

Submitter List for the 2015 Plan Change 72 - Rangiuru Business Park

Sorted by: ID

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NZ TRANSPORT AGENCY	2	3
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HICKSON, PAUL JAMES	5	8
WALKER, GRAEME FRANCIS	6	10
STAFFORD RISE TRUST LTD	7	12
TE TUMU LANDOWNERS GROUP	8	14
TE TUMU KAITUNA 14 TRUST	9	18
FORD LAND HOLDINGS PTY LTD	10	22
ROTORUA DISTRICT COUNCIL	11	26
WHAKATANE DISTRICT COUNCIL	12	42
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NEW ZEALAND FIRE SERVICE COMMISSION	14	48
ATTWOOD, WESLEY BLYTHE (ESTATE)	15	55
PATERSON, ROB	16	58
ROTORUA CHAMBER OF COMMERCE	17	61
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TAURANGA CITY COUNCIL	FS 22	74
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CARRUS CORPORATION LTD	FS 25	97
SMARTGROWTH IMPLEMENTATION COMMITTEE	FS 26	99
SEEKA KIWIFRUIT INDUSTRIES LTD	FS 27	105
ROTORUA DISTRICT COUNCIL	FS 28	106
HEBLAND HOLDINGS LTD	FS 29	117
ATTWOOD, WESLEY BLYTHE (ESTATE)	FS 30	119



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WHAKATANE DISTRICT COUNCIL	12	42

New Zealand Transport Agency Submissions on the First Review of Western Bay of Plenty District Plan – Plan Change 72 Rangiuru Business Park

Section	Support/ Oppose/ Amend	Submission	Decision sought	Ref.
Plan Change 72 in its entirety	Support with amendments	The Transport Agency supports Plan Change 72 in enabling Rangiuru Business Park to develop as a regional business park that will provide for the longer term industrial land requirements, as identified in SmartGrowth and the Western Bay of Plenty District Plan.	Retain plan change subject to amendments listed below.	
12.4.13.7 Interim Development – Rooding	Support with amendments	The Transport Agency wants to ensure that appropriate monitoring of the Pah Road/Te Puke Highway and Maketu Road/Te Puke Highway intersections is undertaken and that the biennial monitoring provides a minimum standard.	That the following changes are made to 12.4.13.7(a) (second paragraph): <i><u>A minimum two year monitoring period (by Western Bay of Plenty District Council) of the safety and capacity performance should shall be undertaken...</u></i>	
12.4.13.5 Rooding – General & 12.4.13.7 Interim Development – Rooding	Support with amendments	<p>The Transport Agency supports the internal rooding layout and intersection form of the Rangiuru Business Park. However, there is no inter-relationship between the widening of Pah Road to 10m and upgrading of Pah Road/Te Puke Highway intersection.</p> <p>The concern is that the widening of Pah Road is likely to encourage a higher speed environment, while the Pah Road/Te Puke Highway will remain in its existing lay out until monitoring shows that triggers for upgrade are reached.</p>	That a safe and appropriate travel speed is achieved on Pah Road (after the 10m wide upgrade to rural standard) and speed management features approaching the Te Puke Highway intersection are incorporated into the design.	

Section	Support/ Oppose/ Amend	Submission	Decision sought	Ref.
		Speed management features should be incorporated into the design of Pah Road so that travel speeds on Pah road and approaching the Pah Road/Te Puke Highway intersection are safe and appropriate.		

- a) These are submissions on Plan Change 72 Rangiuru Business Park to the Western Bay of Plenty District Council.
- b) The Transport Agency could not gain an advantage in trade competition through this submission.
- c) The Transport Agency does wish to be heard in support of its submission.
- d) The Transport Agency does not wish to present joint evidence.



 Signed by Richard Hurn
 Planning and Investment Manager BoP
 Pursuant to the Authority of NZ Transport Agency

30 November 2015

 Date

**Bay of Plenty Regional Council Submission to Western Bay of Plenty Proposed Plan Change 72 –
Rangiuru Business Park, 2 December 2015**

1 Specific provisions that submission relates to:		2 Nature of submission		3 Bay of Plenty Regional Council seeks the following decisions
Page No.	Section Heading and Reference	Clarify the issues you are concerned about eg. is it inconsistent with BoPRC policy?	Support/Oppose or Seek Amendments and Provide Reason (The reason should include a reference to policy/objective/method or rule in a regional plan if possible)	(Try to be precise and what wording change you are seeking?)
	General	<p>Proposed Plan Change 72 is supported by the Bay of Plenty Regional Council, as agreed through the SmartGrowth partnership.</p> <p>Proposed Plan Change 72 gives effect to the SmartGrowth Strategy.</p>	Support Proposed Plan Change 72 as agreed through the SmartGrowth partnership.	Support Proposed Plan Change 72 as notified.



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, 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:	Bill Miller	
Mr/Mrs/Ms/Miss		
Organisation	Bluehaven Management Ltd	
Address for Service:	Boffa Miskell Ltd, PO Box 13 373, Tauranga	
	Attention: Craig Batchelar	Post Code: 3151
E-mail Address:	craig.batchelar@boffamiskell.co.nz	
Telephone Number:	0274 942 318 (home)	07 571 5511 (work)

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

Yes ☒ No ☐ Please tick

Signed:

Date: 7 December 2015

(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

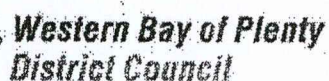
Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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Name: Bluehaven Management Ltd

Submission Sheet Number: 1

Specific Plan Change	Submission	Decision Sought	Submission Ref. No. Office Use Only
72	<p>Rule 21.2.2 Additional Permitted Activities(Rangiuru Business Park Only) New (c) Appendix 7 Section 11 11.6 Roading Layout and Land Use</p> <p>The proposed Community Service Area rules will enable ad hoc commercial office and retail development that is not appropriate at this location.</p> <p>The Industrial Zone has no objectives and policies that support the proposed amendments. The Section 32 Report contains insufficient assessment and evaluation of this issue.</p> <p>The proposal is inconsistent with the subregional commercial strategy which promotes a hierarchy of identifiable centres with clearly defined functions, as set out in the WBOP District Plan Commercial chapter issues, objectives and policies.</p> <p>The existing plan provisions have poor alignment with District Plan objectives and policies which needs to be rectified. Any plan changes should await the outcome of the SmartGrowth Eastern Corridor study to ensure an integrated approach is taken. This study is likely to lead to changes being made to the plan provisions for commercial activities for both Tauranga and Western Bay.</p>	<p>Reject the proposed amendments</p> <p><u>Or</u></p> <p>Include appropriate objectives and policies that identify the purpose and nature of local commercial centres at Rangiuru Business Estate</p> <p><u>And</u></p> <p>Provide for two identified local centres at Rangiuru Business Estate that are of a location, scale and type that will provide required convenience services to the local workforce. Maximum GFA for convenience retail and office activities should not exceed 500m² for each local centre.</p>	



Submission No

5

District Plan Change 72

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TAURANGA 3143

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Date stamp

Submissions close 4.00pm on Monday 7 December 2015

Name: _____

Mr/Mrs/Ms/Miss ☒

PAUL HICKSON

Organisation

Address for Service:

P. O. Box 197

TE PUKU

Post Code:

3153

E-mail Address:

M98@bopis.com

Telephone Number:

(07) 5333339

(home)

(work)

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

Yes

☒

No

Please tick

Signed:

G. A. H.

Date:

7 December 2013

(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

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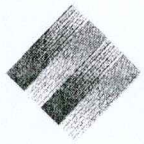
Name:

9 Submission Sheet No:

1

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
	My submission is a general one: I request that Council change the district plan in respect to this matter because		
	(a) It should speed up the development of Rangiora. Already business opportunities have been missed, eg. yachtie, because of the tardiness in allowing things to happen.		
	(b) The changes will allow head offices related to business industries in the park to be based there. A natural fit for rural industry, examples in other areas are Eastgate, Ballance, Cornville and Seelands.		
	(c) It needs to have childcare facilities.		
	(d) It needs to have adjacent food outlets / cafes and services for workers to use. Other business parks have these and Rangiora has to compete on equal footing.		
	(e) Rangiora is ideally located for industry based on the BOP's export industries - Dairy, forestry, kiwifruit, seafood.		

It is an area with strong social infrastructure and growing population and will add diversity to employment opportunities. Go for it!!



Western Bay of Plenty
District Council

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Submission No

6

District Plan Change 72

Submission Form

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TAURANGA 3143

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Date stamp

Submissions close 4.00pm on Monday 7 December 2015

Name:

Mr/Mrs/Ms/Miss

Graeme Walker

Organisation

Address for Service:

16 Saunders Place

TE PUKE

Post Code:

3119

E-mail Address:

graeme.barbw@gmail.com

Telephone Number:

5737394

(home)

533 3339

(work)

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

Yes



No



Please tick

Signed:

Graeme Walker

Date:

7/12/15

(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

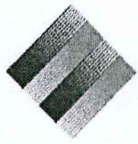
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Name:

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
	<p>I request that the Western Bay of Plenty District Council supports the Plan Change 72.</p> <p>① The proposed change to the interchange with the TEL and subsequent changes to internal roading are logical given the need for a changed location and affordability.</p> <p>② Changes to staging are supported if this makes the development more viable and affordable to get started.</p> <p>③ I support the proposed changes to permitted activities. It is sensible to allow food outlets and child care facilities that support employees working in industries in the Business Park. It also enables the offices of those industries to be located in the same park and is a good fit for rural-based industries such as kiwifruit related activities, Fertiliser operators. If the business has an industrial activity in the park they should be allowed associated office activity.</p> <p>④ I support flexibility in options for water & wastewater so long as they meet sustainable/environmental concerns and I am sure these would be examined under any consent process.</p> <p>⑤ Generally: Rangiora Industrial Park is ideally located for industries, especially those in the Primary sector and industries not suited to urban environments. It assists with the idea of "Live, Work, Play" for the communities of Te Puke and the future Papamoa East communities of Te Tuma and Wairakei. The location would help reduce the commuter flow into Tauranga.</p>		



Western Bay of Plenty
District Council

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Submission No

7

District Plan Change 72

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TAURANGA 3143

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Date stamp

Submissions close 4.00pm on Monday 7 December 2015

Name: Mr/Mrs/Ms/Miss	Ryan Holmes	
Organisation	Stafford Rise Trust LTD. (SRTL)	
Address for Service:	Po Box 547	
	ROTORUA	Post Code: 3010
E-mail Address:	ryanholmes@holmesgrp.co.nz	
Telephone Number:	07 343 9667 (home)	027 2855575 (work)

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

Yes ☒ No ☐ Please tick

Signed:

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

Date:

7.12.2015

Please use the reverse of this form for your submission

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Name: **Stafford Rise Trust LTD**
(SRTL)

Submission Sheet No: **1. (PC.72).**

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
PC.72	SRTL OPPOSES the application in its entirety as:	Decline Application	
	1). Will have adverse effect on the sustainability, vitality and viability of the industrial and commercial land in the Rotomua district.	Decline Application.	
	2). Contradicts the Regional Policy Statement insofar as there will be an imbalance of land supply, demand and uptake can have an adverse economic and social effect.	Decline Application.	
	3). S32 analysis poorly done. NO Economic Impact Assessment conducted to assess impacts on Te Puke and other industrial areas within Western Bays / Tauranga.	Decline Application.	

VISIT OUR WEBSITE FOR FURTHER INFORMATION

WWW.WESTERNBAY.GOVT.NZ

TE KAUNIHERA A ROHE MAI TAURANGA KI OTAMARAKAU

4. No development has taken place, why extend the zoned allocation?

Decline Application.

5). This application will create a commercial 'Spot Zone' within an Industrial Zone. As an example educational facilities are in conflict with Industrial.

Decline Application.

6). P.C 72 gives rise to a de-facto centre not envisaged by Smart Growth.

Decline Application.



District Plan Change 72

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Name:

Mr/Mrs/Ms/Miss

Organisation

Te Tumu Landowners Group

Address for Service:

PO Box 13428

Tauranga

Post Code:

3141

E-mail Address:

jfletcher@fordland.co.nz

Telephone Number:

021 495165

(home)

07 574 2638

(work)

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

Yes



No



Please tick

Signed:

Date: 7 December 2015

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

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Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Landowners Group (TTLG)

Submission Sheet : 1

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 12 Subdivision & Development				
12.4.13.5 Roding - General	Conditional Support / Seek Amendment	<p>The eastern connection (roading leg) to the proposed Rangiuru Interchange to the Tauranga Eastern Link (TEL) is shown on some of the Structure Plans attached to PC72 as 'Reserved Land'.</p> <p>This eastern connection is supported, however in order to ensure it is reserved / protected it requires identification and recognition both in the District Plan provisions and on the Structure Plans for PC72 that it will be a local road connection. The first bullet point of 12.4.13.5 and the proposed roading layout, land use and staging plan is inadequate identification of what is required</p>	<p>Add to 12.4.13.5 the following bullet point after the third bullet point :</p> <ul style="list-style-type: none"> • <i>'Notwithstanding which option of the Rangiuru Interchange to the TEL is chosen, the eastern leg of the Rangiuru Interchange shall be designed to accommodate future local road access from the business park boundary in the east to the interchange and shall be vested as road reserve as part of the issue of any s224 certificate for any subdivision, or building consent or any use of land in the Business Park as required through bullet point one of this rule.'</i> 	
Chapter 21 Industrial				
21.3.2 Additional Permitted Activities (Rangiuru Business Park Only)	Neither Support or Oppose	<p>The TTLG submission on Rule 21.3.2 is subject to:</p> <ol style="list-style-type: none"> 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing. 	<ol style="list-style-type: none"> 1. Retain Rule 21.3.2 as notified in PC72. 2. Retain the locations of the "Community Service Area(s)" as shown on the notified Structure Plan for PC72, referenced as "11.6 Roding Layout and Land Use". 	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Landowners Group (TTLG)

Submission Sheet : 2

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 21 Industrial - continued				
21.3.11 Additional Discretionary Activities - Rangiuru Business Park	Neither Support or Oppose	The TTLG submission on Rule 21.3.11 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.3.11 (a) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Neither Support or Oppose	The TTLG submission on Rule 21.6.5 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.6.5 (i) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Conditional Support / Seek Amendment	The proposed "Community Service Area(s)" in PC72 highlight the need for a Discretionary Activity Assessment Criteria for Tertiary Education Facilities in Rule 21.6.5; similar to existing sub-clause (h) in Rule 21.6.5. This is required to ensure that the "Community Services Area(s)" uses are compatible with and are accessory to activities in the Business Park.	Add a new sub-clause to Rule 21.6.5 as follows: (?) <i>'For the Rangiuru Business Park, in respect of tertiary education facilities, the means by which the viability of other retail areas / town centres within the Westerns Bay of Plenty sub-region is maintained and enhanced.'</i>	
Appendix 7 – Structure Plans				
11. Rangiuru Business Park, Rangiuru Financial Contributions Schedule	Seek Amendment	The eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL) as shown on the Structure Plans attached to PC72 as 'Reserved Land'; should have the land purchase costs and construction costs for this connection included as a separate line item in the Financial Contributions Schedule Tables for both/either of the three and four legged interchange options to ensure that this connection is reserved / protected. This connection is a strategically significant roading connection that warrants funding through the contribution system	Add to Table(s) 1: Financial Contributions Schedule – Roothing (both the 3 & 4 Legged Interchange versions) separate line items in each schedule for land purchase and construction costs for the eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL).	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Landowners Group (TTLG)

Submission Sheet : 3

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Appendix 7 – Structure Plans				
PC72 Structure Plans	Seek Amendment	<p>The operative provisions of the Rangiuru Business Park show in the appendices a diagram of a diamond interchange indicating the need to set aside during the development of the business park an easterly connection for the interchange. The proposed Appendix 7 structure plans in the plan change show no interchange diagram and on several of the plans in PC72 such as the contour diagram, a set of lines that could be considered a road reserve or at least a services corridor are shown. One plan states “reserved lands”.</p> <p>The structure plans are not consistent and clear on the intention to require the local road connection to the east in the longer term. The structure plans for PC72 need to make it clear that there is intended to be a road connection from the business park to the eastern community including in the long term the eastern end of the Te Tumu urban area by way of the Kaituna Link. Such a connection maybe provided by Council in the future by way of a Designation or as part of a subdivision of adjoining rural lands. Rule 21.4.2 (a) of the operative Plan requires development to be generally in accordance with the Structure Plan and therefore the connecting point can at least be protected through the rules of this plan change.</p>	<p>Show on <u>all</u> Rangiuru Business Park structure plans the proposed local road from the east to connecting to the interchange.</p> <p>This road is currently referred to on the structure plan referenced as 11.6 Rooding Layout and Land Use in PC72 as ‘Reserved Land’.</p> <p>Amend this label on all plans as Reserved Land for “local road providing eastern connection”.</p> <p>These structure plans include the following structure plans notified in PC72 and any other plans or diagrams introduced through the PC72 process:</p> <ul style="list-style-type: none"> a) 11.1 Proposed Stormwater Catchments and Amenity Reserves; b) 11.2 Proposed Contours; c) 11.3a Sewer Reticulation Layout – On site Option; d) 11.3b Sewer Reticulation Layout – Off site Option; e) 11.4a Water Supply – On Site Option; f) 11.4b Water Supply – Off Site Option; g) 11.6 Rooding Layout and Land Use. 	



**Western Bay of Plenty
District Council**

Submission No

9

District Plan Change 72

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Name:

Mr/Mrs/Ms/Miss

Organisation

Te Tumu Kaituna 14 Trust

Address for Service:

C/- PO Box 13428

Tauranga

Post Code:

3141

E-mail Address:

jfletcher@fordland.co.nz

Telephone Number:

021 495165

(home)

07 574 2638

(work)

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

Yes



No



Please tick

Signed:

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

Date: 7 December 2015

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Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Kaituna 14 Trust (TTK14)

Submission Sheet : 1

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 12 Subdivision & Development				
12.4.13.5 Roding - General	Conditional Support / Seek Amendment	<p>The eastern connection (roading leg) to the proposed Rangiuru Interchange to the Tauranga Eastern Link (TEL) is shown on some of the Structure Plans attached to PC72 as 'Reserved Land'.</p> <p>This eastern connection is supported, however in order to ensure it is reserved / protected it requires identification and recognition both in the District Plan provisions and on the Structure Plans for PC72 that it will be a local road connection. The first bullet point of 12.4.13.5 and the proposed roading layout, land use and staging plan is inadequate identification of what is required</p>	<p>Add to 12.4.13.5 the following bullet point after the third bullet point :</p> <ul style="list-style-type: none"> • <i>'Notwithstanding which option of the Rangiuru Interchange to the TEL is chosen, the eastern leg of the Rangiuru Interchange shall be designed to accommodate future local road access from the business park boundary in the east to the interchange and shall be vested as road reserve as part of the issue of any s224 certificate for any subdivision, or building consent or any use of land in the Business Park as required through bullet point one of this rule.'</i> 	
Chapter 21 Industrial				
21.3.2 Additional Permitted Activities (Rangiuru Business Park Only)	Neither Support or Oppose	<p>The TTK14 submission on Rule 21.3.2 is subject to:</p> <ol style="list-style-type: none"> 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing. 	<ol style="list-style-type: none"> 1. Retain Rule 21.3.2 as notified in PC72. 2. Retain the locations of the "Community Service Area(s)" as shown on the notified Structure Plan for PC72, referenced as "11.6 Roding Layout and Land Use". 	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Kaituna 14 Trust (TTK14)

Submission Sheet : 2

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 21 Industrial - continued				
21.3.11 Additional Discretionary Activities - Rangiuru Business Park	Neither Support or Oppose	The TTK14 submission on Rule 21.3.11 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.3.11 (a) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Neither Support or Oppose	The TTK14 submission on Rule 21.6.5 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.6.5 (i) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Conditional Support / Seek Amendment	The proposed "Community Service Area(s)" in PC72 highlight the need for a Discretionary Activity Assessment Criteria for Tertiary Education Facilities in Rule 21.6.5; similar to existing sub-clause (h) in Rule 21.6.5. This is required to ensure that the "Community Services Area(s)" uses are compatible with and are accessory to activities in the Business Park.	Add a new sub-clause to Rule 21.6.5 as follows: (?) <i>'For the Rangiuru Business Park, in respect of tertiary education facilities, the means by which the viability of other retail areas / town centres within the Westerns Bay of Plenty sub-region is maintained and enhanced.'</i>	
Appendix 7 – Structure Plans				
11. Rangiuru Business Park, Rangiuru Financial Contributions Schedule	Seek Amendment	The eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL) as shown on the Structure Plans attached to PC72 as 'Reserved Land'; should have the land purchase costs and construction costs for this connection included as a separate line item in the Financial Contributions Schedule Tables for both/either of the three and four legged interchange options to ensure that this connection is reserved / protected. This connection is a strategically significant roading connection that warrants funding through the contribution system	Add to Table(s) 1: Financial Contributions Schedule – Rooding (both the 3 & 4 Legged Interchange versions) separate line items in each schedule for land purchase and construction costs for the eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL).	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Te Tumu Kaituna 14 Trust (TTK14)

Submission Sheet : 3

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Appendix 7 – Structure Plans				
PC72 Structure Plans	Seek Amendment	<p>The operative provisions of the Rangiuru Business Park show in the appendices a diagram of a diamond interchange indicating the need to set aside during the development of the business park an easterly connection for the interchange. The proposed Appendix 7 structure plans in the plan change show no interchange diagram and on several of the plans in PC72 such as the contour diagram, a set of lines that could be considered a road reserve or at least a services corridor are shown. One plan states “reserved lands”.</p> <p>The structure plans are not consistent and clear on the intention to require the local road connection to the east in the longer term. The structure plans for PC72 need to make it clear that there is intended to be a road connection from the business park to the eastern community including in the long term the eastern end of the Te Tumu urban area by way of the Kaituna Link. Such a connection maybe provided by Council in the future by way of a Designation or as part of a subdivision of adjoining rural lands. Rule 21.4.2 (a) of the operative Plan requires development to be generally in accordance with the Structure Plan and therefore the connecting point can at least be protected through the rules of this plan change.</p>	<p>Show on <u>all</u> Rangiuru Business Park structure plans the proposed local road from the east to connecting to the interchange. This road is currently referred to on the structure plan referenced as 11.6 Rooding Layout and Land Use in PC72 as ‘Reserved Land’.</p> <p>Amend this label on all plans as Reserved Land for “local road providing eastern connection”.</p> <p>These structure plans include the following structure plans notified in PC72 and any other plans or diagrams introduced through the PC72 process:</p> <ul style="list-style-type: none"> a) 11.1 Proposed Stormwater Catchments and Amenity Reserves; b) 11.2 Proposed Contours; c) 11.3a Sewer Reticulation Layout – On site Option; d) 11.3b Sewer Reticulation Layout – Off site Option; e) 11.4a Water Supply – On Site Option; f) 11.4b Water Supply – Off Site Option; g) 11.6 Rooding Layout and Land Use. 	



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, 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:

Mr/Mrs/Ms/Miss

Organisation

Ford Land Holdings Pty Ltd

Address for Service:

PO Box 13428

Tauranga

Post Code:

3141

E-mail Address:

jfletcher@fordland.co.nz

Telephone Number:

021 495165

(home)

07 574 2638

(work)

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

Yes



No



Please tick

Signed:

Date: 7 December 2015

(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.

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Ford Land Holdings Pty Ltd (FLH)

Submission Sheet : 1

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 12 Subdivision & Development				
12.4.13.5 Roding - General	Conditional Support / Seek Amendment	<p>The eastern connection (roading leg) to the proposed Rangiuru Interchange to the Tauranga Eastern Link (TEL) is shown on some of the Structure Plans attached to PC72 as 'Reserved Land'.</p> <p>This eastern connection is supported, however in order to ensure it is reserved / protected it requires identification and recognition both in the District Plan provisions and on the Structure Plans for PC72 that it will be a local road connection. The first bullet point of 12.4.13.5 and the proposed roading layout, land use and staging plan is inadequate identification of what is required</p>	<p>Add to 12.4.13.5 the following bullet point after the third bullet point :</p> <ul style="list-style-type: none"> • <i>'Notwithstanding which option of the Rangiuru Interchange to the TEL is chosen, the eastern leg of the Rangiuru Interchange shall be designed to accommodate future local road access from the business park boundary in the east to the interchange and shall be vested as road reserve as part of the issue of any s224 certificate for any subdivision, or building consent or any use of land in the Business Park as required through bullet point one of this rule.'</i> 	
Chapter 21 Industrial				
21.3.2 Additional Permitted Activities (Rangiuru Business Park Only)	Neither Support or Oppose	<p>The FLH submission on Rule 21.3.2 is subject to:</p> <ol style="list-style-type: none"> 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing. 	<ol style="list-style-type: none"> 1. Retain Rule 21.3.2 as notified in PC72. 2. Retain the locations of the "Community Service Area(s)" as shown on the notified Structure Plan for PC72, referenced as "11.6 Roding Layout and Land Use". 	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Ford Land Holdings Pty Ltd (FLH)

Submission Sheet : 2

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Chapter 21 Industrial - continued				
21.3.11 Additional Discretionary Activities - Rangiuru Business Park	Neither Support or Oppose	The FLH submission on Rule 21.3.11 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.3.11 (a) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Neither Support or Oppose	The FLH submission on Rule 21.6.5 is that the rule is pragmatic and appropriate and should not be altered	Retain Rule 21.6.5 (i) as notified in PC72.	
21.6.5 Assessment Criteria for Discretionary Activities	Conditional Support / Seek Amendment	The proposed "Community Service Area(s)" in PC72 highlight the need for a Discretionary Activity Assessment Criteria for Tertiary Education Facilities in Rule 21.6.5; similar to existing sub-clause (h) in Rule 21.6.5. This is required to ensure that the "Community Services Area(s)" uses are compatible with and are accessory to activities in the Business Park.	Add a new sub-clause to Rule 21.6.5 as follows: (?) <i>'For the Rangiuru Business Park, in respect of tertiary education facilities, the means by which the viability of other retail areas / town centres within the Westerns Bay of Plenty sub-region is maintained and enhanced.'</i>	
Appendix 7 – Structure Plans				
11. Rangiuru Business Park, Rangiuru Financial Contributions Schedule	Seek Amendment	The eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL) as shown on the Structure Plans attached to PC72 as 'Reserved Land'; should have the land purchase costs and construction costs for this connection included as a separate line item in the Financial Contributions Schedule Tables for both/either of the three and four legged interchange options to ensure that this connection is reserved / protected. This connection is a strategically significant roading connection that warrants funding through the contribution system	Add to Table(s) 1: Financial Contributions Schedule – Rooding (both the 3 & 4 Legged Interchange versions) separate line items in each schedule for land purchase and construction costs for the eastern connection (roading leg) to the proposed Rangiuru Interchange of the Tauranga Eastern Link (TEL).	

Submission on District Plan Change No 72 to the Operative Western Bay District Plan (PC72)

Name: Ford Land Holdings Pty Ltd (FLH)

Submission Sheet : 3

Reference: Chapter, Section, Policy, Rules, Schedules & Plans	Support / Oppose / Seek Amendment	Reason	Request / Decision Sought	Submission Ref. No; Office Use Only
Appendix 7 – Structure Plans				
PC72 Structure Plans	Seek Amendment	<p>The operative provisions of the Rangiuru Business Park show in the appendices a diagram of a diamond interchange indicating the need to set aside during the development of the business park an easterly connection for the interchange. The proposed Appendix 7 structure plans in the plan change show no interchange diagram and on several of the plans in PC72 such as the contour diagram, a set of lines that could be considered a road reserve or at least a services corridor are shown. One plan states “reserved lands”.</p> <p>The structure plans are not consistent and clear on the intention to require the local road connection to the east in the longer term. The structure plans for PC72 need to make it clear that there is intended to be a road connection from the business park to the eastern community including in the long term the eastern end of the Te Tumu urban area by way of the Kaituna Link. Such a connection maybe provided by Council in the future by way of a Designation or as part of a subdivision of adjoining rural lands. Rule 21.4.2 (a) of the operative Plan requires development to be generally in accordance with the Structure Plan and therefore the connecting point can at least be protected through the rules of this plan change.</p>	<p>Show on <u>all</u> Rangiuru Business Park structure plans the proposed local road from the east to connecting to the interchange.</p> <p>This road is currently referred to on the structure plan referenced as 11.6 Rooding Layout and Land Use in PC72 as ‘Reserved Land’.</p> <p>Amend this label on all plans as Reserved Land for “local road providing eastern connection”.</p> <p>These structure plans include the following structure plans notified in PC72 and any other plans or diagrams introduced through the PC72 process:</p> <ul style="list-style-type: none"> a) 11.1 Proposed Stormwater Catchments and Amenity Reserves; b) 11.2 Proposed Contours; c) 11.3a Sewer Reticulation Layout – On site Option; d) 11.3b Sewer Reticulation Layout – Off site Option; e) 11.4a Water Supply – On Site Option; f) 11.4b Water Supply – Off Site Option; g) 11.6 Rooding Layout and Land Use. 	



**Western Bay of Plenty
District Council**

PEOPLE • PLAN • PROGRESS

Submission No

11

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, 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:	Geoff Williams, Chief Executive Officer		
Mr/Mrs/Ms/Miss			
Organisation	Rotorua District Council (known as Rotorua Lakes Council)		
Address for Service:	C/- Lachlan Muldowney, Tompkins Wake Lawyers, Level 8 Westpac House		
	430 Victoria Street, Hamilton	Post Code:	3240
E-mail Address:	lmuldowney@tomwake.co.nz		
Telephone Number:	(07) 838 6022		
	(home)	(work)	

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

Yes ☒ No ☐ Please tick

Signed:  Date: 7/12/2015
(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.

Please refer to '**Attachment 1**' for submission

ATTACHMENT 1

INTRODUCTION

1. Rotorua District Council, known as Rotorua Lakes Council ("RLC") wishes to make a submission on Plan Change 72 Rangiuru Business Park ("PC 72") publicly notified by the Western Bay of Plenty District Council ("WBPDC") on 7 November 2015.
2. RLC opposes PC 72 in its entirety on the basis that the amendments proposed to the operative District Plan:
 - (a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region;
 - (b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;
 - (c) Are inconsistent with the higher order planning instruments; and
 - (d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources.
3. While opposed in its entirety, in particular, RLC's opposition is focussed on the following parts of PC 72:
 - (a) Chapter 21: The inclusion of additional non-industrial land use activities (permitted and discretionary) in the Industrial chapter applying to the Rangiuru Business Park ("Rangiuru");
 - (b) Chapter 12: The changes to the provision of roading infrastructure; and
 - (c) Chapter 12: Amendment to expand Stage 1 of development from occupying 25ha (gross) to 45ha (gross) and related rule 12.4.13.8 which sets a development threshold of 50% within Stage 1 before further development beyond that stage can occur.

4. The reasons for RLC's opposition to PC 72 are set out in detail in these submissions as follows.

CONSULTATION

5. Clause 3 of the First Schedule to the Resource Management Act 1991 ("RMA") sets out the consultation requirements that apply during the preparation of a proposed plan. Clause 3 places an obligation on the Council promulgating the plan to consult with parties, including other local authorities who may be affected by the proposed plan.
6. WBPDC did not consult with RLC on PC 72 in a manner which meets the requirements of clause 3. This failure to adequately consult has significantly prejudiced RLC.

REGIONAL STRATEGIC ISSUES

SmartGrowth Strategy

7. Although the SmartGrowth Strategy ("SmartGrowth") is primarily focused on the Western Bay of Plenty sub-region, it is also a component of a wider Bay of Plenty regional framework which has an emphasis on natural resource use, economic development, energy management and transport planning¹. The proposed amendments sought through PC 72 will benefit the sub-region, to the detriment of the region as a whole. While PC 72 gives effect to the SmartGrowth strategies on a sub-regional level, it is not consistent with the wider regional aspirations set out in the Strategy. This includes the following issues identified in SmartGrowth:
 - (a) The need to think bigger than the Western Bay of Plenty. SmartGrowth provides:²

The sub-regional economy is part of a wider regional, Upper North Island and national economy. These influences need to be taken into account in any forward thinking on the sub-regional economy. A deepening economy is likely as a result of: growing economies of scale and scope; a focus on the wealth generating capacity of specialist sectors; the growing influence of the Port of Tauranga; the growing integration of the Bay of Plenty into a

¹SmartGrowth Strategy 2013, section 3.1, page 13.

²*Ibid*, section 10B, page 73.

wider Upper North Island economy; the likelihood that investment in the sub-region will complement and build on investment elsewhere in the Upper North Island. *It is important that these factors are viewed from the perspective of strengthening links in the eastern Bay of Plenty and Rotorua as well as the north and the west.* [Emphasis added]

- (b) The need to establish a formal framework to ensure continued engagement with other Councils within the Bay of Plenty region throughout Strategy implementation, including the Rotorua District. In particular, SmartGrowth seeks to:³
 - (i) Identify current and explore future links between the western Bay of Plenty and Rotorua/Taupo basin with a focus on the economic benefits of collaboration.
 - (ii) Contribute relevant information to the development of a Rotorua spatial plan to *ensure that cross sub-regional matters are considered and aligned* where possible between sub-regional spatial plans and can flow into a regional spatial plan. [Emphasis added]

Regional Policy Statement

8. The Bay of Plenty Regional Policy Statement ("RPS") identifies that growth is a regional issue "because what occurs in one area will invariably have an effect on other places"⁴. The RPS identifies Rotorua District as containing a key urban area in the region.
9. The amendments proposed by PC 72, in particular those set out in paragraph 3 above, are inconsistent with the RPS insofar as it seeks to "direct and maintain compact, well-designed and strongly connected urban areas to effectively and efficiently accommodate growth" in order to "ensure both urban and rural communities are physically connected and developed in an integrated, planned manner"⁵. The proposed changes will encourage inappropriate 'out of zone' development which will undermine existing industrial and commercial land resources within

³*Ibid*, action point 7E, page 47.

⁴ Bay of Plenty Regional Policy Statement, section 2.8, page 84.

⁵ *Ibid*.

Rotorua District, and are likely to reduce connectivity and cohesion between Rangiuru and the Rotorua District.

10. Against the backdrop of these strategic policies with a regional focus, the proposed amendments sought through PC 72 do not align with the identified provisions of the RPS and SmartGrowth.
11. PC 72 fails to implement these strategic regional objectives in a manner anticipated and provided for by SmartGrowth and the RPS.

GROWTH PROJECTIONS

12. Rangiuru is zoned Industrial under the operative Western Bay of Plenty District Plan ("District Plan"). It is described in SmartGrowth as a "Regional Business Park"⁶. Due to its size and central location in the Bay of Plenty region, Rangiuru will have an impact on the surrounding Districts in the Bay of Plenty, including Rotorua.
13. The impetus for the establishment of Rangiuru arose out of the long-term growth forecasts⁷ which indicated the need for additional business and industrial land in the Western Bay of Plenty. Rangiuru was "planned to provide strategically located sub-regional industrial land in the eastern corridor"⁸. Rangiuru is identified in SmartGrowth, and the Western Bay of Plenty District Plan as a location for sub-regional industrial development.
14. The growth forecasts are based on 2006 data which requires updating and re-evaluating to ensure land release is proportionate to regional demand.
15. RLC opposes PC 72 because the growth projections have not been validated to the extent that they support the additional land release.

⁶ *Ibid*, Map 3.

⁷ Business Land Requirements Review, Western Bay of Plenty, Report to SmartGrowth, Phil McDermott Consultants, October 2006.

⁸ SmartGrowth Strategy Update Discussion Document: Business Land, October 2012.

PROVISION FOR ADDITIONAL LAND USE ACTIVITIES

16. RLC opposes the amendments sought to chapter 21 which seek to introduce or create greater flexibility to establish additional non-industrial activities in Rangiuru.
17. PC 72 proposes to include additional permitted and discretionary activities in section 21.3.2 and 21.3.11 of the Industrial chapter to apply to Rangiuru. RLC opposes:
 - (a) Increased provision for larger takeaway food outlets;
 - (b) The inclusion of educational facilities (limited to childcare/day-care/pre-school facilities) within 250m of intersections marked "Community Service Area" on the Rangiuru Business Park Structure Plans;
 - (c) Increased flexibility of office activity.

In addition, RLC opposes all further related provisions providing additional flexibility in anticipated land use beyond the current operative provisions.

Takeaway food outlets

18. Under the operative District Plan, takeaway food outlets with a maximum floor area of 100m² are a permitted activity. RLC considers the current permitted square metre standard to be appropriate for an Industrial Zone. PC 72 proposes permitting takeaway food outlets with a maximum floor area of 350m². Such outlets can include dine in facilities where aligned to a permitted use in 21.3.1(g) (service stations and garages). RLC opposes this proposed amendment on the basis that larger outlets are inappropriate in an Industrial Zone and should be concentrated instead in commercial centres and closer to residential areas.

Educational facilities

19. Under the operative District Plan, educational facilities are not provided for in the Industrial Zone and are specifically excluded as an additional permitted activity in local purpose reserve amenity areas. Educational facilities are an inappropriate activity in an Industrial Zone and should be

concentrated in commercial centres. Reverse sensitivity effects, and an inefficient land use pattern will otherwise arise.

Office activity

20. PC 72 proposes to include additional discretionary activities in section 21.3.11 of the Industrial chapter to apply to Rangiuru. The additional discretionary activity that RLC opposes is:
 - (a) Offices accessory to activities 21.3.1 (all permitted industrial activities) and 21.3.2 (b)⁹.
21. Consistent with objective 21.2.1.4, the operative District Plan has limited provision for office activities in the Industrial Zone as it applies to Rangiuru. Under the operative plan, office activity is permitted if it is accessory to any of the permitted activities in the Industrial Zone (except for green waste and waste recycling facilities, and aquaculture) or if it is located within the Community Service Area of Rangiuru. PC 72 proposes to include, as an additional discretionary activity, offices that are accessory to any of the permitted activities in the Industrial Zone including the proposed additional permitted activities at 21.3.2 (b) *which are not located on the same lot as the permitted activity*. RLC is particularly concerned about this proposed amendment which will provide greater flexibility for office activities to be established in Rangiuru.
22. On the Western Bay of Plenty sub-regional level, SmartGrowth supports a 'centres-based' approach to commercial areas, preferring to concentrate business activity closer to the CBD¹⁰. It recognises the importance of locating additional office development within defined commercial areas to complement retail activity and improve the economic and social wellbeing of centres as a whole¹¹. The regional strategic approach should be a coordinated effort to consolidate existing investment in commercial centres by directing non-industrial activities such as office, takeaway outlets and educational activities into existing commercial centres. The establishment of these activities in an Industrial

⁹ Handling, storage, processing, consignment and transportation of cargo.

¹⁰ SmartGrowth Strategy 2013, section 10.2, page 71.

¹¹ *Ibid*, section 17.6, page 112.

Zone potentially undermines the vitality and viability of existing commercial centres and is also likely to lead to increased demand for travel. The RPS contemplates adverse effects of these types occurring when growth and development occurs in an uncoordinated fashion.¹²

Sporadic and uncoordinated growth and development can adversely affect urban and rural amenity values, heritage, health and safety, transportation costs, the provision and operation of infrastructure, the use and development of productive rural land and important mineral resources, and access to community, social, employment and commercial facilities.

23. The approach taken through PC 72 is inconsistent with the aim the RPS strives to achieve to "manage growth in a planned, sustainable manner while minimising the impact on existing communities"¹³.

Inconsistency with Operative District Plan Provisions

24. The provisions in the Industrial chapter of the operative District Plan reflect the land uses anticipated in Rangiora. These are predominantly industrial in nature.
25. The explanatory statement in the Industrial chapter of the District Plan highlights the significance of protecting the Industrial Zone from being diluted by non-industrial activities. It provides:¹⁴

The intention of the Industrial Zone is to locate industrial activities together for the avoidance and management of adverse effects such as traffic, noise, dust, hazardous substances, visual effects and odour.

...

An important resource management issue for maintaining the integrity of the Industrial Zone is ensuring that non-industrial activities such as retailing and residential activities are restricted to ensure that reverse sensitivity effects are avoided.

¹² Bay of Plenty Regional Policy Statement, section 2.8.1, page 85

¹³ *Ibid*, section 2.8, page 84.

¹⁴ Western Bay of Plenty District Plan, chapter 21, pages 2-3.

26. The activities that take place in the Industrial Zone should achieve the objectives set out in section 21.2.1 which include (relevantly):
- (a) The efficient and optimum use and development of industrial resources (including land and buildings) in a manner which provides for the economic well being of the people living in the District.
 - (b) Industrial areas in which industrial activities can operate effectively and efficiently, without undue restraint from non-industrial uses which may require higher amenity values.
 - (c) Viable commercial centres in which commercial activities that do not have a functional need to locate in an industrial area are consolidated.
27. The current Industrial chapter provisions in the operative District Plan seek to ensure that industrial land is not occupied by land uses that are non-industrial, unless they are ancillary to industrial uses. The currently restrictive provisions of the operative District Plan in relation to the establishment of non-industrial activities in Rangioru indicate that Rangioru was intended to be protected for near-exclusive industrial activities. PC 72 deviates from the original intended purpose of Rangioru.
28. RLC opposes any proposed amendments that will make the current regime more permissive in respect of the establishment of non-industrial activities in Rangioru. RLC is concerned that Rangioru will operate more as a mixed use zone as opposed to an Industrial Zone if the amendments proposed by PC 72 are adopted. In effect this may lead to Rangioru becoming a sub-regional centre serving a role and function not anticipated or provided for by SmartGrowth and the RPS. RLC seeks to maintain the integrity of the Industrial Zone in order to avoid such an outcome.

Sustainability, vitality, and viability of existing industrial and commercial land resources

29. The District Plan identifies, as a significant issue, that allowing commercial and retail activities to establish in industrial areas has the potential to

undermine the viability of existing and proposed town centres and retail areas¹⁵. This issue is of paramount concern to RLC.

30. Creating flexibility to establish non-industrial activities will lead to Rangiuru undermining the role and function of existing centres which will frustrate investment and economic growth, and lead to resource use inefficiencies. This is inconsistent with the SmartGrowth policy which seeks to ensure that people "meet most of their daily needs within their own local community", which promotes community cohesion, more harmonious lifestyles, lower demands for travel and opportunities for efficiencies in infrastructure provision¹⁶. Similarly, the RPS recognises that poor urban design can lead to "reduced physical access and connectivity to facilities and open spaces, and a reduction in people's health and wellbeing"¹⁷. It provides that "patterns of urban growth which fail to reflect the aspirations, needs and concerns of existing affected communities are likely to be problematic"¹⁸.
31. In order to best serve the economic interests of the region, it is important that the limited areas set aside for industrial activities are not compromised by further commercial or other non-industrial activities. To ensure existing centres in the region remain sustainable, urban planning should maintain and enhance existing commercial centres which represent significant investment, and the dispersal of non-industrial activities in an Industrial Zone should be avoided as it has the propensity to erode the viability of those resources.

AMENDMENTS TO TRANSPORT/ROADING INFRASTRUCTURE

32. RLC opposes the amendments sought to chapter 12 insofar as they relate to roading infrastructure.
33. Rangiuru is part of an integrated transport strategy for the Eastern Corridor and is of strategic value to Rotorua in terms of transport, access and economic links to other centres. RLC is opposed to any amendments

¹⁵ Western Bay of Plenty District Plan, section 21.1.5, page 3.

¹⁶ SmartGrowth 50 – Year Strategy and Implementation Plan May 2007, page 70.

¹⁷ Bay of Plenty Regional Policy Statement, section 2.8.1, page 85.

¹⁸ *Ibid.*

to the roading provisions of the District Plan which will undermine that strategic value.

34. If additional non-industrial activities are able to be established at Rangiuru, RLC is concerned that as a consequence, there will be unanticipated impacts on the transport network. Traffic may divert from other centres to Rangiuru. The impacts on the current transport network cannot be known without undertaking a detailed traffic assessment. The s 32 analysis does not appear to consider any effects of the activity changes on trip generation and traffic patterns. The assessment appears to consider only the safety and efficiency of the immediate connections. This is also inconsistent with the District Plan which provides that by locating industrial activities together, it enables Council to better manage the provision of infrastructure and better long term planning of transport corridors¹⁹.
35. RLC is particularly concerned about the amendment sought to section 12.4.13.5. The existing Structure Plan included a four legged interchange with the Tauranga Eastern Link (TEL) to provide principal access to Rangiuru. PC 72 proposes to include a three legged interchange as an alternative option to the existing four legged interchange. The option is to be selected by the developer of the first land use or subdivision within Stage 1 which will be the option to serve the entire Rangiuru Business Park. If the three legged interchange is implemented, the proposed south-bound leg out of Rangiuru would be removed. South-bound movements would then occur via the Te Puke Highway. RLC opposes this amendment on the basis that it is likely to result in poorer access outcomes for the Rotorua District and reduce the potential economic benefits of connections between activities in Rangiuru and those in established industrial, commercial and residential zones in Rotorua. In addition, the flexibility of the proposed amendment creates an unacceptable degree of uncertainty concerning the provision of key infrastructure and may not represent the optimal infrastructure option for other centres beyond the sub-region.

¹⁹ Western Bay of Plenty District Plan, chapter 21, explanatory statement, page 2.

SmartGrowth

36. SmartGrowth recognises that significant investment has been made in the sub-region's transportation infrastructure since 2004 as part of the strategic roading network. It describes this investment as having supported and enabled growth in the sub-region and has helped to make Tauranga and the Western Bay of Plenty easier to move around, providing significant competitive advantages²⁰.
37. The proposed investment in roading infrastructure to service Rangiuru is considerable and should also benefit centres in the wider region. RLC is particularly concerned that the proposed amendments to roading infrastructure will divert traffic away from Rotorua to the detriment of the sustainability of resources within the Rotorua District. Such an outcome does not optimise investment in infrastructure from a regional perspective. RLC is opposed to amendments proposed through PC 72 that would have the effect of reducing transport connections to the Rotorua District.

Regional Policy Statement

38. The RPS recognises the important role that the efficient provision of infrastructure plays in supporting settlement growth and prosperity²¹. It promotes protection and development of the region's strategic transport networks and corridors, including on-going connectivity between communities. The RPS recognises that this approach is essential for sustainable growth. It recognises as a regionally significant issue that:²²

A lack of integration between land use and infrastructure may result in poor infrastructure investment decisions, public funding pressures and inefficient land use patterns and may also compromise the operation of existing and proposed transport infrastructure.

39. The RPS also promotes the protection and development of the region's strategic transport networks and corridors, including on-going connectivity between communities. RLC is concerned that the changes proposed to

²⁰ SmartGrowth Strategy 2013, page 114.

²¹ Bay of Plenty Regional Policy Statement, objectives 6-7, 10-12, 23-26, policies EI 3B, EI 4B, EI 7B, IR 3B, IR 4B, IR 6B, UG 1A, UG 2A, UG 3A, UG 6A, UG 7A, UG 8B, UG 9B, UG 10B, UG 11B, UG 13B.

²² *Ibid*, section 2.8.1, page 86.

the provision of roading will reduce connectivity between Rotorua and other centres which will have adverse economic consequences for the District.

District Plan Provisions

40. Because of its central location, Rangiorua is likely to become a prominent gateway location. The District Plan provides:²³

Good urban design outcomes are...important for Industrial Zones especially when they are located in prominent gateway locations to towns.

RLC considers that the proposed changes to roading infrastructure do not achieve good urban design outcomes.

41. RLC considers that the proposed amendment to roading infrastructure through PC 72 does not achieve the objective that development is to be "planned in an integrated manner and provided with the necessary infrastructure and services to ensure that the land is able to be used for its intended purpose"²⁴. PC 72 is not consistent with the policy that development is required to "provide infrastructure and services to meet the reasonably foreseeable needs of other land in the vicinity of the development"²⁵.

STAGED DEVELOPMENT

42. The operative District Plan provides that Stage 1 of development is not to comprise more than 25ha (gross) of the land in the area indicated on the Structure Plan as "Stage 1 Area"²⁶. PC 72 proposes to expand the land area of Stage 1 to 45ha (gross)²⁷. RLC opposes this amendment on the basis that the provision of land for the initial stage of development is too large and is an inefficient approach to the development of the land at Rangiorua.

²³ Western Bay of Plenty District Plan, chapter 21, explanatory statement, page 3.

²⁴ Western Bay of Plenty District Plan, section 12.2.1.2, page 4.

²⁵ *Ibid*, section 12.2.2.4, page 5.

²⁶ Western Bay of Plenty District Plan, section 12.4.13.3, page 41.

²⁷ Plan Change 72, section 12.4.13.6, page 6.

43. RLC also opposes rule 12.4.13.8 which enables development beyond Stage 1 once development has reached a threshold of 50%. This threshold is too low. These staging rules are inconsistent with the integrated approach supported by the higher order planning instruments.
44. As a regionally significant urban and rural growth management issue, the RPS provides:²⁸

An imbalance of land supply, demand and uptake can have adverse economic and social effects yet it is very difficult to plan and predict. Inefficient patterns of land use and ad hoc development are difficult and costly to service and maintain. Unplanned growth and inefficient land use also have the potential to adversely affect rural production activities and to reduce the ability of versatile land to be used for a range of productive purposes.

45. Through its own Council Controlled Organisation, Bay of Plenty Regional Council is actively adding to this imbalance of land supply and demand uptake in a manner which conflicts with its own RPS²⁹.
46. SmartGrowth provides that land use should be contemporaneous with the provision of infrastructure, and with timely and equitable funding as this helps to "anticipate growth, coordinate development and ensure that infrastructure and facilities are developed in an effective and affordable manner"³⁰.
47. Sufficient capacity exists under the current supply of industrial and commercial land within Rotorua District and the wider region to meet projected demand. Enlarging Stage 1 beyond 25ha and setting a further staging threshold of as low as 50% of development will create adverse effects on the efficient uptake and use of current supply, leading to the unsustainable management of the industrial land resource within the region.

²⁸ Bay of Plenty Regional Policy Statement, section 2.8.1.2, page 85.

²⁹ *Ibid*, objectives 25-26, policies UG 6A, UG 9B, UG 10B, UG 11B, UG 13B.

³⁰ SmartGrowth Strategy 2013, section 3.2, page 13.

ADEQUACY OF SECTION 32 EVALUATION

48. The section 32 analysis which accompanies PC 72 is inadequate and fails to meet the requirements of section 32 of the RMA.
49. The section 32 analysis fails to fully evaluate the costs arising from PC 72 relating to:
 - (c) Increased flexibility and non-industrial land use;
 - (d) Amended transportation infrastructure requirements; and
 - (e) Amended staging requirements.
50. The section 32 analysis fails to fully evaluate the benefits arising from the current operative provisions of the operative plan relating to:
 - (c) Limiting non-industrial land use within Rangioru;
 - (d) Existing transportation infrastructure requirements; and
 - (e) Existing staging requirements.
51. Regarding non-industrial land use, the section 32 analysis fails to address the significant adverse reverse sensitivity effects, the adverse distributional effects, and the adverse transportation and infrastructure effects arising across the region as a consequence of the increased land use flexibility at Rangioru proposed by PC 72.
52. Regarding transportation infrastructure, the section 32 report and the transport assessment are not sufficient or adequate to identify and assess the benefits and costs of the effects, particularly potential adverse economic effects and effects on transport and land use. There is no consideration of changes or relocation of employment, the residential catchment for potential employees, or the costs of the works associated with the infrastructure changes. There is a potential risk of unforeseen adverse outcomes because of uncertainty and insufficient information associated with the transport assessment.
53. Regarding staging, the section 32 analysis fails to take account of updated growth analysis, current supply and spatial allocation of industrial land

resources within the region, and the significant adverse effects arising from the supply and release of additional land resources at Rangiuru.

54. These elements of PC 72 are not the most appropriate to achieve the objectives of the plan and in turn, give effect to the RPS. In this respect, the section 32 analysis fails to directly identify the most appropriate provisions to support the higher order objectives and policies and in turn cannot achieve sustainable management of natural and physical resources.

INCONSISTENT WITH THE PURPOSE OF THE RMA

55. The amendments proposed through PC 72 are inconsistent with the purpose of the RMA under s 5, whereby it does not promote the sustainable management of natural and physical resources. "Sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

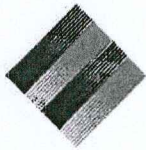
(a) Sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and

(b) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

56. For the particular reasons canvassed in this submission, RLC considers that, taking into account the impact the proposed changes will have on the wider region, PC 72 does not achieve the purpose of the RMA.

DECISION SOUGHT

57. Accordingly, RLC opposes PC 72 in its entirety.
58. RLC wishes to be heard at any hearing of this matter and depending on the nature of other submissions received, may consider presenting jointly.
59. RLC seeks that Plan Change 72 be declined.



**Western Bay of Plenty
District Council**

Submission No

12

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, 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:

Mr/Mrs/Ms/Miss Marty Grenfell

Organisation

Whakatāne District Council

Address for Service:

Private Bag 1002Whakatane

Post Code:

3158

E-mail Address:

Marty.grenfell@whakatane.govt.nz

Telephone Number:

07 3060500

(home)

(work)

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

Yes



No



Please tick

Signed:

Date: 7 December 2015

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).

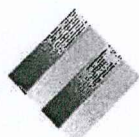
Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
Plan Change No. 72	The Whakatāne District Council continues to support the development of the Rangiuru Business park primarily for industrial activities to reap potential benefits across the region; not just in the Western Bay.	<ul style="list-style-type: none"> Make amendments or additions to the industrial zone objectives, policies and rules that encourage non-industrial activities to establish in the Business Park. Ensure the funding mechanism to pay for infrastructure costs remains relevant, given the Resource Legislation Amendment Act includes the following statement: <i>The Bill simplifies charging regimes for new developments by removing financial contributions from the RMA</i> (Page 5 of the proposed Bill). This is critical to ensuring the appropriate cost recovery mechanisms are in place. 	
	<p>The Council opposes specific provisions that:</p> <ul style="list-style-type: none"> Appear to provide for the introduction of non-industrial activities into the "Community Service Areas" at a scale that could produce an inadvertent planning outcome, and that is contrary to the purpose of wider sub-regional objectives as outlined in the Regional Policy Statement, SmartGrowth Strategy and the Western Bay of Plenty District Plan; Allow further office provisions throughout the zone as a discretionary activity, despite the objectives and policies aiming to restrict these activities in scale and location. 	<ul style="list-style-type: none"> Ensure the rules allowing non-industrial activities to establish in the "Community Service Areas" (such as offices or educational activities) achieve the aim of a service centre, primarily supporting industrial uses located in the Business Park. The rules do not appear to limit the ability for a single dominant non-industrial use, such as an office complex, to establish and operate separately from the industrial activities in the remainder of the zone. They could also be developed ahead of and/or separately from the remainder of the zone, subject to infrastructure provision and bundling to occur. Additional provisions that provide for the appropriate timing of development of Commercial Service Areas (relative to industrial development) and a mix of service oriented land uses in these areas, could support the "bundling" provision included in the Plan Change, to maintain the integrity of these areas. Ensure Rule 21.3.11(a), that provides for additional 	

		<p>offices accessory to industrial activities but not on the same lot, is supported by robust discretionary activity criteria. The proposed criteria recognise that a "<i>demonstrated need to be located in the Business Park, including a locational requirement to be near an associated Permitted Activity within the Park</i>" is useful. However, it could be more explicit that it needs to be shown why additional office space cannot be provided on the site of the industrial activity or in the defined Commercial Service Areas; it could be construed to only question why it needs to be near a permitted activity.</p> <ul style="list-style-type: none"> • Ensure there is a tighter connection between the Objectives and Policies of the Industrial Zone and the non-industrial activities provided for in the Rangiuru Business Park. The current Objectives and Policies (Objectives 1, 3, 4 and Policy 5) suggest that offices need to be very carefully managed within industrial zones to maintain the integrity of the zone, and to not undermine other commercial centres throughout the District (and Region) where offices preferably locate. 	
	<p>The Plan Change shows a desire for flexibility in the range of ancillary activities that may be needed to support an industrial activity. This may be contrary to the intent of higher level policy documents including SmartGrowth.</p> <p>SmartGrowth recognises it is part of a wider Bay of Plenty framework. To that end the implementation of planning provisions that have the ability to undermine other sub-regional centres, such as the Eastern Bay, should be avoided. The Council generally supports the development of the Rangiuru Business Park, and sees the benefits and opportunities it can bring to the Eastern Bay. SmartGrowth (Section 10B, page 73) recognises that a strong sub-regional economy is part of a wider regional, Upper North Island and national economy, and in developing a growing economy in the western bay, that it is important that the factors contributing to that growth "<i>are viewed from the perspective of strengthening links in the Eastern Bay of Plenty and Rotorua</i>".</p>	<ul style="list-style-type: none"> • Ensure the Plan Change provisions reinforce the industrial opportunities it is intended to provide for (to benefit the wider Bay of Plenty), and not undermine exiting commercial centres throughout the region through the inadvertent draw of non-industrial activities into the Business Park. 	



Western Bay of Plenty
District Council

PEOPLE • PLAN • PROGRESS

Submission No

13

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 Barkes Corner, email it to 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

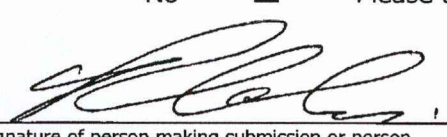
Date stamp

Submissions close 4.00pm on Monday 7 December 2015

Name:	Bruce Pullman	
Mr/Mrs/Ms/Miss		
Organisation	Hebland Holdings Ltd	
Address for Service:	C/- Richard Coles, Boffa Miskell Ltd, P O Box 13373 Tauranga	
		Post Code: 3151
E-mail Address:	Richard.Coles@boffamiskell.co.nz	
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: 
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Date: 7 DEC 15

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.
	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.	Amend Section 11.6 – Road Layout and Land Use plan by changing the plan so the Rangiuru Business Zone land adjoins the Railway land without any proposed amenity reserve.
	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 serving 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.	Undertake consultation with affected land owners to ensure the preferred servicing options are selected through a transparent consultative process.

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.	
	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.	
	Rule 12.4.13.7	Interim development – Roding. Support interim road options. Consider raising the 70ha cap if traffic safety maintained.	Provide sufficient flexibility to enable the interim Roding 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.	
	Rule 12.4.13.8	Subsequent Stages – Support flexibility.	Retain this rule.	

**SUBMISSION ON WESTERN BAY OF PLENTY DISTRICT COUNCIL
PROPOSED PLAN CHANGE 72 RANGIURU BUSINESS PARK**

To: Western Bay of Plenty District Council

Submission on: Proposed Plan Change 72 Rangiuru Business Park

Name of submitter: **New Zealand Fire Service Commission**

Address for service: c/o Beca Ltd
PO Box 6345
Auckland

Attention: Mikyla Davidson

Email: mikyla.davidson@beca.com

This is a submission on Proposed Plan Change 72 Rangiuru Business Park ("the Plan Change") made on behalf of the New Zealand Fire Service Commission ("the Commission") as the governing body that controls the New Zealand Fire Service ("the NZFS") and in its role as the National Rural Fire Authority ("the NRFA"). The Fire Service Act 1975 and the Forest and Rural Fires Act 1977 establish the governance, management, and operational arrangements for protecting life and property from fire in New Zealand.

The Plan Change is being undertaken by the Western Bay of Plenty District Council ("the Council") as a part of the first review of the Western Bay of Plenty District Plan ("the District Plan"). The Plan Change applies to land in the Rangiuru Business Park ("the Park") and the provisions proposed respond to the development of a key infrastructure asset for the Park, being the Tauranga Eastern Link, which is now operational. The Plan Change seeks to make the Park more viable in terms of critical infrastructure provision and appropriate provision for activities anticipated to establish in an industrial area. The Commission recognises the importance of the Plan Change in setting the planning framework for enabling and managing future development in the Park.

The Commission is responsible for providing an effective emergency service to all New Zealanders by reducing the occurrence and impact of fire and other emergencies (Fire Service Act 1975). It is important that the proposed provisions take into account the operational requirements of the Commission in order to enable firefighting activities. Appropriate firefighting water supplies and access need to be available to any development within the Park. In addition, it is important that new fire stations are appropriately provided for so that they can service the needs of future development in the Park.

The specific provisions of the Plan Change that the Commission's submission relates to are set out in Attachment 1 and they pertain to the Commission's role to promote fire safety and fire prevention, and to extinguish fires.

The Commission could not gain an advantage in trade competition through this submission.

The Commission's submission is that:

Background

In achieving the sustainable management of natural and physical resources under the Resource Management Act 1991 ("the RMA"), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The Commission has a responsibility under the Fire Service Act 1975 to provide for firefighting activities in a safe, effective and efficient manner. As such, the Commission monitors development occurring under the RMA to ensure that, where necessary, a submission is made which promotes the consideration of fire safety.

The Commission's main areas of concern are the provision of and access to a water supply, and vehicular access in new developments to enable the NZFS to operate effectively and efficiently in an emergency. In order to achieve this, the Commission seeks compliance with the New Zealand Standard for the provision of firefighting water supply and access, known as the *New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008* ("the NZFS Code"). The NZFS Code sets out standards for water supply and access design requirements which meet the operational requirements of the NZFS for both reticulated and non-reticulated areas.

It is essential that the Commission is able to meet its responsibility of providing an efficient and effective emergency service to all New Zealanders, so as to avoid, remedy or mitigate the adverse effects of fire and other emergencies (as required by the Fire Service Act 1975). In order to do so, the Commission requires:

1. Adequate provision of and access to water supply for all firefighting activities. In particular, new developments and subdivisions which provide the ability for the NZFS to respond adequately to fire emergencies;
2. Adequate vehicular access for new developments and subdivisions which ensure that the NZFS can respond to fire emergencies; and
3. The ability to construct and operate Fire Stations in locations which will enable reasonable response times to fires and other emergencies within each community area.

Commentary on the importance of the above matters to the Commission, particularly for NZFS operational requirements, is provided below. Further comments on the specific provisions proposed in the Plan Change in relation to the above matters, as well as other issues of importance to the Commission, are included in Table 1 of this submission.

Provision of Adequate Water Supply and Access

The provision of adequate water supply and adequate access for fire appliances are critical to NZFS operational requirements. It is important to the Commission that any new subdivision and development includes appropriate provision for these matters, as this essential emergency service provides for the safety and wellbeing of people and communities.

As noted above, the specifications required to ensure access to adequate water supply are outlined in the NZFS Code. The NZFS Code provides the requirements for firefighting water based on building risk and seeks to ensure consistency and good practice throughout New Zealand. The NZFS Code provides a number of options for adequate water supply and details a number of minimum standards for different situations, including:

- Firefighting water storage requirements;
- Standards regarding accessibility to firefighting water; and

- Standards regarding the location of the firefighting water in relation to the fire hazard (building or vegetation etc.).

For at least the past 10 years the Commission has submitted on notified subdivision and land use applications, and plan changes within the wider Bay of Plenty Region to seek that new developments provide appropriate water supply and vehicular access for firefighting purposes. The recommended conditions have generally been accepted and incorporated into consents and plan changes. The Commission recognises that the best way to provide a consistent approach across all developments, both notified and non-notified, is to include the appropriate NZFS Code provisions in the District Plan. The Commission makes the following points in regards to water and access:

Submission Point 1:

It is noted that the Plan Change includes two options for water supply to the Park. These options include a new on-site option which is based on an on-site water bore, treatment and storage facility, and internal reticulation; as well as the existing off-site option which is based on off-site infrastructure and internal reticulation. The Plan Change proposes that plans outlining each of these options be included in Appendix 7 of the District Plan, however the provision / location of fire hydrants is unclear from the plans.

Accordingly, this submission seeks that the proposed Section 12.4.13.3 be amended to require any water supply option to comply with the requirements of the NZFS Code. **Attachment 1** of this submission provides suggested wording to this effect.

Submission Point 2:

As noted in the Section 32 Report for the Plan Change, the proposed water supply options have been developed on the basis of specific water demand parameters. This has resulted in the ultimate reservoir volume required being assessed at 2680m³. The water demand parameters considered include "Fire Demand", which has been based on the FW3 water supply classification from the NZFS Code. The Section 32 Report also notes that the FW3 scenario ensures that the vast majority of likely tenants in the Park will have access to sufficient firefighting water to meet their demands, but that those with high risk activities will need to develop their own on-site water storage to meet their specific needs.

The use of the FW3 water supply classification to inform water supply volumes for the Park is supported.

Submission Point 3:

In addition to "Fire Demand", the water parameters used to inform the development of options include a "Maximum Daily Demand" for water of 54m³ per hectare per day. The Plan Change translates this parameter into a new provision for the Park, proposing that "any individual activity or land use which exceeds Maximum Daily Demand for water" be assessed as a Discretionary activity. The Commission recognises and supports the intention of this provision in providing for the assessment of additional mitigation measures to manage water usage effects of very heavy users and thereby promotes equity for all land holders and potential developers with regard to the capacity of the Park and its financial contributions.

However, in order to provide for the operational requirements of the NZFS and be consistent with Section 14(3)(e) of the RMA, the Commission submits that water for firefighting purposes be excluded from this provision. **Attachment 1** of this submission provides suggested wording to this effect.

Submission Point 4:

It is noted that in addition to water supply infrastructure, the Plan Change also addresses the internal road layout of the Park. In order for a fire appliance to easily negotiate a carriageway and allow sufficient room for vehicle crews with firefighting equipment around the vehicle, a minimum width of 4m should be provided along straight carriageway sections.

The Plan Change proposes a minimum vehicle lane width of 4.2m in all of the proposed road types. This is supported.

Ability to Construct and Operate Fire Stations

The Commission provides to the New Zealand Government a Statement of Intent ("the SOI") under which it operates and funding is provided. The SOI is supported by an annual Statement of Performance Expectations ("SPE"). Together, the SOI and SPE contain a commitment by the Commission to the following:

- Response times to emergencies in urban areas –
 - Career fire stations within 8 minutes for 90% of emergency call outs;
 - Volunteer fire stations within 11 minutes for 90% of emergency call outs;
 - Medical emergencies relating to motor vehicle accidents within 30 minutes for 90% of emergency call outs; and
 - Emergencies involving the HAZMAT appliance within 20 minutes for 90% of emergency call outs.
- Response times to emergencies in rural areas –
 - 95% of the rural population and 95% of rural addresses are within 10 minutes travel time of either a NZFS urban fire station or the Rural Fire Authority.
- Fire safety prevention –
 - 98% of the population will believe a fire can become un-survivable in 5 minutes or less.

In order to meet these commitments, fire stations must be able to be located throughout urban and rural environments. The response times listed above provide one of the bases for determining the optimal location for fire stations and their primary response area. Further to these response time commitments, communities have an expectation that, should a fire emergency occur, NZFS will respond in a timely manner in order to avoid, remedy or mitigate the adverse effects of the fire.


The Commission recognises that the Plan Change retains provision for fire stations in the Park as a Permitted activity. This is supported.

The Commission seeks the following decision from Dunedin City Council:

- A. Amend the Plan Change to adequately recognise and provide for the operational requirements of the Commission and its associated infrastructure in a way that provides for the safety and wellbeing of communities as set out in this submission and specifically set out in **Attachment 1**.
- B. Any further relief, including consequential amendments to the Western Bay of Plenty District Plan that may be necessary to address the matters raised in this submission.

The Commission wishes to be heard in support of its submission.

If others make a similar submission, the Commission will consider presenting a joint case with them at the hearing.



.....
(Signature of person authorised to
sign on behalf of New Zealand Fire
Service Commission)

7 December 2015
.....

Date

Title and address for service of person
making submission:

New Zealand Fire Service Commission
c/o Beca Ltd

Attention: Mikyla Davidson

Address: PO Box 6345, Auckland 1141

Email Address: mikyla.davidson@beca.com

Attachment 1 – Commission Submission on Western Bay of Plenty District Council Proposed Plan Change 72 Rangioru Business Park Table of Provisions

ID	Specific Provision of the Proposed Plan	Support/ Oppose	Submission	Relief Sought (Additions: <u>red underlined</u>)
1.	<p>12. Subdivision and Development</p> <p>...</p> <p>12.4.13.3 Water Supply - General</p> <p>Water supply servicing in the Rangioru Business Park is possible via two distinct options as follows:</p> <p>Option A - Eastern Water Supply Network – which constitutes;</p> <ul style="list-style-type: none"> ■ New reservoir at Rangioru Road (5,500m³); ■ Gravity supply main from Rangioru Road reservoir to Business Park (450mm diameter, approximately 7.8km length); ■ Rising main from existing Eastern Supply water source to new reservoir at Rangioru 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. <p>Option B- On Site Water bore and Treatment Plant – which constitutes</p> <ul style="list-style-type: none"> ■ On site water bores; ■ Treatment plant; ■ On site reservoirs; ■ Associated and ancillary equipment; ■ Internal Park trunk reticulation as shown on the structure plan. 	Oppose in part	It is unclear from the water supply option plans proposed for inclusion in Appendix 7 of the District Plan whether fire hydrants are proposed and where these will be located. In order for the NZFS to be able to access firefighting water supply in the event of a fire emergency, the on-site reticulated network needs to be designed appropriately and in accordance with the <i>New Zealand Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008</i> .	<p>Amend Section 12.4.13.3 as follows:</p> <p>...</p> <p>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.</p> <p><u>Any option for water supply servicing the Rangioru Business Park shall be designed and developed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509: 2008.</u></p>

ID	Specific Provision of the Proposed Plan	Support/ Oppose	Submission	Relief Sought (Additions: <u>red underlined</u>)
	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.			
2.	<p>Industrial</p> <p>21. Industrial</p> <p>...</p> <p>21.3.11 Additional Discretionary Activities – Rangiuru Business Park</p> <p>(a) Offices accessory to activities 21.3.1 and 21.3.2 (b) which are not on the same lot as the Permitted Activities.</p> <p>(c) Any individual activity or land use which exceeds the Maximum Daily Demand for water (54m³/ha/day).</p>	Support in part	The intention of proposed Section 21.3.11(b) to provide for the assessment of additional mitigation measures to manage water usage effects of very heavy users is supported. However, in order to provide for the operational requirements of the NZFS and be consistent with Section 14(3)(e) of the RMA, it is considered that water for firefighting purposes should be excluded from this provision.	<p>Amend Section 21.3.11(b) as follows:</p> <p>...</p> <p>21.3.11 Additional Discretionary Activities – Rangiuru Business Park</p> <p>(a) Offices accessory to activities 21.3.1 and 21.3.2 (b) which are not on the same lot as the Permitted Activities.</p> <p>(c) Any individual activity or land use which exceeds the Maximum Daily Demand for water (54m³/ha/day) <u>(excluding water used for firefighting purposes)</u>.</p>



**Western Bay of Plenty
District Council**

PEOPLE • PLAN • PROGRESS

Submission No

15

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, 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:

Mr/Mrs/Ms/Miss

Estate of WB Attwood

Organisation

Address for Service:

C/- Richard Coles, Boffa Miskell, P O Box 13373 tauranga

Post Code:

3151

E-mail Address:

richard.coles@boffamiskell.co.nz

Telephone Number:

0274 325 154

(home)

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:

7/12/15

(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: Estate of WB Attwood

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.
	Rule 21.3.2	Support additional permitted activities.	Retain
	Rule 21.3.2(c)	Support community services area but delete the locational limitation being within 250m of marked intersections in favour of performance standards including access, site visibility, servicing and reverse sensitivity.	Amend qualifying locational criteria in favour of performance standards including access, site visibility, servicing and reverse sensitivity.
	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 serving 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.	Undertake consultation with affected land owners to ensure the preferred servicing options are selected through a transparent consultative process.

Specific Plan Change		Submission	Decision Sought	Submission Ref. No. Office Use Only
	Rule 12.4.13.7	Interim development – Rooding. Support interim road options. Consider raising the 70ha cap if traffic safety maintained.	Provide sufficient flexibility to enable the interim Rooding 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.	

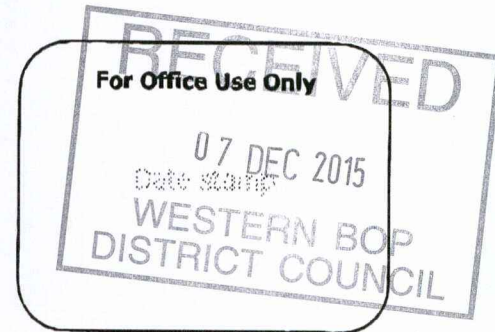


District Plan Change 72

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



Submissions close 4.00pm on Monday 7 December 2015

Name: Mr/Ms/Ms/Miss ROB PATERSON

Organisation: -

Address for Service: 5 BANKSIA DELL
MOUNT MAUNGANUI

Post Code: 3116

E-mail Address: roblegal@getrix.co.nz

Telephone Number: (02) 575 3345
(home) (work)

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

Yes



No



Please tick

Signed:

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

Date:

7 / 12 / 15

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).

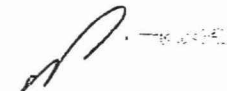
Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

ROB PATEKSON

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101 PC 72	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
2 INFRASTRUCTURE AND SERVICING	<ul style="list-style-type: none"> • WASTEWATER SOLUTIONS • EXISTING & PROPOSED WATER SUPPLY • PROPOSED STORMWATER DESIGN 	DECISION NEEDS CERTAINTY AND AN ASSURANCE THAT WHAT IS PROPOSED IS DEFINITE, AND WILL NOT BE REVISITED IN THE FUTURE WITH OTHER NEW ALTERNATIVES	
4 ISSUES AND OPTIONS REVIEW	• WATER, WASTEWATER AND STORMWATER	DECISION NEEDS CERTAINTY AND AN ASSURANCE THAT WHAT IS PROPOSED IS DEFINITE AND WILL NOT BE REVISITED IN THE FUTURE WITH OTHER NEW ALTERNATIVES.	
1-9 GENERAL	PAGES 1 - 26.	DECISIONS MUST REFLECT THAT ALL THE PROPOSED CHANGES ARE MEANINGFUL AND NOT SIMPLY STOP GAP MEASURES UNTIL DEVELOPMENT OF BUSINESS PLAN IS FINALISED SOMETIME IN THE FUTURE.	



7 December 2015

PO Box 5005
Mount Maunganui 3150
Ph: 575 3345
Email: roblegal@actrix.co.nz

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

FAX: 577-9820

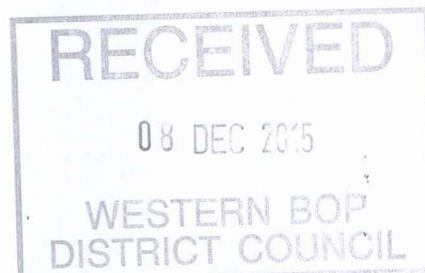
RE: DISTRICT PLAN CHANGE 72

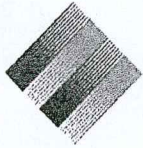
I enclose submission, receipt of which please acknowledge.

Yours faithfully,



Rob Paterson





District Plan Change 72

Submission Form

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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:

Mr/Mrs/Ms/Miss

Darrin Walsh

Organisation

Rotorua Chamber of Commerce

Address for Service:

1081 Hinemoa street
Rotorua 3040

E-mail Address:

ceo@rortoruachamber.co.nz

Telephone Number:

07 347 0785

0274 575727

(home)

(work)

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

Yes

☐

No

☒

Please tick

Signed:

D.P. Walsh

Date:

7/12/15

(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).

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Name: Rotorua Chamber of Commerce

Submission Sheet No: 1

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
PC 72	Oppose the use of public funds to meet infrastructure costs of the Rangiora Development. We see this development as direct competition to similar blocks of land in Rotorua and the greater BOP region owned by the private sector. To use public funds to complete the infrastructure on this block creates an uneven playing field. The Regional Council should be using its funds to promote growth throughout the BOP and not create satellite economies.	BOP Regional Council/ Quayside Holdings to revise its strategy on the Rangiora Business Park. BOP Regional council/ Quayside not to provide funds to meet infrastructure costs	
PC 72	Interchange and Transportation. Oppose the suggested changes to the interchange. We would expect that such a Business Park would be servicing the greater BOP Region therefore having south bound traffic use the Te Puke Highway would create congestion. We would assume that such an industrial area will mean an increase in the number of Trucks coming in and out of Rotorua. The Tauranga Eastern link was developed to relieve such congestion. We would therefore suggest further investigation be given to ways to include south bound traffic in the Business Park interchange	Further investigations into options that would see south bound traffic included in the interchange.	



TE PUKE ECONOMIC
DEVELOPMENT GROUP

9 November 2015

Western Bay of Plenty District Council,
Barkes Corner,
Tauranga.

by email districtplan@westernbay.govt.nz

Re: Plan Change 72 Rangioru Business Park

We write in support of the private plan change undertaken by Quayside Properties Limited in conjunction with yourselves.

Over the last three years, Te Puke EDG has lobbied for priority to the development of Rangioru Business Park. This will create industry and jobs which will benefit the entire Bay Of Plenty. The proposal from Quayside for staging of the development, alternative cost effective infrastructure and direct access to the Tauranga Eastern Link has our full support. We understand consultation with stakeholders has resulted in some minor changes to permitted activities. This plan change will therefore hasten the development and the resulting economic development.

Te Puke EDG has broad membership across industry and the community. Corporates, SME's, community groups and individuals support and encourage our work for the benefit of our district. We are a strong voice for the business sector and the community at large. Please note, this development has strong and enduring support across broad sectors.

We look forward to the approval of the plan change at the earliest opportunity.

Please advise us of the hearing date and updates.

Sincerely

A handwritten signature in black ink, appearing to read 'Mark R. Boyle', followed by a period.

Mark R. Boyle

District Plan Change 72

Submission Form

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

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Date stamp

- 5 DEC 2015

W.B.C.P.D.C.
TE PUKE

Submissions close 4.00pm on Monday 7 December 2015

Name:

Mr/Mrs/Ms/Miss

DR + PA Pamment

Organisation

Pahuna Farms

Address for Service:

546 Pah Rd

RDA Te Puke

Post Code:

E-mail Address:

trishpament@extra.co.nz

Telephone Number:

07573 4470

(home)

0274 918 450

(work)

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

Yes



No



Please tick

Signed:

DR Pament

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

Date:

5/12/15

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).

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Name:

Submission Sheet No:

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- 5 DEC 2015

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
PC 72	I oppose the Industrial Park (Ranguru) as the effect it will have on our farm land downstream from the extra ^{water} runoff caused which will make our land wetter due to water table & extra drainage requirements so we can continue farming as we do now & in the future	Guarantees that over time with the continual sinkage of our land that we can continue farming without our water table lifting any higher than it is now because of the Wetlands from the Park alongside	



**Western Bay of Plenty
District Council**

Submission No

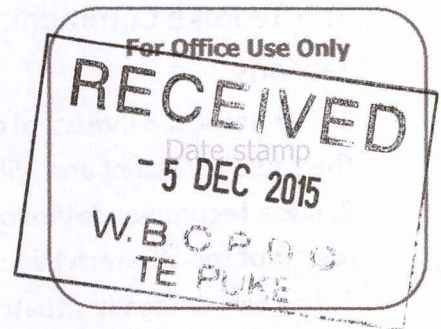
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District Plan Change 72

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



Submissions close 4.00pm on Monday 7 December 2015

Name: _____

~~Mr/Mrs/Ms/Miss~~

Peter H Miller

Organisation

Te Puke Community Board

Address for Service:

246 Te Matai Road

RD 8 Te Puke

Post Code:

3188

E-mail Address:

millerph@kinect.co.nz

Telephone Number:

(027) 573 9433
(home)

(home)

(work)

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

Yes

☐

No

☒

Please tick

Signed:

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

Date:

07 December 2015

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).

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District Plan Change 72

A Submission from the Te Puke Community Board

The Te Puke Community Board supports "Plan Change 72" for the following reasons...

1. The proposed industrial park will provide employment opportunities for those living in the Te Puke District and will broaden the provision of goods and services for all ratepayers.
2. It is a recommendation of SmartGrowth to establish an industrial park in the eastern region of the Western Bay of Plenty district.
3. The park is ideally situated in close proximity to already established rail and roading networks leading to the Port of Tauranga. It is also ideally situated in the centre of the thriving Bay of Plenty region.
4. The industrial park will allow for industrial activity to be situated in an area where adverse effects such as odour, noise, vibration, dust and traffic movement will be mitigated.
5. The park will now be developed in stages which will ensure that the land is developed in the most efficient and effective way.
6. With residential zoned areas expanding along the coastline east of Mount Maunganui an industrial park in the eastern hinterland will mean that employees working in the park will not need to travel across the Tauranga urban area to get to their place of employment.
7. There is already significant industrial activity in the area in the form of post-harvest activity and a well-established freezing works.

The Te Puke Community Board encourages the adoption of Plan Change 72 and looks forward to Stage One of the Rangioru Industrial Park being a reality.

Peter H Miller

Chair

Te Puke Community Board

Monday 07 December

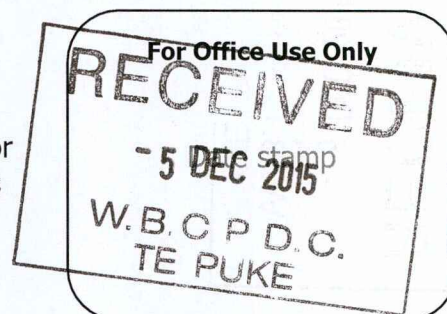


District Plan Change 72

Submission Form

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



Submissions close 4.00pm on Monday 7 December 2015

Name:

Mr/Mrs/Ms/Miss

Mark and Brenda Archbold

Organisation

Young Rd Resident

Address for Service:

150 Young Road

R.D. 9 Te Puke.

Post Code:

3189

E-mail Address:

Telephone Number:

573 5865

(home)

027 635 9151

(work)

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

Yes



No



Please tick

M. Archbold

6-12-2015

Signed:

B. R. Archbold

Date:

(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).

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Name:

Submission Sheet No: 1

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- 5 DEC 2015

W.B.C.P.D.C.

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
PC 72	Oppose - As a Longterm resident and Landowner living within the Rangiora Business Park zone we oppose Plan Change 72 Reasons -	Decline Plan change 72 or Amend plan change 72 to include more extensive provisions and considerations	
	Loss of existing amenity values with the conversion of rural land to light and heavy industrial.	to mitigate or remedy the adverse effects especially the traffic noise, vibration, traffic volumes and health & safety issues for the residents and landowners on Young Rd and Pah Road.	
	- increased noise traffic dust odour, vibration, lighting effects visual impacts hazardous substances and other nuisance activities particularly during site establishments but also		
	with the longterm change in land use.		

- 5 DEC 2015

W.B.C.P.D.C.
TE PUKE

Name:

Submission Sheet No: 2

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
P.C 72	<u>Transportation</u> Oppose the provision	Decline the 3-legged T.E.L interchange option and	
	the alternative roading option being the 3-Legged interchange with the T.E.L	Retain and Ensure the 4-legged interchange with the T.E.L as already	
	This dumbing down, cheaper and short sighted option will put strain and increase	approved.	
	traffic volumes and issues on to Young Road and Pah Road, affecting residents	The Private Plan change Facilitator and promoter (Quayside) should for the good of the wider community commit to fully fund the	
	and also creating safety issues at nearby Maketu Road and Pah Rd Intersections	4 Legged interchange. "Do it once, Do it right"	

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- 5 DEC 2015

W.B.O.P.D.C.
TE PUKE

Name:

Submission Sheet No: 3

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
P.C. 72	Oppose - the proposed Young Rd Entrance threshold feature and Bylaw Restriction.	Decline and delete Young Rd Threshold and Bylaw restriction from Plan change 72.	
	Reasons - Plan change 72 lacks Details and Precise information and layout Drawing of Young Rd Threshold & Bylaw Restrictions.	Amend and seek to include in Plan change 72 the Midway Link Road which has been reviewed by W.B.O.P.D.C and NZTA as a improved and safer option for the Rangiuru Business Park.	
	- Concerns Threshold and Bylaw will restrict school Bus services and rubbish Collection services fully using Young Rd.		

- Threshold & Young Rd Bylaw will redirect unfairly Traffic volumes to Pah Road.

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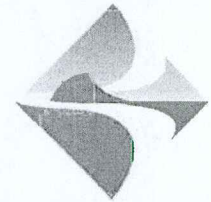
- 5 DEC 2015

W.B.C.P.D.C.
TE PUKE

Name:

Submission Sheet No: 4

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
P.C 72.	OPPOSE - Plan change 72 transportation and Roading Network.	Plan change 72 be amended -	
	Specifically the use of Pah Road and Young Rd as access roads into Rangiora	- The 4 Legged T.E.L interchange must be Built and completed before R.B.P Stage 1 earthworks and development can commence.	
	Business Park. Increasing traffic volumes and heavy transport eg Logging trucks	- Amend to include as first and Safest option the Midblock link Road.	
	will impact unfairly on the amenity values of Pah Road and Young Road residents.	- Amend on Commencement of R.B.P Stage 1, Young and Pah Roads have a reduction of speed limit to 50 Km/h	
		- Ban use of Exhaust Brakes on Young Road and Pah Road.	

*Tauranga City*

27 January 2016

Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803,
Tauranga 3143

**Tauranga City Council Further Submission to Submissions Lodged – Plan Change 72
- Rangioru**

Dear Miriam,

Please find attached the Tauranga City Council's further submissions to submissions lodged on Plan Change 72.

The Tauranga City Council submits on the basis that it is a person representing a relevant interest of the public interest and is a local authority.

The Tauranga City Council submits in support of the continuation of Plan Change 72 noting it seeks no changes to the substantive matters on provision for non-industrial activities occurring within the Business Park.

The Councils' submissions are lodged under delegated authority.
The Tauranga City Council does not wish to speak in support of its further submission points.

Regards

Garry Poole
**Chief Executive Officer
Tauranga City Council**

Tauranga City Council Further Submission to Submissions Lodged – Plan Change 72 - Rangiuru

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
2 - 1	New Zealand Transport Agency Po Box 13055 Tauranga Central 3141	PC72-01: Whole Plan Change 1: General Support / Opposition	Support as a regional business park that will provide for the longer term industrial land requirements as identified in SmartGrowth and the WBOP District Plan.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
3 - 1	Bay of Plenty Regional Council PO Box 364 Whakatane 3158	PC72-01: Whole Plan Change 1: General Support / Opposition	Support as agreed through the SmartGrowth partnership	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
4 - 1	<p>Bluehaven Management Limited C/- Boffa Miskell Ltd</p> <p>PO Box 13373 Tauranga Central Tauranga 3141 Att: Craig Batchelar</p>	<p>PC72-03: Community Service Area</p> <p>2: Location and Size</p>	<p>The proposed Community Service Area rules will enable ad hoc commercial office and retail development that is not appropriate at this location. The Industrial Zone has no objectives and policies that support the proposed amendments.</p> <p>The Section 32 Report contains insufficient assessment and evaluation of this issue. The proposal is inconsistent with the sub-regional commercial strategy which promotes a hierarchy of identifiable centres with clearly defined functions, as set out in the WBOP District Plan Commercial chapter issues, objectives and policies. The existing plan provisions have poor alignment with District Plan objectives and policies which needs to be rectified.</p> <p>Any plan changes should await the outcome of the SmartGrowth Eastern Corridor study to ensure an integrated approach is taken. This study is likely to lead to changes being made to the plan provisions for commercial activities for both Tauranga and Western Bay.</p>	Oppose	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>While TCC agrees wider investigation into amendments within Rangiuru should be undertaken at the same time of wider planning for Wairakei and Te Tumu (i.e. Papamoa East growth planning), TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
8 - 2	Te Tumu Landowners Group C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-03: Community Service Area 3: Activities	<p>The TTLG submission on Rule 21.3.2 is subject to:</p> <ol style="list-style-type: none"> 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing. 	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
8 - 3	Te Tumu Landowners Group C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.3.11 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
8 – 4	Te Tumu Landowners Group C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.6.5 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
9 - 2	Te Tumu Kaituna 14 Trust C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-03: Community Service Area 3: Activities	The TTLG submission on Rule 21.3.2 is subject to: 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
9 - 3	Te Tumu Kaituna 14 Trust C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.3.11 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
9-4	Te Tumu Kaituna 14 Trust C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.6.5 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
9 - 5	Te Tumu Kaituna 14 Trust C/O Jeff Fletcher PO Box 13428 Tauranga Central Tauranga 3141	PC72-03: Community Service Area 3: Activities	The proposed "Community Service Area(s)" in PC72 highlight the need for a Discretionary Activity Assessment Criteria for Tertiary Education Facilities in Rule 21.6.5; similar to existing sub-clause (h) in Rule 21.6.5. This is required to ensure that the "Community Services Area(s)" uses are compatible with and are accessory to activities in the Business Park.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
10 - 2	Ford Land Pty Ltd PO Box 13428 Tauranga Central 3141	PC72-03: Community Service Area 3: Activities	The TTLG submission on Rule 21.3.2 is subject to: 1. The locations of the "Community Service Area(s)" not moving from the locations shown on the notified Structure Plans for PC72; 2. The maximum "net land area" for the "Community Service Area(s)" not increasing; and 3. The individual development "net land area(s)" within the "Community Service Area(s)" not increasing.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
10 - 3	Ford Land Pty Ltd PO Box 13428 Tauranga Central 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.3.11 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
10-4	Ford Land Pty Ltd PO Box 13428 Tauranga Central 3141	PC72-04: Industrial Zone 1: Offices	Rule 21.6.5 is pragmatic and appropriate and should not be altered	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
10 - 5	Ford Land Pty Ltd PO Box 13428 Tauranga Central 3141	PC72-03: Community Service Area 3: Activities	The proposed "Community Service Area(s)" in PC72 highlight the need for a Discretionary Activity Assessment Criteria for Tertiary Education Facilities in Rule 21.6.5; similar to existing sub-clause (h) in Rule 21.6.5. This is required to ensure that the "Community Services Area(s)" uses are compatible with and are accessory to activities in the Business Park.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
11 - 1	Rotorua District Council C/- Tompkins Wake Lawyers Level 8, Westpac house 430 Victoria Street Hamilton 3240 Att: Lachlan Muldowney	PC72-01: Whole Plan Change 1: General Support / Opposition	<p>PC 72 is opposed in its entirety on the basis that the amendments proposed to the operative District Plan:</p> <p>a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region;</p> <p>b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;</p> <p>c) Are inconsistent with the higher order planning instruments, notably the SmartGrowth Strategy, and the RPS, and inconsistency with the Operative District Plan; and</p> <p>d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources.</p> <p>While opposed in its entirety, in particular, RLC's opposition is focussed on the following parts of PC 72: a) Chapter 21: The inclusion of additional non-industrial land use activities (permitted and discretionary) in the Industrial chapter applying to the Rangiuru Business Park ("Rangiuru") and specifically larger takeaway outlets, childcare/daycare/preschool facilities,</p>	Oppose	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
			<p>increased flexibility of office activity; b) Chapter 12: The changes to the provision of roading infrastructure , in particular changing the TEL intersection from four to three legs; and c) Chapter 12: Amendment to expand Stage 1 of development from occupying 25ha (gross) to 45ha (gross) and related rule 12.4.13.8 which sets a development threshold of 50% within Stage 1 before further development beyond that stage can occur</p>		

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
7	Stafford Rise Trust Ltd PO Box 547 Rotorua 3040	PC72-01: Whole Plan Change 1: General Support / Opposition	Will adversely affect the sustainability, vitality and viability of industrial and commercial land in the Rotorua District. Contradicts the RPS as there will be an imbalance of land supply. No economic impact analysis in S32. No development has taken place so why extend the zone. A spot zone will be created within the Industrial Zone. PC72 gives rise to a de-facto centre not envisaged by SmartGrowth.	Oppose	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
12 – 1	Whakatane District Council Private Bag 1002 Whakatane 3158 Att: Marty Grenfell	PC72-01: Whole Plan Change 1: General Support / Opposition	The Whakatane District Council continues to support the development of the Rangiuru Business park primarily for industrial activities to reap potential benefits across the region; not just in the Western Bay.	Support	<p>TCC supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. TCC sees that Rangiuru is an important component to the delivery of the settlement pattern and provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth.</p> <p>Based upon the existing planning provisions within the Operative District Plan TCC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>TCC believes the risks of the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>



Western Bay of Plenty
District Council

PEOPLE • PLAN • PROGRESS

Submission No

23

District Plan Change 72

Further 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, or mail it to:

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

For Office Use Only

Further Submissions close 4pm Tuesday 9 February 2016

Name:	Peter Faulkner	
Mr/Mrs/Ms/Miss		
Organisation	Pukeroa Oruawhata Trust	
Address for Service:	C/- Deloitte, PO Box 12003,	
	Rotorua	Post Code: 3045
E-mail address:	pfaulkner@deloitte.co.nz	
Telephone Number:	029 770 2986 (home)	07 343 1059 (work)

I am (please tick the one applicable to you)

- ☐ a person representing a relevant aspect of the public interest;
☒ a person that has an interest in the plan change greater than the interest that the general public has;
☐ the local authority itself.

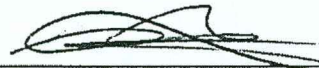
Please specify the grounds for saying that you come within one of these categories:

Pukeroa Oruawhata Trust has a major interest in ensuring that Rotorua remains a sustainable and economically viable District

Hearings are to be held on April 5 and 6, 2016.

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

Yes ☐ No ☒ Please tick

Signed:  **Date:** 5th February 2016
(Signature of person making submission or person authorised to sign on behalf of person making submission)

Please use the reverse of this form for your submission

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

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: Pukeroa Oruawhata Trust

Further Submissions Sheet No: 1

Submitters Name and Address who you are further submitting on	Submission Id and Point	Support (S) or Oppose (O)	Reason for Support or Opposition	Decision Sought (Give precise details)
Jo Bloggs 19 Bloggs Street Tauranga	Example: 45/4	S	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.
Bluehaven Management	4/1	S	The proposal is inconsistent with Smartgrowth and its BOP regionwide focus	Reject entire Plan Change 72 and retain existing Rangiuru Business Park provisions
Whakatane DC	12/2	S	The proposal is inconsistent with Smartgrowth and its BOP regionwide focus	Reject entire Plan Change 72 and retain existing Rangiuru Business Park provisions
Rotorua Chamber of Commerce	17/1	S	Oppose the use of public funds to meet infrastructure costs of the Rangiuru Development.	Reject entire Plan Change 72 and retain existing Rangiuru Business Park provisions
Rotorua Chamber Of Commerce	17/2	S	Oppose the suggested changes to the interchange. The Business Park should be servicing the greater BOP Region	South bound traffic must be retained/included in the interchange
Stafford Rise Trust Ltd	7/1	S	Will adversely affect the sustainability, vitality and viability of industrial and commercial land in the Rotorua District. Contradicts the RPS	Reject entire Plan Change 72 and retain existing Rangiuru Business Park provisions

Name: Pukeroa Oruawhata Trust

Further Submissions Sheet No: 2

Submitters Name and Address who you are further submitting on	Submission Id and Point	Support (S) or Oppose (O)	Reason for Support or Opposition	Decision Sought (Give precise details)
Jo Bloggs 19 Bloggs Street Tauranga	Example: 45/4	S	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.
Rotorua District Council	11/1	S	Support the Rotorua District Council submission in its entirety	Reject entire Plan Change 72 and retain existing Rangiuru Business Park provisions

District Plan Change 72
Further Submission Form
Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA
3143

We write in support of the private plan change undertaken by Quayside Properties Limited in conjunction with you.

The Eastern Bay Chamber of Commerce believes that the development of Rangiuru Business Parks will create industry and jobs which will benefit the Eastern Bay of Plenty as well as the entire Bay Of Plenty. The proposal from Quayside for staging of the development, alternative cost effective infrastructure and direct access to the Tauranga Eastern Link has our support. The Eastern Bay Chamber of Commerce has a membership of 225 across the whole of the Eastern Bay and its members are across industry and the community.

Already the Tauranga Eastern Link is showing increasing connectivity to our region and the Business Park has the potential for our region to have opportunities to benefit with employment opportunities and still reside in the Eastern Bay .

We do not wish to speak to our submission.

Gerard Casey
CEO EB Chamber of Commerce
P.O Box 217 Whakatane
0272719032



District Plan Change 72

Further Submission Form

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

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Date stamp

Further Submissions close 4pm Tuesday 9 February 2016

Name:

Mr/Mrs/Ms/Miss

Jim Lochhead

Organisation

Carrus Corporation Limited

Address for Service:

PO Box 345

Tauranga

Post Code:

3140

E-mail address:

jim@carrus.co.nz

Telephone Number:

021 979 746

(home)

(work)

I am (please tick the one applicable to you)

- ☐ a person representing a relevant aspect of the public interest;
☒ a person that has an interest in the plan change greater than the interest that the general public has;
☐ the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

A land developer and also an interest in Te Tumu

Hearings are to be held on April 5 and 6, 2016.

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

Yes

☐

No

☐

Please tick

Signed:

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

Date:

5/2/16

Please use the reverse of this form for your submission

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

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:

Further Submissions Sheet No:

Submitters Name and Address who you are further submitting on	Submission Id and Point	Support (S) or Oppose (O)	Reason for Support or Opposition	Decision Sought (Give precise details)
Jo Bloggs 19 Bloggs Street Tauranga	Example: 45/4	S	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.
Te Tumu Landowners PO Box 13428 Tauranga	2	S	It is important that the Community Services areas do not increase in size nor the locations are changed	Retention of the locations of the Community Service areas and Rule 21.3.2 as notified
Te Tumu Landowners PO Box 13428 Tauranga	3	S	Rule 21.3.11 is appropriate as notified and should not be amended	Retain Rule 21.3.11(a) as notified
Te Tumu Landowners PO Box 13428 Tauranga	4	S	Rule 21.6.5 is appropriate and should not be amended	Retain Rule 21.6.5(1) as notified
Paul Hickson PO Box 197 Te Puke	1 (e)	S	Agree with the comment in respect to Rangiuru being an export based business park	Support the development of Rangiuru Business Park



District Plan Change 72

Further Submission Form

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

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Date stamp

Further Submissions close 4pm, Tuesday 9 February 2016

Name:

Mr/Mrs/Ms/Miss **Bill Wasley Independent Chair**

Organisation

SmartGrowth Implementation CommitteeAddress for Service: **SmartGrowth c/- Wasley Knell P O Box 13-231, TAURANGA 3141**

E-mail address:

bill@wasleyknell.co.nz

Telephone Number:

027 4713 006

(home)

(work)

I am (please tick the one applicable to you)

- ☐ a person representing a relevant aspect of the public interest
☒ a person that has an interest in the plan change greater than the interest that the general public has
☐ the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

SmartGrowth has an interest in the proposal that is greater than the interest that the general public. The SmartGrowth Implementation Committee (SGIC) is the implementation arm of the SmartGrowth Strategy; the spatial plan for the western Bay of Plenty sub-region which refers to the territorial administrative areas of the Tauranga City Council and the Western Bay of Plenty District Council. SmartGrowth's sub-regional policy framework has been implemented via the Bay of Plenty Regional Policy Statement and District Plans. District Plans are a key implementation tool for giving statutory effect to major SmartGrowth principles, and the SGIC is therefore affected by a number of the submissions made.

Council is anticipating holding hearings in mid April 2016.

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

✓ Yes

No

☐

Please tick

Signed:

Date: **9 February 2016**

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

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (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: SmartGrowth Implementation Committee

Further Submissions Sheet No:1

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
11 - 1	Rotorua District Council C/- Tompkins Wake Lawyers Level 8, Westpac house 430 Victoria Street Hamilton 3240 Att: Lachlan Muldowney	PC72-01: Whole Plan Change 1: Opposition	<p>PC 72 is opposed in its entirety on the basis that the amendments proposed to the operative District Plan:</p> <p>a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region;</p> <p>b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;</p> <p>c) Are inconsistent with the higher order planning instruments, notably the SmartGrowth Strategy, and the RPS, and inconsistency with the Operative District Plan; and</p> <p>d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources.</p> <p>While opposed in its entirety, in particular, RLC's opposition is focussed on the following parts of PC 72: a) Chapter 21: The inclusion of additional non-industrial land use activities (permitted and discretionary) in the Industrial chapter applying to the Rangiuru Business Park ('Rangiuru') and specifically larger takeaway outlets, childcare/daycare/preschool facilities,</p>	Oppose	<p>The SmartGrowth Implementation Committee (SGIC) supports the delivery of the SmartGrowth Strategy and sub regional settlement pattern. SGIC believes that Rangiuru is an important component of the settlement pattern since it relates to the provision of industrial land within the sub region to support population growth and the live, work, play learn philosophy of SmartGrowth. This has been the situation since the Strategy was adopted in 2004 as well as through the reviews in 2007 and 2013.</p> <p>Based upon the existing planning provisions of both the Operative RPS and the Operative WBoPDC District Plan SGIC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>SGIC believes the risks associated with the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p>

Name: SmartGrowth Implementation Committee

Further Submissions Sheet No:2

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
			<p>increased flexibility of office activity; b) Chapter 12: The changes to the provision of roading infrastructure , in particular changing the TEL intersection from four to three legs; and c) Chapter 12: Amendment to expand Stage 1 of development from occupying 25ha (gross) to 45ha (gross) and related rule 12.4.13.8 which sets a development threshold of 50% within Stage 1 before further development beyond that stage can occur</p>		<p>SGIC is concerned at the selective use of quotes from strategy sections to support the submission without considering the document as a whole.</p> <p>SGIC believes that the submission is couched in such a manner that it would be more appropriately dealt with during either a review on an RPS or a district plan.</p> <p>The submitter must accept that there is a recently reviewed SmartGrowth Strategy, an operative Bay of Plenty Regional Council Regional Policy Statement and WBoPDC District Plan. This situation severely limits fundamental policy debates of the kind raised in the submission.</p>

Name: SmartGrowth Implementation Committee

Further Submissions Sheet No:3

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
12 – 1	Whakatane District Council Private Bag 1002 Whakatane 3158 Att: Marty Grenfell	PC72-01: Whole Plan Change 1: General Support / Opposition	The Whakatane District Council continues to support the development of the Rangiuru Business park primarily for industrial activities to reap potential benefits across the region; not just in the Western Bay. It opposes the modification of existing operative district plan provisions and raises widerpoints relating to their efficacy	oppose	<p>Based upon the existing planning provisions of both the Operative RPS and the Operative WBoPDC District Plan SGIC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>SGIC believes the risks associated with the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p> <p>The submitter must accept that there is a recently reviewed SmartGrowth Strategy, an operative Bay of Plenty Regional Council Regional Policy Statement and WBoPDC District Plan. This situation severely limits policy debates of the kind raised in the submission.</p>

Name: SmartGrowth Implementation Committee

Further Submissions Sheet No:4

Submitter ID:	Submitter/Address	Submission Point ID	Submission Point Summary	Further Submission	Reason
4 - 1	<p>Bluehaven Management Limited C/- Boffa Miskell Ltd</p> <p>PO Box 13373 Tauranga Central Tauranga 3141 Att: Craig Batchelar</p>	<p>PC72-03: Community Service Area</p> <p>2: Location and Size</p>	<p>The proposed Community Service Area rules will enable ad hoc commercial office and retail development that is not appropriate at this location. The Industrial Zone has no objectives and policies that support the proposed amendments.</p> <p>The Section 32 Report contains insufficient assessment and evaluation of this issue. The proposal is inconsistent with the sub-regional commercial strategy which promotes a hierarchy of identifiable centres with clearly defined functions, as set out in the WBOP District Plan Commercial chapter issues, objectives and policies. The existing plan provisions have poor alignment with District Plan objectives and policies which needs to be rectified.</p> <p>Any plan changes should await the outcome of the SmartGrowth Eastern Corridor study to ensure an integrated approach is taken. This study is likely to lead to changes being made to the plan provisions for commercial activities for both Tauranga and Western Bay.</p>	Oppose	<p>Based upon the existing planning provisions of both the Operative RPS and the Operative WBoPDC District Plan SGIC notes that the changes sought by the developer/WBOPDC are minor and are supported to the extent that there is no additional/substantive changes to the provision of non-industrial uses within the developable area.</p> <p>SGIC believes the risks associated with the changes are low provided no additional changes above what was notified are sought, especially for the provision for commercial uses and location within the development area.</p> <p>The submitter must accept that there is a recently reviewed SmartGrowth Strategy, an Operative Bay of Plenty Regional Council Regional Policy Statement and WBoPDC District Plan. This situation severely limits policy debates of the kind raised in the submission.</p> <p>While SmartGrowth is taking an holistic view of all existing land uses as part of the settlement pattern review it cannot curtail existing property rights conferred through operative planning documents. Therefore it is not feasible to meet the applicants request to wait until the Eastern Corridor component of the SmartGrowth Settlement Pattern has been completed</p>

BY EMAIL

6 Queen Street, Te Puke
PO Box 47, Te Puke 3153
New Zealand
Phone 07 573 0303
Fax 07 573 9831
info@seeka.co.nz
www.seeka.co.nz

7 March 2016

Western Bay District Council
Barkes Corner
TAURANGA
districtplan@westernbay.govt.nz

Re: FURTHER SUBMISSION - Plan change 72 Rangiora Business Park

Dear Sir,

Please accept this further email submission in support of Submitter 18, Te Puke Edge, and support the application of Quayside Properties Limited (Quayside) in respect the plan change 72 Rangiora Business Park. We seek that Council approves Plan Change 72 as notified.

Seeka Kiwifruit Industries Limited is a large kiwifruit grower and post harvest business centered in Te Puke with operations across the top half of the North Island. It is essential to the economic development of our region that Companies like ours and our Industry have access to modern infrastructure and services as will result with the Rangiora Business Park development. Such development will ensure full benefit maximisation from the Eastern Arterial Link. Quayside has proactively kept Seeka informed of the developments and plan changes and has our full support. If you require any further information please contact us and please advise us of the hearing date

Yours sincerely

Michael Franks
Chief Executive
Seeka Kiwifruit Industries Ltd



Western Bay of Plenty
District Council

PEOPLE • PLAN • PROGRESS

Submission No

28

District Plan Change 72

Further 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, or mail it to:

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

For Office Use Only

Date stamp

Further Submissions close 4pm Tuesday 9 February 2016

Name:	Geoff Williams, Chief Executive Officer		
Mr/Mrs/Ms/Miss			
Organisation	Rotorua District Council (known as Rotorua Lakes Council)		
Address for Service:	C/- Lachlan Muldowney, Tompkins Wake Lawyers, Level 8, Westpac House		
	430 Victoria Street, Hamilton	Post Code:	3240
E-mail address:	lmuldowney@tomwake.co.nz		
Telephone Number:	(07) 838 6022		
	(home)	(work)	

I am (please tick the one applicable to you)

- ☒ a person representing a relevant aspect of the public interest;
☒ a person that has an interest in the plan change greater than the interest that the general public has;
☐ the local authority itself.

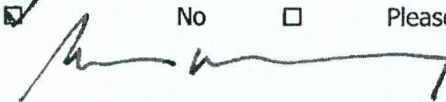
Please specify the grounds for saying that you come within one of these categories:

Refer to Attachment 1

Hearings are to be held on April 5 and 6, 2016.

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

Yes ☒ No ☐ Please tick

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

Date: 9/2/2016

Please use the reverse of this form for your submission

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

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

ATTACHMENT 1

**FURTHER SUBMISSIONS IN SUPPORT AND IN OPPOSITION TO
SUBMISONS ON PUBLICLY NOTIFIED PROPOSED PLAN CHANGE 72**
Clause 8 of Schedule 1, Resource Management Act 1991

TO: Western Bay of Plenty District Council

NAME: Rotorua District Council

1. Rotorua District Council, known as Rotorua Lakes Council ("RLC") wishes to make further submissions in support of and in opposition to submissions on Plan Change 72 Rangiuru Business Park ("PC 72") publicly notified by the Western Bay of Plenty District Council ("WBPDC") on 7 November 2015. Submissions closed on 7 December 2015 and the summary of all submissions received was notified on 23 January 2016.
2. RLC, as a local authority within the Bay of Plenty region, represents a relevant aspect of the public interest and has an interest in the proposal that is greater than the interest the general public has.
3. RLC's further submissions are outlined in the attached table ("Attachment 2").
4. RLC does wish to be heard in support of its further submission.
5. If others make similar submissions, RLC will consider presenting a joint case with them at any hearing.

ATTACHMENT 2

Submitter	Sub ID/Sub point	Support/Oppose	Reasons for support/opposition	Decision sought
New Zealand Transport Agency PO BOX 13055, Tauranga Central, Tauranga 3141	2/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC considers that the changes proposed by Plan Change 72 ("PC 72") are inconsistent with SmartGrowth and the provisions of the Western Bay of Plenty District Plan ("WBDP"). 	Reject the submission.
Bay of Plenty Regional Council PO Box 364, Whakatane 3158	3/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission that PC 72 gives effect to the SmartGrowth Strategy. 2. RLC considers that PC 72 is inconsistent with the SmartGrowth Strategy. 	Reject the submission.
Bluehaven Management Limited Att: Craig Batchelar C/- Boffa Miskell Ltd, PO Box 13373, Tauranga Central, Tauranga 3141	4/1	Support in part	<ol style="list-style-type: none"> 1. RLC supports the submission. 2. Non-industrial land uses are inappropriate in an Industrial zone and the greater flexibility to establish such activities afforded under PC 72 is inconsistent with the objectives and policies in the WBDP. 3. The more permissive regime will undermine the centres-based approach that the higher order planning instruments seek to achieve. 4. RLC agrees that the s 32 analysis is inadequate as it fails to fully evaluate the costs, benefits and adverse effects arising from PC 72. 	Accept the submission, but in relation to the decision sought, RLC only supports the rejection of the proposed amendments. RLC does not support the alternative decisions sought.
Paul James Hickson PO Box 197, Te Puke 3153	5/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. Expediting the Park development is not a sensible approach when there is insufficient data available to determine what effect the proposed changes PC 72 seeks to impose will have on transport networks and existing 	Reject the submission.

			<p>industrial and commercial land resources.</p> <p>3. Affording greater flexibility to establish non-industrial land uses in the Park is inconsistent with the higher order planning instruments.</p>	
<p>Graeme Francis Walker</p> <p>16 Saunders Place, Te Puke 3119</p>	6/2	Oppose	<p>1. RLC opposes the submission.</p> <p>2. RLC is concerned that the proposal to provide an option to the developer of first land use or subdivision to select to implement a three legged interchange with the Tauranga Eastern Link ("TEL") will result in poorer access outcomes for the Rotorua District and reduce the potential economic benefits of connections between Rangiuru and Rotorua which is contrary to the higher order planning instruments.</p> <p>3. The proposed amendments to the staging rules under PC 72 will create an imbalance of land supply, demand and uptake and are inconsistent with the integrated approach supported by the higher order planning instruments.</p> <p>4. Non-industrial land uses are inappropriate in an Industrial zone and not supported by the objectives and policies in the WBDP. RLC opposes the greater flexibility PC 72 affords to establish such activities.</p> <p>5. The changes proposed by PC 72 will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region.</p>	Reject the submission.
<p>Stafford Rise Trust Ltd</p> <p>PO Box 547, Rotorua 3040</p>	7/1	Support	<p>1. RLC supports the submission.</p> <p>2. RLC agrees that PC 72 will undermine the vitality and viability of existing industrial and commercial land resources.</p>	Accept the submission.

			<p>3. RLC agrees that PC 72 is inconsistent with the higher order planning instruments.</p> <p>4. Non-industrial land uses are inappropriate in an Industrial zone and not supported by the objectives and policies in the WBDP. RLC opposes the greater flexibility PC 72 affords to establish such activities.</p> <p>5. RLC agrees that the s 32 analysis is inadequate as it fails to fully evaluate the costs, benefits and adverse effects arising from PC 72.</p> <p>6. The proposed amendments to the staging rules under PC 72 will create an imbalance of land supply, demand and uptake and are inconsistent with the integrated approach supported by the higher order planning instruments.</p>	
<p>Te Tumu Landowners Group</p> <p>C/O Jeff Fletcher, PO Box 13428, Tauranga Central, Tauranga 3141</p>	<p>8/1</p> <p>Corresponding submissions: 9/1, 10/1.</p>	Oppose	<p>1. RLC opposes the submission.</p> <p>2. RLC opposes the amendment to Rule 12.4.13.5 under PC 72 which allows the developer of the first land use or subdivision to elect to include a three legged interchange as an alternative to the existing four legged interchange.</p> <p>3. The decision sought by Te Tumu Landowners Group confirms the option to include a three legged interchange and seeks further changes to ensure the eastern connection is reserved/protected.</p> <p>4. Implementation of the three legged interchange is likely to result in poorer access outcomes for the Rotorua District and reduce the potential economic benefits of connections between activities in Rangiuru and Rotorua.</p>	Reject the submission.

<p>Te Tumu Landowners Group</p> <p>C/O Jeff Fletcher, PO Box 13428, Tauranga Central, Tauranga 3141</p>	<p>8/2</p> <p>Corresponding submissions: 9/2, 10/2.</p>	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC opposes the change proposed by PC 72 to increase the number, and change the location of, Community Service Areas ("CSAs") in the Park. 3. RLC is concerned that PC 72 seeks to provide greater flexibility within the CSAs to provide for non-industrial land uses. 4. The non-industrial land uses are inappropriate in an Industrial zone and should be concentrated in existing commercial centres. 	Reject the submission.
<p>Te Tumu Landowners Group</p> <p>C/O Jeff Fletcher, PO Box 13428, Tauranga Central, Tauranga 3141</p>	<p>8/3</p> <p>Corresponding submissions: 9/3, 10/3.</p>	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC opposes providing greater flexibility for the establishment of non-industrial land uses within the Industrial zone. 3. This is inappropriate in the Industrial zone and contrary to the higher order planning instruments. 	Reject the submission.
<p>Te Tumu Landowners Group</p> <p>C/O Jeff Fletcher, PO Box 13428, Tauranga Central, Tauranga 3141</p>	<p>8/4</p> <p>Corresponding submissions: 9/4, 10/4.</p>	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC opposes providing greater flexibility for the establishment of non-industrial land uses within the Industrial zone. 3. This is inappropriate in the Industrial zone and contrary to the higher order planning instruments. 	Reject the submission.
<p>Te Tumu Landowners Group</p> <p>C/O Jeff Fletcher, PO Box 13428, Tauranga Central, Tauranga 3141</p>	<p>8/5</p> <p>Corresponding submissions: 9/5, 10/5.</p>	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC opposes providing greater flexibility for the establishment of non-industrial land uses within the Industrial zone. 3. This is inappropriate in the Industrial zone and contrary to the higher order planning instruments. 	Reject the submission.

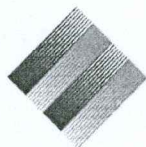
Whakatane District Council Private Bag 1002, Whakatane 3158	12/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. The changes proposed by PC 72 will undermine the vitality and viability of the existing industrial and commercial land resources in the Rotorua District and the wider region. 3. RLC opposes the decision sought to make amendments or additions to the Industrial zone objectives, policies and rules. 4. RLC seeks that any changes proposed by PC 72 are rejected. 	Reject the submission.
Whakatane District Council Private Bag 1002, Whakatane 3158	12/2	Support in part	<ol style="list-style-type: none"> 1. RLC supports the submission. 2. RLC agrees that the greater flexibility afforded to establish non-industrial activities in CSAs will produce inadvertent planning outcomes that are inconsistent with the higher order planning instruments. 3. RLC does not support the decision sought to amend the provisions of the WBDP. 4. RLC seeks that PC 72 be rejected in its entirety. 	Accept the submission but decline the decision sought.
Whakatane District Council Private Bag 1002, Whakatane 3158	12/3	Support in part	<ol style="list-style-type: none"> 1. RLC supports the submission. 2. RLC agrees that the greater flexibility afforded to establish non-industrial activities is contrary to the higher order planning instruments. 3. RLC does not support the decision sought to amend the PC 72 provisions to reinforce the industrial activities the Park is intended to provide for. 4. RLC seeks that PC 72 be rejected in its entirety. 	Accept the submission but decline the decision sought.
Hebland Holdings Limited Att: Richard	13/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC is opposed to PC 72 in its entirety and seeks that it be 	Reject the submission.

<p>Coles C/- Boffa Miskell Ltd, PO Box 13373, Tauranga Central, Tauranga 3141</p>			<p>rejected in its entirety because the changes proposed to the WBDP:</p> <p>(a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region;</p> <p>(b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;</p> <p>(c) Are inconsistent with the higher order planning instruments; and</p> <p>(d) Are inconsistent with the purpose of the Resource Management Act 1991 ("RMA") in that they fail to achieve the sustainable management of the region's natural and physical resources.</p>	
<p>Hebland Holdings Limited</p> <p>Att: Richard Coles C/- Boffa Miskell Ltd, PO Box 13373, Tauranga Central, Tauranga 3141</p>	13/7	Oppose	<p>1. RLC opposes the submission.</p> <p>2. RLC opposes the changes PC 72 seeks to make to the stages of development on the basis that the provision of land for the initial stage of development is too large and is an inefficient approach to the development of land at the Park.</p> <p>3. The development threshold PC 72 seeks to introduce (50% for Stage 1) is too low which is contrary to the higher order planning instruments.</p>	Reject the submission.
<p>Estate of WB Attwood</p> <p>Att: Richard Coles C/- Boffa Miskell Ltd, PO Box 13373,</p>	15/1	Oppose	<p>1. RLC opposes the submission.</p> <p>2. RLC is opposed to PC 72 in its entirety and seeks that it be rejected in its entirety because the changes proposed to the WBDP:</p>	Reject the submission.

Tauranga Central, Tauranga 3141			<p>(a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region;</p> <p>(b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;</p> <p>(c) Are inconsistent with the higher order planning instruments; and</p> <p>(d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources.</p>	
Estate of WB Attwood Att: Richard Coles C/- Boffa Miskell Ltd, PO Box 13373, Tauranga Central, Tauranga 3141	15/2	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC opposes the greater flexibility afforded to establish non-industrial activities. 3. This is inappropriate in the Industrial zone and contrary to the higher order planning instruments. 	Reject the submission.
Estate of WB Attwood Att: Richard Coles C/- Boffa Miskell Ltd, PO Box 13373, Tauranga Central, Tauranga 3141	15/3	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC is opposed to providing greater flexibility within the CSAs which allow additional non-industrial land use activities to establish. 3. This is inappropriate in the Industrial zone and contrary to the higher order planning instruments. 	Reject the submission.
Rotorua Chamber of Commerce Mr Darrin Walsh Chief Executive	17/2	Support	<ol style="list-style-type: none"> 1. RLC supports the submission. 2. RLC also opposes the suggested changes to the interchange as it may result in poorer access 	Accept the submission.

Officer PO Box 385, Rotorua 3040			outcomes for the Rotorua District and reduce the potential economic benefits of connections between Rangiuru and Rotorua which is contrary to the relevant higher order planning instruments.	
Te Puke Economic Development Group 130A Jellicoe Street, Te Puke 3119	18/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC is opposed to PC 72 in its entirety and seeks that it be rejected in its entirety because the changes proposed to the WBDP: <ol style="list-style-type: none"> (a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region; (b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network; (c) Are inconsistent with the higher order planning instruments; and (d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources. 	Reject the submission.
Te Puke Community Board C/O Chairperson 246 Te Matai Road, RD 8, Te Puke 3188	20/1	Oppose	<ol style="list-style-type: none"> 1. RLC opposes the submission. 2. RLC is opposed to PC 72 in its entirety and seeks that it be rejected in its entirety because the changes proposed to the WBDP: <ol style="list-style-type: none"> (a) Will have an adverse effect on the sustainability, vitality and viability of the industrial and commercial land resources in the Rotorua District and the wider region; 	Reject the submission.

			<p>(b) Will lead to transport inefficiencies and consequential adverse effects on the local and regional transportation network;</p> <p>(c) Are inconsistent with the higher order planning instruments; and</p> <p>(d) Are inconsistent with the purpose of the RMA in that they fail to achieve the sustainable management of the region's natural and physical resources.</p> <p>3. RLC opposes the flexibility afforded to the stages of development on the basis that the provision of land for the initial stage of development is too large and is an inefficient approach to the development of the land at the Park.</p> <p>4. Furthermore, the development threshold PC 72 seeks to introduce (50% for Stage 1) is too low.</p>	
<p>Mark and Brenda Archbold</p> <p>150 Young Road, RD9, Te Puke 3189</p>	21/2	Support	<p>1. RLC supports the submission.</p> <p>2. RLC opposes the interim road development options.</p> <p>3. RLC is concerned that the proposal to provide an option to the developer of first land use or subdivision to select to implement a three legged interchange with the Tauranga Eastern Link ("TEL") will result in poorer access outcomes for the Rotorua District and reduce the potential economic benefits of connections between Rangiuru and Rotorua which is contrary to the higher order planning instruments.</p>	Accept the submission.



District Plan Change 72

Further Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to 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

Further Submissions close 4pm Tuesday 9 February 2016

Name:

Mr/Mrs/Ms/Miss

Organisation

Hebland Holdings Ltd

Address for Service:

C/- Richard Coles, Momentum Planning and Design Ltd

56 Blackberry Way, Tauranga

Post Code:

3175

E-mail address:

Richcnz@icloud.com

Telephone Number:

0274325154

(home)

(work)

I am (please tick the one applicable to you)

- ☐ a person representing a relevant aspect of the public interest;
- ☐ a person that has an interest in the plan change greater than the interest that the general public has;
- ☐ the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Hearings are to be held on April 5 and 6, 2016.

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

Yes ☒ No ☐ Please tick

Signed:

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

Date:

Please use the reverse of this form for your submission

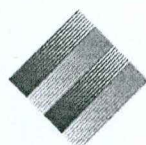
Please submit only one copy of your submission to Council (don't email plus hardcopy plus fax).

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:

Further Submissions Sheet No:

Submitters Name and Address who you are further submitting on	Submission Id and Point	Support (S) or Oppose (O)	Reason for Support or Opposition	Decision Sought (Give precise details)
Jo Bloggs 19 Bloggs Street Tauranga	Example: 45/4	S	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.
Rotorua District Council	11.1	Oppose	The Plan Change seeks to revise an operative zoning.	Retain Plan change 72 subject to earlier submission points made by Hebland Holdings
Whaktane District Council	12.1 & 12.3	Oppose	The submissions are unclear but appear to oppose limited commercial activities that Plan Change 72 supports	Retain limited commercial activities and offices that support the business park.



District Plan Change 72

Further Submission Form

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Private Bag 12803
TAURANGA 3143

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Further Submissions close 4pm Tuesday 9 February 2016

Name:

Mr/Mrs/Ms/Miss

Organisation

Attwood, Wesdley Blyth (Estate)

Address for Service:

C/- Richard Coles, Momentum Planning and Design Ltd

56 Blackberry Way, Tauranga

Post Code:

3175

E-mail address:

Richcnz@icloud.com

Telephone Number:

0274325154

(home)

(work)

I am (please tick the one applicable to you)

- ☐ a person representing a relevant aspect of the public interest;
☐ a person that has an interest in the plan change greater than the interest that the general public has;
☐ the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

 An entity who has an interest in the land greater than the general public.

Hearings are to be held on April 5 and 6, 2016.

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

Yes

☒ Yes

No

☐

Please tick

Signed:

Date: 9 February 2016

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

Please use the reverse of this form for your submission

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

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:

Further Submissions Sheet No:

Submitters Name and Address who you are further submitting on	Submission Id and Point	Support (S) or Oppose (O)	Reason for Support or Opposition	Decision Sought (Give precise details)
Jo Bloggs 19 Bloggs Street Tauranga	Example: 45/4	S	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.
Rotorua District Council	11.1	Oppose	The Plan Change seeks to revise an operative zoning.	Retain Plan change 72 subject to earlier submission points made by Hebland Holdings
Whaktane District Council	12.1 & 12.3	Oppose	The submissions are unclear but appear to oppose limited commercial activities that Plan Change 72 supports	Retain limited commercial activities and offices that support the business park.
Rotorua Chamber of Commerce	17.1	Oppose	Strictly commercial competition is not an RMA issue. The location of Rangiuru to Rotorua is unlikely to detract from the commercial viability of Rotorua industrial or commercial land.	Retain plan change 72 with limited commercial activities as proposed.