain at 0%).~~

- ~~(vii) The costs in the financial contribution schedule in Appendix 7 including the holding financing costs are indicative only as they are based on [August] 2015 costs and will be updated annually through the Annual Plan and/or LTP process to reflect up-to-date estimated costs (based on the rate of movement of the Cost of Construction Index) and/or actual costs of the provision of infrastructure and the financing costs (based on the NZOCR rate plus 1.5%.~~
- ~~(viii) The actual financial contributions payable will reflect the completed actual construction costs and the financing costs (based on the NZOCR rate plus 1.5%) to be determined at the time resource consents commence, ~~taking into account the amounts as~~ listed in the financial contributions schedule in Appendix &7 and ~~any relevant costs listed in updated through~~ the *Council's Annual Plan and/or LTP*.~~
- ~~(ix) Actual financial contributions may also be payable based on updated construction cost estimates in order to fairly contribute towards the funding of trunk infrastructure as identified in the Structure Plans and the associated Rangiuru financial contribution in Appendix 7 (for example, part funding of trunk infrastructure identified as part of a future stage).~~
- ~~(x) If any developed or agency elects not to recover the cost of trunk infrastructure which has been identified in the Structure Plans and the associated financial contribution schedule in Appendix 7, it may notify the Council accordingly and the relevant line item in the financial contribution schedule will be updated to reflect the lower amount to be recovered through the Annual Plan and/or LTP process.~~
- ~~(xi) Discretionary and non-complying activities shall pay financial contributions on a full per square metre basis as set out on Appendix 7.~~

- (xii) 'Site area':
- Excludes the areas set aside for trunk infrastructure as identified on the *Structure Plan*, such as local purpose reserves (stormwater), local purpose reserves (amenity), pedestrian/cycle access, collector and entrance roads, areas for treatment of water and/or wastewater and the Tauranga Eastern Motorway Link interchange.
  - Includes the area of all local and private roads and other *infrastructure* not specifically required by the *Structure Plans*.
  - The total net developable area is 148ha.

In respect of *development*, 'site area' relates to the total area of the *lot* or the total area of the tenancy area in which the *development* is located.

For the Seeka site being Lots 1 and 2 DPS 3521 the sites are area shall excluded from the developable area. ~~shown on Plan 011318-S-R400 Rev A in Appendix 6 – Financial Contribution Calculations of the Private Plan Change Request – Metroplex Rangiuru Business Park Volume 1 November 2005.~~

- (vixiii) The financial contribution is payable at the time of subdivision or *development*, whichever happens first. Where a financial contribution has already been paid at the time of subdivision in respect of the total area of the lot any land, there shall be no further contributions payable at the time of *development*. Where a financial contribution has already been paid at the time of *development* in respect of any land, there shall be no further contributions payable for the same land at the time of any subsequent subdivision;
- (vixiv) Financial contributions at the time of subdivision are payable at subdivision completion stage (i.e. Section 224 application). Financial contributions at the time of *development* are payable at building consent stage or at the time land is used for Rangiuru Business Park purposes;
- (viii) In respect of the Rangiuru Business Park, where *Council* does not expect to be able to fund much of the trunk infrastructure needs for the foreseeable future, financial contributions from developers or agencies shall be

collected by *Council* and paid directly to any prior developer or agency (in the order of investment) which has funded trunk infrastructure services in accordance with the financial contribution schedule and the *Structure Plans*.

## 12. Subdivision and Development

### 12.4.13 Rangiuru Business Park Structure Plan

The rules below specify how the Rangiuru Business Park will be developed. To summarise how the required infrastructure operates in relation to the stages at the Park, the first developer of Stage 1 is responsible for developing the Rangiuru Interchange on the Tauranga Eastern Link, and also must construct at least 50% of the water and wastewater capacity for Stage 1. Stages 2, 3 or 4 may proceed provided at least 50% of the land in Stage 1 is in use. Subsequent stages must carry through the infrastructure options employed in stage 1 to the standard required in the Plan, and must also connect that infrastructure to the existing infrastructure at the Park.

#### 12.4.13.1 General

- (a) Local purpose reserves within the relevant development stage except where required for rail access purposes.
- (b) Finished contours

All subdivision use and *development* in the Rangiuru Business Park shall result in finished contours that are in accordance with those shown in the *Structure Plan* in Appendix 7 (refer to "Structure Plan Proposed Contours with Proposed Layout Details" Plan). For clarity the purpose of this plan is to ensure that the stormwater drainage patterns and levels as set out in the structure plan are provided for as staged development occurs.

~~(c) To ensure the remediation of contaminated soil all earthworks shall comply with Condition 8 of Resource Consent No. 66312 issued by the Regional Council.~~

#### 12.4.13.2 Stormwater - General

~~(b) Stormwater systems shall be in accordance with the Stormwater Management Plan that formed part of the application to the Regional Council for stormwater discharge permits for the Rangiuru Business Park (dated August 2005), specifically those in relation to the discharges from Stormwater Ponds 1 (Carrs) and 2 (Diagonal) as shown on the Structure Plans.~~

### **12.4.13.3 Water Supply – General**

Water supply servicing in the Rangiuru Business Park is possible via two distinct options as follows:

Option A - Eastern Water Supply Network – which constitutes:

- New reservoir at Rangiuru Road (5,500m<sup>3</sup>):
- Gravity supply main from Rangiuru Road reservoir to Business Park (450mm diameter, approximately 7.8km length):
- Rising main from existing Eastern Supply water source to new reservoir at Rangiuru Road (225mm diameter, approximately 9.0km length):
- Temporary pump station, Stage 1;
- Pah Road/Young Road/ State Highway 2 reticulation loop (375mm diameter, approximately 5.3km length);
- Internal Park trunk reticulation.

Option B - On Site Water bore and Treatment Plant – which constitutes:

- On site water bores;
- Treatment plant;
- On site reservoirs;
- Associated and ancillary equipment;
- Internal Park trunk reticulation as shown on the structure plan.

Both options are viable options. Option B will require resource consent from the Bay of Plenty Regional Council. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1 who must provide sufficient capacity for 50% of the land in Stage1.

Once a preferred option is chosen this is the option to serve the entire Business Park. A combination of options is not permissible unless demonstrated as being more cost effective.

### **12.4.13.4 Wastewater – General**

Wastewater supply servicing in the Rangiuru Business Park is possible via two distinct options as follows:

Option A – Te Puke Wastewater Treatment Plant and Trunk reticulation – which constitutes:

- Main pump stations and associated emergency generator and emergency storage;
- Sanitary sewer rising main to the Te Puke Wastewater Treatment Plant (350mm diameter, approximately 5.8km length), including associated pipeline crossings under the Kaituna River and Waiari Stream;

- Upgrades of the capacity of the Te Puke Sewage Treatment Plan (upgrades triggered by stages of *development* above 60, 100 and 140ha).
- Sewer reticulation, including pump stations and associated emergency storage, within the relevant *development* stage area.

#### Option B - On Site Treatment and Disposal

- On site Sequencing Batch Reactor (SBR) treatment plant and wetland disposal area in four distinct modules;
- Wetland treatment and disposal ponds;
- Internal park trunk reticulation as shown on the structure plan.

Both options are viable options. Option B will require resource consent from the Bay of Plenty Regional Council. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1 who must provide sufficient capacity for 50% of the land in Stage1.

Once a preferred option is chosen this is the option to serve the entire park. A combination of options is not permissible unless demonstrated as being more cost effective.

#### **12.4.13.5 Roading – General**

- Roading infrastructure provision/upgrading required by the Structure Plan and Appendix 7 shall be developed as required (unless stated otherwise in this Plan) prior to the issuing of a Section 224 certificate for any subdivision or building consent or any industrial use of the land.
- Local Roads - In addition to the Structure Plan, local roads shall be designed and constructed where necessary to provide for the future roading access and needs of adjoining undeveloped land.
- Principal access to the Park is via a four legged interchange with the Tauranga Eastern Link the State Highway interchange which has 2 options. Either a 3 legged interchange or a 4 legged interchange. Both options are viable options with assets to vest in WBOPDC or NZTA as appropriate. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1. Once a preferred option is chosen this is the option to serve the entire Business park. A combination of options is not permissible.
- Stage 1 of the Rangiuru Business Park will include as lead infrastructure the construction of the Rangiuru Interchange to the Tauranga Eastern Link. The Interchange must be built by the first land use or subdivision developer in Stage 1.

### 12.4.13.36 Interim Development ~~(Stage 1)~~- General

~~An interim *development*, Stage 1, shall comprise not more than 25ha (gross) of the land in the area indicated on the *Structure Plan* as "Stage 1 Area" (plus the stormwater management areas north-east of the Proposed Tauranga Eastern Motorway) provided that all of the following *infrastructure* provision/upgrading required by the *Structure Plan* and Appendix 7 has been completed, or will be completed (generally to the standard and form as specified in the *Structure Plans*) prior to the issuing of a Section 224 certificate for any subdivision or building consent or any industrial use of the land:~~

#### ~~(a) ————~~ **Roading**

- ~~(i) ————~~ *Collector* and entrance roads within the interim development area, including associated roundabouts and associated road reserve widening for Young Road and an 'entrance threshold' feature and associated signage to advise of a Bylaw restricting Business Park traffic from using Young Road east of the Seeka packhouse site (including the Maketu Road/State Highway 2 intersection);
- ~~(ii) ————~~ Upgrading of Young Road between the interim development area and the Pah Road intersection, including associated road reserve widening;
- ~~(iii) ————~~ Pah Road/Young Road intersection upgrade (roundabout);
- ~~(iv) ————~~ Upgrade of Pah Road to 10m wide sealed rural road standard;
- ~~(v) ————~~ Upgrade of the Pah Road/State Highway 2 intersection to a roundabout subject to final design and construction methodology being approved by the New Zealand Transport Agency;
- ~~(vi) ————~~ Installation of barrier arms at the Pah Road railway crossing;
- ~~(vii) ————~~ The area of road subject to the "access restriction" notation on the *Structure Plans* in Appendix 7 cannot be used to provide direct access from the Tauranga Eastern Motorway or Entrance Road to adjacent land.

#### ~~(b) ————~~ **Water supply**

- ~~(i) ————~~ Water reticulation within the interim development area;
- ~~(ii) ————~~ New reservoir at Rangiuru Road (5,500m<sup>3</sup>);

- ~~(iii) Gravity supply main from Rangioru Road reservoir to Business Park (450mm diameter, approximately 7.8km length);~~
- ~~(iv) Rising main from existing Eastern Supply water source to new reservoir at Rangioru Road (225mm diameter, approximately 9.0km length);~~
- ~~(v) Temporary pump station, Stage 1;~~
- ~~(vi) Pah Road/Young Road/State Highway 2 reticulation loop (375mm diameter, approximately 5.3km length).~~

~~(c) Wastewater~~

- ~~(i) Sewer reticulation within the interim development area;~~
- ~~(ii) Main pump station in Stage 1 area and associated emergency generator and emergency storage;~~
- ~~iii) Sanitary sewer rising main to the Te Puke Wastewater Treatment Plant (350mm diameter, approximately 5.8km length), including associated pipeline crossings under the Kaituna River and Waiari Stream;~~
- ~~(iv) Partial upgrade of the capacity of the Te Puke Sewage Treatment Plant (22.5% of the total capacity upgrade needed).~~

~~(d) Stormwater~~

- ~~(i) Stormwater Pond 1 (Carrs), including vesting of associated local purpose reserve, creation of 60% of the pond (starting from the outlet structure at the northern end) and the corresponding proportion of earthworks, landscaping, walkways, boardwalks and associated works, and all inlet and outlet structures;~~
- ~~(ii) Stormwater reticulation (drains and pipes) within the interim development area;~~
- ~~(iii) Stormwater reticulation between the interim development area and Stormwater Pond 1, namely:  
  
Swale (9m bottom width) north east of proposed Tauranga Eastern Motorway;  
  
Swale (35m bottom width) north east of proposed Tauranga Eastern Motorway;~~

~~Swale (4m bottom width) south west of proposed Tauranga Eastern Motorway;~~

~~Swale (9m bottom width) south west of proposed Tauranga Eastern Motorway;~~

~~Creation of associated easements north east of proposed Tauranga Eastern Motorway and vesting of associated local purpose reserves (stormwater), including associated landscaping, fencing and walkways, south west of proposed Tauranga Eastern Motorway.~~

~~(e) Local purpose reserves (amenity)~~

~~Local purpose reserves within the interim development area, including associated landscaping, fencing and walkways.~~

~~The Rangiuru Business Park shall be developed in stages. The first stage of development shall be Stage 1 as shown on the structure plan drawings (Appendix 7). Stage 1 area is approximately 45ha gross.~~

~~Infrastructure provision/upgrading required by the Structure Plan and Appendix 7 shall be developed for Stage 1 generally to the standard and form as specified in the Structure Plans (unless stated otherwise) prior to the issuing of a Section 224 certificate for any subdivision or building consent or any industrial use of the land. Sub-staging is permissible as long as it is demonstrated that infrastructure provision for the whole of the stage is not compromised.~~

~~The estimated percentage of infrastructure works for each stage are also set out in the Rangiuru contributions tables contained in Appendix 7.~~

#### **12.4.13.7 Interim Development – Roading**

~~Te Puke Highway (formerly SH2)/Pah Road intersection and Maketu Road/ Te Puke highway intersection upgrade timing:~~

- ~~(a) For the first 70ha of development, no upgrade to the existing intersection is required unless:~~
- ~~i. either intersection is classified as a “High Risk” intersection in terms of the NZTA High Risk Intersection Guide, or~~
  - ~~ii. (for Te Puke Highway/Pah Road only) if the average peak hour delays to side road traffic exceed 45s.~~

~~Biennial Monitoring (by Western Bay of Plenty District Council) of the safety and capacity performance should shall be undertaken biennially until traffic from~~

~~activities established within RBP access Young Road, and from such time monitoring shall be annual. Monitoring shall commence at the completion of the Stage One access to Young Road and shall be undertaken annually for safety and biennially for capacity. If either (i) and/or (ii) are met, the upgrades required in below must be put in place.~~

(b) ~~To enable development of greater than 70 ha of RBP, completion of the following infrastructure is required:~~

- ~~• Upgrade of the intersection of Pah Road/Te Puke Highway to a roundabout or, other suitably designed form.~~
- ~~• A left turn out slip lane shall be installed at the Maketu Road intersection with Te Puke Highway~~

~~The upgrade of either intersection may be delayed subject to annual monitoring (by Western Bay of Plenty District Council) of the safety and capacity performance to demonstrate the following thresholds have not been met:~~

- ~~• “High Risk” intersection in terms of the NZTA High Risk Intersection Guide or, in the case of Pah Road intersection, if the average peak hour delays to side road traffic exceed 45s or, in the case of Maketu Road intersection, if the peak hour queues on Maketu Road prevent right turning traffic from approaching the intersection.~~

~~If the threshold trigger for intersection treatment is reached at any of the above stages of development the council will, within 18 months, implement appropriate measures designed to improve the performance of the intersection.~~

~~Note: An alternative exists known as the “Mid Block” Intersection. This option is not shown on the structure plan and therefore requires a resource consent as a discretionary activity (refer to 12.4.9.4). If obtained the reallocation of any contributions collected for existing intersections can be used for the Mid-Block intersection subject to the road controlling authorities’ approval.~~

#### ~~12.4.13.4 Subsequent Development (Stage 2,3 and 4)~~

~~Any subdivision or development beyond the above specified interim development (Stage 1) provided that all of the following infrastructure provision/upgrading (as applicable) and as specified on the Structure Plans and in Appendix 7 has been completed or will be completed (generally to the standard and form as specified in the Structure Plans) prior to the issuing of a Section 224 certificate for any subdivision or a building consent or any industrial use of the land:~~

~~(a) **Roading**~~

- ~~(i) The Tauranga Eastern Motorway and its associated interchange and portion of entrance road to join with~~

~~that in the interim development area (also see stormwater infrastructure below for multiple box culverts to be installed under Tauranga Eastern Motorway at time of construction). The location of the Tauranga Eastern Motorway interchange as shown on the *Structure Plans* in Appendix 7 may not be the optimal location in terms of access to the business park *development* and the wider transport network. Therefore, following further analysis, the affected parties may agree to alter the location of the interchange. A further plan change or variation, and associated notice of requirement, may be required to give effect to such agreement.~~

~~Provided that:~~

~~The area of road subject to the "access restriction" notation on the *Structure Plans* in Appendix 7 cannot be used to provide direct access from the Tauranga Eastern Motorway or Entrance Road to adjacent land;~~

- ~~(ii) Collector and entrance roads within the relevant *development* stage area, including associated roundabouts and road reserve widening for Young Road;~~
- ~~(iii) Upgrade of Young Road from the Business Park to Maketu Road to 10m wide sealed rural road standard.~~

#### ~~(b) Water supply~~

- ~~(i) Water reticulation within the relevant *development* stage area;~~
- ~~(ii) New primary water supply bore adjacent to Rangioru Road reservoir (applicable for stages of *development* after the first 40ha);~~
- ~~(iii) Treatment plant adjacent to Rangioru Road reservoir (applicable for stages of *development* after the first 40ha);~~
- ~~(iv) New secondary water supply bore adjacent to Rangioru Road reservoir (applicable for stages of *development* after the first 80ha);~~
- ~~(v) New primary water supply bore adjacent to Business Park (applicable for stages of *development* after the first 120ha).~~

~~(c) Wastewater~~

- ~~(i) Sewer reticulation, including pump stations and associated emergency storage, within the relevant *development* stage area;~~
- ~~(ii) Partial upgrades of the capacity of the Te Puke Sewage Treatment Plan (upgrades triggered by stages of *development* above 60, 100 and 140ha).~~

~~(d) Stormwater~~

- ~~(i) Stormwater Pond 1 (Carrs), creation of remaining 40% of the pond (in two stages as required by *development* staging) and the corresponding remaining proportions of *earthworks*, landscaping, walkways, boardwalks and associated works;~~
- ~~(ii) Stormwater Pond 2 (Diagonal), including vesting of local purpose reserve, all associated *earthworks*, inlet and outlet structures, landscaping and associated works (applicable only to *development* stages wholly or partly in the associated stormwater catchment for Pond 2, as shown in the *Structure Plans*);~~
- ~~(iii) Stormwater reticulation (drains and pipes) within the relevant *development* stage area including vesting of associated local purpose reserves (stormwater), stormwater reticulation between the relevant *development* stage area and the stormwater pond serving that catchment, including swales, culverts (under the Tauranga Eastern Motorway) and vesting of associated local purpose reserves (stormwater) including associated landscaping, fencing and walkways.~~

~~(e) Local purpose reserves (amenity)~~

~~Local purpose reserves within the relevant *development* stage area, including associated landscaping, fencing and walkways/cycleways.~~

~~(f) Local Roads~~

~~In addition to the *Structure Plan* roads required by (a) above, local roads shall be designed and constructed where necessary to provide for the future roading access and needs of adjoining undeveloped land.~~

### 12.4.13.8 Subsequent Stages

Any subsequent stages of development can proceed following Stage 1. All infrastructure for the whole of the relevant stage, as set out on the Structure Plans and Rangioru Financial Contributions Schedule, plus any off site infrastructure, shall be in place before any industrial land use, the first application for building consent, or issuing of a Section 224 certificate for any subdivision is undertaken.

Once 50% of the land in Stage 1 is in industrial use, is subject to building consent or 224c certificate issued then infrastructure may be developed in in Stages 2,3 or 4 in part as long as it is demonstrated that infrastructure provision for the whole of the stage is not compromised.

Note: Subsequent stages must provide infrastructure generally in accordance with the designs and other specifications in Appendix 7 and using the option determined in accordance with 12.4.13.3 and 12.4.13.4. This Infrastructure must be connected to existing infrastructure at the Park.

## **21. Industrial**

### **21.3.2 Additional Permitted Activities (Rangioru Business Park only)**

(a) Takeaway food outlets with a maximum floor area of 350m<sup>2</sup>. Such outlets can include dine in facilities where aligned to a permitted use in 21.3.1(g).

(b) Handling, storage, processing, consignment and transportation of cargo.

(c) ~~In the Community Service Area of the Business Park only:~~

~~Within 250m of the intersections marked "Community Service Area" on the Rangioru Business Park Structure Plans the following activities are also permitted:~~

~~Community Service Areas within the Business Park that meet the following criteria:~~

~~(i) Are located within 250m of either of the two intersections marked for such on the Rangioru Business Park Structure Plan; and~~

~~(ii) Development within each of the two Community Service Areas must form a single contiguous development having a minimum net land area of 6,000m<sup>2</sup> and a maximum net land area of 20,000m<sup>2</sup>;~~

~~(iii) The combined total development area across both of the two Community Service Areas shall not exceed a maximum net land area of 2.6ha.~~

Note: Land uses within a Community Service Area may be held in lots which are smaller than the 6,000m<sup>2</sup> minimum provided they have contiguous boundaries and together exceed the minimum 6000m<sup>2</sup> net land area.

~~The maximum *net land area* collectively of activities pursuant to this rule shall be 2.6ha. Any individual development within this 2.6ha shall have a minimum *net land area* of 6,000m<sup>2</sup> and a maximum *net land area* of 20,000m<sup>2</sup>. There shall be up to one such development within each Community Service Area.~~

~~Explanatory Note:~~

~~For clarification, this rule allows for smaller individual land uses but requires that activities are bundled together in a comprehensive manner of at least 6,000m<sup>2</sup> *net land area* so as to function as a Service Area rather than individual uses. The individual uses can be held in smaller lots but these must have contiguous boundaries.~~

(d) ~~In the Community Service Areas of the Business Park only:~~

- (i) ~~Offices~~ (not covered by 21.3.1(p));
- (ii) ~~Retailing~~ (not covered by 21.3.1(c)) and involving a maximum floor area of 100m<sup>2</sup>;
- (iii) ~~Places of assembly.~~
- (iv) ~~Educational Facilities (limited to childcare/day-care/pre-school facilities)~~

### 21.3.11 Additional Discretionary Activities – Rangioru Business Park

(a) ~~Offices accessory to Permitted Activities 21.3.1 and 21.3.2(b) which are not on the same lot as provided that the office is on a lot adjoining the Permitted Activities Activity to which the office is accessory to.~~

(c) ~~Any individual activity or land use which exceeds the Maximum Daily Demand for water (54m<sup>3</sup>/ha/day).~~

### 21.6.5 Assessment Criteria for Discretionary Activities

The assessment and management of effects should include the following:

- (d) The equitable provision and funding of *infrastructure* and the need for full recovery of *infrastructure* costs (as set out in the financial contributions schedules). For ~~Rangioru Business Park and~~ the Te Puke West Industrial Zone this will be done on the basis of available

areas able to be developed as opposed to actual site utilisation or building area, and notwithstanding that different activities place different actual demand on *infrastructure* networks. Developers wishing to occupy land within these areas must make their decisions on location in full awareness that financial contributions are payable on the basis of site area without refinements for specific proposals unless in exceptional circumstances.

- (i) For the Rangiuru Business Park, offices as provided for in 21.3.11(a), with a demonstrated need to be located in the Business Park including a locational requirement to be ~~near~~ adjoining an associated Permitted Activity within the park.
- (j) For any activity that requires consent pursuant to 21.3.11(c) an assessment shall be provided in respect to the impacts on the balance of the relevant stage of development (and measures to address these impacts) in regards water supply and limits on other uses and equitable funding of water supply infrastructure.

# Appendix 7

## Structure Plans

### 11. Rangioru Business Park

#### ~~Metroplex~~ Rangioru Financial Contribution Schedule ~~November 2005 August 2015~~

Rates include allowance for land purchase, contingencies plus design, and supervision and interest. Rates are based on ~~June 2005~~ costs in August 2015, for current values refer to Councils Annual Plan.

Delete and replace

Item	Description	Unit	Quantity	Rate	Amount Total Construction	Percentage of Public/ Network Benefit	Rangioru Contribution
<b>1.00</b>	<b>ROADING INFRASTRUCTURE</b>						
1.01	Eastern Arterial Interchange	LS	1	9,788,000	9,788,000	0%	9,788,000
1.02	SH2/Pah Road Intersection Upgrade	LS	1	2,217,000	2,217,000	0%	2,217,000
1.03	Young Road/Pah Road Roundabout	LS	1	364,000	364,000	0%	364,000
1.04	Young Road Upgrade Within Site	m	1850	2,350	4,347,500	0%	4,347,500
1.05	Young Road Upgrade Outside Site	m	850	700	595,000	0%	595,000
1.06	Pah Road Upgrade	m	1250	800	1,000,000	0%	1,000,000
1.07	Entrance Road	m	520	1,450	754,000	0%	754,000
1.08	Collector roads	m	2420	1,000	2,420,000	0%	2,420,000
1.09	Roundabouts	ea	3	600,000	1,800,000	0%	1,800,000
	Young Road Bylaw		1	10,000	10,000		10,000
					<u>23,295,500</u>		<u>23,295,500</u>
<b>2.00</b>	<b>STORMWATER</b>						
2.01	Stormwater Pond 1 (Carrs)	LS	1	4,996,000	4,996,000	0%	4,996,000
2.02	Stormwater Pond 2 (Diagonal)	LS	1	361,000	361,000	0%	361,000
2.03	Walkways/Boardwalks	m	1500	65	97,500	0%	97,500
2.04	Stormwater Reticulation						
	(a) 900 dia	m	330	460	151,800	0%	151,800
	(b) 1050 dia	m	305	545	166,225	0%	166,225
	(c) 1350 dia	m	170	670	113,900	0%	113,900
	(d) 1500 dia	m	397	750	297,750	0%	297,750
	(e) 1650 dia	m	662	830	549,460	0%	549,460
	(f) 1800 dia	m	165	950	156,750	0%	156,750
2.05	Roading related Stormwater Type 3 < 500m	m	2850	330	940,500	0%	940,500
2.06	Open Channel Drainage						
2.06.1	Type A (4m base width)	m	470	1,040	488,800	0%	488,800
2.06.2	Type B1 (9m base width, south of TEA)	m	940	1,240	1,165,600	0%	1,165,600
2.06.3	Type B2 (9m base width north of TEA)	m	180	320	57,600	0%	57,600
2.06.4	Type C (13m base width)	m	250	1,530	382,500	0%	382,500
2.06.5	Type D (35m base width, north of TEA)	m	440	740	325,600	0%	325,600
2.07	Multiple Culverts under TEA						
	7 x 1.5m x 1.5m box culverts	m	595	1,000	595,000	0%	595,000
	2 x 1.2m x 1.2m box culverts	m	170	900	153,000	0%	153,000
2.08	Culverts under internal roads 2 x 2m dia	m	170	1,250	212,500	0%	212,500
2.09	Investigation and Preliminary design	LS	1	31,500	31,500	0%	31,500
					<u>11,242,985</u>		<u>11,242,985</u>

Item	Description	Unit	Quantity	Rate	Amount Total Construction	Percentage of Public/ Network Benefit	Rangioru Contribution
<b>3.00</b>	<b>SANITARY SEWER</b>						
3.01	Sanitary Sewer Pumping Stations	ea	3	250,000	750,000	0%	750,000
3.02	Major Pump Station	ea	1	800,000	800,000	0%	800,000
3.03	Emergency Generator	ea	1	190,000	190,000	0%	190,000
3.04	Emergency Storage, major pumpstation	ea	1	280,000	280,000	0%	280,000
3.05	Emergency Storage, minor pumpstation	ea	3	75,000	225,000	0%	225,000
3.06	Sanitary Sewer Rising Main (400 dia)	m	5800	400	2,320,000	0%	2,320,000
3.07	Kaitiaki River Thrust	LS	1	380,000	380,000	0%	380,000
3.08	Waiari River Thrust	LS	1	170,000	170,000	0%	170,000
3.09	Internal Trunk Main (225dia)	m	350	145	50,750	0%	50,750
3.10	Internal Trunk Main (300dia)	m	760	160	121,600	0%	121,600
3.11	Internal rising main (150 dia)	m	910	95	86,450	0%	86,450
3.12	Internal rising mains (200 dia)	m	430	140	60,200	0%	60,200
3.13	Fencing along rising main route	m	900	16	14,400	0%	14,400
3.14	Replace trench spoil with on-site sand	LS	1	38,500	38,500	0%	38,500
3.15	Metal Race on Vercoe property	LM	930	36	33,480	0%	33,480
3.16	Te Puke STP capacity upgrade	LS	1	8,500,000	8,500,000	0%	8,500,000
3.17	Investigation and Preliminary design	LS	1	37,400	37,400	0%	37,400
					<u>14,057,780</u>		<u>14,057,780</u>
<b>4.00</b>	<b>WATER RETICULATION</b>						
4.01	Supply and lay 450mm DI/CLMS Gravity Trunk	m	7850	400	3,140,000	0%	3,140,000
4.02	Supply and lay 225mm uPVC pumped main	m	9000	175	1,575,000	0%	1,575,000
4.03	Primary Water Supply Bores adjacent to site	ea	1	1,400,000	1,400,000	0%	1,400,000
4.04	Secondary Water Supply Bores adjacent to site	ea	0	1,000,000	0	0%	-
4.05	Temporary Pump Stage 1	ea	1	300,000	300,000	0%	300,000
4.06	Primary Water Supply Bores adjacent to Rangioru Road	ea	1	1,400,000	1,400,000	0%	1,400,000
4.07	Secondary Water Supply Bores adjacent to Rangioru	ea	1	1,000,000	1,000,000	0%	1,000,000
4.08	Treatment Plant adjacent to Rangioru Road	ea	1	1,500,000	1,500,000	0%	1,500,000
4.09	Reservoir Rangioru Road 5500m <sup>3</sup>	ea	1	2,000,000	2,000,000	30%	1,400,000
4.10	Supply and lay 375mm uPVC	m	5250	350.00	1,837,500	0%	1,837,500
4.11	Supply and lay 300mm uPVC	m	3000	235.00	705,000	0%	705,000
4.12	Investigation and Preliminary design	LS	1	47,200.00	47,200	0%	47,200
4.13	Proof testing of supply bore	LS	1	250,000.00	250,000	0%	250,000
					<u>15,154,700</u>		<u>14,554,700</u>
<b>5.00</b>	<b>RESERVES</b>						
	LP Reserves and Cycleways						
5.01	Landscaping	ha	3.96	80,000	316,800	0%	316,800
5.02	Walkways/Cycleways	m	820	65	53,300	0%	53,300
5.03	Fencing (Timber board and batten)	m	420	65	27,300	0%	27,300
5.04	Fencing (Post and Wire)	m	6900	15	103,500	0%	103,500
5.05	Land Purchase	ha	4.04	300,000	1,212,000	0%	1,212,000
					<u>1,712,900</u>		<u>1,712,900</u>
<b>TOTAL</b>					<b>65,463,865</b>		<b>64,863,865</b>
	Development Area (ha)		148.60				
	Advice Note						
	The cost per square meter is based on June 2005 cost						
	The contributions listed are as at June 2005						
	For current values refer to Councils current Annual Plan						

## Financial Contributions Schedule – Roading (3 Legged Interchange)

TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (3 LEGGED INTERCHANGE)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
1.1	Tauranga Eastern Arterial (TEL) Interchange	LS	1.0	7,100,000.00	7,100,000.00	100%	0%	0%	0%	
1.2	Tauranga Eastern Arterial (TEL) Land Purchase	Ha	1.1	53,750.00	59,125.00	100%	0%	0%	0%	
1.3	Pah Rd / State Highway Roundabout Upgrade	Ls	1.0	2,397,500.00	2,397,500.00	0%	0%	100%	0%	
1.4	Pah Rd / State Highway Roundabout Land Purchase and Legal	m	0.2	107,500.00	25,800.00	0%	0%	100%	0%	
1.5	Pah Rd - Initial - Full Rebuild to Rural Standard (8.5m)	m	1486.0	280.85	417,343.10	100%	0%	0%	0%	
1.6	Pah Rd - Ultimate - Upgrade (10m)	LS	1486.0	205.50	305,373.00	0%	0%	100%	0%	
1.7	Pah Rd - cycle track	LS	1486.0	123.30	183,223.80	100%	0%	0%	0%	
1.8	Pah Rd Rail Crossing Barrier Arms	m	1.0	254,000.00	254,000.00	100%	0%	0%	0%	
1.9	Pah Rd / Young Rd Intersection Upgrade	m	1.0	109,600.00	109,600.00	0%	0%	100%	0%	
1.10	Young Rd - Western Roundabout to Eastern Edge - Overlay & widen existing to Rural standard (8.5m)	m	1450.0	342.50	496,625.00	100%	0%	0%	0%	
1.11	Young Rd - Eastern Edge to Maketu - Upgrade to Rural standard (8.5m)	m	1045.0	342.50	357,912.50	100%	0%	0%	0%	
1.12	Young Rd - Eastern Edge to Maketu - Widen to final width (10m)	Ha	1045.0	219.20	229,064.00	0%	0%	100%	0%	
1.13	Young Rd - Cycle Track	LS	2495.0	123.30	307,633.50	100%	0%	0%	0%	
1.14	Entrance Road; from TEL to first roundabout (Type A)	m	125.0	2,740.00	342,500.00	100%	0%	0%	0%	
1.15	Entrance Road: from first roundabout to Young Road (Type A1)	Ha	360.0	2,192.00	789,120.00	100%	0%	0%	0%	
1.16	Entrance Road; from TEL to Young Rd Land purchase and Legal	LS	1.3	107,500.00	135,450.00	100%	0%	0%	0%	

<b>TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (3 LEGGED INTERCHANGE)</b>							<b>ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE</b>			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
1.17	Entrance Road; from TEL - Road Drainage	m	485.0	164.40	79,734.00	100%	0%	0%	0%	
1.18	Collector Roads (Type B) excl. Young Road	Ha	3064.0	1,739.90	5,331,053.60	32%	20%	24%	23%	
1.19	Collector Roads (Type B) excl. Young Rd. Land Purchase and Legal	LS	8.0	107,500.00	856,345.00	32%	21%	24%	23%	
1.20	Collector Roads (Type B) excl. Young Rd - Road Drainage	LS	3064.0	767.20	2,350,700.80	32%	20%	24%	23%	
1.21	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B)	LS	1450.0	856.25	1,241,562.50	0%	0%	100%	0%	
1.22	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge Land Purchase and Legal	LS	0.9	107,500.00	93,525.00	0%	0%	100%	0%	
1.23	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B) - Road Drainage	m	1.0	592,251.00	592,251.00	0%	0%	100%	0%	
1.24	Young Road / Western Collector Road Intersection	LS	1.0	274,000.00	274,000.00	0%	100%	0%	0%	
1.25	Young Rd / Collector Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%	
1.26	Young Road / Entrance Road Intersection	LS	1.0	274,000.00	274,000.00	100%	0%	0%	0%	
1.27	Young Rd / Entrance Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%	
1.28	Entrance Road / Collector Roundabout (adjacent TEL)	LS	1.0	753,500.00	753,500.00	100%	0%	0%	0%	
1.29	Young Rd/ Maketu Rd Left Turn-out Slip Lane Upgrade	LS	1.0	479,500.00	479,500.00	0%	0%	100%	0%	
<b>Total Cost of Roading</b>					<b>\$26,932,411.80</b>					
<b>Total area</b>			<b>148.60ha</b>							
<b>Per square metre rate</b>				<b>\$ per m<sup>2</sup></b>	<b>\$18,12</b>					

## Financial Contributions Schedule – Roading (4 Legged Interchange Option)

TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (4 LEGGED INTERCHANGE)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
1.1	Tauranga Eastern Arterial (TEL) Interchange	LS	1.0	9,950,000.00	9,950,000.00	100%	0%	0%	0%	
1.2	Tauranga Eastern Arterial (TEL) Land Purchase	Ha	1.1	53,750.00	59,125.00	100%	0%	0%	0%	
1.3	Pah Rd / State Highway Roundabout Upgrade	LS	1.0	2,397,500.00	2,397,500.00	0%	0%	100%	0%	
1.4	Pah Rd / State Highway Roundabout Land Purchase and Legal	m	0.2	107,500.00	25,800.00	0%	0%	100%	0%	
1.5	Pah Rd - Initial - Full Rebuild to Rural Standard (8.5m)	m	1486.0	280.85	417,343.10	100%	0%	0%	0%	
1.6	Pah Rd - Ultimate - Upgrade (10m)	LS	1486.0	205.50	305,373.00	0%	0%	100%	0%	
1.7	Pah Rd - cycle track	LS	1486.0	123.30	183,223.80	100%	0%	0%	0%	
1.8	Pah Rd Rail Crossing Barrier Arms	m	1.0	254,000.00	254,000.00	100%	0%	0%	0%	
1.9	Pah Rd / Young Rd Intersection Upgrade	m	1.0	109,600.00	109,600.00	0%	0%	100%	0%	
1.10	Young Rd - Western Roundabout to Eastern Edge - Overlay & widen existing to Rural standard (8.5m)	m	1450.0	342.50	496,625.00	100%	0%	0%	0%	
1.11	Young Rd - Eastern Edge to Maketu - Upgrade to Rural standard (8.5m)	m	1045.0	342.50	357,912.50	100%	0%	0%	0%	
1.12	Young Rd - Eastern Edge to Maketu - Widen to final width (10m)	Ha	1045.0	219.20	229,064.00	0%	0%	100%	0%	
1.13	Young Rd - Cycle Track	LS	2495.0	123.30	307,633.50	100%	0%	0%	0%	
1.14	Entrance Road; from TEL to first roundabout (Type A)	m	125.0	2,740.00	342,500.00	100%	0%	0%	0%	
1.15	Entrance Road: from first roundabout to Young Road (Type A1)	Ha	360.0	2,192.00	789,120.00	100%	0%	0%	0%	
1.16	Entrance Road; from TEL to Young Rd Land purchase and Legal	LS	1.3	107,500.00	135,450.00	100%	0%	0%	0%	
1.17	Entrance Road; from TEL - Road Drainage	m	485.0	164.40	79,734.00	100%	0%	0%	0%	

TABLE 1: FINANCIAL CONTRIBUTIONS SCHEDULE – ROADING (4 LEGGED INTERCHANGE)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
1.18	Collector Roads (Type B) excl. Young Road	Ha	3064.0	1,739.90	5,331,053.60	32%	20%	24%	23%	
1.19	Collector Roads (Type B) excl. Young Rd. Land Purchase and Legal	LS	8.0	107,500.00	856,345.00	32%	21%	24%	23%	
1.20	Collector Roads (Type B) excl. Young Rd - Road Drainage	LS	3064.0	767.20	2,350,700.80	32%	20%	24%	23%	
1.21	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B)	LS	1450.0	856.25	1,241,562.50	0%	0%	100%	0%	
1.22	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge Land Purchase and Legal	LS	0.9	107,500.00	93,525.00	0%	0%	100%	0%	
1.23	Young Rd Ultimate Upgrade - Western Roundabout to Eastern Edge (Type B) - Road Drainage	m	1.0	592,251.00	592,251.00	0%	0%	100%	0%	
1.24	Young Road / Western Collector Road Intersection	LS	1.0	274,000.00	274,000.00	0%	100%	0%	0%	
1.25	Young Rd / Collector Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%	
1.26	Young Road / Entrance Road Intersection	LS	1.0	274,000.00	274,000.00	100%	0%	0%	0%	
1.27	Young Rd / Entrance Road Roundabout	LS	1.0	548,000.00	548,000.00	0%	0%	100%	0%	
1.28	Entrance Road / Collector Roundabout (adjacent TEL)	LS	1.0	753,500.00	753,500.00	100%	0%	0%	0%	
1.29	Young Rd/ Maketu Rd Left Turn-out Slip Lane Upgrade	LS	1.0	479,500.00	479,500.00	0%	0%	100%	0%	
Total Cost of Roading					\$29,782,441.80					
Total area			148.60ha							
Per square metre rate				\$ per m <sup>2</sup>	\$20.04					

## Financial Contributions Schedule - Water Option (on-site)

TABLE 3: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – ONSITE							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
2.1	150 mm uPVC/PE Watermain	m	1,070	109.60	117,272.00	100%	0%	0%	0%	
2.2	200 mm uPVC/PE Watermain	m	620	184.95	114,669.00	0%	100%	0%	0%	
2.3	250 mm uPVC/PE Watermain	m	4,180	239.75	1,002,155.00	32%	33%	19%	16%	
2.4	Isolation Valves/Fittings (150-200 mm Watermain)	No.	9	3,151.00	28,539.00	67%	33%	0%	0%	
2.5	Isolation Valves/Fittings (250 mm Watermain)	No.	16	4,110.00	65,760.00	31%	38%	19%	13%	
2.6	Air/Scour Valves (150-200 mm Watermain)	No.	4	4,110.00	16,440.00	75%	25%	0%	0%	
2.7	Air/Scour Valves (250 mm Watermain)	No.	6	4,795.00	28,770.00	33%	33%	17%	17%	
2.8	Fire Hydrants	No.	54	3,425.00	184,950	44%	26%	15%	15%	
2.9	WTP Earthworks, Sitework and Access, Power and Genset	LS	1	1,233,000.00	1,233,000.00	100%	0%	0%	0%	
2.10	Water Treatment Plant (WTP)	LS	1	8,910,000.00	8,910,000.00	45%	28%	0%	27%	
2.11	Balance Tank	LS	1	274,000.00	274,000	100%	0%	0%	0%	
2.12	Storage Reservoir Tanks	No.	4	274,000.00	1,096,000	50%	0%	25%	25%	
2.13	Booster Pump Station	LS	1	246,600.00	411,000.00	100%	0%	0%	0%	
2.14	Bore, Pumps and Pipework	LS	1	904,000.00	800,000	100%	0%	0%	0%	
2.15	Back Up Bore	LS	1	904,000.00	904,000	0%	100%	0%	0%	
2.16	Land Purchase and Legal	Ha	1.6	53,750.00	84,387.50	0%	100%	0%	0%	
Total Cost of Water					15,210,362.50					

TABLE 3: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – ONSITE							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
Total area			148.60ha							
Per square metre rate			\$ per m <sup>2</sup>		10.44					

## Financial Contributions schedule - Water Option (off site)

TABLE 4: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – OFF-SITE (EASTERN WATER SUPPLY NETWORK)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)					
3.1	200 mm uPVC/PE Watermain	m	270	184.95	49,936.50	100%	0%	0%	0%	
3.2	300 mm uPVC/PE Watermain	m	4,390	349.35	1,533,646.50	23%	46%	15%	16%	
3.3	375 mm uPVC/PE Watermain	m	740	493.20	364,968.00	100%	0%	0%	0%	
3.4	450 mm uPVC/PE Watermain	m	260	712.40	185,224.00	100%	0%	0%	0%	
3.5	500 mm uPVC/PE Watermain	m	400	890.50	356,200.00	100%	0%	0%	0%	
3.6	500 mm uPVC/PE Gravity Trunk Watermain - Offsite	m	8,950	890.50	7,969,975.00	100%	0%	0%	0%	
3.7	Isolation Valves/Fittings (200-375 mm Watermain)	No.	17	5,480.00	93,160.00	41%	35%	12%	12%	
3.8	Isolation Valves/Fittings (450-500 mm Watermain)	No.	8	8,220.00	65,760.00	100%	0%	0%	0%	
3.9	Air/Scour Valves (200-375 mm Watermain)	No.	6	6,850.00	41,100.00	33%	50%	17%	0%	
3.10	Air/Scour Valves (375-500 mm Watermain)	No.	2	9,590.00	19,180.00	100%	0%	0%	0%	
3.11	Fire Hydrants	No.	66	4,110.00	271,260.00	45%	33%	11%	11%	
3.12	WTP Earthworks, Sitework and Access, Power and Genset	LS	1	1,233,000.00	1,233,000.00	100%	0%	0%	0%	
3.13	Water Treatment Plant (WTP) Rangiorua Road	LS	1	8,910,000.00	8,910,000.00	45%	28%	0%	27%	
3.14	Break / Balance Tank	LS	1	753,500.00	753,500.00	100%	0%	0%	0%	
3.15	Rangiorua Storage Reservoir (5,500m3)	LS	1	2,740,000.00	2,740,000.00	60%	0%	40%	0%	
3.16	Booster Pump Station	LS	1	411,000.00	411,000.00	100%	0%	0%	0%	

TABLE 4: FINANCIAL CONTRIBUTIONS SCHEDULE – WATER OPTION – OFF-SITE (EASTERN WATER SUPPLY NETWORK)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)					
3.17	225 mm PE pumped main - Offsite	m	10,250	219.20	2,246,800.00	100%	0%	0%	0%	
3.18	Primary Bore, Pumps and Pipework - Offsite	LS	1	959,000.00	959,000.00	0%	0%	100%	0%	
3.19	Secondary Bore, Pumps and Pipework - Offsite	LS	1	959,000.00	959,000.00	0%	0%	0%	100%	
3.20	Bore, Pumps and Pipework - Onsite	LS	1	959,000.00	959,000.00	100%	0%	0%	0%	
3.21	Land Purchase and Legal	Ha.	0.82	53,750.00	44,075.00	100%	0%	0%	0%	
Total Cost of Water					30,165,785.00					
Total area		148.60ha								
Per square metre rate		\$ per m <sup>2</sup>			20.30					

## Financial Contributions Schedule - Wastewater Option (on site)

TABLE 5: FINANCIAL CONTRIBUTIONS SCHEDULE – WASTEWATER – OPTION (ON-SITE)						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
4.1	90 mm OD PE	m	610	61.65	37,606.50	100%	0%	0%	0%
4.2	110 mm OD PE	m	670	75.35	50,484.50	68%	32%	0%	0%
4.3	160 mm OD PE	m	1,240	109.60	135,904.00	0%	73%	0%	27%
4.4	250 mm OD PE	m	2,230	239.75	534,642.50	13%	36%	36%	16%
4.5	315 mm OD PE	m	600	260.30	156,180.00	100%	0%	0%	0%
4.6	355 mm OD PE	m	400	287.70	115,080.00	100%	0%	0%	0%
4.7	Isolation Valves/Fittings (90-160 mm)	No.	20	2,877.00	57,540.00	45%	40%	0%	15%
4.8	Isolation Valves/Fittings (250-355 mm)	No.	19	5,480.00	104,120.00	63%	16%	16%	5%
4.9	Operational Valves (90-160 mm)	No.	3	6,165.00	18,495.00	33%	33%	0%	33%
4.10	Wastewater Treatment Plant (WWTP) includes siteworks and Wetland Construction	LS	1	38,797,650.00	38,797,650.00	28%	21%	33%	18%
4.11	WWTP and Wetlands Land Purchase and Legal	Ha	12.10	53,750.00	648,762.50	100%	0%	0%	0%
4.12	Power supply, Transformer and Genset	LS	1	548,000.00	548,000.00	100%	0%	0%	0%
Total Cost of Wastewater					41,204,465.00				
Total area		148.60ha							
Per square metre rate		\$ per m <sup>2</sup>			27.73				

## Financial Contributions Schedule - Wastewater Option (off site)

TABLE 6: FINANCIAL CONTRIBUTIONS SCHEDULE – WASTEWATER – OPTION (TE PUKE WWTP)							ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4	
5.1	225 mm uPVC Gravity Main	m	3,220	232.90	749,938.00	33%	29%	21%	18%	
5.2	300 mm uPVC Gravity Main	m	2,400	253.45	608,280.00	41%	40%	0%	19%	
5.3	Manhole 1050 dia.	No.	56	6,165.00	345,240.00	36%	34%	13%	18%	
5.4	SS Pump Station 1	LS	1	527,450.00	527,450.00	100%	0%	0%	0%	
5.5	SS Pump Station 2	LS	1	315,100.00	315,100.00	0%	100%	0%	0%	
5.6	Major SS Pump Station 3	LS	1	1,205,600.00	1,205,600.00	90%	0%	10%	0%	
5.7	Emergency Generator	LS	1	301,400.00	301,400.00	100%	0%	0%	0%	
5.8	Emergency Storage , major Pump Station	m <sup>3</sup>	420	1,130.25	474,705.00	17%	17%	17%	50%	
5.9	Emergency Storage , minor Pump Station	m <sup>3</sup>	750	1,130.25	847,687.50	32%	37%	31%	0%	
5.10	SS Rising Main to WWTP 350 mm (400 OD) PE	m	4,900	616.50	3,020,850.00	100%	0%	0%	0%	
5.11	Onsite Rising Main 220 mm ID (250 OD) PE	m	1,550	239.75	371,612.50	100%	0%	0%	0%	
5.12	Onsite Rising Main 140 mm ID (160 OD) PE	m	260.00	109.60	28,496.00	0%	100%	0%	0%	
5.13	Sewer Pump Station and Rising Main Land Purchase	Ha	0.30	107,500.00	32,250.00	67%	33%	0%	0%	
5.14	Easement for Rising Main (6m wide)	Ha	0.75	85,140.00	63,855.00	100%	0%	0%	0%	
5.15	New Resource Consent for WWTP	LS	1	1,250,000.00	1,250,000.00	100%	0%	0%	0%	
5.16	Te Puke WWTP capacity Upgrade - Stage 1	LS	1	10,230,654.76	10,230,654.76	100%	0%	0%	0%	
5.17	Te Puke WWTP capacity Upgrade - Stage 2	LS	1	8,370,535.71	8,370,535.71	0%	0%	100%	0%	
Total Cost of Wastewater					28,743,654.48					
Total area			148.60ha							
Per square metre rate				\$ per m <sup>2</sup>	19.34					

## Financial Contributions Schedule – Stormwater

TABLE 7: FINANCIAL CONTRIBUTIONS SCHEDULE - STORMWATER						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
6.1	Stormwater Pond 2 (Carrs) including landscaping/fencing	LS	1	5,335,465.00	5,335,465.00	49%	29%	22%	0%
6.2	Stormwater Pond 2 (Carrs) Land Purchase and Legal	Ha.	36.80	53,750.00	1,978,000.00	100%	0%	0%	0%
6.3	Stormwater Pond 1 (Diagonal) including landscaping/fencing	LS	1	1,174,946.25	1,174,946.25	0%	0%	0%	100%
6.4	Stormwater Pond 1 (Diagonal) Land Purchase and Legal	Ha.	5.40	107,500.00	575,125.00	0%	0%	0%	100%
6.5	Walkways/ Boardwalks	m	1,500	137.00	205,500.00	33%	33%	17%	17%
6.6	Stormwater Reticulation 825 dia RCRRJ	m	130	739.80	96,174.00	0%	100%	0%	0%
6.7	Stormwater Reticulation 900 dia RCRRJ	m	270	835.70	225,639.00	100%	0%	0%	0%
6.8	Stormwater Reticulation 1050 dia RCRRJ	m	330	1,175.46	387,901.80	0%	56%	0%	44%
6.9	Stormwater Reticulation 1200 dia RCRRJ	m	100	1,438.50	143,850.00	100%	0%	0%	0%
6.10	Stormwater Reticulation 1350 dia RCRRJ	m	180	1,709.76	307,756.80	0%	100%	0%	0%
6.11	Stormwater Reticulation 1500 dia RCRRJ	m	530	1,986.50	1,052,845.00	0%	0%	65%	35%
6.12	Stormwater Reticulation 1650 dia RCRRJ	m	380	2,253.65	856,387.00	0%	47%	0%	53%
6.13	Stormwater Reticulation 1800 dia RCRRJ	m	270	3,425.00	924,750.00	0%	100%	0%	0%
6.14	Stormwater Reticulation 2100 dia RCRRJ	m	120	4,589.50	550,740.00	0%	0%	0%	100%
6.15	Stormwater Reticulation manholes/structures	No.	16	13,700.00	219,200.00	25%	38%	65	31%
6.16	Stormwater Reticulation Land Purchase and Legal	Ha.	1.3	107,500.00	144,050.00	27%	58%	0%	15%
6.17	Stormwater Swale - Type A (18m Reserve)	m	980	372.64	365,187.20	0%	66%	34%	0%
6.18	Stormwater Swale - Type B (21m Reserve)	m	800	431.55	345,240.00	100%	0%	0%	0%
6.19	Stormwater Swale - Type C (23m Reserve)	m	1,135	489.09	555,117.15	100%	0%	0%	0%

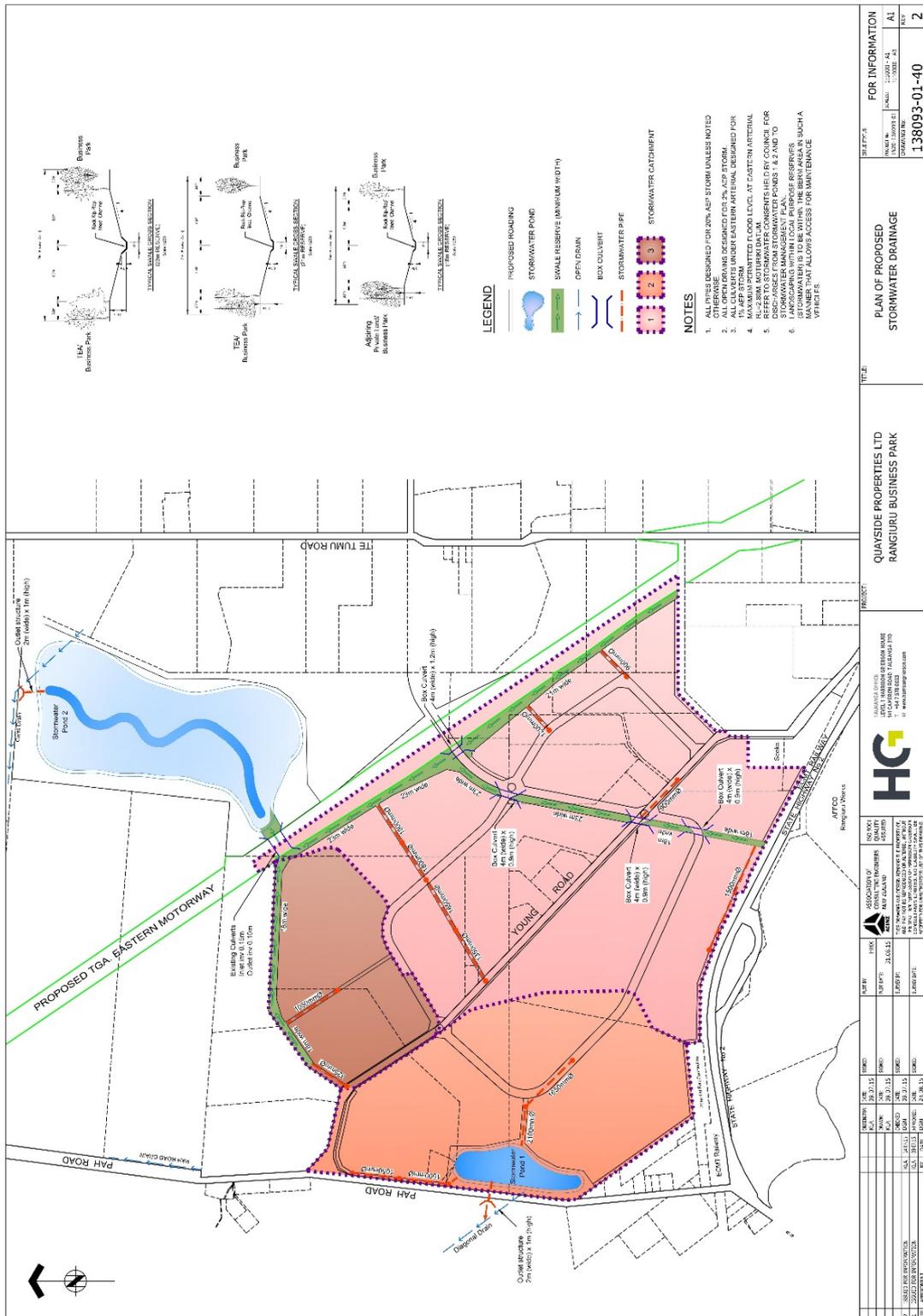
TABLE 7: FINANCIAL CONTRIBUTIONS SCHEDULE - STORMWATER						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
6.20	Stormwater Swale Land Purchase and Legal	Ha.	7.70	107,500.00	823,450.00	72%	20%	8%	0%
6.21	TEL Box Culverts	LS	1	3,140,000.00	3,047,838.00	100%	0%	0%	0%
6.22	Box Culverts (4m wide x 0.9m high)	m	180	6,850.00	1,233,000.00	67%	0%	33%	0%
6.2	Box Culverts (4m wide x 1.2m high)	m	70	8,905.00	623,350.00	100%	0%	0%	0%
6.24	Headwalls/ Embankment protection	No.	18	13,700.00	246,600.00	56%	11%	22%	11%
Total Cost of Stormwater					\$21,418,112.00				
Total area				148.60ha					
Per square metre rate				\$ per m <sup>2</sup>	14.41				

## Financial Contributions Schedule – Reserves

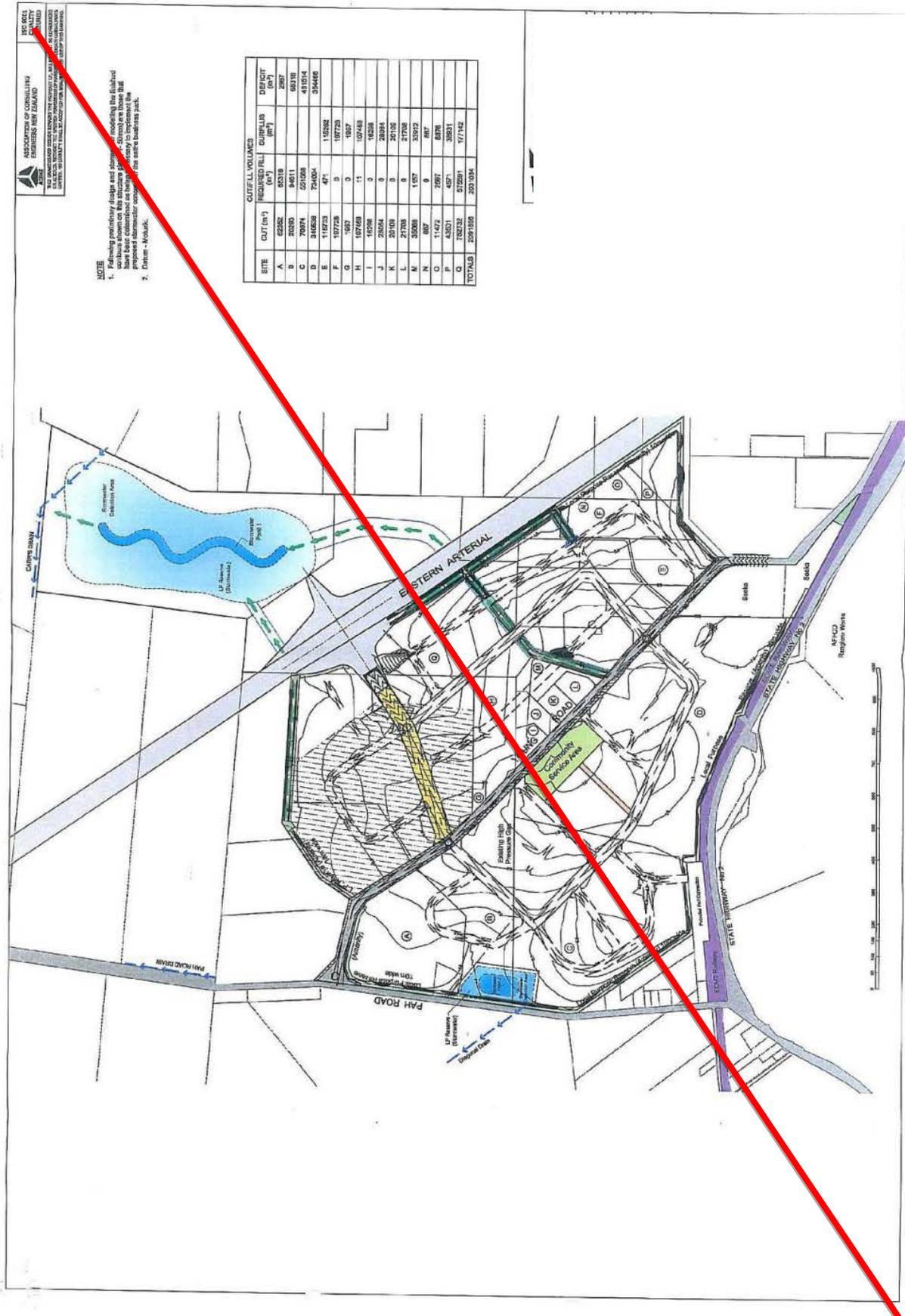
TABLE 8: FINANCIAL CONTRIBUTIONS SCHEDULE – RESERVES						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE (\$)	COST (\$)	1	2	3	4
7.1	Landscaping	m <sup>2</sup>	29,700	27.40	813,780.00	15%	0%	46%	39%
7.2	Walkways/cycleways	m	820	123.30	101,106.00	10%	0%	50%	40%
7.3	Fencing Timber Board and Batton)	m	860	308.25	265,095.00	0%	14%	0%	86%
7.4	Fencing (post and wire)	m	6,900	20.55	141,795.00	48%	29%	17%	7%
7.5	1.2m high noise bund	m	860	109.60	94,256.00	0%	14%	0%	86%
7.6	Land purchase and Legal	Ha	2.97	107,500.00	319,275.00	15%	0%	46%	39%
Total Cost of Reserves					1,735,307				
Total area			148.60ha		\$1.17				
Per square metre rate			\$ per m <sup>2</sup>		1.10				



# 11.1 Proposed Stormwater Catchments and Amenity Reserves



# 11.2 Proposed Contours with Proposed Layout Details - Delete drawing and replace



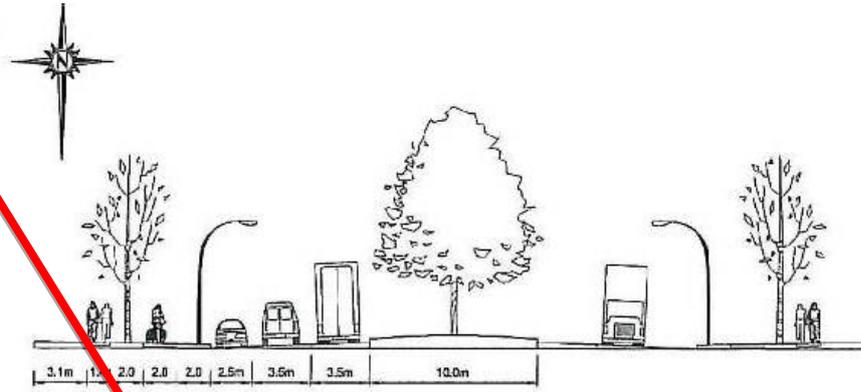




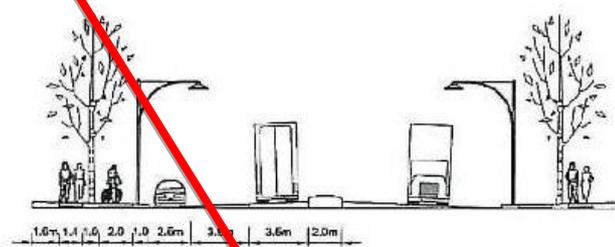




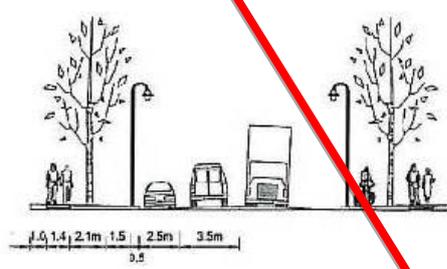
11.4 **Roading Features – Delete**



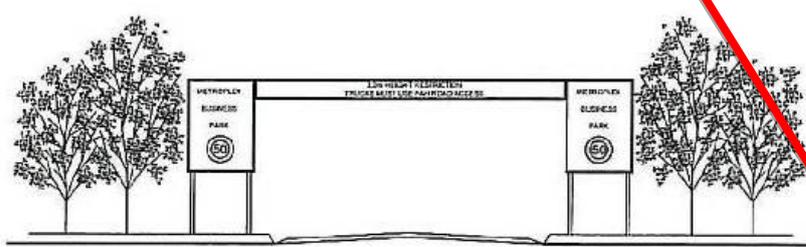
TYPE A  
Entrance Road (50m wide)



TYPE B  
Collector Road (35m wide)

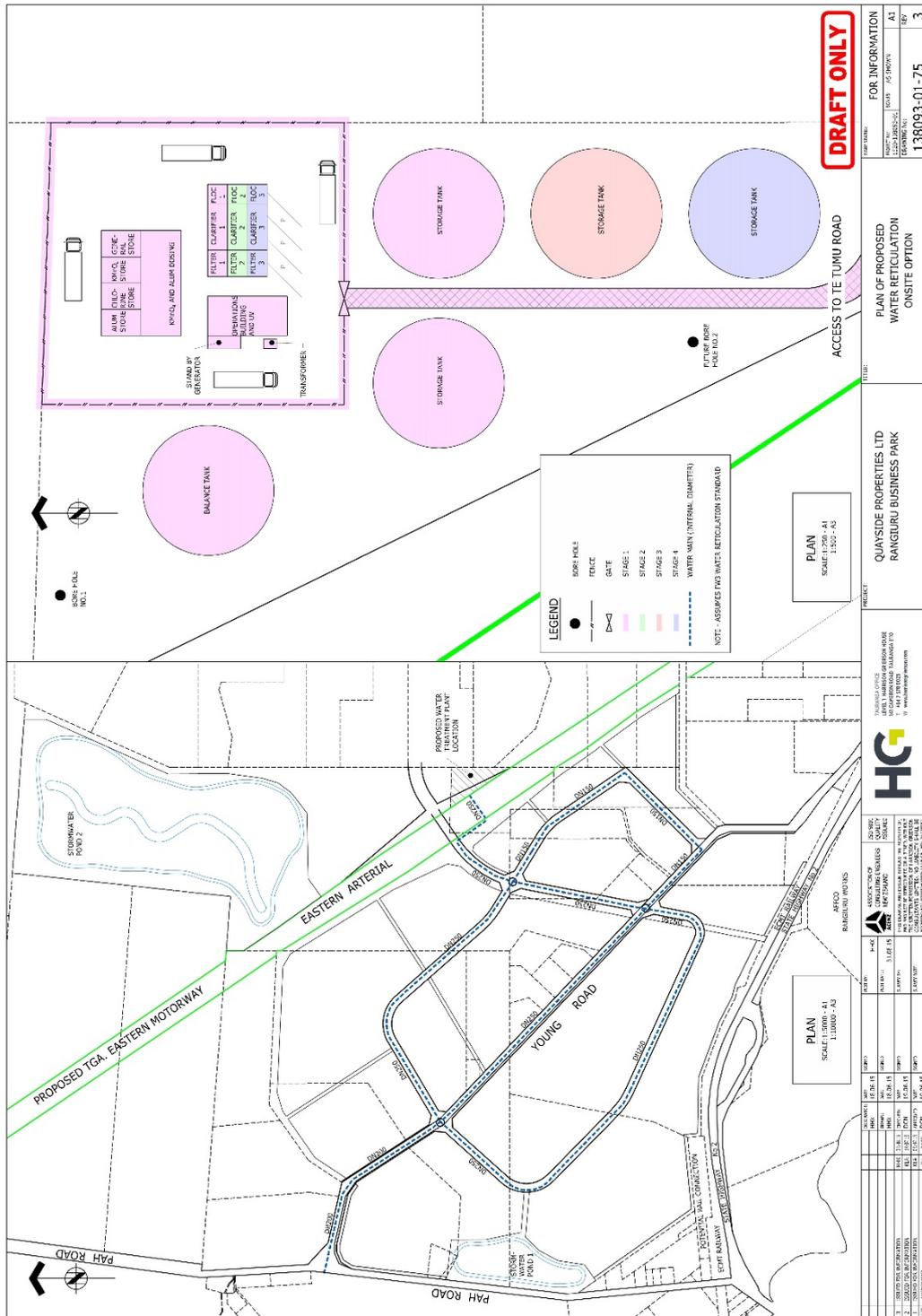


TYPE C  
Local Road (25m wide)



TEMPORARY  
'STAGE 1' THRESHOLD FEATURE

11.4a Water Supply – On Site Option



**DRAFT ONLY**

FOR INFORMATION  
 PROJECT: 138093-01-75  
 SHEET: 3

QUAYSIDE PROPERTIES LTD  
 RANGURU BUSINESS PARK

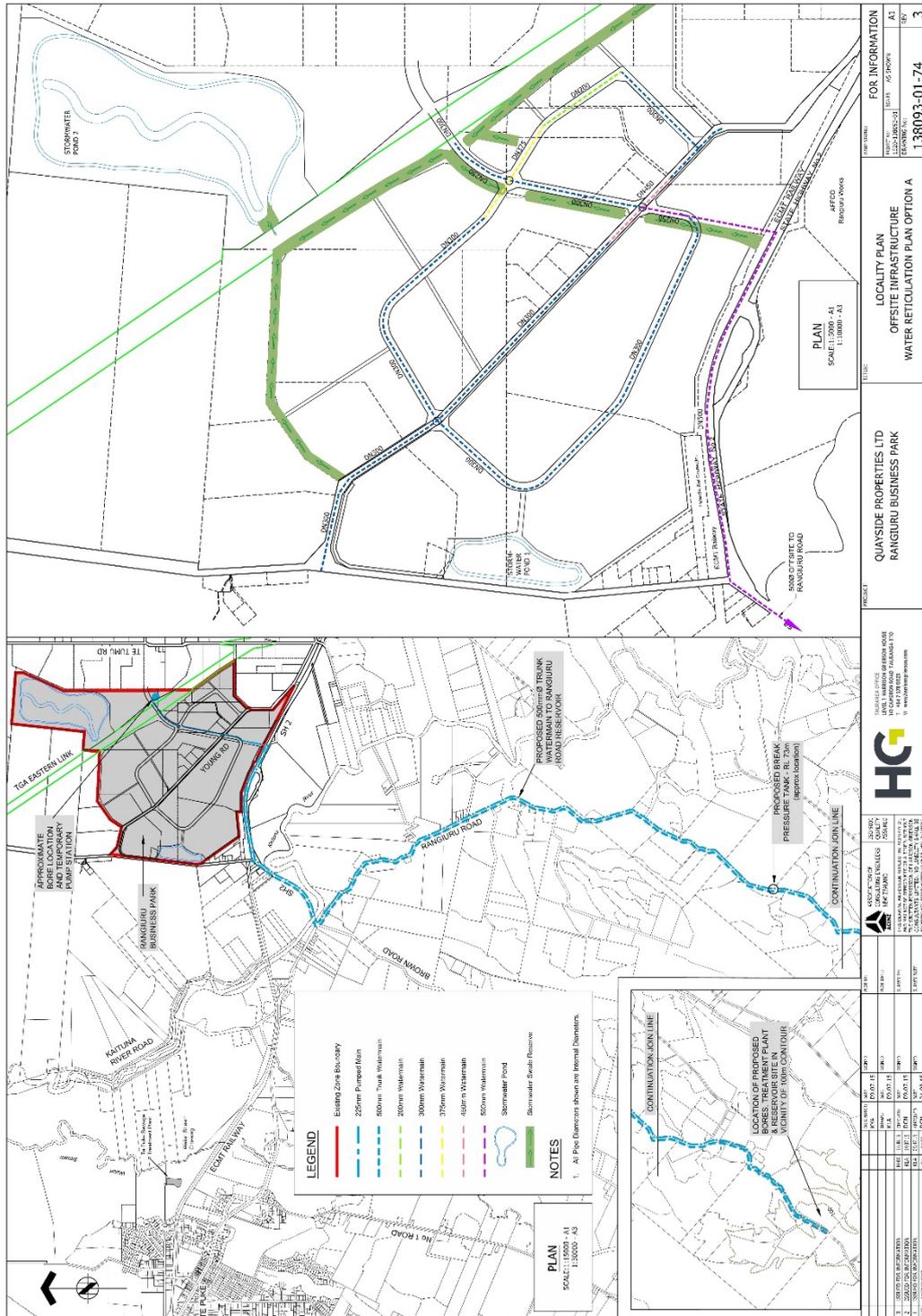
PROJECT: 138093-01-75  
 SHEET: 3

PROPOSED WATER TREATMENT PLANT LOCATION

PLAN SCALE: 1:1000 - A1  
 SCALE: 1:1000 - A3

PLAN SCALE: 1:1000 - A1  
 SCALE: 1:1000 - A3

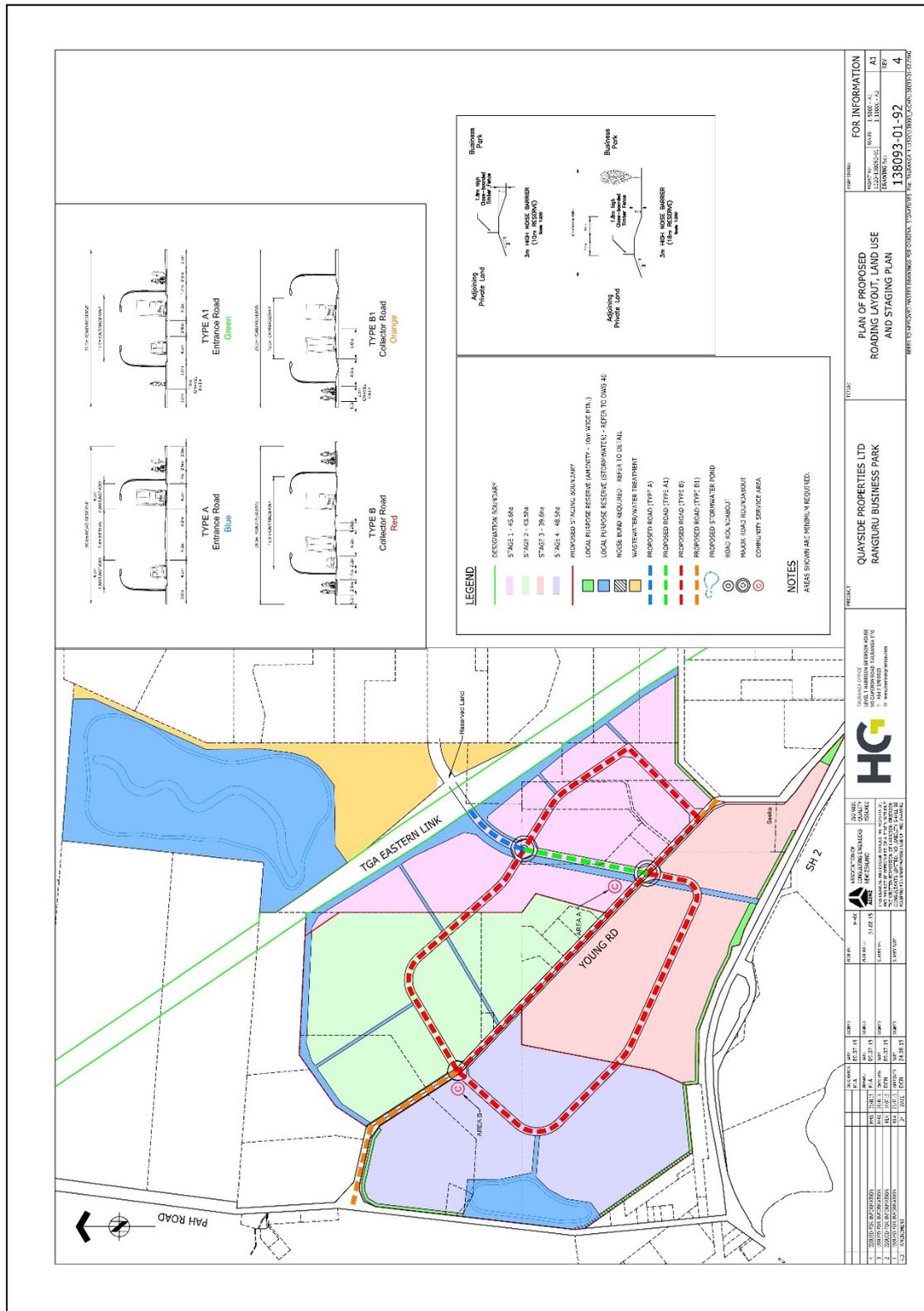
11.4a Water Supply – Off Site Option







11.6 Rooding Layout and Land Use



1. Change wording on the diagram as follows: Reserved Land ~~Land~~ for possible roading link to Te Tumu
2. Change the Local Purpose Reserve adjoining the Hebland property to be the same as in the Operative Plan.

## Annexure C

### Names and addresses of persons to be served:

ID	Full name	Address	Email
1	Western Bay of Plenty District Council	Private Bag 12803, Tauranga Mail Centre, Tauranga 3143	<a href="mailto:Phillip.Martelli@westernbay.govt.nz">Phillip.Martelli@westernbay.govt.nz</a>
2	NZ Transport Agency	PO Box 13055 Tauranga Central TAURANGA 3141	
3	Bay Of Plenty Regional Council	PO Box 364 WHAKATANE 3158 Att: David Phizacklea	<a href="mailto:david.phizacklea@boprc.govt.nz">david.phizacklea@boprc.govt.nz</a>
4	Bluehaven Management Ltd	C/- Boffa Miskell Ltd PO Box 13373 Tauranga Central TAURANGA 3141 Att: Craig Batchelar	<a href="mailto:craig.batchelar@boffamiskell.co.nz">craig.batchelar@boffamiskell.co.nz</a>
5	Hickson, Paul James	PO Box 197 TE PUKE 3153	<a href="mailto:M98@bopis.co.nz">M98@bopis.co.nz</a>
6	Walker, Graeme Francis	16 Saunders Place TE PUKE 3119	<a href="mailto:graemebarrow@gmail.com">graemebarrow@gmail.com</a>
7	Stafford Rise Trust Ltd	PO Box 547 ROTORUA 3040	<a href="mailto:ryanholmes@holmesgrp.co.nz">ryanholmes@holmesgrp.co.nz</a>
8	Te Tumu Landowners Group	C/O Jeff Fletcher PO Box 13428 Tauranga Central TAURANGA 3141	<a href="mailto:jfletcher@fordland.co.nz">jfletcher@fordland.co.nz</a>
9	Te Tumu Kaituna 14 Trust	C/O Jeff Fletcher PO Box 13428 Tauranga Central TAURANGA 3141	<a href="mailto:jfletcher@fordland.co.nz">jfletcher@fordland.co.nz</a>
10	Ford Land Holdings Pty Ltd	PO Box 13428 Tauranga Central TAURANGA 3141	<a href="mailto:jfletcher@fordland.co.nz">jfletcher@fordland.co.nz</a>
11	Rotorua District Council	C/- Lachlan Muldowney Tompkins Wake Lawyers Level 8, Westpac House 430 Victoria Street HAMILTON 3240	<a href="mailto:lmuldowney@tomwake.co.nz">lmuldowney@tomwake.co.nz</a>
12	Whakatane District Council	Private Bag 1002 WHAKATANE 3158 Att: Marty Grenfell	<a href="mailto:Marty.grenfell@whakatane.govt.nz">Marty.grenfell@whakatane.govt.nz</a>

13	HEB Landholdings Ltd	C/- Richard Coles Momentum Planning and Design Ltd 56 Blackberry Way TAURANGA 3175	<a href="mailto:Richard.Coles@boffamiskell.co.nz">Richard.Coles@boffamiskell.co.nz</a>
14	New Zealand Fire Service Commission	C/- Beca Ltd PO Box 6345 AUCKLAND 1141 Att: Mikyla Davidson	<a href="mailto:Mikyla.davidson@beca.com">Mikyla.davidson@beca.com</a>
15	Attwood, Wesley Blythe (Estate)	C/- Richard Coles Momentum Planning & Design Ltd 56 Blackberry Way Welcome Bay TAURANGA 3112	<a href="mailto:richard.coles@boffamiskell.co.nz">richard.coles@boffamiskell.co.nz</a>
16	Paterson, Rob	5 Banksia Dell MOUNT MAUNGANUI 3116	<a href="mailto:roblegal@actrix.co.nz">roblegal@actrix.co.nz</a>
17	Rotorua Chamber Of Commerce	Mr Darrin Walsh Chief Executive Officer PO Box 385 ROTORUA 3040	<a href="mailto:ceo@rotoruchamber.co.nz">ceo@rotoruchamber.co.nz</a>
18	Te Puke Economic Development Group	130A Jellicoe Street TE PUKE 3119	<a href="mailto:markrboyle@me.com">markrboyle@me.com</a>
19	Pamment, Patricia Ann	546 Pah Road RD 9 TE PUKE 3189	<a href="mailto:trishpamment@xtra.co.nz">trishpamment@xtra.co.nz</a>
20	Te Puke Community Board	C/O Chairperson 246 Te Matai Road RD 8 TE PUKE 3188 Att: Peter Miller	<a href="mailto:millerph@kinect.co.nz">millerph@kinect.co.nz</a>
21	Archbold, Mark Leslie	150 Young Road RD 9 TE PUKE 3189	n/a
FS 22	Tauranga City Council	Private Bag 12022 Tauranga Mail Centre TAURANGA 3143	
FS 23	Pukeroa Oruawhata Trust	C/o Deloitte PO Box 12003 Rotorua South ROTORUA 3045 Att: Peter Faulkner	<a href="mailto:pfaulkner@deloitte.co.nz">pfaulkner@deloitte.co.nz</a>

FS 24	Eastern Bay Chamber Of Commerce	PO Box 217 WHAKATANE 3158 Att: Gerard Casey	
FS 25	Carrus Corporation Ltd	PO Box 345 Seventh Avenue TAURANGA 3140 Att: Jim Lochhead	<a href="mailto:jim@carrus.co.nz">jim@carrus.co.nz</a>
FS 26	Smartgrowth Implementation Committee	C/O Bill Wasley PO Box 13231 Tauranga Central TAURANGA 3141	<a href="mailto:bill@wasleyknell.co.nz">bill@wasleyknell.co.nz</a>
FS 27	Seeka Kiwifruit Industries Ltd	PO Box 47 TE PUKE 3153	<a href="mailto:info@seeka.co.nz">info@seeka.co.nz</a>
FS 28	Rotorua District Council	C/- Lachlan Muldowney Tompkins Wake Lawyers Level 8 Westpac House 430 Victoria Street HAMILTON 3240	<a href="mailto:lmuldowney@tomwake.co.nz">lmuldowney@tomwake.co.nz</a>
FS 29	HEB Landholdings Ltd	C/- Richard Coles Momentum Planning and Design Ltd 56 Blackberry Way TAURANGA 3175	<a href="mailto:Richcnz@icloud.com">Richcnz@icloud.com</a>
FS 30	Attwood, Wesley Blythe (Estate)	C/- Richard Coles Momentum Planning and Design Ltd 56 Blackberry Way Welcome Bay TAURANGA 3112	<a href="mailto:Richcnz@icloud.com">Richcnz@icloud.com</a>