

Plan Change 92

Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

Presenters: Jeff Hextall, Anna Price, Taunu Manihera and Tony Clow

Matters covered

Introduction	
Plan Change Overview	Jeff Hextall
Zone Maps	
Ōmokoroa Zoning Maps	Jeff Hextall
Te Puke Zoning Maps	Anna Price
Zone Provisions	
Section 14A – Ōmokoroa and Te Puke Medium Density Residential – Part 1 Section Labelling, Explanatory Statement, Issues, Objectives and Policies	Jeff Hextall
Section 14A – Ōmokoroa and Te Puke Medium Density Residential – Part 2 Definitions, Activity Lists and Activity Performance Standards	Tony Clow
Section 14A – Ōmokoroa and Te Puke Medium Density Residential – Part 3 Matters of Control and Matters of Discretion	Jeff Hextall
Section 16 – Rural-Residential	Jeff Hextall
Section 24 – Natural Open Space	Jeff Hextall
Sections 19 and 20 – Commercial and Commercial Transition	Anna Price
Section 21 – Industrial	Anna Price
General Provisions	
Section 11 – Financial Contributions	Tony Clow
Appendix 7 – Structure Plans (inc. Financial Contributions Schedules)	Taunu Manihera
Section 12 – Subdivision and Development	Taunu Manihera
Section 4B – Transportation, Access, Parking and Loading	Taunu Manihera
Section 4C – Amenity	Anna Price
Ecological and Landscape Features	Tony Clow
Section 8 – Natural Hazards and Planning Maps	Tony Clow
Section 10 – Infrastructure	Tony Clow

Plan Change Overview

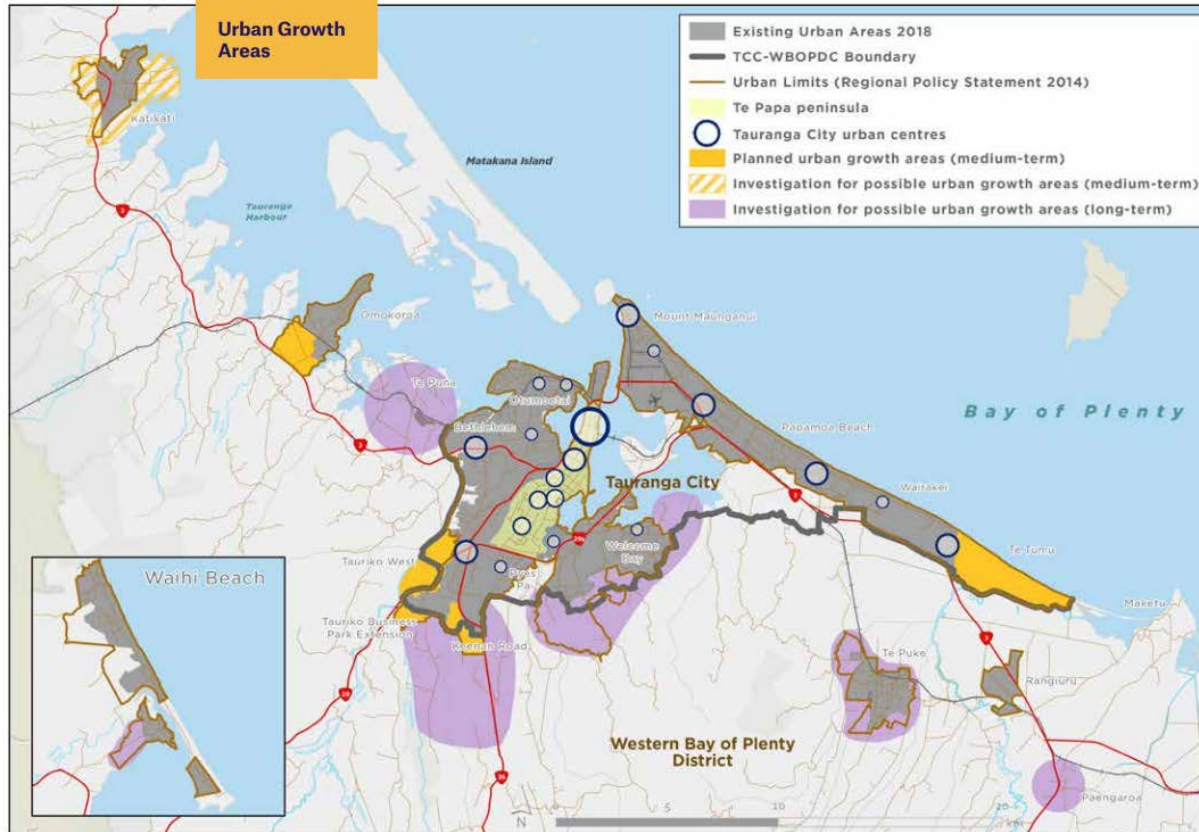
- Location
- Strategic overview
- Ōmokoroa
- Te Puke



Relationship to Tauranga City



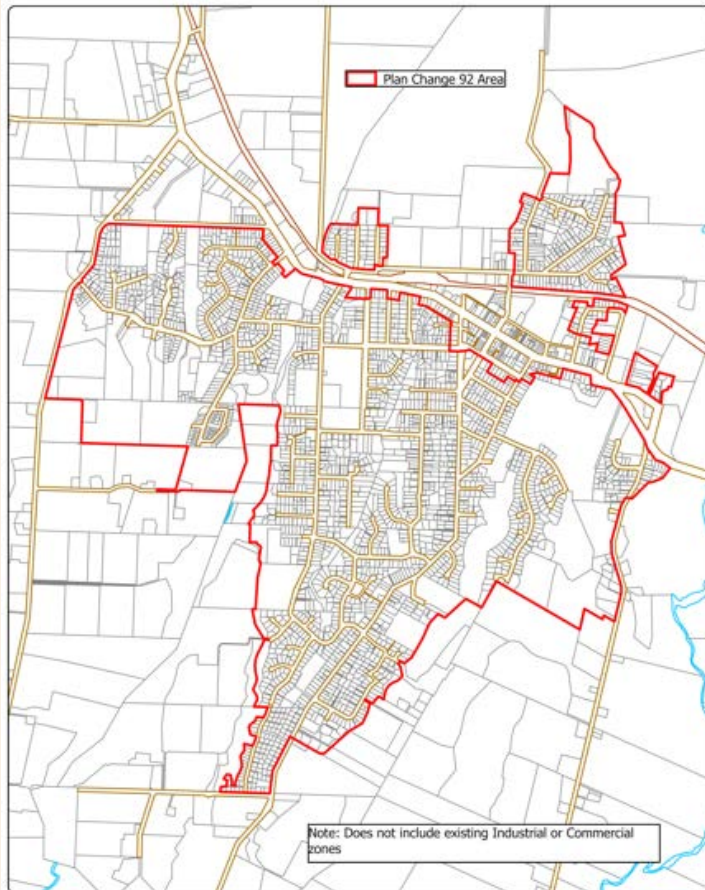
Strategic Context



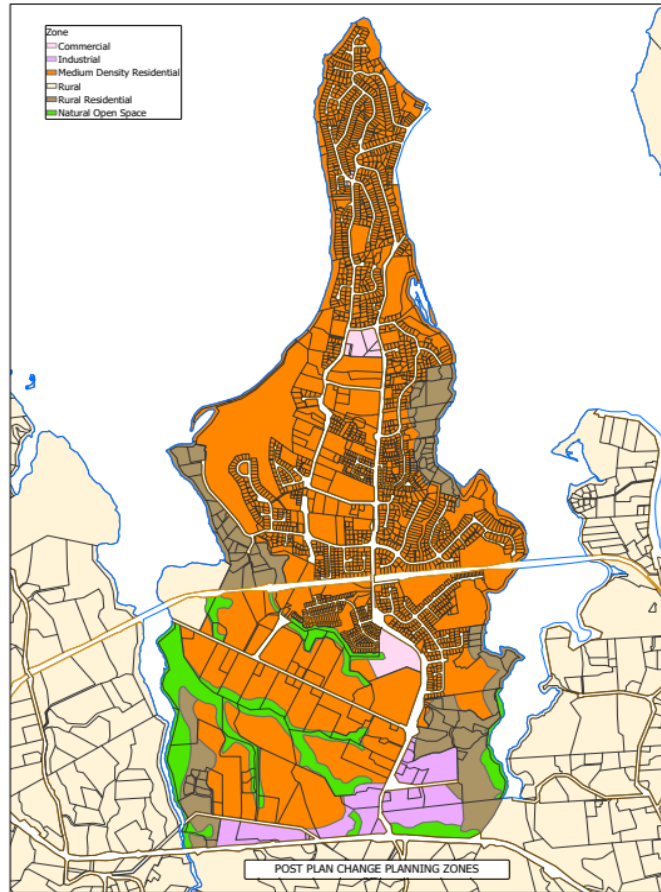
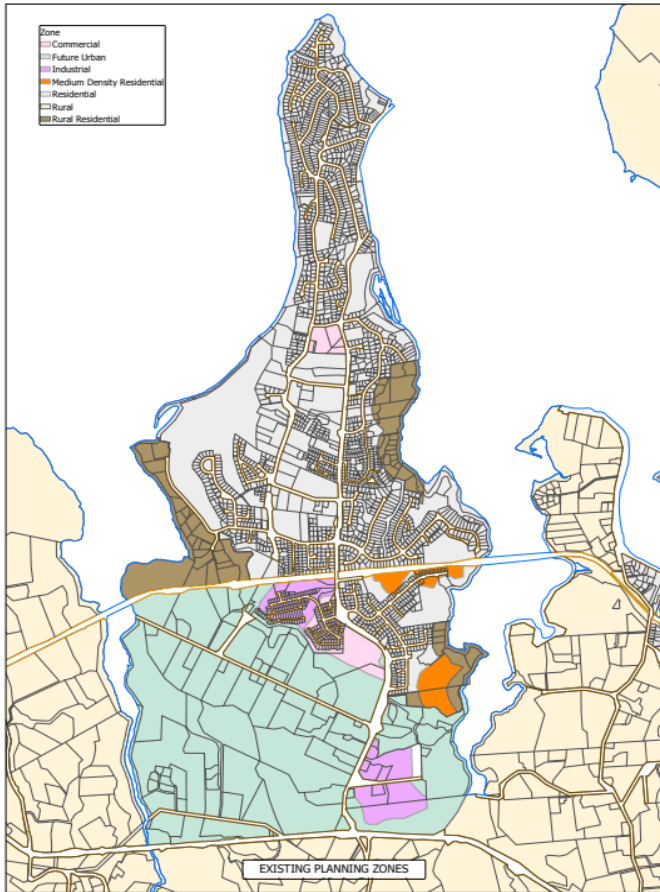
Ōmokoroa PC 92 Area



Te Puke PC 92 Area



Ōmokoroa Zoning Maps



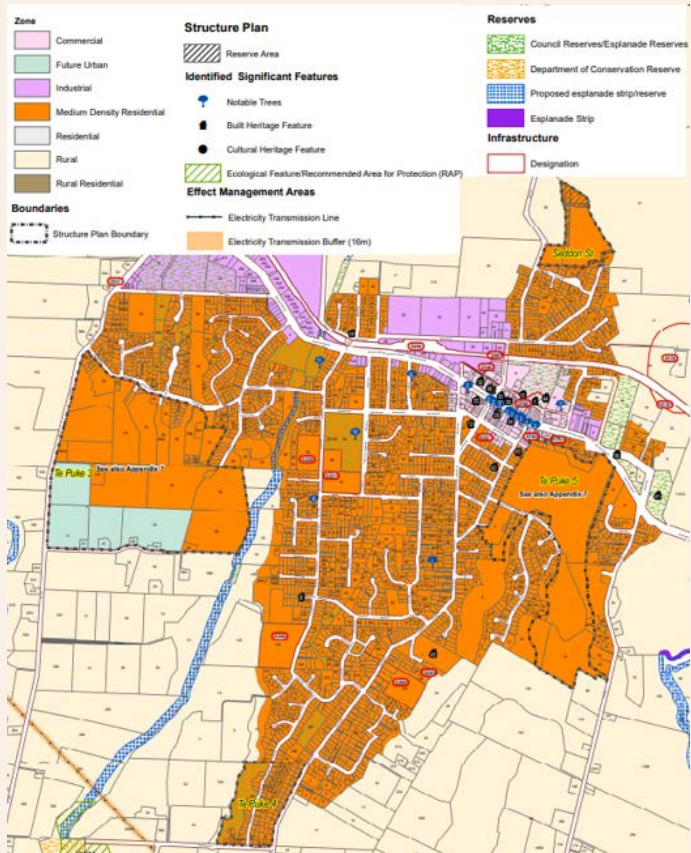
Ōmokoroa Zoning Maps– Changes

- A number of zone boundaries were modified as a result of submissions & follow up site visits.
- Zone boundary adjustments mainly in regard to Natural Open Space zone boundaries.
- Change of zoning – one specific site (425 Ōmokoroa Road) with a bespoke approach).
- S42a report and rebuttal evidence details the consideration of the matters raised.

Ōmokoroa Zoning Maps Challenges & Requests for New Zone

- Requests for proposed PC 92 zoning to not apply to Lot 3 DPS 28670 (corner of State Highway 2 and Ōmokoroa Road) & to remain as Future Urban zone.
- Request for a new District Plan zone - High Density Residential zone.
- Local opposition to rezoning of Future Urban zone land to Industrial on Francis Road. A road specific cross section & other responses has been developed.
- S42a report and rebuttal evidence details the consideration of the matters raised.

Te Puke Zoning Maps



Section 14A – Ōmokoroa and Te Puke Medium Density Residential

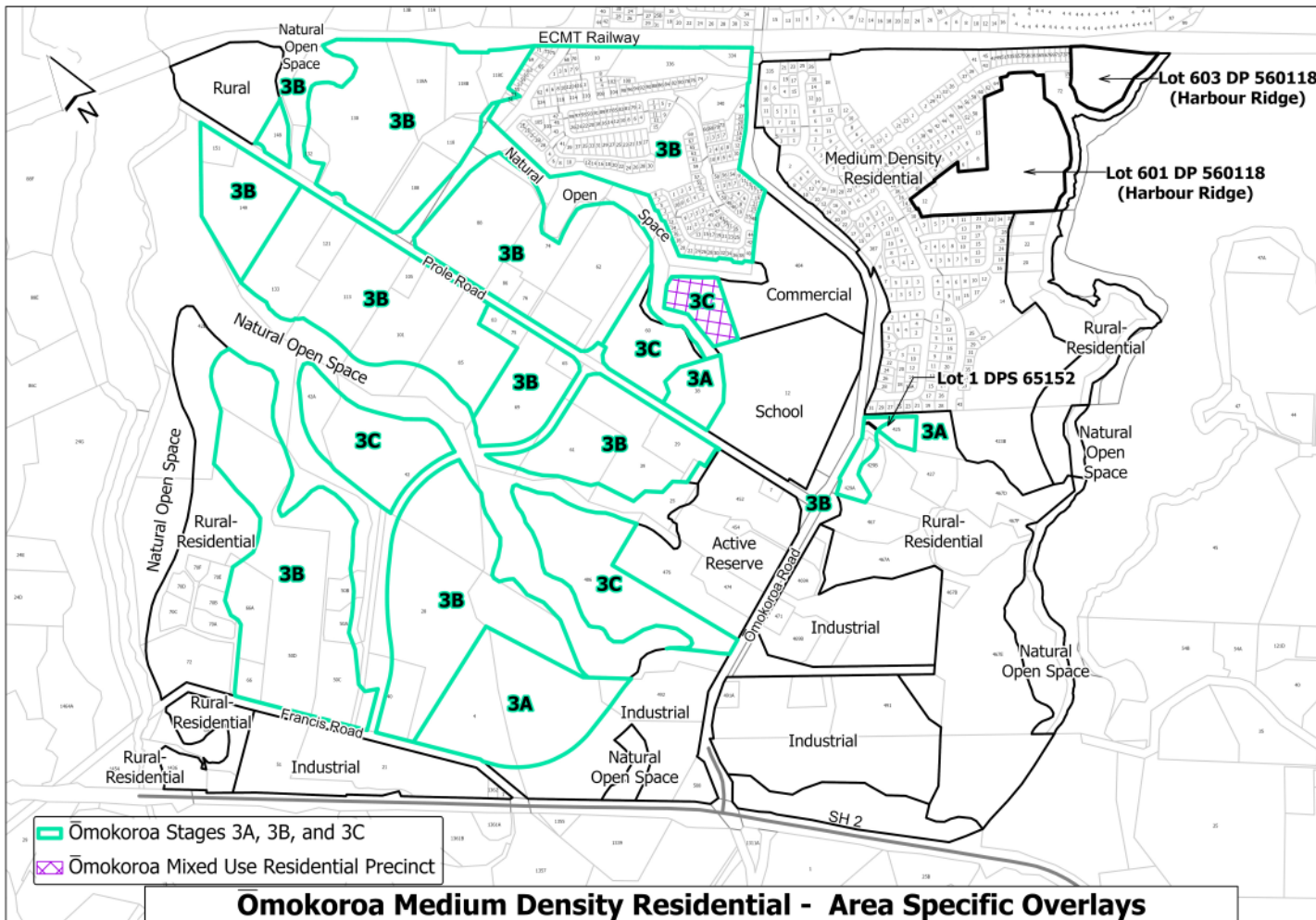
Part 1 – Section Labelling, Explanatory Statement, Issues, Objectives and Policies

- Various submissions with a wide range of views.
- Provisions are prepared as a set so need to be considered as a whole.
- S42a report and rebuttal evidence details the consideration of the matters raised.
- Major changes included introducing specific significant issues section for s14A.
- Matters still in contention include: specific provisions for retirement villages; removal of some matters e.g. objectives/policies in regard to “high density”; and earthworks related issues, objectives & policies.

Section 14A – Ōmokoroa and Te Puke Medium Density Residential

Part 2 – Definitions, Activity Lists and Activity Performance Standards

- MDRS introduced for 3 units per site, height, height in relation to boundary, setbacks, building coverage, outdoor living, outlook space, windows to street and landscaped area
- Other standards were also proposed such as minimum yield, unit typology, impervious surfaces, vehicle crossings, streetscape, earthworks and fence heights.
- Key matters still in contention relate to papakāinga, definition of household, retirement villages, minimum yield requirements, earthworks, impervious surfaces, overhead electricity lines, and the capacity of the Ōmokoroa Road / SH2 intersection.



Omokoroa Medium Density Residential - Area Specific Overlays

Section 14A – Ōmokoroa and Te Puke Medium Density Residential

Part 3 – Matters of Control and Matters of Discretion

- Significant changes.
- Some linked to changes in regard to Activity Lists & Activity Performance Standards.
- “Urban design” issues had a range of opinions – largely resolved through expert witness mediation session and a resulting Joint Witness Statement.
- One issue remains where the Kāinga Ora expert did not support the inclusion of an advice note that read: *Advice note: Council’s Residential Design Outcomes document provides guidance to assist with addressing the matters of discretion.*
- Matters of contention remaining include associated with earthworks and some stormwater management issues.
- S42a report and rebuttal evidence details the consideration of the matters.

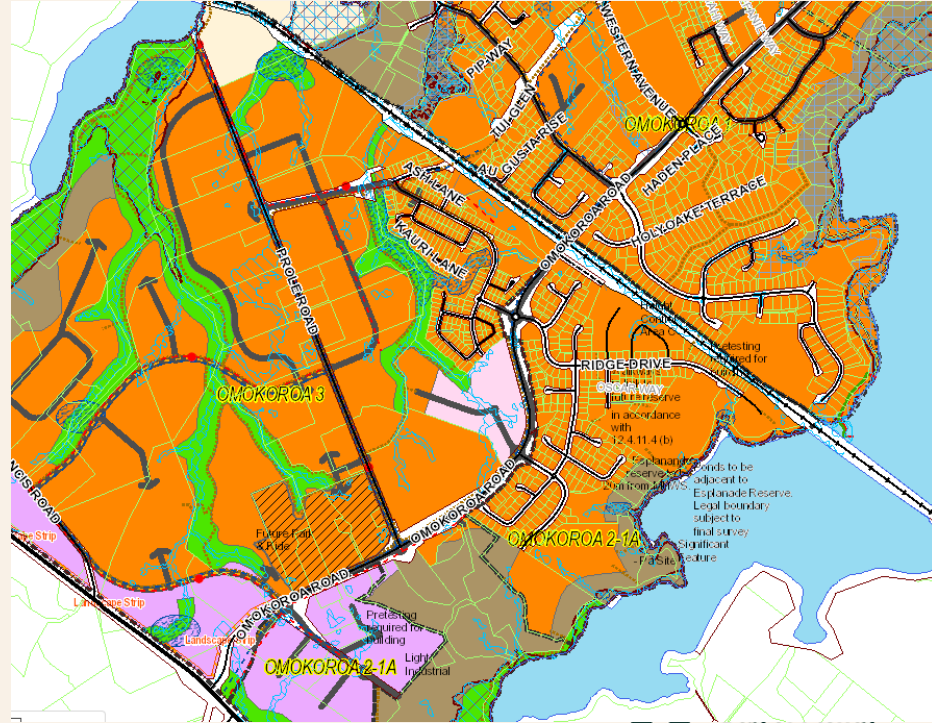
Section 16 – Rural-Residential

- Zoning only applies to areas in Ōmokoroa in regard to this PC92.
- For Ōmokoroa Stage 3 there were some changes to the provisions to make the zone more enabling and to recognise specific matters.
- No expert evidence was received in opposition to the Rural-Residential zone provisions.
- S42a report details the consideration of the matters raised.

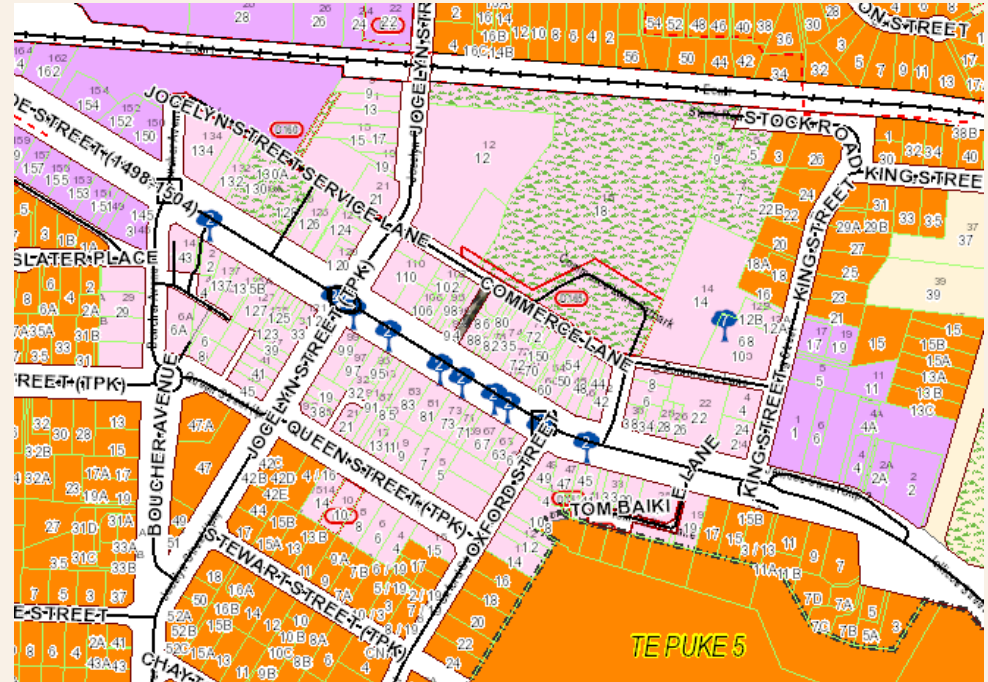
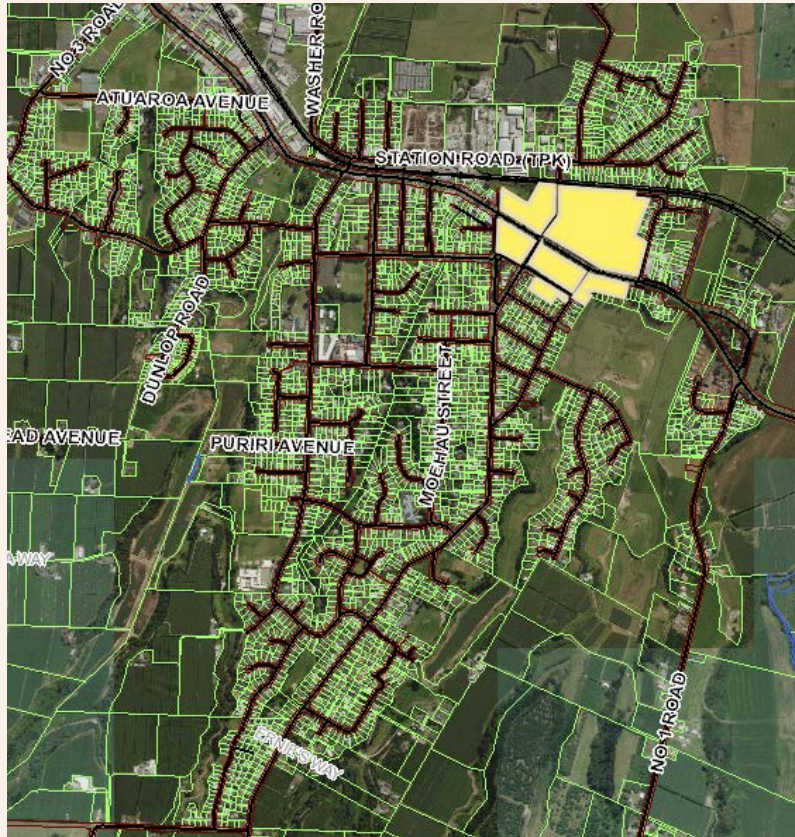
Section 24 – Natural Open Space

- New zone and amended significantly as a response to submissions.
- Adjustments to maps/zone boundaries has resolved a number of issues.
- BOPRC still are after some wording adjustments on some matters.
- As noted earlier the applicability of this zone over the Bruning property has been challenged.
- S42a report and rebuttal details the consideration of the matters raised.

Ōmokoroa Commercial Zone



Te Puke Commercial Zone



Section 19 – Commercial (Height)

Building Height

- Kāinga Ora have sought in their expert evidence an increase in maximum height for Commercial zoned buildings for Te Puke and the Ōmokoroa Commercial Zone Stage 3 area.
- Results in an increase in the maximum height for the Commercial zone areas from 12.5m in Te Puke to 24.5m (almost a doubling of the permitted height).
- Results in an increase to the maximum height to the Ōmokoroa Commercial Zone Stage 3 Structure Plan Area from 20m (with a 'bonus' provision allowing for a maximum height of 23m) to 24.5m.
- Rebuttal evidence details the consideration of the matters raised.
- Legal submissions on potential scope issue.

Section 21 – Industrial (Setbacks in Ōmokoroa)

Setbacks from watercourses/ecological areas

- Submission from Sylvia Oemcke regarding proposed Francis Road Industrial zone location & concern about the negative impact of an Industrial Zone close to a river (Waipapa River).
- Identified issues regarding noise pollution, the diminishing and lack of green space for bird and wildlife, and the pollution and runoff directly into the river.
- Further submission from BOPRC in support with additional suggestion that the District Council should consider requiring all buildings/structures and impervious surfaces to have a setback of at least 10m from the edge of a bank of a permanently flowing river or stream, or a wetland.
- Additional provision added to Industrial zone that increases yard & setback provisions for all buildings/structures to a minimum of 10m where a property adjoins a Natural Open Space zone.
- The extent of Natural Open Space zone was also increased in this locality.

Section 11 – Financial Contributions

- Financial contributions are charged for water, wastewater, stormwater, roading, recreation and leisure and ecological protection
- Based on a household equivalent (HHE)
- Proposal was to charge financial contributions per hectare of developable area
 - 15, 20 or 30 HHEs per hectare depending on the location
- In response to submissions, recommendation was to remove per hectare charge
- For retirement villages, reinstate 0.5 of an HHE for 1-2 bedroomed units and a specific assessment for all other facilities
- For other developments, use existing rule framework based on net lot area / dwelling envelope size

Financial Contributions (Te Puke Net Lot Area)

- North Twelve Limited Partnership request:

<i>Area</i>	<i>Average net lot area and dwelling envelope (1 HHE)</i>	<i>Average net lot area and dwelling envelope (0.8 HHE)</i>	<i>Average net lot area and dwelling envelope for which a special assessment is required</i>
<i>Waihi Beach, Te Puke and Katikati</i>	<i>625m²</i>	<i>500m²</i>	<i><500m²</i>
<i>Omokoroa Stage 3A</i>	<i>500m²</i>	<i>400m²</i>	<i><400m²</i>
<i>Omokoroa Stage 3B</i>	<i>375m²</i>	<i>300m²</i>	<i><300m²</i>
<i>Omokoroa (Outside of Stage 3)</i>	<i>375m²</i>	<i>300m²</i>	<i><300m²</i>
Te Puke	375m²	300m²	<300m²
<i>Omokoroa Stage 3C</i>	<i>250m²</i>	<i>200m²</i>	<i><200m²</i>
<i>Omokoroa Mixed Use Precinct</i>	<i>250m²</i>	<i>200m²</i>	<i><200m²</i>

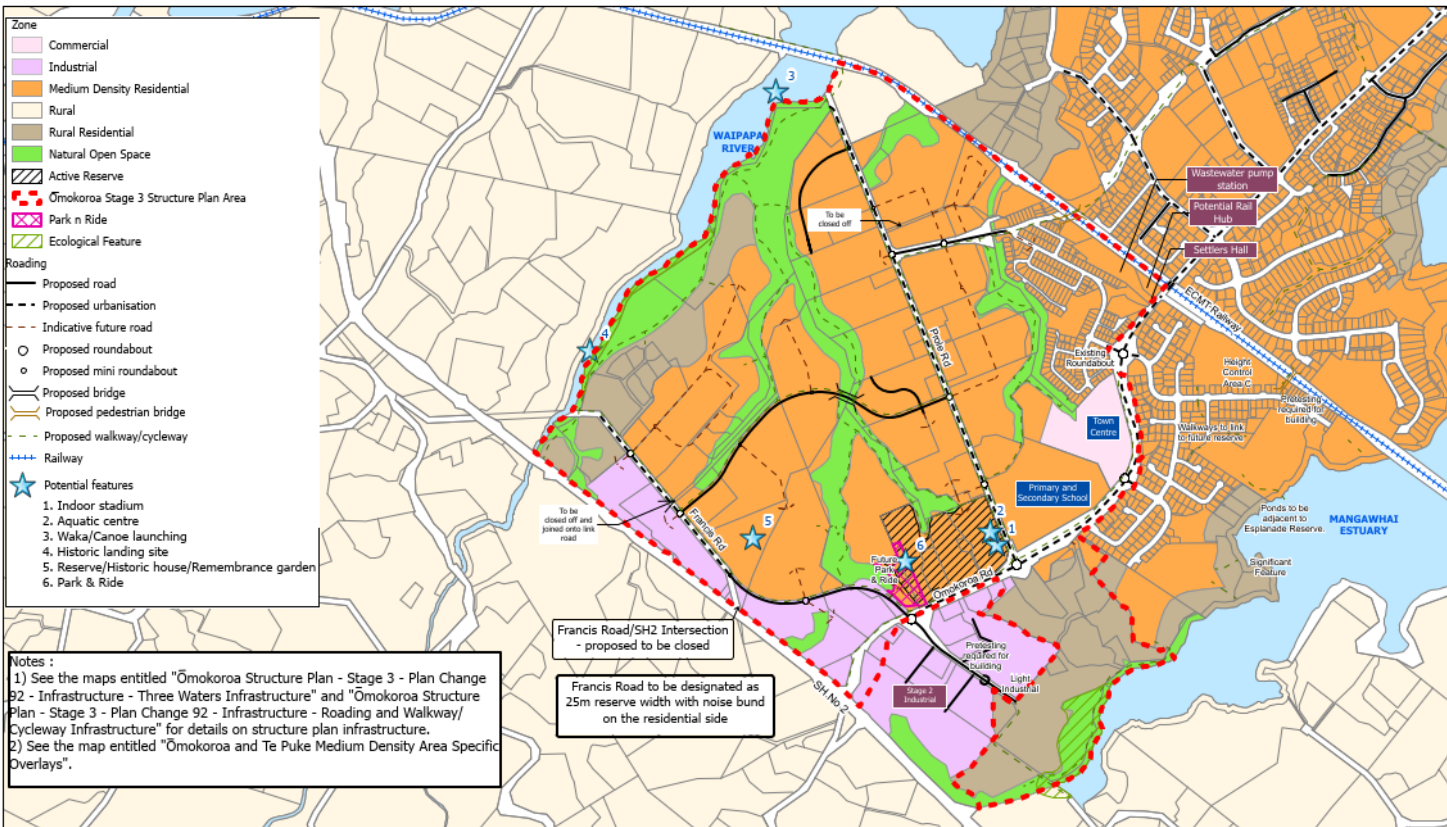
Financial Contributions (Retirement Villages)

- Retirement Villages Association and Ryman Healthcare request:

FC Category	Retirement units that have full kitchen and bathroom facilities and are able to be occupied by more than 1 person (eg independent apartments and dwellings)	Other retirement units (eg, assisted living suites, care rooms, hospital and dementia beds.
Recreation and Leisure; including for Parks, Reserves, Open Spaces, Public Amenity, & other social infrastructure	0.05	0.01
Traffic and Transport	0.27	0.24
Water/Wastewater	0.40	0.30
Stormwater	based on onsite offsetting/design	

Appendix 7 – Structure Plans

Relevant maps to follow



Notes :

- 1) See the maps entitled "Ōmokoroa Structure Plan - Stage 3 - Plan Change 92 - Infrastructure - Three Waters Infrastructure" and "Ōmokoroa Structure Plan - Stage 3 - Plan Change 92 - Infrastructure - Roading and Walkway/ Cycleway Infrastructure" for details on structure plan infrastructure.
- 2) See the map entitled "Ōmokoroa and Te Puke Medium Density Area Specific Overlays".

Francis Road/SH2 Intersection - proposed to be closed

Francis Road to be designated as 25m reserve width with noise bund on the residential side

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

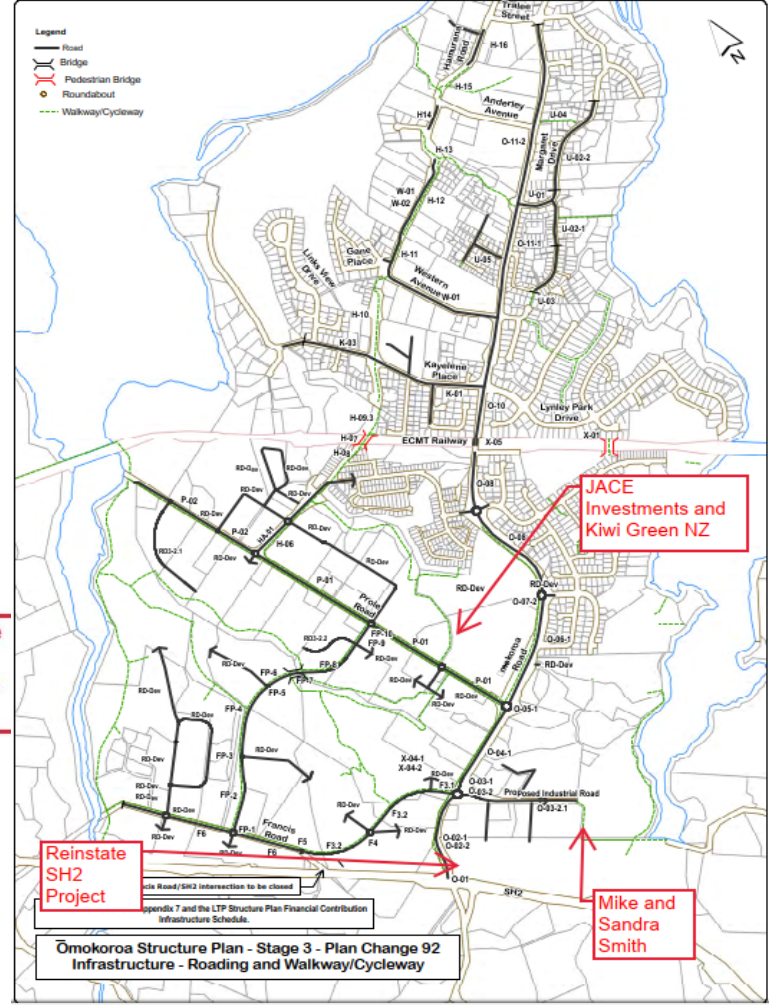
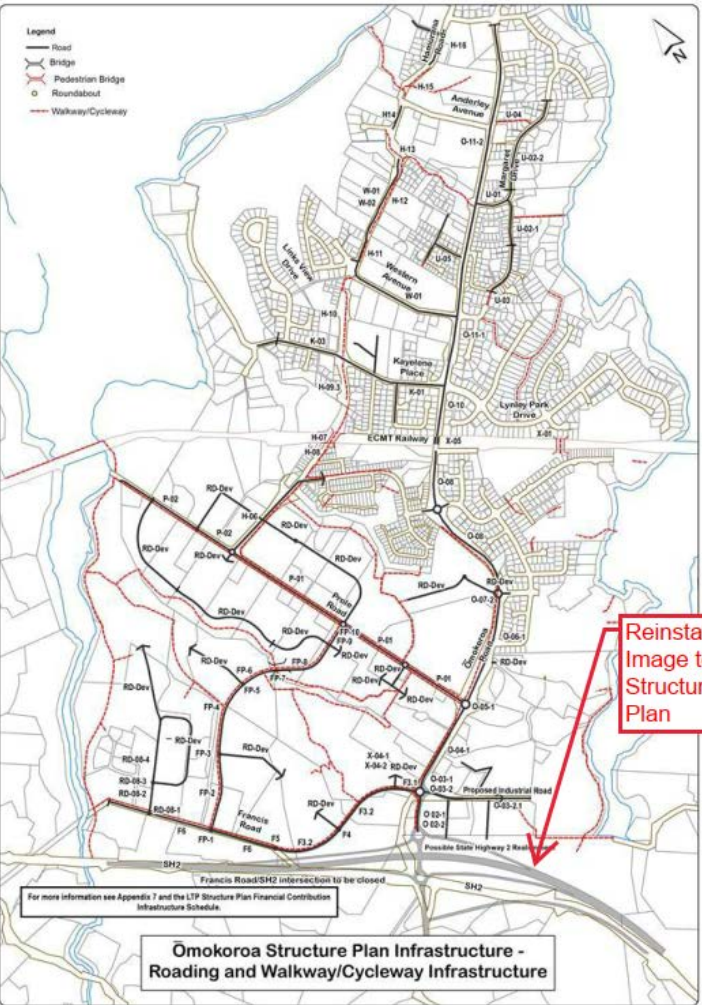
Email: gis@wbayplenty.govt.nz
 Date: 10/08/2023
 Operator: mb
 Map: E:\Shapefile\BIMap\Structure Plans\Omokoroa Stage 3 Concept Plan - 11 August 2023.aprx

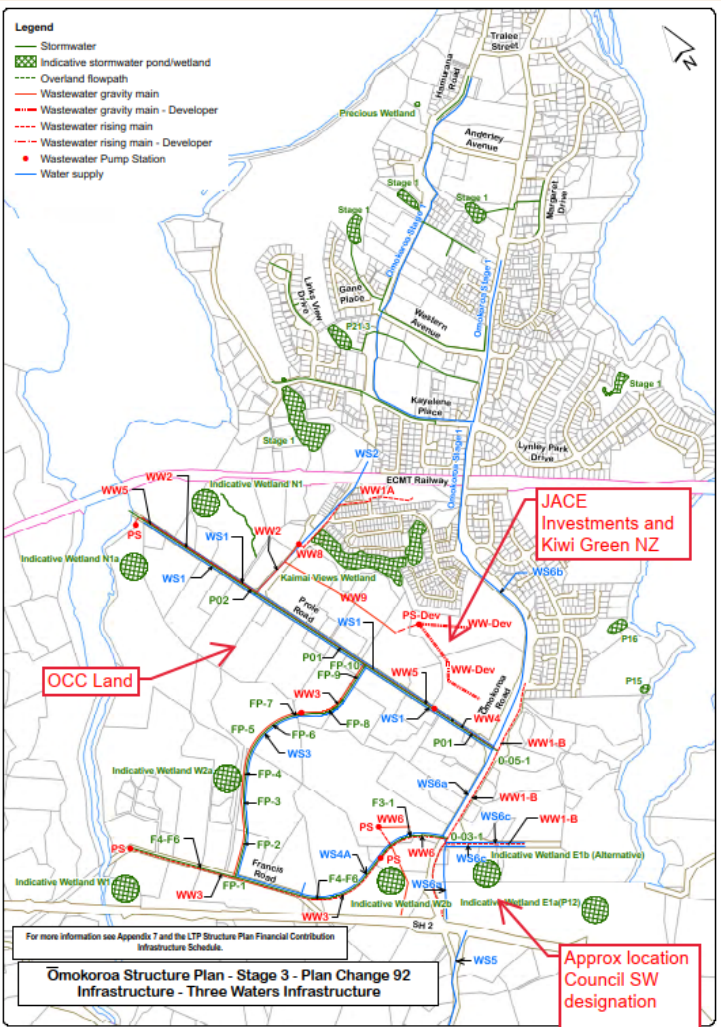


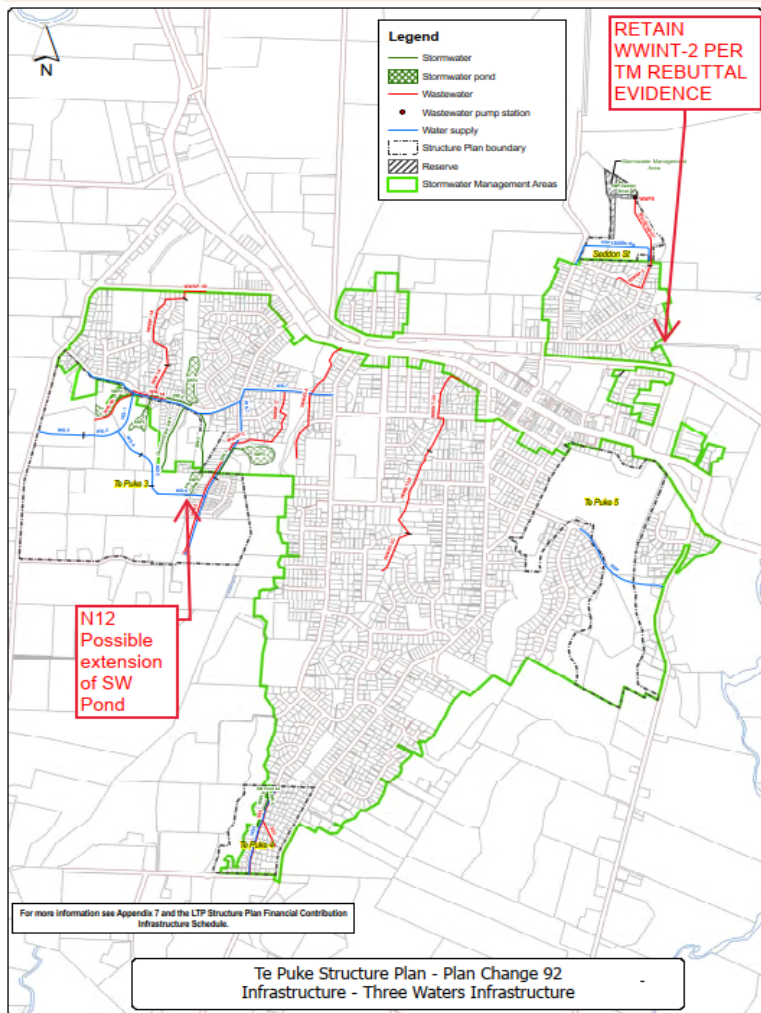
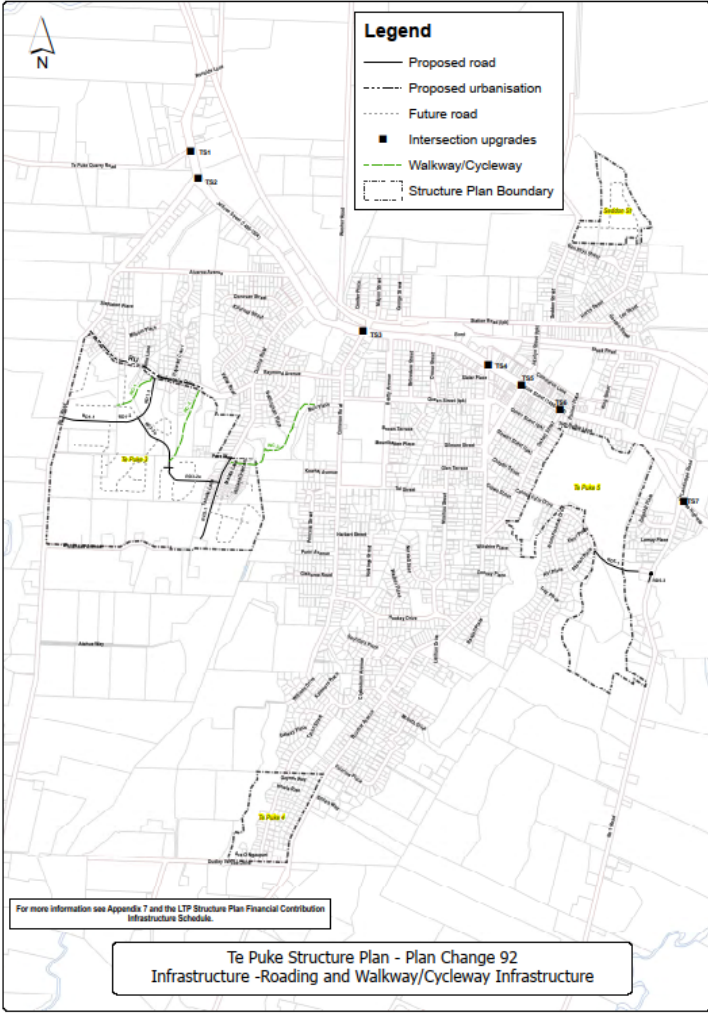
ŌMOKOROA STRUCTURE PLAN - STAGE 3 - PLAN CHANGE 92

11 August 2023





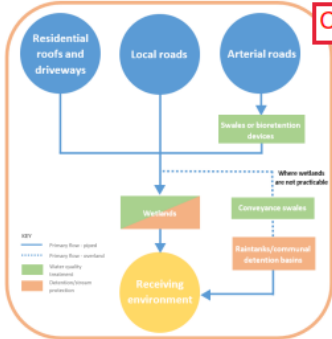




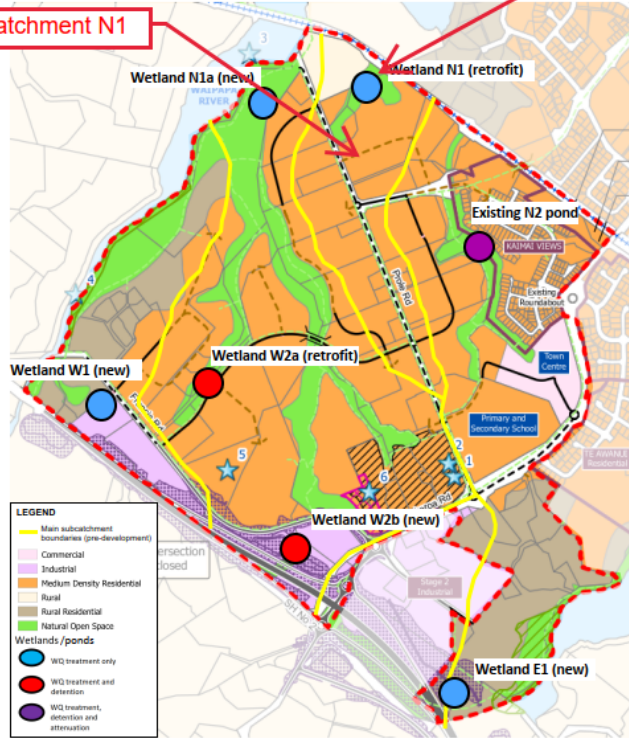
Ōmokoroa Stage 3 Stormwater Management Concept

Possible Risk to
KiwiRail Asset

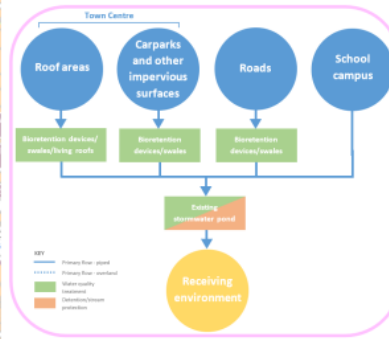
Medium Density Residential



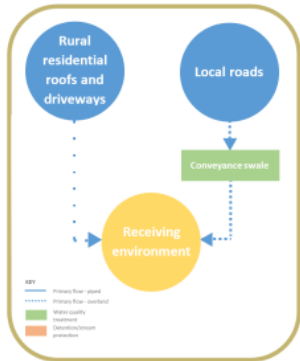
Catchment N1



Town Centre and School



Rural Residential



Industrial



NOTES:
 - This figure is intended to be read in conjunction with the Ōmokoroa Stage 3 Stormwater Catchment Management Plan prepared by Tonkin + Taylor (dated August 2022)
 - Subcatchment boundaries shown are based on the pre-development landform and are approximate only.
 - For full legend refer to the Structure Plan (i.e., to identify features such as the hatched notations)
 * Refer Figure 13.2 contained in the Ōmokoroa Stage 3 Catchment Management Plan prepared by Tonkin + Taylor (dated August 2022)

Section 12 – Subdivision & Development and Section 4B – Transportation, Access, Parking and Loading

Ecological Feature – Mangawhai Bay Inlet Ōmokoroa

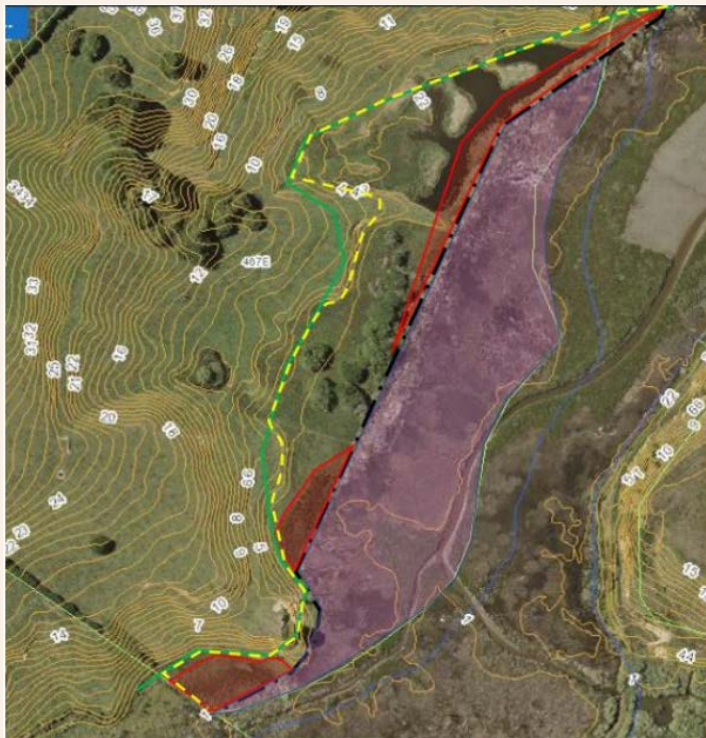


Plate 1 – (Photo Image 2021-2022) Primary areas of ecological significance as advised by Bryan Norton

LEGEND

- Existing Ecological Feature line per District Plan.
- Existing Covenant Area, being predominantly saltwater & brackish wetland.
- Existing stockproof fence on landward margin of the DOC Covenant Area
- Saline/brackish wetland landward of Covenant Area (prior to pond and raised-ground formation (the natural state of the two southern sites coloured red have remained generally unaffected by earthworks).
- Landward extent of the physical Ecological Feature, being the extent of all wetlands (incl. salt, brackish & freshwater).

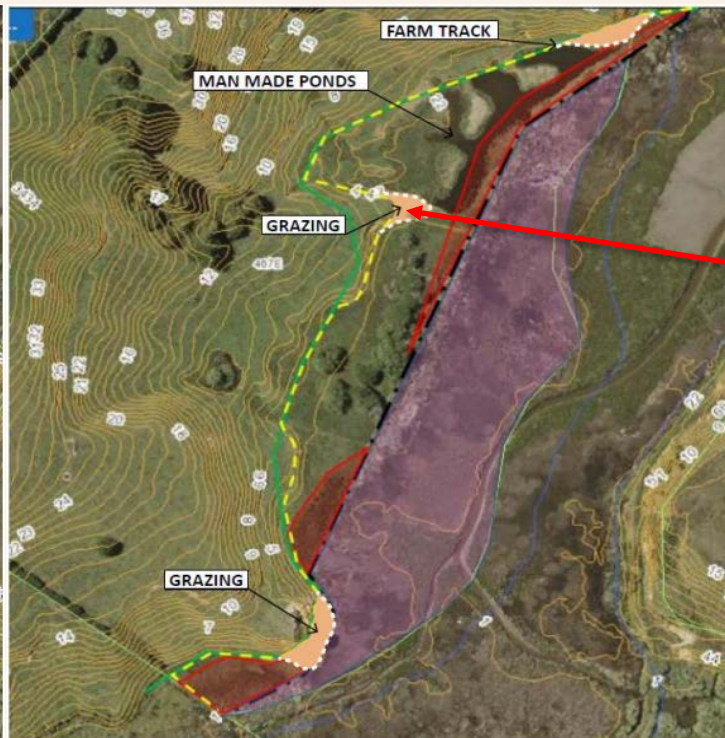


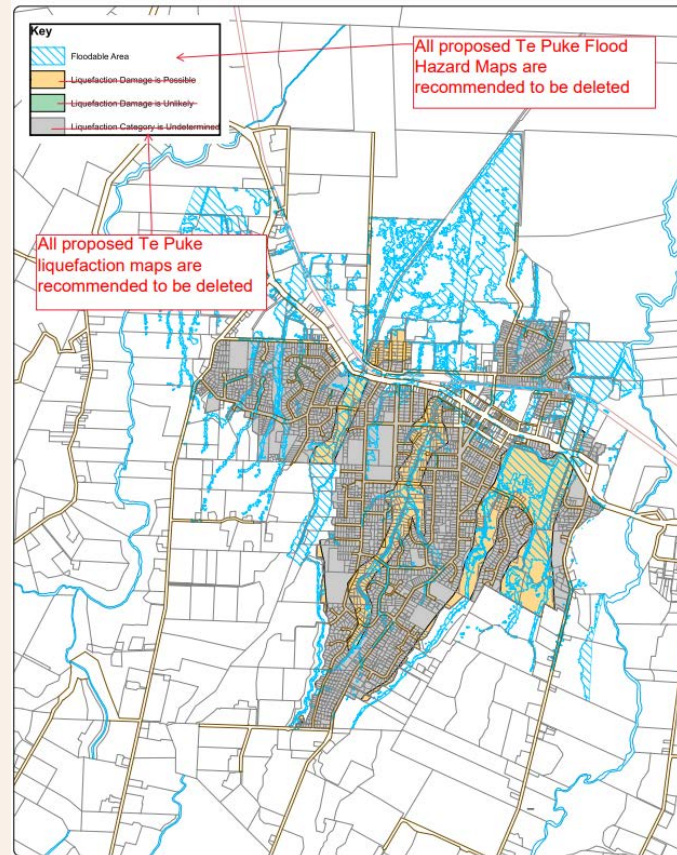
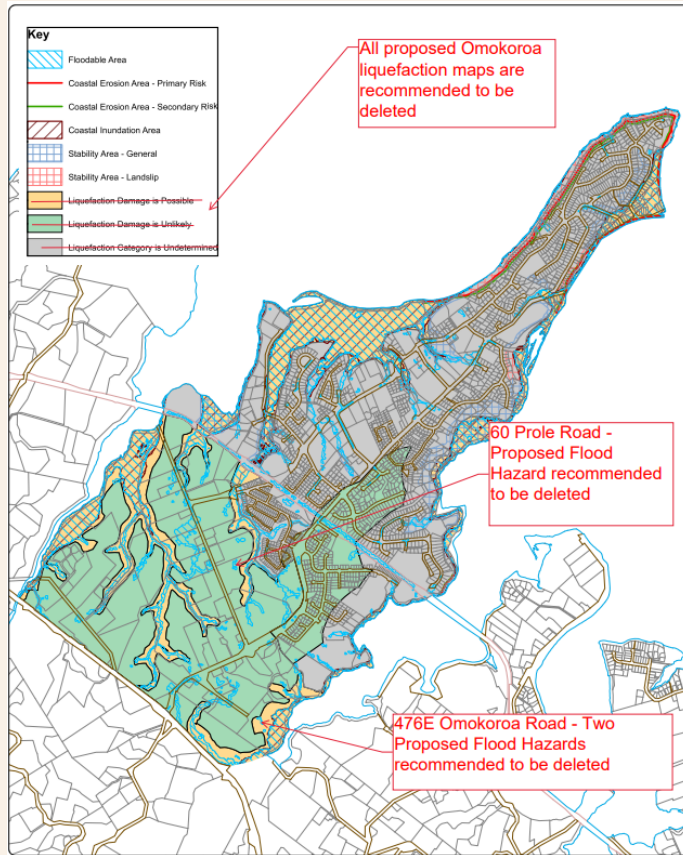
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- Landward extent of the physical Ecological Feature, being the extent of all wetlands (incl. salt, brackish & freshwater).

Further area recommended to be removed from ecological feature

Section 8 – Natural Hazards and Planning Maps



Section 10 – Infrastructure, Network Utilities and Designations (Setbacks for Public Trails)

- Proposed structure plan has shown walkways/cycleways within 30m of property boundaries
- A submitter has noted that this may clash with a rule in Section 10 that requires all public trails to be least 30m from boundaries (or obtain resource consent)
- Exemption is provided in setback rule where the public trails are shown in a plan prepared under the RMA (which would include the proposed structure plan)