



**Western  
Bay of Plenty**  
District Council



Mā tō tātou takiwā  
**For our District**

Plan Change 92  
Ōmōkoroa and Te  
Puke Enabling  
Housing Supply and  
Other Supporting  
Matters

**Copy of Submissions  
Volume 1**

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# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 29/08/2022

Submission Reference Number #1

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

53 Lynley Park Drive Omokoroa 3114

New Zealand

Email: rhewison@xtra.co.nz

1.1

**I wish to be heard:** Yes

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

### Point 1.1

**Section:** Section 10 - Infrastructure, Network Utilities and Designations

**Sub-section:**

**Support/Oppose/Amend:** Support in part

**Submission**

# Western Bay of Plenty Operative District Plan – Plan Change 92

Richard Hewison

## My submission

1.1

Explain the reasons why you support or oppose the specific provisions or wish to have them amended. Please note, you can provide further details on the exact amendments in the Relief Sought field below. To me there does not appear to be any specific measures that need to be amended other than change the areas within Omokoroa that the new rules will apply to.

### Lynley Park. Lynley Park Drive. Omokoroa

There are still seven vacant allotments within Stage 2 (4), Stage 8B (2) and Stage 8C (1). The new rules could be applied to these Lots.

### Stormwater

Stage 7 will create 9 Allotments. The earthworks associated with these 9 lots are substantially completed. Six of the lots have been created by constructing Mechanically Reinforced Earth slopes (nominally 45 degree slope). Four have been created using a near vertical TW3 block walls. The support for these walls consists of mechanically reinforced Rhyolite (a quarried pumice related material). One lot, referenced 705, has both types of construction. Servicing of these nine lots is due to commence shortly.

Stage 2 of Lynley Park involved the construction of a stormwater pond with access of Lynley Park Drive and off the short start of Lakeside Terrace. The entrance was upgraded once the subdivision off Lakeside Terrace was completed. That stormwater pond has a fixed capacity with three outlets. One for normal flow using a piped outlet and fish ramp downstream of the dam. The second outlet is a vertical pipe, 1200mm diameter, with a near horizontal piped tunnel leading to an outlet structure which operates once the normal flow is exceeded. Finally there is the overflow from the dam. The discharges have a BOPRC consent and were constructed with Council consent. There is a limit to the volume of stormwater that can be held in the stormwater pond created by the dam. There is a silt removal unit at the piped upstream inlet to the pond and there will be another silt removal unit installed within Stage 7.

There is another storage pond located at the end of Lynley Park Drive adjacent to the railway line. This dry pond has a storage system consisting of half round chambers located beneath the dry pond with a silt removal unit immediately downstream of where the stormwater pipes from Lynley Park Drive and the Village meet. The piped outlet to the harbour is restricted with any flow into the ponding area exceeds the outlet flow being firstly held in the storage units and then in behind the dam at the outlet to the pond. The dam is not clearly visible, certainly not as visible as the dam for the previous retention system.

These discharges have a BOPRC consent and were constructed with Council consent. There is a limit to the volume of stormwater that can be directed to the stormwater pond created by the dam. If there are no limits to the flow of water into the ponds then the stormwater system will discharge excess water compared with the designed flows. There is a silt removal unit at the upstream inlet to the pond.

1. Stormwater discharge increased due to an increase in site coverage.
2. The effects that the increase in discharge will have on the existing silt removal units and the associated stormwater ponds.

Lynley Park Development. The main stormwater pond has not yet been transferred to Council.

Both systems have a BOPRC consent attached to them.

An increase in site coverage on any of the present empty sections is now a possibility. There are at least 8 empty sections. If the new rules for intensified residential use are applied to those eight sections there will be an increase in the volume of rain that will be captured by the piped systems and thus an increase in the volume of water that will enter either of the two ponds. As some stage the additional runoff will need to be handled and treated before reaching the Stormwater Pond.

Lynley Park Stage 7 is yet to be completed and the application of the new "Rules" to any of the proposed nine lots will again increase the runoff.

Retention of the increased runoff from each Lot, to be retained temporally within that Lot is an option that could become a part of the consent process.

This could be an above ground water tank or tanks or one sited below the ground level with a pump to empty the tank once the piped system and in due course the pond or storage system is capable of taking the excess runoff.

### Wastewater

Wastewater is handled by pipes that are of a sufficient size to take a flow greater than what will actually exist. The pipes all lead to one or **1.1** more waste water pumps.

The two lots off the right of way off Lynley Park Drive close to the harbour, Stage 8C, will be fitted with their own pumps and will discharge into the piped system at Lynley Park Drive.

There is a pump at the end of Lynley Park Drive which handles Lynley Park Drive, part of Wairere Rise and the largest part if not all of the Village. The wastewater from this pump is directed to the gravity pipeline at the intersection of Lynley Park Drive and Wairere Rise.

The gravity pipeline from here eventually ends up at the Wastewater pump at the north west end of the main stormwater pond. On the way the pipelines collect from the adjoining residential areas off Lynley Park Drive and Greystone Place. There are other pipelines that end up at this pump serving the residential areas off Lakeview Terrace and the Lynley Park subdivisions through to Omokoroa Road.

The pump at the pond pumps the wastewater up to and across the Railway Line to the next pump.

Whilst the pumps can be increased in size and thus handle additional wastewater the tanks are a different story. Once the design capacity is reached then any additional flow needs to be held somewhere. There is usually additional capacity available in the inlet pipes to the pump station and the nearby manholes along those lines but is provided to allow the pumps to be shut down for maintenance.

Retention of the increased discharge from each Lot, to be retained temporally within that Lot, is an option that could become a part of the consent process.

This would be an below ground level storage system or tank with a pump to empty the tank once the piped system and the associated pump units are in due course capable of taking the excess discharge.

### **Relief sought**

Advise concerning what research was carried out and the decisions made.

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 05/09/2022

Submission Reference Number #2

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

96A Harbour View Road Omokoroa 3114

New Zealand

Email: kevlesblincoe@outlook.com

**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

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### Point 2.1

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.1 Density Standards

**Provision**

Rule 14A.4.1 incorporates the density standards in Part 2 of Schedule 3A of the RMA.

This note does not form part of Plan Change 92 and will be removed when Plan Change 92 becomes operative.

**Support/Oppose/Amend:** Oppose

**Submission**

I don't understand how one rule fits all sections. Has council considered the impact that Plan change 92 will have on neighbours in the older residential areas of Omokoroa. Would any one of council like an 11 metre high set of 3 buildings a metre off their boundary, roads full of parked cars (I understand the idea is to have less or no cars, but by the time our public transport is good enough the buses won't be able to travel down most roads as they are too narrow & will be lined with parked cars. Also, how will our rubbish be collected. There will be a lot more of it & no way to collect it other than running between parked cars to get the bins. This means more collectors, different trucks, more rates. We assume the strength of our existing power lines are big enough to take the increase in power. In my own situation, if I sold to a developer, our neighbours on one side would see no morning sun & on the other side no afternoon sun. For me, this proposal makes no sense in the existing older residential areas of Omokoroa. **2.1**

**Relief sought**

Encourage the proposed plan change change 92 in newer more suitable subdivisions rather than existing older residential areas. **2.1**

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 05/09/2022

Submission Reference Number #3

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

96A Harbour View Road Omokoroa 3114

New Zealand

Email: kevlesblincoe@outlook.com

**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

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### Point 3.1

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.1 Density Standards

**Provision**

Rule 14A.4.1 incorporates the density standards in Part 2 of Schedule 3A of the RMA.

This note does not form part of Plan Change 92 and will be removed when Plan Change 92 becomes operative.

**Support/Oppose/Amend:** Oppose

**Submission**

Upon reading through the "Residential Design Outcomes" issued by Western Bay District council, it is clear that a "one size fits all" does not seem to fit here.

The lovely pictures & words in the Residential Design Outcome information show designed homes, flat sites, flat paths, green areas and beautiful landscaping with trees on roads & parking bays, no overhead power lines etc etc....which is all good in a new development such as has happened in Settler Avenue, Sentinel Avenue & the roads off them. And other new developments off Omokoroa Road. It all looks very nice too.

**2.3**

This is not the case in the road where we live.

It is a steep road - we have old overhead power lines, cracked & sloping footpaths, old sewer lines, disused & infilled septic tanks in gardens.

We are at 96A & it seems that a developer could come along & build 3 tall buildings (up to 12 metres roof height at the highest point, despite the day lighting envelope), on 98 Harbour View road close to both us & 100 Harbour View boundaries. And with no real contouring of the land (as per the Residential Design Outcome information) which slopes significantly uphill & downhill. This would effectively cut out our western sun & 100 Harbour View Road's eastern sun as they are significantly downhill from 98. And the buildings would completely tower over 100 Harbour View Road. If a developer wanted to build those 3 tall buildings, what avenue of objection would we have as existing neighbours?

**2.2**

Would this be a notified build to existing neighbours?

**2.2**

And if council allows it go ahead are we then going to get all the lovely landscaping, underground power lines & beautiful new foot paths & parking bays as per your beautifully put together Residential Design Outcomes information?

**2.3**

**Relief sought**

1. That all applications to build on existing steep & sloping residential streets & sites in the older part of Omokoroa be subject to a lower height restriction. Many of these existing sites are already sloping significantly downhill from their neighbours. They will be completely dwarfed & loomed over by tall buildings of up to 11 metres high and a roof height of up to 12 metres in some situations.

**2.2**

2. That council undertakes to give us new footpaths, beautifully landscaped streets, underground power lines & parking bays as per the Residential Design Outcomes if they allow Plan Change 92 to go ahead in the older residential streets of Omokoroa.

**2.3**

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 15/09/2022

Submission Reference Number #9

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

96A Harbour View Road Omokoroa 3114

New Zealand

Email: kevlesblincoe@outlook.com

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

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### Point 9.1

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.1 Density Standards

**Provision**

Rule 14A.4.1 incorporates the density standards in Part 2 of Schedule 3A of the RMA.

This note does not form part of Plan Change 92 and will be removed when Plan Change 92 becomes operative.

**Support/Oppose/Amend:** Oppose

**Submission**

Upon reading through the "Residential Design Outcomes" issued by Western Bay District Council it is clear that a "one size fits all" does not in established residential areas of Omokoroa. **2.3**

The pictures & words in the "Residential Design Outcome information show designed homes, flat sites, flat paths, green area & beautiful landscaping with trees on road & parking bays, no overhead power lines etc etc.... which is all good in a new development such as has happened in Settler Avenue, Sentinel Avenue & the roads off them. And other new developments off Omokoroa Road. It all looks very nice too & we totally support this kind of development.

This is not the case in the road where we live - Harbour View Road. It is a steep road - we have old overhead power lines, cracked & sloping footpaths, older sewer lines which are fit for purpose now. Will they be fit for purpose with increased development? As ratepayers will we be paying to upgrade all the new infrastructure for new developments?

Has council considered the impact Plan change 92 will have on the older residential areas of Omokoroa? Would any one of council like an 11 metre high set of 3 buildings a metre off their boundary & roads full of parked cars? I understand the idea is to have less or no cars, but by the time our public transport is good enough the buses won't be able to travel most roads as they are too narrow & will be lined with parked cars. **2.1**

How will our rubbish be collected? There will be a lot more of it & no way to collect it other than going back in time with collectors running between parked cars to collect the bins.

**We oppose enacting Plan Change 92 in its present form for the existing, older, established residential areas of Omokoroa.** **2.1**

**Relief sought**

1. We would like Council to allow development in the older established areas of Omokoroa on a discretionary basis only. **2.1**
2. We would like Council to consider a lower maximum height for the older established areas of Omokoroa. Many of these sections are already significantly downhill from their neighbours. It will affect the mental health of existing residents to have massive buildings looming over them & effectively cutting out their eastern & western sun. **2.2**
3. We would like Council to consider less development in these older established residential areas so that cars can be parked on the property & not on the street. **2.1**
4. We would like Council to encourage the proposed Plan Change 92 in newer, more suitable subdivisions - rather than the existing, older, established residential areas of Omokoroa **2.1**

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 13/09/2022

Submission Reference Number #4

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

50 d Francis Road Omokoroa 3172

New Zealand

Email: robert.hicksnz@gmail.com

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- N/A

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

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### Point 4.1

**Section:** Section 24 - Natural Open Space

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### Submission

The 'Natural open space' boundaries as defined in 'green' on the district plan maps are drawn somewhat arbitrarily and are not always following logical lines such as contour.

Council is seeking to balance maximum use of suitable contour land for residential use with natural outdoor spaces for recreational use.

**4.1**

However in part the 'Natural open space' line is utilizing land that is flat or gently sloping and better suited to residential development.

This is evident in part of the gully system at 42, 50a, 50d Francis Road but possibly elsewhere within the Stage 3 area also.

### **Relief sought**

Council to meet directly with all current landowners who have 'natural open space' zones on their properties and agree on where the residential land should end and the natural open space should begin.

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## **Point 4.2**

**4.2**

**Section:** Other - Not Specified

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### **Submission**

Stormwater ponds are drawn inaccurately at 50a Francis Road and 51 Francis Road. The ponds are indicated as being across existing houses and proposed roads and not in the gully at the lowest point as logically intended.

### **Relief sought**

The stormwater ponds at 50a and 51 Francis Road need to be redrawn accurately so they are at the lowest point in gully systems and not arbitrarily drawn across existing houses (within future residential zones) and new proposed roads.

---

## **Point 4.3**

**4.3**

**Section:** Section 14 - Medium Density Residential

**Sub-section:** 14.4.1 General

**Support/Oppose/Amend:** Oppose

### **Submission**

Section 32 report pages 158-160 makes reference to a maximum building height of 23m.

Quote from Section 32 Report, page 160, paragraph 1 as below;

"The preferred option enables the opportunity for one to three level buildings in the new Ōmokoroa and Te Puke Medium Density Residential zone and provides more enabling provisions for additional height of up to 20 and 23m in areas (Ōmokoroa Stage 3 and Ōmokoroa Mixed Use Residential Precinct) where it can be accommodated and that are likely to be able to support higher density."

Council consultation with Omokoroa residents over several years has only ever suggested a maximum build height of 11m (3 levels)

I believe maximum the 23m height is probably just intended for the 'mixed use residential precinct' directly adjacent to the proposed commercial area at 404 Omokoroa Rd

However the wording in the quoted paragraph (above) makes specific reference to all Omokoroa stage 3 having a provision of building height to 23m. **4.3**

I believe this is probably an error and needs correction.

However if it is not an error it has not been publicly consulted and a 23m building height should not be allowed in Omokoroa Stage 3

I strongly oppose building height above 11m (3 level). Anything above this height has not been consulted with the Omokoroa community.

Buildings of 23m height would be totally out of character in Omokoroa which will be essentially a satellite rural town as it will be surrounded and overlooked on three sides by rural areas (Plumbers Point, Pahoia Point, Whakamarama)

Buildings of this height would be completely out of character, create excessive shade diminishing natural sunlight and lower the general quality of life for residents living in shadow.

Lack of privacy would also diminish the quality of live for residents living in adjoining lower rise buildings.

### **Relief sought**

A maximum building height of 20-23 in Omokoroa Stage 3 has not been consulted with the community, is totally out of character and should be removed from the Plan Change.

Remove any reference to 20-23m building height from plan change 92

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### **Point 4.4**

**4.4**

**Section:** Other - Not Specified

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### **Submission**

Re zoning of large tracts of the stage 3 area of Omokoroa is quite premature as development is likely to be 10-15 years or more away for much of the area (Francis Road in particular)

The likely effect of the rezoning is that property values will rise significantly.

As a result landowners in these new zones may face large increases in rates yet their property use will not have changed.

### **Relief sought**

Council should create a mechanism to maintain rates to current levels so long as properties are not developed for residential use.

---

### **Point 4.5**

**Section:** Section 16 - Rural-Residential

**Sub-section:** 16.4.1 General

**Support/Oppose/Amend:** Support in part

**4.6**

**Submission**

**4.5**

The boundary lines of the Rural Residential / Medium density zones are to some degree arbitrary.

**Relief sought**

Council representatives to meet onsite with landowners (specifically of 50d and 42b Francis Rd) to agree on the most suitable lines

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 14/09/2022

Submission Reference Number #5

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

50 d Francis Road Omokoroa 3172

New Zealand

Email: robert.hicksnz@gmail.com

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- N/A

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

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### Point 5.1

**Section:** Section 21 - Industrial

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### Submission

Francis Road is shown on District Plan Maps as providing access to both industrial and residential zoning.

4.7  
4.8

This is a very uncommon situation and not considered best practice from a town planning perspective.

4.7

4.8

As a means of minimizing the effects a physical buffering of plantings has been allowed for as a screening of the industrial buildings from residential zone.

4.7

4.8

However the road as shown will be shared by both residential and industrial traffic and potentially there could be multiple entries to industrial users on Francis Road which would make planted buffering only partially effective as the entry ways would create holes in the buffer zone.

Also and more importantly the sharing of the road with higher volumes of larger industrial traffic (trucks) and residential users such as passenger vehicles, cyclists, pedestrians, children etc could create an unsafe environment for the future residents of the area. This is a medium density residential zone of 20 dwellings per hectare (or approximately 50 residents/hectare) so a significant volume of future residents.

4.7

#### **Relief sought**

Create one access road near the beginning of Francis Rd for access specifically into the industrial area so that it will run parallel with Francis Rd allowing all businesses to operate in a separate business precinct distinctly separate from the residential area.

4.7

This would mean Francis Road would only have vehicle entries onto it from residential zoned properties.

4.7

Ensure that the planted buffer strip is completely sufficient to fully screen all buildings and infrastructure in the industrial zone from Francis Road residential zone.

4.8

The buildings would this way be fully screened from Francis Road and there would be minimal sharing of Francis Rd with both residential and industrial users.

Having just one entry point into the industrial area would create a better transition between the industrial and residential zone, improve safety and create better outcomes for future residents as the industrial area would be largely unseen and the road no longer shared with residents.

4.7

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 16/09/2022

Submission Reference Number #20

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

50 d Francis Road Omokoroa 3172

New Zealand

Email: robert.hicksnz@gmail.com

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- N/A

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

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### Point 20.1

**Section:** Section 16 - Rural-Residential

**Sub-section:** 16.4.1 General

**Provision**

Within Ōmokoroa, a maximum of 15% of the site area may be covered with impermeable surfaces.

**Support/Oppose/Amend:** Oppose

**Submission**

A 15% coverage of impermeable surfaces is too small and is unworkable for future rural residential lots in Omokoroa.

The minimum lot size for this zoning is 2000m<sup>2</sup>.

A 15% coverage would only allow a total of 300m<sup>2</sup> for a house, shed/workshop, driveways, patios, pathways etc.

Houses in this zone are likely to be in the 250m<sup>2</sup> - 300m<sup>2</sup> range which means no (or very little) paved driveways, paths, sheds could be constructed.

The nature of properties in this zoning (distance from Council roads) is that the driveway & turnaround area alone could potentially cover 15% of the site.

This sort of development overlooking the estuary margins is best suited to single level development as it is more harmonious to the natural environment (blending in with the surroundings) so building two levels is not a likely outcome to minimize the site coverage.

As an example my own existing house in this zone has more than 500m<sup>2</sup> of driveway and paving around it before the house footprint is included. Our home is not excessively large at 250m<sup>2</sup> and our driveway and paving in context is not excessively large.

**Relief sought**

Calculate a realistic actual site coverage based on existing homes in this zone or

Increase the maximum site coverage to (say) 30% which is more relevant to smaller blocks of 2000m<sup>2</sup> (600m<sup>2</sup> site coverage) or

Set a maximum area of (say) 800m<sup>2</sup> site coverage (of impermeable surface) which would allow for a house, driveway, patio, paving shed/workshop etc. This would be more relevant for larger lots of say 3000-4000m<sup>2</sup>

**Point 20.2**

**Section:** Section 16 - Rural-Residential

**Sub-section:** 16.4.2 Subdivision and Development (See also Section 12)

**Provision**

c.

**Ōmokoroa**

**Support/Oppose/Amend:** Oppose

**Submission**

C (i) "The land to be subdivided shall be served by a *Council* reticulated sewerage scheme"

The larger lot sizes allow for an effective, safe onsite treatment system.

A sewerage connection for these Rural Residential areas is likely very difficult and costly because of the topography and distance from future main sewer lines.

The existing Rural Residential properties within stage 3 are not connected to Council reticulated sewerage.

Rural Residential subdivision is not connected to Council reticulated sewerage system in any other part of the WBOPDC .

**Relief sought**

Allow Rural Residential lots to be served by modern, efficient onsite waste water treatment (septic tanks)

**Point 20.3****Section:** Section 24 - Natural Open Space**Sub-section:** 24.3.3 Restricted Discretionary Activities**Provision**

a

The following activities within a Floodable Area and/or Coastal Inundation Area as identified on the District Plan Maps (except where associated with activities which are permitted under 24.3.1 (b) – (e)):

**Support/Oppose/Amend:** Oppose**Submission**

Quoted below from 24.3.3 (a)

- "i. The disturbance of greater than 1m<sup>3</sup> of soil;
- ii. The disturbance of greater than 1m<sup>2</sup> of vegetation (including natural ground cover);
- iii. The deposition of fill or any other material"

Much of the Natural Open Space area will remain in private ownership for many years to come as development of the adjoining Medium Density development is many years away (e.g. Francis Road).

These rules as quoted above are overly restrictive and largely unworkable in what will continue to be farming land for many years to come.

**Relief sought**

Review and remove this section from Plan Change 92

**Point 20.4****Section:** Other - Not Specified**Sub-section:****Support/Oppose/Amend:** Oppose**Submission**

Plan Change 92 (in regard to the Stage 3 areas) has been poorly communicated (notified) to the public by Council.

Nearly 20 years of consultation has occurred with regular mail outs and open days to affected parties over the years.

At the final hurdle when the Plan is about to be enacted the communication has been a bare minimum and many residents have been left in the dark.

Seeking information from Council's website has not been very straightforward and difficult to locate the actual changes to the plan.

**Relief sought**

Conduct a mail out to all effected residents in Stage 3 clearly stating that rezoning of their properties will occur once Plan Change 92 is adopted.

Give a direct link to all residents of Stage 3 of all relevant parts of website so that they can be properly informed and make informed submissions.

Extend deadline for submissions on Plan Change 92 to (say) Sept 30th 2022

---

**Point 20.5**

**4.4**

**Section:** Other - Not Specified

**Sub-section:**

**Support/Oppose/Amend:** Oppose

**Submission**

Plan Change 92 includes all of the Future Urban zoned areas of Stage 3 including the Francis Road area.

Francis Road development is probably still 10-15 years away.

Some of the zone changing may be overly restrictive for the orchards and farms operating in this area.

The adoption of Plan Change 92 to include the Francis Road area may be premature.

**Relief sought**

Review the decision to include Francis Road in Plan Change 92.

Consider whether it should be included in another plan change in say 5 (or more) years time.

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 16/09/2022

Submission Reference Number #6

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

### Address for service:

Jace Investments and Green NZ Ltd  
23 Anderson Lane, RD 2 Tauranga 3172  
New Zealand  
Email: richard@mpad.co.nz

### Attachments:

Proposed Planning map.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

### Point 6.1

Section: Section 16 - Rural-Residential

Sub-section: 16.4.2 Subdivision and Development (See also Section 12)

Provision

c.

## **Ōmokoroa**

**Support/Oppose/Amend:** Support in part

**6.1**

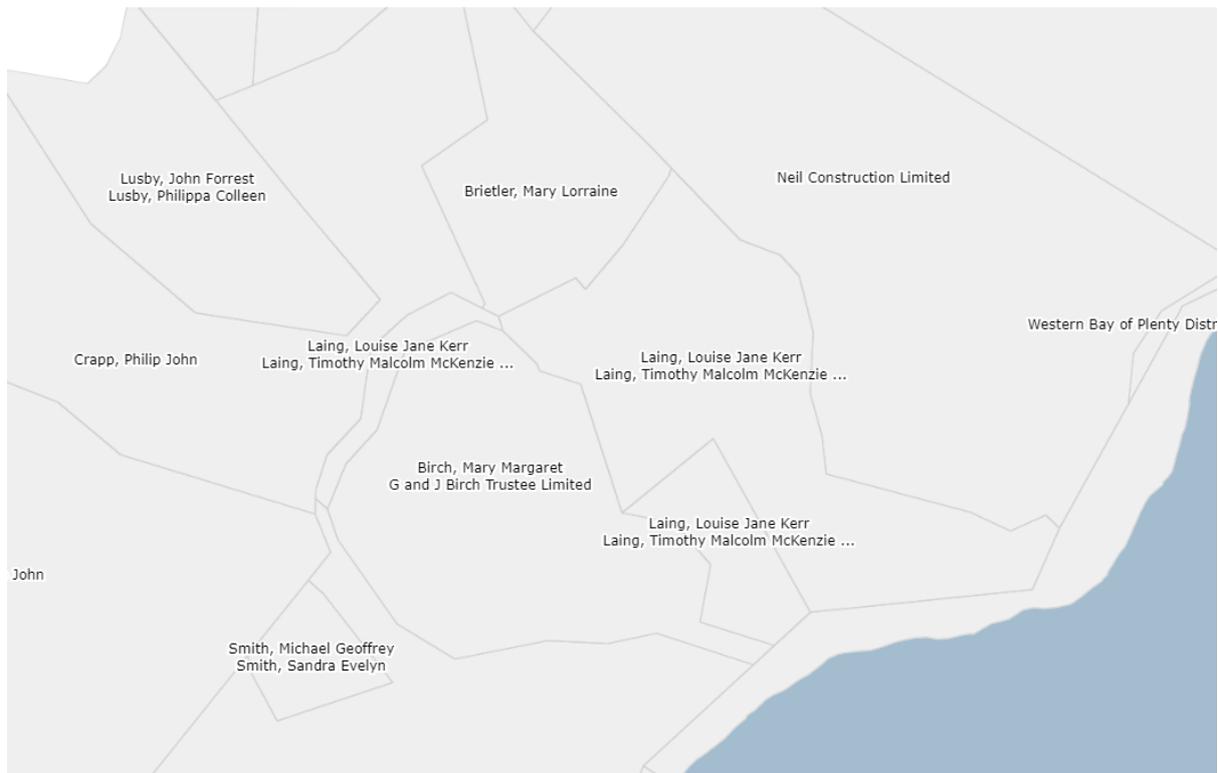
### **Submission**

Mr Laing's land is at 467 D and F Omokoroa Road and adjoins a harbour reserve overlooking Mangawhai Bay. The land has rolling contour but approximately 7000m<sup>2</sup> of flatter land that would be suitable for intensive development. To retaining the consistency of the character of the area a rural residential land zoning is considered appropriate but a slightly smaller minimum lot size of 1500m<sup>2</sup> would make better use of the land, particularly for areas of flatter contour.

### **Relief sought**

Amend Rule 16.4.2(c) to enable a minimum lot size of 1500m<sup>2</sup> at Omokoroa.

The submission relates to all of Tim and Louise Laing's land but in particular – see below map.



# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 16/09/2022

Submission Reference Number #7

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

Level 1, 136 Willow Street Tauranga 3110

New Zealand

Email: richard@mpad.co.nz

**Attachments:**

Assessment of Natural Hazard Final.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

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**Point 7.1**

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.1 Significant Issues

**Support/Oppose/Amend:** Oppose

**Submission**

Plan Change 94 has recently been approved. A hazards assessment was completed with respect to all natural hazards pursuant to Appendix L RPS. Consultation with the Regional Council identified minor flooding of a depth of 0.1m on the north eastern corner of the plan change site (66 Washer Road). We believe there may be discrepancies in the mapping which is highlighting very minor ponding. This will be managed through ground treatment (contouring and preloading) and design of overland flow paths through the PC94 area. Please check and amend the flood maps as the DHI Flood model used for PC94 is the same model Council is using for PC92.

**Relief sought**

Please amend the flooding maps so they align with the DHI flooding information recently assessed for PC94 - Washer Road Industrial Business Park.

# 66 Washer Road, Te Puke

## Natural Hazards Assessment

for

## Western Bay of Plenty District Plan Change 94 – Washer Road Industrial



30 May 2022

## **Report Information**

Title: Natural Hazards Assessment for WBOPDC Plan Change 94

Version: 1

Date: 27 May 2022

## **Quality Assurance**

The assessment contained herein and this report has been completed by the following:

Prepared by: Richard Coles, MNZPI Director, MPAD

Reviewed by: Vincent Murphy, Senior Planner, MPAD

Issued for Approval by: Richard Coles, MNZPI Director, MPAD

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## 1.0 Bay of Plenty Regional Policy Statement

The Bay of Plenty Regional Policy Statement (RPS) is a higher order planning document that District Plans need to be consistent with. The RPS at Appendix L sets out a methodology to be followed for the assessment and consideration of natural hazards.

Policy NH 4B requires greenfield development areas to achieve a low natural hazard risk after completion of the development, without increasing natural hazard risk to other land.

Policy NH 9B requires an assessment of natural hazard risk at the time of land use change and subsequent subdivision of that land. This plan change application triggers the need for that assessment, particularly as land encompassing the plan change has an area greater than 5 hectares. For the purpose of this policy, we have assumed that this relates to the developable land area as the policy relates to an urban site. The plan change area is 7.0ha of which approximately 6.1ha is classified as future developable land.

Policy NH 8A requires the assessment of the natural hazard risk to be completed at the time of plan development, and it is appropriate to consider those risks as part of this plan change process.

## 2.0 Context of Proposed Plan Change and Proposed Land Use Change

The application site is located within the township of Te Puke within the Western Bay of Plenty District. The site is accessed via Washer Road, a local road that connects to Jellicoe Street via Station Road and Cameron Road. Station Road has a one-way bridge. The site is located on the northern side of the town beyond the East Coast Main Trunk Railway Line and is located opposite East Pac packhouse and cool stores.

The site is encumbered with a drainage reserve and an easement for the gas line that runs through the site. These parts of the site will be protected for their underlying purpose.

The land is flat and adjoins the Ohineangaanga Stream on the eastern side of the site. The stream is protected by a stop bank. The current use is grazing land, which is proposed to be changed to industrial activities by way of a formal plan change to Industrial zoning.

### 3.0 Identification of hazards potentially affecting the land

Appendix L of the RPS prescribes a methodology for assessing the risk of natural hazards and quantifying the risk and likelihood of the natural hazard occurring. This is through a primary and secondary risk analysis. The primary risk assessment is an initial assessment of all hazard risks. The secondary assessment relates to assessing the consequences of the risk sufficient to determine an overall risk classification low, medium or high.

Table 20 identifies the types of natural hazards and also prescribes the likelihood of the AEP event occurring<sup>1</sup>.

*Table 20<sup>11</sup> Likelihoods for risk assessment*

<b>Hazard</b>	<b>Column A: Likelihood for initial analysis<sup>+</sup> AEP (%)<sup>#</sup></b>	<b>Column B: Likelihood for secondary analysis<sup>+</sup> AEP (%)<sup>#</sup></b>
Volcanic hazards (including geothermal)	0.1	0.2 0.005
Earthquake (Liquefaction)	0.1	0.2 0.033
Earthquakes (Fault rupture)	0.017	0.2 0.005
Tsunami	0.1	0.2 0.04
Coastal erosion	1	2 0.2
Landslip (Rainfall related)	1	2 0.2
Landslip (Seismic related)	0.1	0.2 0.033
Flooding (including coastal inundation)	1	2 0.2

Further commentary on the presence and risk profile of the above hazards is detailed below.

#### 3.1 Volcanic Hazards

The nearest active volcanos include Putauaki (Mount Edgecumbe) and Tuhua (Mayor Island). Both of these volcanos are over 20km away and therefore there will be very low risk of volcanic or geothermal hazards affecting the site. There may well be ash fall which would be dependent on

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<sup>1</sup> We understand that BOPRC in conjunction with TA's within its region are reviewing the return period events for natural hazards assessments.

wind direction. As the predominant wind direction is southwest there is also a low likelihood that shaft fall would affect the plan change site.

### 3.2 Liquefaction and landslip hazards

The CMW Geoscience (CMW) geotechnical report has identified that the site has been filled in places in the past. They summarise the soils as: *Holocene aged alluvium comprising interbedded sandy silts, clayey silts and organic soils inferred to be very soft to stiff were present in all CPT tests to depths of up to approximately 10 metres below existing ground level. A distinct bed of sandy dominant soils inferred to be pumiceous sands was observed within the alluvium between 5.0m and 8.0m below existing ground level, at up to 5m thick.* (pg 3, CMW report).

CMW have identified that the ground conditions include soft alluvial soils within the upper 10m of the site. Preloading the site is recommended to prepare the ground for future industrial use and minimise the risk of liquefaction, lateral spread and consolidation following future buildings being established on the land.

CMW have concluded that for SLS Index settlement will be less than 10mm and liquefaction effects are considered to be negligible. For the ULS Index Settlement of between 130mm and 370mm, with differential settlements in the order of 65mm to 250mm. These settlements are in excess of the Building Code and therefore need specific design.

CMW has concluded *“Significant liquefaction settlement magnitudes of 130mm to 370mm are predicted during the ULS seismic event. In all cases however, a thick (minimum 4.7m) non-liquefiable soil crust is present that should suppress any ground surface effects. It is expected that large span portal frame industrial buildings can be designed to accommodate the magnitude of predicted ULS settlements without collapse.”*

CMW have concluded that buildings can be designed to withstand the ULS at time of building consent or ground condition improvements at time of subdivision should that occur. The extent of preloading on the site will depend on the ultimate floor loading of future buildings. Table 8 of the CMW report addresses the necessary preload heights.

There is a very low risk of land slip, either seismic or rainfall related due to the flat contour of the ground (See CMW report Section 7). The static stability of the land adjacent to the stream edge on the eastern side of the Plan Change site has been considered. They conclude that beyond 10m from the stream invert that the factors of safety would be met (See 7.3.2). As there is a maintenance track, stop bank and proposed landscaping strip between the stream and the industrial land able to be developed there is a buffer zone in excess of 15m, which exceeds the CMW recommendation by 50%.

CMW has assessed seismic slope stability (See Section 7.3.3 CMW Report) and displacements during the ULS event are in the order of 10mm. They have concluded that the risk of lateral spread is therefore low.

Overall, the site is suitable for Industrial use in respect of natural hazard risk of liquefaction and landslips subject to the recommendations of the CMW report being adopted and ground improvements being completed at time of development and/or subdivision.

### 3.3 Tsunami and Coastal Erosion

The site is located 6km from the coast and the modelled Tsunami run up and evacuation area is located 3.6km away from the site.

### 3.4 Fault Rupture

The nearest fault is the Otamarakau fault which is 20km away from the application site and unlikely to be a risk to buildings or infrastructure on the plan change site.

### 3.5 Flooding

The Bay of Plenty Regional Council (BOPRC) has commissioned a flood model for the catchment that identifies the 1% AEP floodable area climate adjusted to 2130 and sea level rise of 1.25m. This identifies that part of the site will be inundated to a minor extent. This is from the DHI model updated by Phil Wallace from RiverEdge. As can be seen from **Figure 1** below the flood depth is up to 0.1m deep. This area of the site is proposed to be filled so will no longer be subject to the flood hazard.



Figure 1- DHI model as updated by Phil Wallace from RiverEdge (2022) supplied by BOPRC

The Western Bay of Plenty planning maps also identify a floodable area that affects a larger area of the site (see **Figure 2** below). Council has acknowledged that the flooding map overlays were based on a mix of actual recorded flood depths and anecdotal evidence, some of which has proven to be less accurate.



Figure 2- District Plan Flood Map

### 3.6 Summary of Primary Analysis

In summary, the following natural hazards may affect the Plan Change site:

**Volcanic** – Volcanic risk is low due to the distance between active volcanoes and the site.

**Earthquake (Liquefaction)** – Liquefaction results show a non-liquefiable crust of 4.7m to 9.7m (average 7.0m) during a ULS earthquake event, which suggests that the potential for any surface manifestation of liquefaction across the site is low.

**Earthquake (Fault Rupture)** – The nearest faults are >20km from the site and therefore highly unlikely to affect the site. The hazard risks for fault rupture is considered dot be low.

**Earthquake (Lateral Spread)** – The risk of lateral spread has been measured to be low (estimated at 10mm) and is not anticipated to cause buildings to functionally be compromised.

**Tsunami** – The site is located far outside the modelled Tsunami hazard risk area for the 0.1% AEP event. The risk of Tsunami is low.

**Coastal Erosion** – Due to the proximity of the site to the coast, coastal erosion is not anticipated to affect the site for the 1% AEP event. The risk of coastal erosion is low.

**Landslip** – Due to the contour of the ground being flat no land slip hazards are considered to affect the site. The risk of landslip is considered to be low.

**Flooding** – for defined areas of the site in the 1%AEP event climate adjusted to 2130 with sea level rise affects the site to a shallow depth of approximately 100mm. As ground improvements are proposed including preload it is possible to raise the portion of the site above the 1% AEP flood plain. The flooding effects are considered to be low and able to be fully mitigated through earthworks to raise the site to a minor extent.

Given the above natural hazards including flooding, liquefaction and lateral spread are anticipated to affect the site to a minor extent and are able to be mitigated by ground improvement works and foundation design.

## 4.0 Determining Potential Consequences

The primary risk assessment methodology requires an assessment of the consequences of the natural hazard occurring (See Table 21).

Of the three natural hazards that may potentially affect the site as concluded above, the following assessment has been completed to confirm the consequences. This draws on the geochemical report by CMW and also hazard modelling that has been completed for flooding by BOPRC.

CMW has confirmed that the effects of earthquake (liquefaction, lateral spread and structural integrity of buildings) are able to withstand a ULS earthquake. It is anticipated that large span portal frame industrial buildings can be designed to withstand the predicted ULS settlements without collapse.

With respect to the wastewater disposal system CMW have recommended ground improvements to reduce the effects settlement with precautionary measures include ensuring the services are designed to have appropriate service design gradients (See CMW 8.8.2).

Taking into account Table 21 of Appendix L RPS the following conclusions are reached.

Structure Type	Comment	Consequence Level/Health & Safety
Buildings	Using appropriate foundation and building design the buildings are anticipated to stand up during a ULS earthquake event.	Assessed as minor based on the technical reports supporting the plan change application.
Lifeline Utilities	Following the recommendation of the geotechnical experts the water and wastewater system is likely to be able to withstand an earthquake and have minor damage. The road network is existing and designed to appropriate standards. Alternate routes are available to Jellicoe Street should there	Assessed as minor based on the technical reports supporting the plan change application.

	be a structural failure to a bridge.	
--	--------------------------------------	--

Note there are no critical buildings, or social or cultural buildings proposed in conjunction with this Plan Change.

## 5.0 Determine the Risk Level

Taking into account the likelihood of risk and the consequences of the hazard the overall risk analysis has been completed using the Risk Screening Matrix in the RPS Appendix L.

### Risk Screening Matrix

Likelihood <sup>12</sup> (AEP %)	Consequences				
	Insignificant	Minor	Moderate	Major	Catastrophic
≥2	Low risk	Medium risk	Medium risk	High risk	High risk
<2-1	Low risk	Low risk	Medium risk	Medium risk	High risk
<1-0.1	Low risk	Low risk	Medium risk	Medium risk	High risk
<0.1-0.04	Low risk	Low risk	Low risk	Low risk	Medium risk
<0.04	Low risk	Low risk	Low risk	Low risk	Medium risk

**Key**

- High risk
- Medium risk
- Low risk

Applying the assessed likelihood of an event occurring and analysing the consequences taking into account the recommended mitigation measures (all being minor), the overall hazard risk is calculated as low risk based on the risk screening matrix.

## 5.0 Iterate Risk Assessment and Calculation of annual individual fatality risk (AIFR)

Using the Appendix L Table 20 column B likelihood for secondary analysis AEP rates we make the following comments in respect to each hazard risk, recognising there are no critical buildings or social/cultural buildings proposed as defined in Table 21. In the absence of any modelled events for these scenarios, we have made qualitative assessments of natural hazard risk.

**Volcanic Risk** – Due to the distance from the nearest volcano is over 15 km, the risk relates to ash fall and is unlikely to result in death unless the volcanic activity was over a long period of time. Air quality will likely be affected for a short period and will be dependent on the prevailing wind direction. Given this is southwest it is unlikely that volcanic ash will reach the plan change area in quantities that could affect human life. Assuming the consequences are moderate the overall hazard risk remains low risk.

**Earthquake - Liquefaction** –CMW have assessed the liquefaction potential as low due to the non-liquifiable crust of 4.7m depth during ULS event.

**Earthquake - Lateral Spread** – The risk of lateral spread has been assessed by CMW to be low (approximately 10mm) for the 1% AEP event. This would increase because of a 3000-year event. However, the damage anticipated during a ULS event are low.

**Earthquake - Fault Rupture** - The nearest faults are >20km from the site, Otumaraku being the closest, and therefore remains highly unlikely to affect the site. Using the risk matrix, the overall risk remains low.

**Tsunami** – The site is located 3.6km south of the modelled Tsunami hazard risk area for the 0.1% AEP event (1000 year event). The run up of the Tsunami for the 0.1% AEP event reaches only land at or about the 2m RL contour. It is anticipated that the developed industrial land will have a finished contour of RL 6.5m or above and therefore Tsunami wave run up is highly unlikely to affect the plan change area.

**Coastal Erosion** – Due to the plan change site being located over 5 km from the coast, coastal erosion is not anticipated to affect the site for the 0.2% AEP event (500 year).

**Landslip** – There is no land slip risk due to the plat contour of the land. Using the risk screening matrix the overall risk remains low.

**Flooding** – for defined areas of the site in the 0.2%AEP event climate adjusted to 2130 with sea level rise the site may be affected by temporary inundation. It is likely the road corridors may be affected within the Plan change site. These corridors, as secondary overland flow paths, will contain a substantial amount of flood waters but if the flood elevation height is above this then there may also be flooding on some of the future industrial sites.

### Comment

In the above qualitative assessment, we have drawn on the technical reports, modelling and mapping of natural hazards as well as considered factual information such as land contours and distance from the source of natural hazards to reach conclusions. Static subsidence is the biggest risk and this will be mitigated by preloading the site as recommended by CMW as well as ensuring that building designs meet the building code for intended point loads. These will be purpose built and engineered buildings.

Using the AIFR formula the hazard risk remains low as there are no deaths anticipated as no buildings are anticipated to collapse and there will be an extremely low risk of inundation from flooding.

## 6.0 Conclusion and Mitigation

This assessment has been undertaken drawing on the already modelled hazard risks for flooding and tsunami. Earthquake hazard risks have been assessed by CMW Geoscience in accordance with the primary and secondary analysis return periods as prescribed in the RPS Appendix L methodology. Qualitative assessment has been completed with respect to fault rupture risks and volcanic hazards, both of which have been mapped by BOPRC and are considered to be low risk due to the distance between the site and the nearest faults and active volcanoes. Coastal hazard risk is also considered to be extremely low risk given the site is located 6.0km inland. Overall, the risk from natural hazards is considered low and the land is suitable for use as an industrial park.

The following recommendations are drawn from the CMW report.

- That the ground be preloaded to reduce static settlement.

The earthworks and associated ground improvements will be subject to future consents to the regional council. Future development and subdivision in the plan change area will be subject to design approval through WBOPDC.

The plan change is therefore consistent with Policy NH 4B of the RPS for Greenfield urban development that will create zoning appropriate for the establishment of an industrial park.

## Bibliography

Regional Policy Statement Appendix L *Methodology for Risk Assessment* P369-378.

CMW Geoscience *Geotechnical Report Washer Road* 2022

Western Bay of Plenty District Council Mapi – *Significant Fault Lines*

Western Bay of Plenty District Council Mapi – *Tsunami Flood Modelling 1000 year event*

*DHI Flood model 2020, updated Phillip Wallace of RiverEdge* 2022.

Bay Hazards – Bay of Plenty Natural Hazards Viewer May 2022

## Appendix 1 – Map of Fault Lines BOPRC

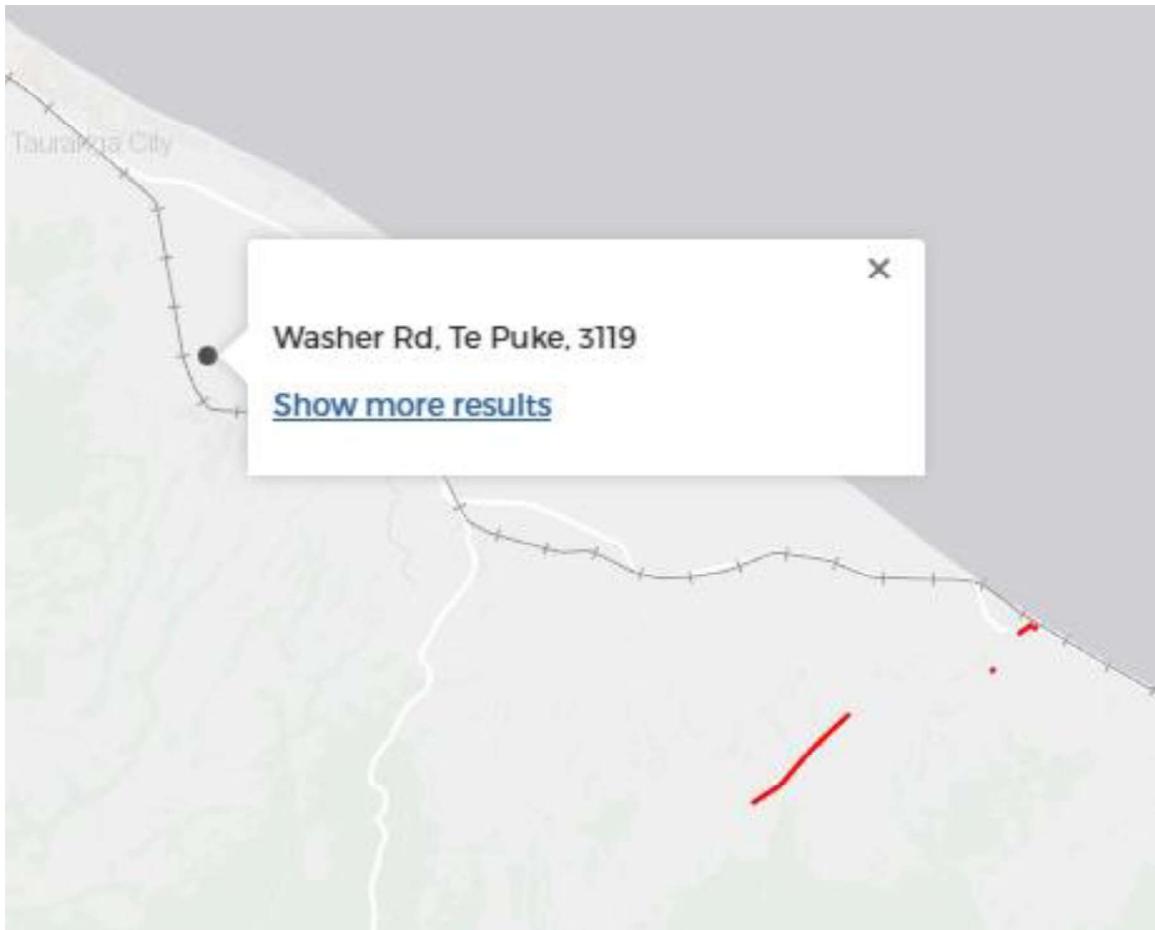


Figure 3- Otumarakau Fault Line - Source BOP Natural Hazard Viewer May 2022

## Appendix 2 – Map of Tsunami Evacuation Zones BOPRC

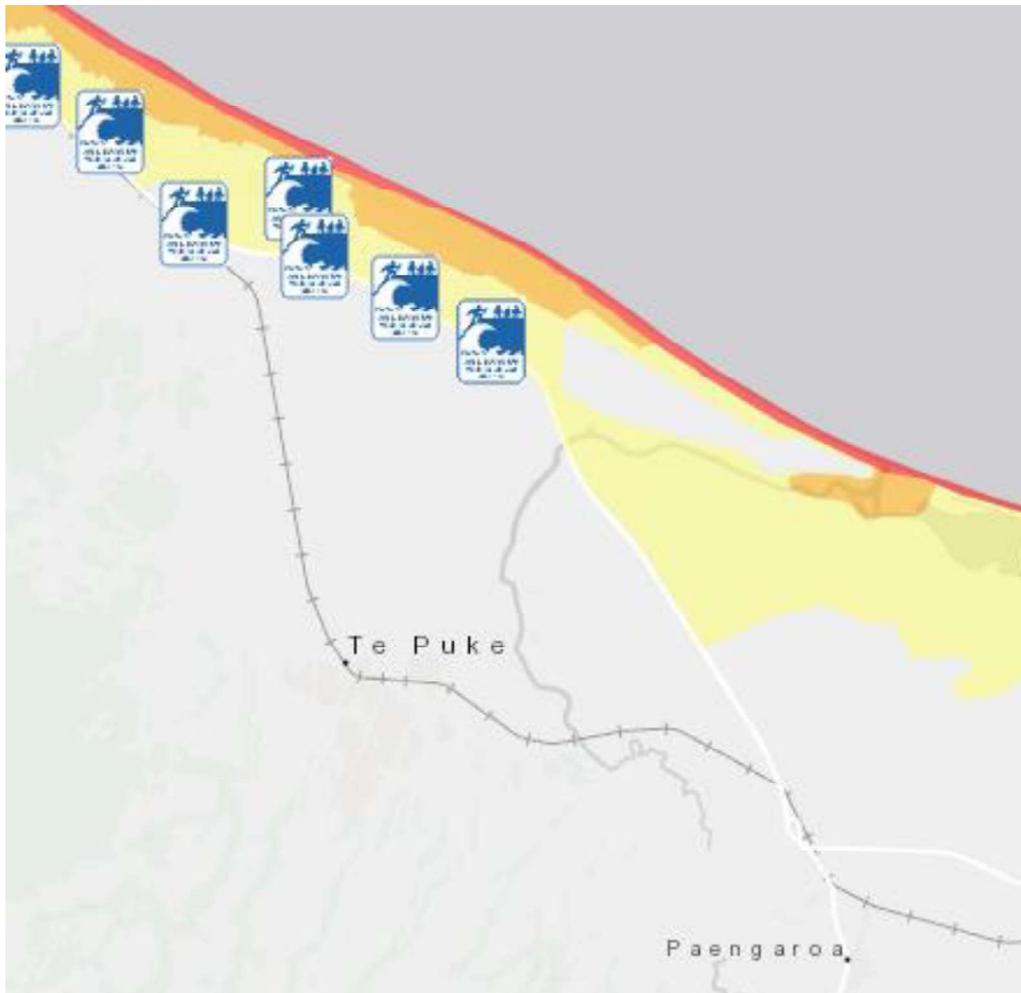


Figure 4- Extent of Tsunami Risk; note reaches Tauranga Eastern Link: Source BOP Natural Hazard Viewer May 2022

## Appendix 3 – Map of Active Volcanos

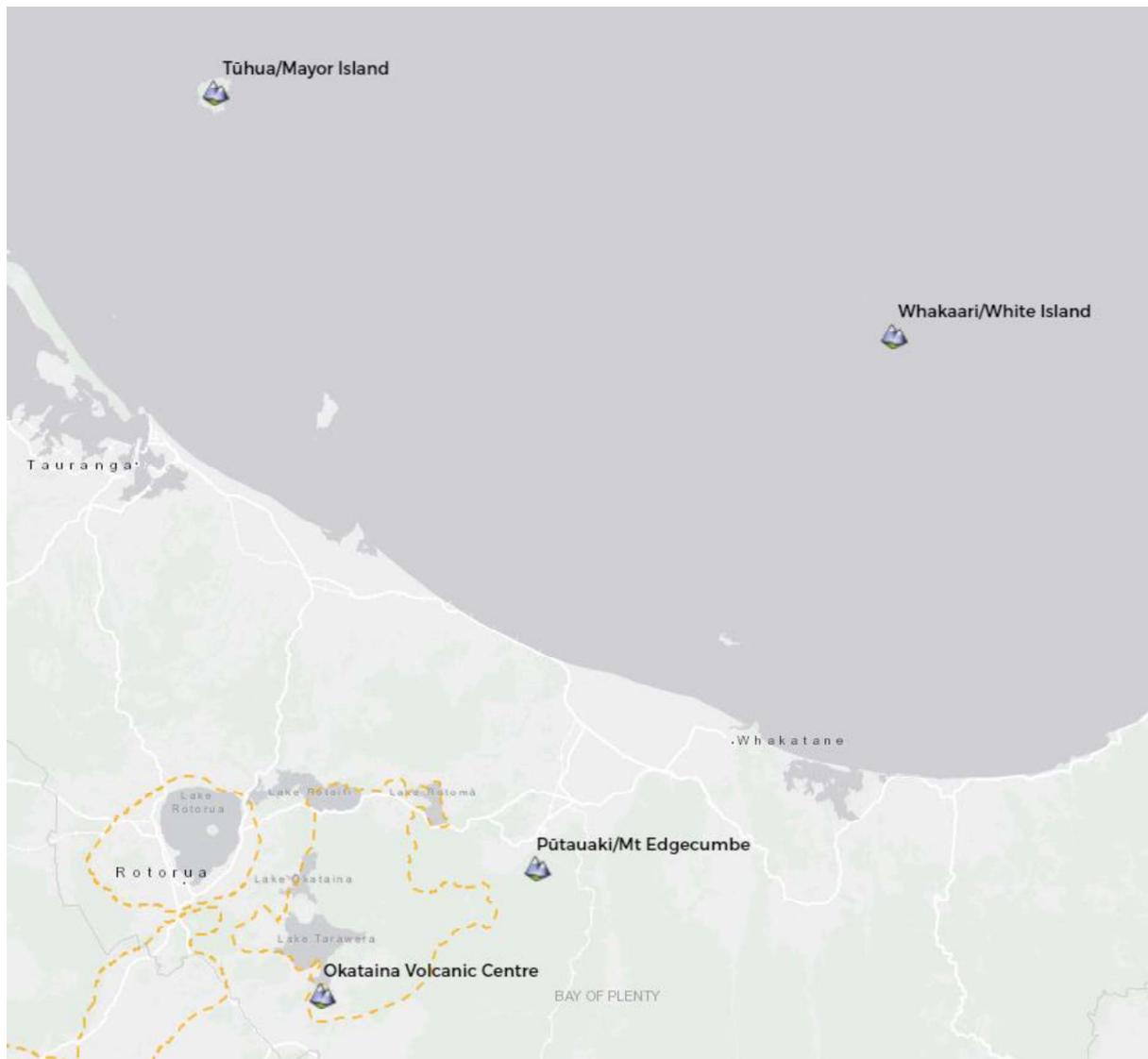


Figure 5- Active Volcanos: Source BOP Natural Hazard Viewer May 2022

## Appendix 4 – Geotechnical Report

**Key**

- Subject Site - - -
- Main Entrance ➔
- Pedestrian Bridge (proposed) ▬
- Vegetation Buffer ▬▬▬▬
- Existing Stop Bank ▬▬▬▬
- Stormwater Treatment Wetland ■
- Road Connection (existing) ▬
- Existing Esplanade Reserve ▨▨▨▨
- Proposed Esplanade Reserve ▨▨▨▨

**Developable Areas**  
Areas unconstrained by easements

**Areas**  
 Area 1 - 5655m<sup>2</sup>  
 Area 2 - 35746m<sup>2</sup>  
 Area 3 - 19738m<sup>2</sup>  
 Total = 61140m<sup>2</sup>



**Stormwater Pond/Wetland Location Options**

- Option 1 - within the industrial land as shown on the structure plan;
- Option 2 - to the north of the industrial land as shown on structure plan

# WASHER ROAD BUSINESS PARK

## Plan Change Structure Plan

**66 WASHER ROAD**  
TE PUKE

Date: 3 AUGUST 2022  
 Scale: refer to scale bar  
 Drawing No. 66 WASHER ROAD

Drawn: TW  
Checked: RC

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



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## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 16/09/2022

Submission Reference Number #8

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

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New Zealand  
Email: VictoriaM@maven.co.nz

**Attachments:**

PC 92 Submission - Armada Properties Ltd.pdf

210927\_Armada Te Puke\_Preliminary Master-plan Concept.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

---

### Point 8.1

**Section:** Planning Maps

**Sub-section:**

**Support/Oppose/Amend:** Support in part

**8.1**

**Submission**

Armadale Properties Limited support the application of the MDRS to new residential areas as notified. However, it is considered there are other small areas (on the fringe of the urban area) that will provide logical expansion to the existing urban area.

**Relief sought**

The inclusion of 22 Landscape Road, Te Puke within the rezoning from rural to residential.

---

**Point 8.2**

**8.2**

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:**

**Support/Oppose/Amend:** Support in part

**Submission**

Armadale Properties Limited support the inclusion of the MDRS as notified (with the exception of the earthworks rules).

**Relief sought**

Armadale Properties Limited seek Council to retain the MDRS as notified (with the exception of the earthworks rules).

---

**Point 8.3**

**8.3**

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.2 Other standards

**Provision**

g.

Earthworks

**Support/Oppose/Amend:** Oppose

**Submission**

It is considered that there are already adequate provisions within the district plan to address the effects of adverse effects of earthworks and retaining walls (which appear to be Councils biggest concern)

**Relief sought**

Remove the proposed earthworks provisions added under 14A.4.2 (and any other consequential provisions).



16<sup>th</sup> September 2022

**To:** Western Bay of Plenty District Council  
Private Bay 12803  
Tauranga Mail Centre  
Tauranga 3143  
Via email: [districtplan@westernbay.govt.nz](mailto:districtplan@westernbay.govt.nz)

**Name of Submitter:** Armadale Properties Limited

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**Submission on behalf of Armadale Properties Limited**

**On Publicly Notified Proposed Plan Change 92**

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**1.0 INTRODUCTION**

- 1.1 Maven Bay of Plenty Limited have been engaged by Armadale Properties Limited (“the submitter”) to prepare this submission on Proposed Plan Change 92 – Enabling Housing Supply and Other Supporting Matters (“PC92”) with respect to the Western Bay of Plenty District Plan (“the Plan”).
- 1.2 The Submitter is the owner of 22 Landscape Road, Te Puke (legally described as Lot 7 DPS 63674 held in RT SA54A/113).
- 1.3 The Submitter could not gain an advantage in trade competition through this submission.
- 1.4 The Submitter wishes to be heard in support of this submission. If other Submitters make similar submissions, we would consider presenting a joint submission.
- 1.5 The Submitter generally supports the overall intent of the proposed Plan Change and seeks relief on the submission points outlined in Sections 2.0 and 3.0 below.

**2.0 OVERVIEW**

2.1 Zoning – Te Puke Residential Expansion

- 2.1.1 22 Landscape Road is approximately 3.64 hectares in area and is currently zoned rural under Western Bay of Plenty District Plan. The site is surrounded by residential zoned properties to the south and adjoins small rural properties to the east and west.
- 2.1.2 As highlighted within Councils s32 analysis, both SmartGrowth and the Regional Policy Statement acknowledge the importance of Te Puke as an area with potential for further urban

development and growth. With Te Puke soon to have a population over 10,000 people, Western Bay of Plenty District Council (Council) has resolved that Te Puke is an urban environment that must incorporate Medium Density Residential Standards (MDRS) and give effect to Policies 3 and 4 of the National Policy Statement on Urban Development (NPS-UD).

- 2.1.3 Along with the inclusion of the MDRS, PC92 seeks to rezone selected greenfield areas in Te Puke to residential. While it is noted that the additional areas proposed to be rezoned are currently subject to the future urban overlay or were subject to a private plan change, it is considered that 22 Landscape Road should also be included within the Te Puke Enabling Housing Supply Plan Change Area. As shown in Figure 1 below, the site is situated just outside the Te Puke Enabling Housing Supply Plan Change Area.



Figure 1 – Te Puke Enabling Housing Supply Plan Change Area (site highlighted green)

- 2.1.4 22 Landscape Road was previously subject to a non-complying resource consent application for the creation of lifestyle allotments. Since then, with feedback received from Councils Policy Team for higher densities, a preliminary master-plan concept was prepared and is attached to this letter. The master-plan shows potential residential development with a range of lot sizes including potential for attached terraced housing and duplexes.
- 2.1.5 Pre-application meetings have been held with Council where the concept plans were presented that showed typical low-density development around the perimeter of the site, and medium density duplex and terrace dwelling centred within the site. Following pre-application feedback and the recent government directive (per the MDRS), it is likely that this concept may change, and this greenfield site would be suited to well designed medium density development throughout.

- 2.1.6 Providing housing supply at the site would utilise the existing transport networks in the Te Puke area and would not require any notable investment in transport infrastructure. In terms of transport infrastructure, the site is capable of being developed for residential use in the short term.
- 2.1.7 Water and wastewater mains are located within, or next to the site, and are readily accessible. Stormwater is able to be managed through soakage, or, through construction of stormwater infrastructure (such as on-site detention pond). Therefore, the development site is not constrained by three waters in the short term.
- 2.1.8 Overall, it is considered the site is a logical extension to the existing Residential Zone and is well suited for the imposition of the MDRS. Additionally, it will support the ongoing growth of Te Puke, thus meeting the objectives and policies of the NPS-UD.

2.2 Earthworks

- 2.2.1 Alongside the MDRS, Council has included additional earthworks rules into PC92. The new rules limit earthworks to 1m vertical change in ground level. The 1m vertical change in ground level is restrictive, especially when considering the topography of land all throughout WBOP. From review of Appendix 8: Residential Design Outcomes, it appears that biggest concern for Council is with respect to retaining walls on or close to the boundary, which in turn adversely affect the amenity of neighbours. However, we note that the definition of a Building/Structure under the DP includes "any retaining wall or breastwork exceeding 1.5m in wall height". Therefore, it is considered that there is already adequate provision in the District Plan for Council to assess excessive retaining walls on or near the boundary.

3.0 RELIEF SOUGHT

- 3.1 The Submitter seeks the relief as outlined in the table below:

Ref	Support/ Oppose	Comments	Relief Sought
Proposed Zone Change – Te Puke Planning Maps			
Figure 3	Support in part	Armada Properties Limited support the application of the MDRS to new residential areas as notified. However, it is considered that there are other small areas that will provide a logical expansion to the existing urban area.	The inclusion of 22 Landscape Road within the rezoning from rural to residential.
Omokoroa and Te Puke Medium Density Residential			
14A	Support in part	Armada Properties Limited support the inclusion of the MDRS standards	Armada Properties Limited seeks for Council to retain the proposed MDRS as notified, with the exception of below.
Earthworks			

8.1

8.3

8.1

8.2

14A.4.2(g)	Oppose	There are already adequate provisions within the DP to assess the adverse effects of retaining walls on the boundary (which appears to be Councils biggest concern).	Remove the proposed earthworks provisions added under 14A.4.2 (and any other connected or associated provisions).
------------	--------	--	---

Yours faithfully,  
Maven (BOP) Limited



Victoria Majoor  
Team Leader - Planning  
Email: [VictoriaM@maven.co.nz](mailto:VictoriaM@maven.co.nz)

Attachments:

*Maven/Ignite Preliminary Master-plan Concept*



# **Preliminary Master-plan Concept**

1620-010 ARMADALE TE PUKE

27/09/2021

# 1.1 Wider Site Context Plan

## Key

-  Site Boundary
-  Highway
-  Road
-  Rail Line
-  Cycle Track
-  Walking Track
-  River
-  Stream

-  Te Puke Waste Treatment Plant
-  Bupa Te Puke Country Lodge Retirement
-  Jubilee Park
-  Mcloughlin Park
-  Old Te Puke Cemetery



Scale 1:8000 @ A3



# 1.2 Proposed Lot Layout Plan

## Key

### Residential Lot Typologies:

- Attached - Terrace House
- Attached - Duplex
- Detached - Standalone
- Existing dwelling footprint

### Other

- Road reserve (12-13m)
- Carriageway (5.5m)
- Open space / Pocket park
- Private laneway (8m)
- Pedestrian/Cycle potential connection
- Wastewater designation No-Build zone
- No building line for steep gradients
- Potential stormwater retention pond
- Potential location for wastewater pump

Attached Housing Areas			Grand Total Units	
Lot #	Type	Lot Area (m <sup>2</sup> )	Standalone Lots	Units
16	Duplex	342	16	16
17	Duplex	282	Duplex Lots	4
18	Duplex	279	Terrace Lots	17
19	Duplex	333	<b>Grand Total</b>	<b>37</b>
20	Terrace	192		
21	Terrace	116		
22	Terrace	116		
23	Terrace	116		
24	Terrace	129		
25	Terrace	129		
26	Terrace	129		
27	Terrace	332		
28	Terrace	208		
29	Terrace	130		
30	Terrace	130		
31	Terrace	130		
32	Terrace	155		
33	Terrace	166		
34	Terrace	131		
35	Terrace	104		
36	Terrace	130		
37	Terrace	210		



### 1.3 Rendered View from South-East



Artists Impression

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 14/09/2022

Submission Reference Number #10

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

139a Boucher Ave, Te Puke 3119

New Zealand

Email: blair@baygold.co.nz

**Attachments:**

Floodable area plan.JPG

looking north at flat ground.jpg

looking north west to flow path below us at 56MoehauSt.jpg

Floodable area plan.JPG

looking north at flat ground.jpg

looking north west to flow path below us at 56MoehauSt.jpg

**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

---

10.1

### Point 10.1

**Section:** Section 8 - Natural Hazards

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### Submission

First of all, I want to say I'm grateful for the work council does for us.

I refer to the new Floodable Area map and how it affects my dwelling at 139a Boucher Ave, Te Puke. I accept the flood report recommendation to widen the flood area, but I believe the detail around my dwelling to be incorrect. You will note the new flood area map has been extended from the original map to include a "peninsula" shape that now covers part of my dwelling. Considering the actual topography of the property and that of the surrounding land, I believe the new Floodable Area should not be covering my dwelling but should instead run according to the actual topography, as indicated on the attached plan. Furthermore, my dwelling is approximately 2-3m higher than the "downstream" land to the north-west of me, specifically 56 Moehau St, where a severe flood would flow then fan out to Moehau St and the gully to the west of it.

I have attached photos to show that the contour matches my suggested flood map, as well as giving an indication of height difference between my dwelling and the neighboring "downstream" property and beyond.

I trust this makes sense, but I urge if there is any disagreement you contact me for further information or feel free to visit my address to assess the reality of the situation.

Regards,

Blair Reeve

### Relief sought

Amend the Floodable Area map to reflect the actual topography around my dwelling, as indicated on the attached drawing.

this area is actually flat

my proposed line of floodable area based on actual topography

139A

dwelling

old district plan floodable area

new district plan "floodable area"

north ↑





# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



---

## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Western Bay of Plenty District Council/div>

**Date received:** 14/09/2022

**Submission Reference Number #11**

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

118a Prole Road 3172

New Zealand

Email: ellespd@gmail.com

**Address for service:**

118A Prole Road Omokoroa 3172

New Zealand

Email: hamishpd@gmail.com

**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

---

### Point 11.1

**Section:** Planning Maps

**Sub-section:**

**Support/Oppose/Amend:** Support in part

**Submission**

Omokoroa Stage 3 concept plan does not show road access to all properties. This does not ensure service of adjacent lots and may prevent those properties to be developed. This goes against the statement at the end of section 9.4.1:

Specific structure plan requirements are necessary to ensure that development is undertaken in a co-ordinated and integrated manner and to ensure that infrastructure can operate successfully to accommodate the planned growth. These include restrictions on access, **requirements to link roads and related infrastructure to adjacent property boundaries**, and provision of reserves. There are no practical alternative options for ensuring co-ordinated and integrated development.

**Relief sought**

Show a road access (either proposed road or indicative future road) to all properties. In particular, to 118A and 118B Prole Road.

**Point 11.2**

**Section:** Section 12 - Subdivision and Development

**Sub-section:** 12.4.4 Transportation and Property Access

**Provision**

i.

The number or potential number of  *dwellings*  or other activities gaining direct access to these roads shall not be increased. On subdivision or  *development* ,  *Council*  may apply a segregation strip to the certificate of title to ensure that access is gained from elsewhere in the Zone. For Prole Road any existing accesses shall be closed and relocated.

**Support/Oppose/Amend:** Support in part

11.2

**Submission**

Existing accesses cannot be closed until alternative access has been provided.

**Relief sought**

i.

The number or potential number of  *dwellings*  or other activities gaining direct access to these roads shall not be increased. On subdivision or  *development* ,  *Council*  may apply a segregation strip to the certificate of title to ensure that access is gained from elsewhere in the Zone. For Prole Road any existing accesses shall be closed and relocated once alternative access has been provided.

**Point 11.3**

11.3

**Section:** Section 12 - Subdivision and Development

**Sub-section:** 12.4.6 Wastewater Drainage

**Provision**

c.

The upstream catchment is provided for and the downstream receiving network has the capacity and capability to cater for the design scenario;

**Support/Oppose/Amend:** Support

**Submission**

Good to consider upstream properties.

**Relief sought**

**11.3**

Keep as is.

---

**Point 11.4**

**11.4**

**Section:** Section 12 - Subdivision and Development

**Sub-section:** 12.4.11 Omokoroa Structure Plan

**Provision**

ii.

All roads, including indicative roads labelled "Future" and *local roads* not identified within the *Structure Plan* shall be designed and constructed where necessary to provide for the future roading access and needs of adjoining undeveloped land.

**Support/Oppose/Amend:** Support

**Submission**

Support, important to ensure connectivity.

**Relief sought**

Keep as is and ensure rule is followed when assessing applications.

---

**From:** Vortac NZ Limited <vortacnz@gmail.com>  
**Sent:** Tuesday, 13 September 2022 4:32 pm  
**To:** District Plan; Customer Service  
**Subject:** Fwd: Vortac NZ Ltd Submission WBOPDC District Plan change 92  
**Attachments:** Vortac NZ Ltd 4 March 15 Minutes WBOPDC Admission 29 Hookey Drive.pdf;  
Vortac NZ Ltd Submissions - Western Bay of Plenty Operative District Plan.pdf;  
Vortac NZ Ltd Submissions - Western Bay of Plenty Operative District Plan - Submitted.pdf

**WBOPDC  
1484 CAMERON RD  
GREERTON  
TAURANGA**

**Vortac NZ Ltd Submission WBOPDC District Plan change 92  
Re 29 Hookey Drive, Te Puke**

**My submission \***

*Explain the reasons why you support or oppose the specific provisions or wish to have them amended. Please note, you can provide further details on the exact amendments in the Relief Sought field below.*

The long held belief by WBOPDC that there is a Flood-able Area on 29 Hookey Drive is incorrect.

An easement exists on the neighboring property namely 37 Hookey Drive, for the conveyance of storm water.

The easement provides the course & area for the discharge of storm water.

Attached is from the minutes of a Package of Planes meeting involving WBOPDC staff on 4/3/15 whereby WBOPDC staff stated storm water was being forced onto 29 Hookey Drive from out of the easement on 37 Hookey Drive.

"Easement on neighboring property but drain has been forced onto #29"

The minutes also stated that WBOPDC staff that "Council to action the easement."

29 Hookey Drive is being flooded by the forced storm water from easement on 37 Hookey Drive.

**Relief sought \***

*Give precise details of the decision you want the Council to make.*

That WBOPDC action the easement.

WBOPDC remove the Flood-able Area designation from 29 Hookey Drive.

My submissions ▾

[+ New submission](#)

## My Submissions

 Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

Submitted 13 Sep 2022

Vortac NZ Ltd - GRANT S NICHOLLS

Created 13 Sep 2022



## My Further Submissions

No further submissions

Provision \*

General

General

Oppose / Support / Support in part \*

Oppose

### My submission \*

?Explain the reasons why you support or oppose the specific provisions or wish to have them amended. Please note, you can provide further details on the exact amendments in the Relief Sought field below.

Add provision text i

Rich text editor toolbar with icons for undo, redo, font, size, formats, bold, italic, strikethrough, subscript, superscript, text color, background color, bulleted list, numbered list, indent, outdent, link, unlink, and table.

An easement exists on the neighboring property namely 37 Hookey Drive, for the conveyance of storm water.  
The easement provides the course & area for the discharge of storm water.  
Attached is from the minutes of a Package of Planes meeting involving WBOPDC staff on 4/3/15 whereby WBOPDC staff stated storm water was being forced onto 29 Hookey Drive from out of the easement on 37 Hookey Drive.  
"Easement on neighboring property but drain has been forced onto #29"  
The minutes also stated that WBOPDC staff that "Council to action the easement."  
29 Hookey Drive is being flooded by the forced storm water from easement on 37 Hookey Drive.

### Relief sought \*

Give precise details of the decision you want the Council to make.

Add provision text i

Rich text editor toolbar with icons for undo, redo, font, size, formats, bold, italic, strikethrough, subscript, superscript, text color, background color, bulleted list, numbered list, indent, outdent, link, unlink, and table.

That WBOPDC action the easement.  
WBOPDC remove the Flood-able Area designation from 29 Hookey Drive.

### Attachments

?Attachments should be supporting information, e.g. photos, plans or reports and not a copy of the submission itself. Attachment file types must be PDF, PNG or JPEG.

1 attachment

Click or drag a file or files here to upload (max size 28.5Mb)

 [Vortac NZ Ltd 4 March 15 Minutes WBOPDC Admission 29 Hookey Drive.pdf](#)

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



---

## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 13/09/2022

Submission Reference Number #12

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

Vortac NZ Ltd  
233 Grange Road, Otumoetai 3110  
New Zealand  
Email: VORTACNZ@GMAIL.COM

**Attachments:**

Vortac NZ Ltd 4 March 15 Minutes WBOPDC Admission 29 Hookey Drive.pdf

Vortac NZ Ltd 4 March 15 Minutes WBOPDC Admission 29 Hookey Drive.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- Yes

## Submission points

---

### Point 12.1

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.1 Significant Issues

**Support/Oppose/Amend:** Oppose

**Submission**

12.1

The long held belief by WBOPDC that there is a Flood-able Area on 29 Hookey Drive is incorrect.

An easement exists on the neighboring property namely 37 Hookey Drive, for the conveyance of storm water.

The easement provides the course & area for the discharge of storm water.

Attached is from the minutes of a Package of Planes meeting involving WBOPDC staff on 4/3/15 whereby WBOPDC staff stated storm water was being forced onto 29 Hookey Drive from out of the easement on 37 Hookey Drive.

"Easement on neighboring property but drain has been forced onto #29"

The minutes also stated that WBOPDC staff that "Council to action the easement."

29 Hookey Drive is being flooded by the forced storm water from easement on 37 Hookey Drive.

**Relief sought**

That WBOPDC action the easement.

WBOPDC remove the Flood-able Area designation from 29 Hookey Drive.

**Package of Plans Meeting for: (proposal and address)**

29 Hookey Drive - possible Subdivision

Date of meeting: 4/3/15

**Attendance:**

Council: Andies, Coral Lee, Peter C, Ken L

Applicant: Mike Stott, ~~Grayson~~ Grayson Atkway - owner  
Lysawto

**Agenda:**

1. Outline of proposal.

Residential Sub - max yield 350m<sup>2</sup>  
29 Hookey Drive - 8-9 lots -  
or 2 lots -

2. Hazards (flooding, instability)

Flood map under review - Coral Lee.  
Increase in run-off to be mitigated. Hydraulic assessment reqd.  
Geotech will be reqd also

3. Roading/Access

R.O.W - ok. Could follow existing driveway  
Council will need an easement for access

4. Stormwater Disposal

Easement on neighboring property but  
drain has been 'forced' onto #29 - historical.  
Council did this? speculation. Coral Lee CCR

5. Wastewater

Sewer & sub cut across the corner. Will need  
looking at due to high/steep embankment - Council  
to investigate

6. Water Supply

Fire hydrant may be existing  
opposite house on bend in line -  
CCTV -

7. Other

NES -

Fisco's - standard -

P.T.O

→ Council to actions easement - Coral Lee to raise CCR today. Gavin spend to site viz

Coral Lee to report back to Mike re: outcome

Agreement - two proprietors / owners involved.

( shift open drains?  
create easement over existing? ) options to discuss -







# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 13/09/2022

Submission Reference Number #13

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

425 Omokoroa Road Omokoroa 3172

New Zealand

Email: matthewh88@yahoo.com

**Address for service:**

19 Totara Street Mount Maunganui 3116

New Zealand

Email: sam@lysaght.net.nz

**Submission on behalf of:**

Matthew Hardy

**Attachments:**

225361 - 425 Omokoroa Road - Omokoroa Plan Change Submission - Signed.pdf

225361 - 425 Omokoroa Road - Geotech Report.pdf

225361 - 425 Omokoroa Road - Omokoroa Plan Change Submission - Signed.pdf

225361 - 425 Omokoroa Road - Geotech Report.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- N/A

## Submission points

---

### Point 13.1

13.1

**Section:** Planning Maps

**Sub-section:**

**Support/Oppose/Amend:** Support in part

#### **Submission**

Please see the attached submission. In brief, the client supports the rezoning of land, but would like their entire site rezoned to Medium Density Residential.

#### **Relief sought**

As discussed in the attached document, the rezoning of their entire site to Medium Density Residential.



# LYSAGHT

**MATTHEW HARDY**  
STRUCTURE PLAN SUBMISSION  
425 OMOKOROA ROAD  
OMOKOROA

**Submitter** Matthew Hardy  
**Project** Omokoroa Road, Omokoroa  
**LCL Ref** 225361  
**Report Type** Structure Plan Submission  
**Report Date** 13/09/2022

**Prepared By** 

Sam Hurley  
Planning Team Leader (BSocSci (Hons), Te Kokiringa Taumata | NZPI - Associate Member)

**Reviewed By** 

Jordan Godfrey  
Intermediate Planner

**Approved By** 

Daniel Hight  
Partner | Engineering Team Leader (CPEng, CMEngNZ, BE(Hons))

**Contact Details**  
Lysaght  
19 Totara Street  
Mt Maunganui 3116

T: +64 7 578 8798  
E: sam@lysaght.net.nz  
W: www.lysaght.net.nz

#### DOCUMENT CONTROL

DOCUMENT ID: 225361 – Omokoroa Structure Plan

REV.	DATE	REVISION DETAILS	AUTHOR	REVIEWER	APPROVER
1	24/08/2022	Initial Issue	SH	JG	DH

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## 1.0 INTRODUCTION

This is a submission on the Omokoroa Stage 3 Structure Plan, in particular the zoning that is proposed to be adopted by Western Bay of Plenty District Council for 425 Omokoroa Road. We have prepared this submission on behalf of the landowner, Matthew Hardy, who wishes to be heard at a hearing in support of this submission.



Figure 1: Site Location (Screenshot from WBO PDC MAPI)

TABLE 1.0: SITE DESCRIPTION	
SITE LOCATION	425 Omokoroa Road Lot 1 DPS 65152
SLOPE AND TOPOGRAPHY	The site slopes generally from the existing building platform (RL 56 at the highest point) to the northwest, toward Omokoroa Road (RL 42 at the boundary).
EXISTING STRUCTURES	An existing house is located at the high point of the site, with further small ancillary structures such as sheds elsewhere.
PROPOSAL	For the lot to be rezoned Medium Density Residential as part of the Omokoroa Structure Plan.
SURROUNDING PROPERTIES	Residential properties to the east, agriculture across the road to the north, which is re-zoned for new schools and the town centre, and rural and rural residential properties to the south and west.

## 2.0 ZONING

At present, the zoning is identified as being “Future Urban” under the current District Plan:

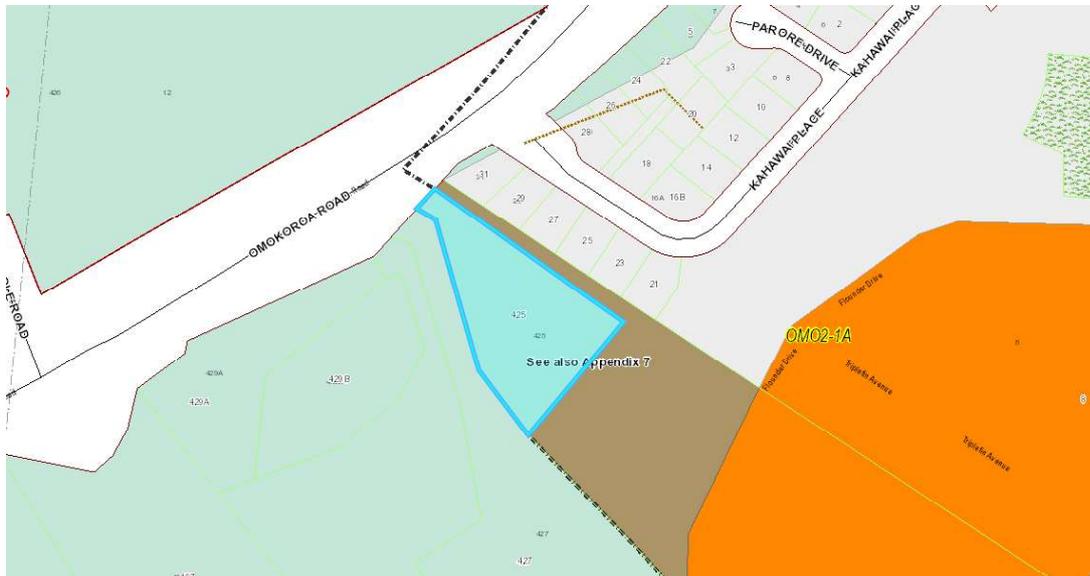


Figure 2: Existing zoning (Screenshot from WBOPDC MAPI)

Under the Structure Plan, the proposed zoning for the site is partially Medium Density Residential, within the northwest part of the site, and Rural Residential over the rest of the site. This is shown below, with the Medium Density Residential Zone being orange, and the Rural Residential Zone being brown.

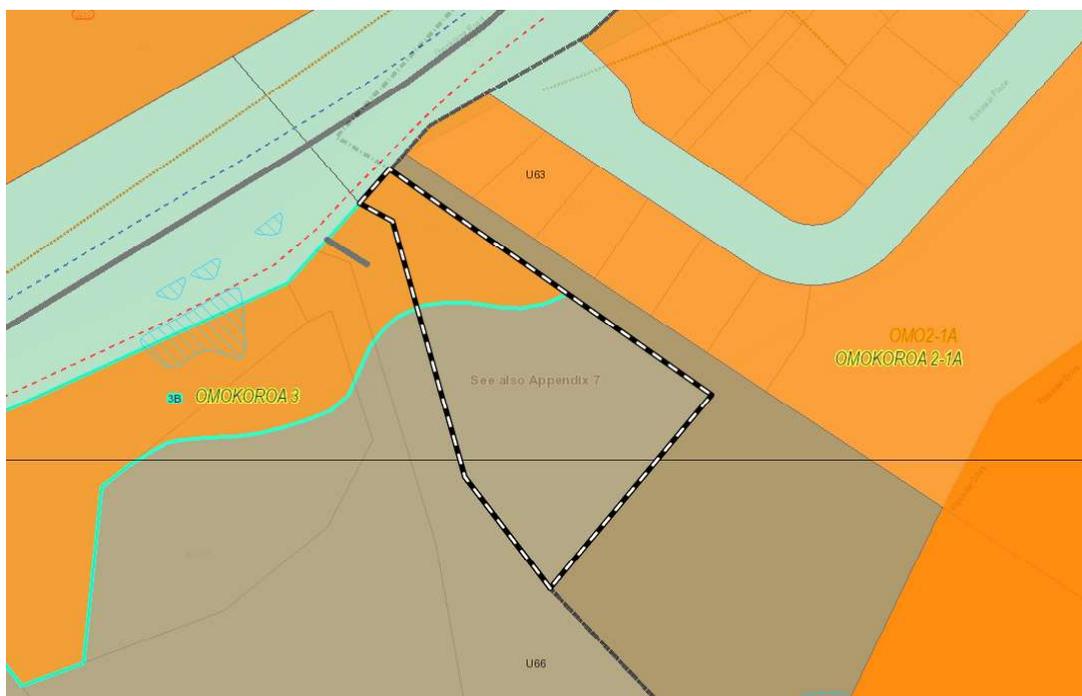


Figure 3: Proposed zoning (Screenshot from the WBOPDC Mapi Proposed Plan Change 92 layer)

The client is seeking that the Medium Density Residential Zone be applied to their entire property.

From the submitters' initial conversations with the Council, it has been indicated by the Council that the split zoning across the site appears to be due to geotechnical constraints. There is currently a notable contour running through the area, and the zoning follows this contour. This runs through several properties but is clearly not a hard and fast boundary as a close neighbour to the southwest (429A Omokoroa Rd) is included in the medium density in its entirety including the higher and steeper areas of that site. In terms of a high-level assessment, this contour would indicate that Medium Density Residential Development would be problematic within this area. However, the submitter has obtained a geotechnical report that speaks to this, and which is summarised below.

Following this will be a discussion around servicing, and a planning discussion around the zoning. A summary of our position will also be included below.

### **3.0 GEOTECHNICAL**

A Geotechnical Appraisal for Future Residential Development has been undertaken by Geoconsult and is included with this submission. The Geotechnical Appraisal involved a site investigation, included a walk over, 3 hand auger bore hold and measurement of groundwater levels. This found subsoils which are not generally considered to be susceptible to liquefaction, and the seismic site subsoil category was assessed as being Class D (Deep Soils). The likely required site works is also discussed briefly, namely earthworks and retaining, the feasibility of which is discussed in detail in Section 4.0 below. The preliminary geotechnical investigations found no obvious indication of instability, and noted that with appropriate Geo-Professional supervision, suitability for higher density residential development can be achieved. The Geotechnical Appraisal concludes, based on their investigation, the site is considered to be *geotechnically suitable for higher density residential development subject to the constraints and considerations outlined...* It is noted that the appraisal is preliminary and further detailed geotechnical investigations would be required as part of any future development. Nonetheless, it is considered to be sufficient to address any potential concerns that the land which the Submitter seeks to be rezoned to Medium Density Residential is not suitable or feasible for residential development.

### **4.0 CIVIL ENGINEERING AND SERVICING**

This section provides a high-level civil servicing assessment of the proposed change in zoning.

#### **4.1 Earthworks**

A preliminary review of the site's topography indicates that earthworks and retaining walls will be required to form reasonably level building platforms. The general grade across the site varies between 18% to 25%, with an average grade of 21%. Therefore, without earthworks a typical residential lot measuring 15m across would have 3.1m of fall across it. Bulk earthworks and the construction of 1.6m – 3.2m high retaining walls at either side of such a lot would be required to create a saleable section and building a structure. Total earthwork volume is highly dependent upon the lot size and layout. The costs associated with those works aren't considered prohibitive to the development of the site.

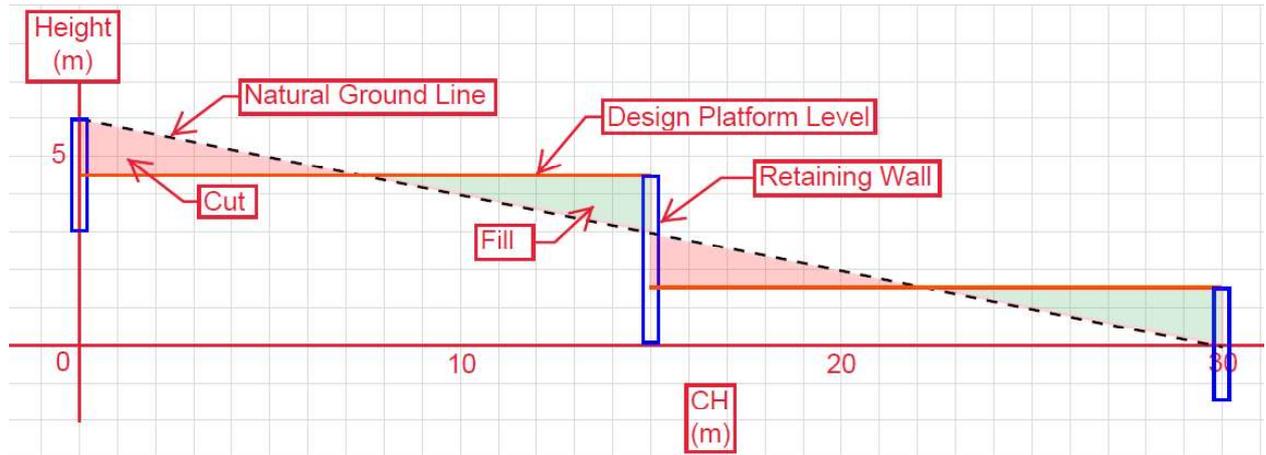


Figure 4: Diagrammatic representation of the scale of earthworks and retaining walls required to form flat building platforms at the site.

#### 4.2 Roading/Access

The width of the site’s road frontage is approximately 13.6m, with the access leg measuring 12.3m at its narrowest point. Both a private right of way (“ROW”) servicing up to six lots or a public road could feasibly be constructed at the site entrance.



Figure 5: Site Entrance – Omokoroa Road (Source: Google Streetview)

The table below summarises the various parameters associated with each option, as detailed in Table 1 of Section DS4 of the WBOPDC Development Code (“DC”):

TABLE 4.34.2: Access Design Parameter

PARAMETER	PRIVATE RIGHT OF WAY	PUBLIC ROAD
RESERVE WIDTH	3.0m	12.0m
CARRIAGEWAY WIDTH	2.5m	6.0m
MAXIMUM GRADE	12.5%	12.5%
LOTS SERVED	6 Lots	30 Lots

The maximum gradient is 12.5% for either option. Based on WBOPDC MAPI contours, it is possible to form a roadway below the maximum permissible grade by following the site's north-eastern boundary.

### 4.3 Primary and Secondary Stormwater Flows

There is existing stormwater infrastructure in Omokoroa Road immediately outside the site. Based on the site topography, runoff from the predevelopment site drains to Omokoroa Road where it is collected in roadside sumps, in both the primary and secondary storms. Notably, the driveway at the site entrance is of a considerable area, and has no sumps at its termination point at the road boundary, meaning that a significant amount of runoff from hardstand is discharged to Omokoroa Road in primary storm events.



Figure 6: WBOPDC Stormwater Infrastructure (Source: WBOPDC MAPI)

Given the pre-development scenario described above, it is feasible to manage stormwater onsite using detention storage (either in each lot, communally, or beneath the internal carriageway) to ensure that both primary (10% AEP) and secondary (1% AEP) storm flows are managed such that offsite discharge is no greater than predevelopment rates.

The Geotechnical Appraisal states that the site is not suitable for soakage due to its terrain.

#### 4.4 Flooding

WBOPDC MAPI hazard layer shows that the site is outside the 'Omokoroa Floodable Area' layer. Given the topography at the site, it is anticipated that overland flowpaths from the site can easily be designed and constructed such that no localised flooding will occur within the developed site. Therefore, flooding is not considered relevant to the development capability of this site.

#### 4.5 Wastewater

There is an existing wastewater reticulation manhole on Omokoroa Road approximately 75m northeast the site. The invert level of the manhole is low enough that wastewater from the site could be reticulated to it by gravity, via a short extension of the public network along Omokoroa Road. That upgrade work could be considered either as part of the structure plan infrastructure upgrade to Omokoroa Road, or as part of the site development work. Notably, the structure plan involves the similar rezoning of the properties west of the site into Medium Density Residential. The extension of the main therefore would serve more than just the site under consideration.



Figure 7: WBOPDC Wastewater Infrastructure (Source: WBOPDC MAPI)

#### 4.6 Potable Water Supply

The site is currently serviced by a  $\varnothing 50\text{mm}$  ridermain in Omokoroa Road serving only 5 properties. That ridermain is connect to an existing  $\varnothing 300\text{mm}$  water main also running along the southern side of Omokoroa Road. Given the likely number of new lots proposed at the site, and the similar rezoning of the properties east of the site, the existing rider main will require an upgrade to a larger diameter. That upgrade work could be considered either as part of the structure plan infrastructure upgrade to

Omokoroa Road, or as part of the development work of the various sites that could be developed to medium density.

#### 4.7 Fire Fighting Water Supply

The closest fire hydrant is located 77m away from the site boundary and 155m away from the existing dwelling.

To meet the NZPAS:4509 FW2 requirement (residential dwellings with no sprinkler protection) and to service the potential lots to the south of the existing dwelling, a new fire hydrant would be required. The new hydrant shall be placed no more than 135m from the furthest potential dwelling lot's building footprint and no more than 135m from the existing fire hydrant.

The additional fire hydrant installation can be completed at the same time as the water supply upgrade work. Further assessment is required at a later stage to ensure that there is sufficient flow and pressure in the line to meet the NZPAS requirement. It is however expected that the 300mm main in close proximity to the site is capable of delivering the necessary pressure and flow for compliance to be achieved.

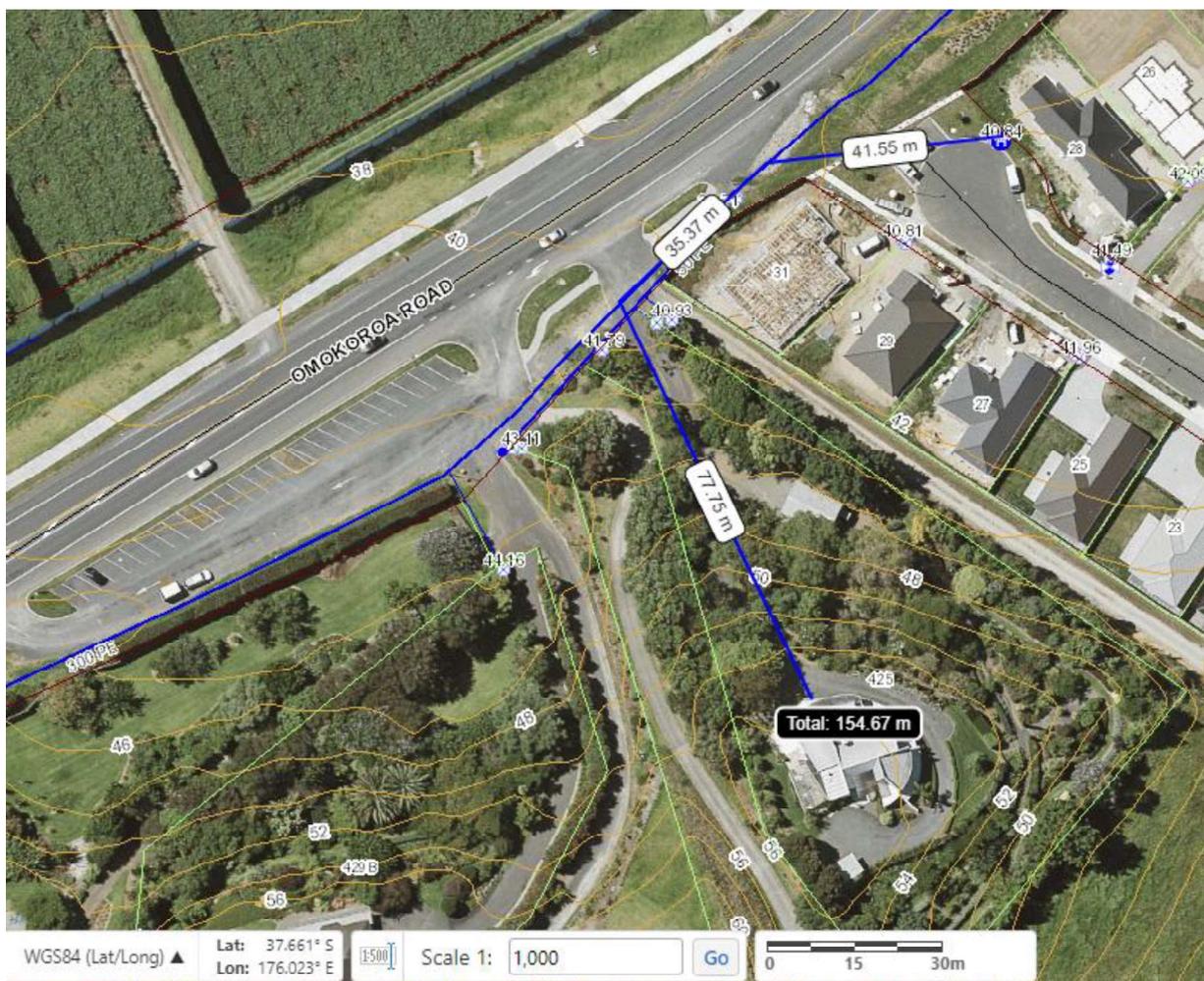


Figure 8: WBOPDC Water Supply Infrastructure (Source: WBOPDC MAPI)

#### 4.8 Utilities

The site is currently serviced by power and telecom. There is an existing transformer and telecommunication cabinet immediately outside the site. It is therefore assumed that capacity could be provided to accommodate the structure plan changes, without required network upgrades being financially prohibitive.



Figure 9: Existing transformer and telecommunication cabinet on Omokoroa Road (Source: Google Streetview)

#### 5.0 PLANNING

In general, Medium Density Development should only occur in locations that are suitable for that level of built development. This can mean that the land is geotechnically suitable, but also where there is supporting infrastructure, as well as businesses and services in the surrounding area which could support this type of development. In terms of the geotechnical aspects of the site, this has been addressed above. Further, infrastructure has been discussed, and it has been determined that both of these matters can be addressed appropriately through development.

In terms of surrounding services, business and community facilities, and the general suitability of the zoning, it is first noted that the development would be an extension of a Medium Density area that Council has already determined to be suitable for that area. The site would be within walking distance of “Potential Feature 6”, which is identified as a Park and Ride area that would provide a public transport option for residents.

The site would also be close to the town centre, which would provide employment opportunities for residents, as well as commercial activities, services, and community facilities that are essential to support the four wellbeing’s identified as being necessary for creating good communities, as per the

Local Government (Community Well-being) Amendment. There would also be areas of natural open space in the surrounding area, which would provide recreational value and visual amenity for residents.

It is also noted that there is a housing shortage at a national level. As such, there has been clear instruction from central government through the National Policy Statement on Urban Development (NPS-UD) consideration should be given to the NPS-UD when forming an opinion on the merits of future development. This is a national directive that recognises the importance of urban environments, and the need for these environments to change over time at a quicker rate than currently expected, due to the deficiencies in providing property and housing to the market. Furthermore, to provide sufficient development capacity to meet the needs of people, communities, and future generations.

Of relevance to this submission are the following:

*“Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.*

*Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.*

*Objective 4: New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*

*Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.*

*Policy 3: In relation to tier 1 urban environments, regional policy statements and district plans enable:*

*a) in city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and*

*b) in metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and*

*c) building heights of least 6 storeys within at least a walkable catchment of the following:*

*(i) existing and planned rapid transit stops*

*(ii) the edge of city centre zones*

*(iii) the edge of metropolitan centre zones; and*

*d) in all other locations in the tier 1 urban environment, building heights and density of urban form commensurate with the greater of:*

*(i) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*

*(ii) relative demand for housing and business use in that location.*

*Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

- a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
  - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
  - (ii) are not, of themselves, an adverse effect**
- c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- e) the likely current and future effects of climate change”*

We are of the opinion that the proposal is in accordance with this document, as it is providing an increase in housing supply in an area which is currently experiencing a shortage of developable land. The area is a highly sought-after area, and the type of development that is feasible and likely to occur should the land be rezoned, would be in keeping with the established and anticipated character of the area. It would be consistent with the type and density of development which would be anticipated to be undertaken upon other nearby Medium Density Residential Zone properties. Furthermore, and as discussed above, it has been evidenced that the land in question is both suitable for residential development from a geotechnical and infrastructure perspective.

As noted in the policies above, we are of the opinion that Council should be making planning decisions that improve housing affordability. By allowing this site to be entirely zoned Medium Density Residential, it would ensure that a larger area of land within one Title could be developed. While the intention of the current zoning, and its partial zoning of several properties, may be to allow for a larger development that encompasses the entire area of the zone, the outcome of this is unlikely. Development would be reliant on either a major land developer purchasing all of the properties, or a joint venture amongst several landowners. Instead, there would be greater potential for smaller ad-hoc developments, resulting in underutilisation of the Medium Density zoning and the efficient development yield it should otherwise enable. Rezoning the property, in its entirety, will enable a single entity to undertake residential development yielding approximately 10 or more dwellings, thereby increasing the supply of housing in the area.

Furthermore, with regards to Policy 6, this has identified that planning decisions might make significant changes to an area. While we are of the opinion that the proposal would not be a significant change, considering the wider scope of Plan Change 92, given that it has always been identified as a future urban area, part (i) is important in that it recognises that providing housing is of the utmost importance.

## 6.0 SUMMARY

Given the above we are of the opinion that there are no irresolvable constraints that would prevent the residential development of the land in question, and therefore see no reason that the property, 425 Omokoroa Road, should not be entirely rezoned Medium Density Residential. It has been identified that the land is able to be developed from a geotechnical perspective, as well as be serviced in accordance with Council's standards. Further, the land is in an area that has suitable public and private organisations and businesses which support intensive residential use. Therefore, we submit to Council that the zoning for 425 Omokoroa Road be wholly Medium Density Residential.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Hurley', written in a cursive style.

Sam Hurley  
Planning Team Leader



**LYSAGHT**

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25 July 2022

Ref. 220452

Matthew Hardy

**BY EMAIL: matthewh88@yahoo.com**

Dear Sir,

**425 OMOKOROA ROAD, OMOKOROA  
GEOTECHNICAL APPRAISAL FOR FUTURE RESIDENTIAL DEVELOPMENT**

**1. INTRODUCTION**

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This letter report presents the findings of a geotechnical appraisal carried out at 425 Omokoroa Road, Omokoroa. It is understood that Western Bay of Plenty (WBOP) District Council is currently considering land use zones within the wider area and have indicated that the subject site may not be suitable for higher density housing due to geotechnical constraints. The purpose of our appraisal was to provide a preliminary assessment of subsoil conditions, quantify various geotechnical risks/constraints and determine the geotechnical suitability of the site for a higher density residential development.

This report has been prepared for Matthew Hardy in accordance with our proposal letter dated 29 June 2022 and may be supplied to WBOP District Council to assist planners in determining future residential zoning of the subject site. This report is not sufficient to accompany an application for subdivision consent. A geotechnical investigation report prepared by a suitably qualified Geo-Professional will be required prior to any future resource consent application.

**2. SITE DESCRIPTION**

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**2.1 General**

The subject site (legally described as Lot 1 DPS 65152) is located on the south-eastern side of Omokoroa Road. It comprises an irregular shaped lifestyle property (currently zoned future urban) with an area of 5,424 m<sup>2</sup>.

The site is located at the north-eastern end of small hill. A two-storey dwelling currently occupies a split-level building platform located adjacent to the south-western boundary, at the highest point of the site. A sealed driveway extending from the northernmost corner of the property provides vehicle access from the road front up to the building platform and a shed located nearer the northern corner of the property. The neighbouring driveway follows a similar alignment along the south-western boundary, resulting in a steep but low height cut batter being formed behind the existing dwelling. The driveway continues around the north-eastern side of the house to a turning circle on the southern side of the existing building. A timber pole retaining wall provides support to this area. The northern side of the building platform slopes moderately to steeply (10 to 25°) down toward the north-eastern boundary which is roughly defined by an over steepened cut face forming an accessway for the neighbouring property. The south-eastern perimeter of the platform, below the retaining wall, slopes moderately to steeply (12 to 26°) down toward the south-east, continuing for some distance below into the neighbouring property. The slopes are generally terraced, landscaped and covered in a range of established vegetation.

The WBOP District Council GIS viewer indicates that the existing building platform is at or near RL 57 m (Moturiki Datum), while the south-eastern boundary and northernmost corner of the site are at or near RL 48 and RL 41 m, respectively.

A site plan and cross sections based on the WBOP District Council LIDAR data are attached, drawing numbers 220452/1 and 220452/2.

## 2.2 Utilities

A review of the WBOP District Council GIS viewer indicates that no reticulated wastewater or stormwater connection is currently available to the subject site; however, pipes associated with a reticulated network are located within the road reserve.

## 3. GEOLOGY AND GEOMORPHOLOGY

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The site is located at the north-easternmost edge of the Whakamarama Plateau, a tilted, gently sloping surface dipping 3 to 5° down to the northeast, toward the Tauranga Basin. The plateau is underlain by Pliocene dacitic and rhyolitic welded ignimbrites such as the Waiteariki Ignimbrite and the Aongatete Ignimbrite which are partially buried beneath younger sediments and ignimbrites nearer the Tauranga Basin.

The published Geology of the Tauranga Area<sup>1</sup> indicates the site is underlain by late Pliocene aged deposits of the Waiteariki Formation (Whakamarama Group) which are part of the Coromandel Volcanic Zone. The Waiteariki Formation is described as a crystal-rich dacitic welded ignimbrite. The ignimbrite can generally be divided into three layers comprising a 3 to 5 m thick non-welded pumice rich base overlain by up to 150 m of welded ignimbrite and a 50 to 70 m thick layer of soft non-welded to welded material.

The Waiteariki Formation is typically overlain by a thick mantle of Late Pleistocene and Holocene aged tephras comprising Hamilton Ash, Rotoehu Ash and younger ashes derived from the Taupo Volcanic Zone. Given the location in respect to the Tauranga Basin the site could also be expected to be overlain by alluvial terrace deposits of the Matua Subgroup.

A review of the GNS Active Faults Database indicates the property is located 21 km to the northeast of the Kerepehi Fault (Te Poi Section).

## 4. EXISTING GEOTECHNICAL INFORMATION

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### 4.1 Geotechnical Reports

We are not aware of any existing geotechnical investigation reports relating to the subject site.

### 4.2 New Zealand Geotechnical Database

A review of the New Zealand Geotechnical Database (NZGD) indicates that the nearest recorded cone penetration test (CPT) and hand auger borehole locations are approximately 250 to 300 m to the south-west and north-west of the subject site, respectively. This data and other test locations within 500 m of the site have been reviewed and considered in the preparation of this report.

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*1 Briggs, R.M., Hall, G.J., Hamsworth, G.R., Hollis, A.G., Houghton, B.F.\*, Hughes, G.R., Morgan, M.D., Whitbread-Edwards. A.R. 1996: Geology of the Tauranga Area. Department of Earth Sciences Occasional Report No.22, University of Waikato, Hamilton.*

### 4.3 Natural Hazards

#### 4.3.1 Liquefaction Hazard

The WBOP District Council GIS Viewer indicates the site is located within an area where 'Liquefaction damage is unlikely'.

#### 4.3.2 Flooding Risk

A review of the WBOP District Council GIS viewer indicates that the site is not located within a mapped flood hazard zone.

## 5. SITE INVESTIGATION

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Our site investigation was completed in July 2022 and comprised the following:

- A walk over visual appraisal of the site;
- 3 hand auger boreholes to 4.2 m; and
- The measurement of groundwater levels in the boreholes.

The approximate locations of all tests are shown on our attached site plan, drawing number 220452/1. The borehole logs are also attached. The soil descriptions given on the logs are in general accordance with the New Zealand Geotechnical Society's "Field Description of Soil and Rock." The groundwater levels were measured following drilling and are indicated on the borehole logs.

## 6. GROUND MODEL

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### 6.1 Subsoil Conditions

Detailed descriptions of the subsoils encountered in the hand auger boreholes are attached. The subsoils were generally found to comprise:

- **Non-Engineered Fill (400 mm to 1.0 m thick)**, comprising mostly re-spread organic silt with some re-worked volcanic ash, overlying:
- **Younger Ash (1.3 to 1.8 m thick in HA01 and HA03)**, consisting of firm to hard orange brown silt mixtures with minor to some medium sand and undrained shear strengths of between 45 kPa and greater than 200 kPa, overlying:
- **Rotoehu Ash (200 mm in HA02 only)**, consisting of firm, greyish brown sandy silt, overlying:
- **Hamilton Ash (1.0 m thick in HA02 and to the termination of HA01 and HA03)**, consisting of stiff to hard, orange brown and yellow brown clayey silt and silt with undrained shear strengths generally between 70 kPa and greater than 200 kPa, overlying:
- **Matua Subgroup (2.0 m below existing ground level in HA02 only)**, consisting of very stiff to hard, orangish brown mottled reddish brown and grey, silt and silty clay with undrained shear strengths between 130 kPa and greater than 200 kPa.

The results of the preliminary investigation indicate that the site is generally underlain by a typical sequence of volcanic ash; however, the Rotoehu ash is absent in places. The volcanic ash overlies alluvial terrace deposits of the Matua Subgroup which were encountered in the lower northernmost corner of the site. A variable depth of fill was encountered at the test locations which is to be expected given the existing development and extensive landscaping.

The published geological map indicates the site is underlain by dacitic ignimbrite deposits or the Waiteariki Formation. This was not encountered during our investigation; however, based on a review of the geotechnical investigation report for the future town centre development nearby, this can be expected at depth.

## 6.2 Groundwater Conditions

Groundwater was not encountered in any of the hand auger boreholes (>4.2 m or RL 42.0 m) during our time on site. The elevated site is underlain by relatively free draining volcanic soils.

Based on a review of publicly available geotechnical data for the nearby town centre development<sup>2</sup>, summer groundwater was typically encountered within the terrace areas at depths between 5 and 8 m below current ground level in summer or between RL 16 and 24 m (Moturiki Datum).

On this basis, the development of a near surface groundwater table is considered highly unlikely; however, perched groundwater tables may develop within the sandier soil layers during periods of heavy or prolonged rainfall.

## 7. CONCLUSIONS AND RECOMMENDATIONS

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Key recommendations and preliminary findings are outlined below.

- The site was found to be underlain by a typical sequence of volcanic ash and older alluvial terrace deposits of the Matua Subgroup which are inferred to overly the Waiteariki Ignimbrite at depth. A variable depth of fill was encountered across the site and given the extent of the landscaping, greater depths could be expected outside of our test locations.
- Deposits of this age on elevated sites with a deep groundwater table are not generally considered to be susceptible to liquefaction.
- Based on our experience in similar soils, the seismic site subsoil category is assessed as being Class D (Deep Soils) in accordance with NZS 1170.5; however, this may be superseded through more comprehensive testing.
- The slopes flanking the existing building platform are generally moderately to steeply sloping (10 to 26°) and underlain by competent subsoils with no obvious indication of deep seated or shallow instability. Localised over steepened batters were observed below the existing timber pole wall on the southern side of the house and along the north-western boundary while loosely placed non-engineered fill was also encountered at discrete test locations. It is envisaged that extensive earthworks would be required to form appropriate building platforms similar in size to the neighbouring subdivision. Through a combination of earthworks, appropriately graded batters and specifically designed retaining walls, carried out under the supervision of an appropriately qualified Geo-Professional, it is expected the sites could be made stable and suitable for higher density residential development.
- Given the ground conditions and upon satisfactory completion of earthworks, the founding conditions would be expected to generally meet the criteria for “Good Ground” as given in NZS 3604:2011. Localised area of less competent material may be encountered at depth, however, these could be remediated or building foundations could be designed for a reduced bearing capacity, subject to further geotechnical input at the time of detailed design.
- Future building would be expected to be relatively lightweight structures in general accordance with NZS 3604:2011. Future building loads may induce some settlement within the underlying soils, but this would be expected to be within code limits.

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<sup>2</sup> CMW Geoscience Limited (March 2020) Geotechnical Investigation Report – Proposed Town Centre Development – 404 Omokoroa Road, Omokoroa. Retrieved: <https://www.westernbay.govt.nz/repository/libraries/id:25p4fe6mo17q9stw0v5w/hierarchy/property-rates-building/resource-consents/current-applications/documents/404%20Omokoroa%20Rd/11.%20Appendix%208%20-%20Geotechnical%20Report.pdf>

- As outlined above, it is envisaged that extensive cut to fill earthworks in combination with specifically designed retaining walls would be required to form appropriate building platforms. Based on preliminary testing within the volcanic ash, the material would be considered suitable for re-use; however, further testing, including laboratory testing would be required to prepare an earthworks specification once a subdivision scheme plan is established.
- Given the topography and soil profile, the site is not considered geotechnically suitable for disposal of stormwater runoff through conventional soakage methods. It is preferable that all stormwater runoff from paved areas, roofs, tank overflows and all other sources would be collected in sealed pipes and discharged to a specifically designed reticulated network (like the system currently servicing the adjacent subdivision). Further input from a suitably qualified Civil Engineer would be required along with approval from the local authority. Concentrated stormwater flows should not be allowed to discharge onto or into the ground close to the buildings as this would be detrimental to foundation conditions and potentially site stability.
- Given the restrictive lot size (approx. 600 m<sup>2</sup>) for residential zoned land, it is envisaged that a specifically designed reticulated wastewater network, like the adjacent subdivision, would be required to service future lots. Again, further input from a suitably qualified Civil Engineer would be required along with approval from the local authority.

Based on our investigation and the available information, we consider the site to be geotechnically suitable for higher density residential development subject to the constraints and considerations outlined above. The scope of this letter is limited to geotechnical input only and does not specifically address the feasibility of wastewater and stormwater design and any planning requirements which are outside the scope of our expertise. It should be noted that findings and recommendations are preliminary only. For any future development, a full geotechnical investigation should precede any application to the local authority for resource consent. The investigation should be undertaken once an indicative scheme plan is available to assist with detailed design. The scheme plan should include any proposed earthworks and retaining walls along with consideration of the wastewater and stormwater disposal.

## 8. LIMITATIONS

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The conclusions and opinions contained in this letter report are based on the subsoils encountered at discrete test locations. We have made assumptions about the nature of the ground conditions across the site based on this limited subsoil information and actual ground conditions may vary from those assumed in this report.

This letter report has been prepared solely for the benefit of Matthew Hardy as our client and his nominated agents for the purposes of the specific brief as stated in Section 1. Geoconsult accepts no liability in respect to any matters arising from the use of the information given in this letter report by any other person or organisation or for any other purpose except that it may be relied upon by Council for planning purposes only as described herein.

### GEOCONSULT

**Author:** Mark McDonald

Senior Engineering Geologist  
BSc Geology

**Signed:**



**Reviewed:** Jordan Howie

Senior Engineering Geologist  
BSc MEngSc CMEngNZ (PEngGeol)  
TCC accredited Category 2 Geo-Professional

**Signed:**



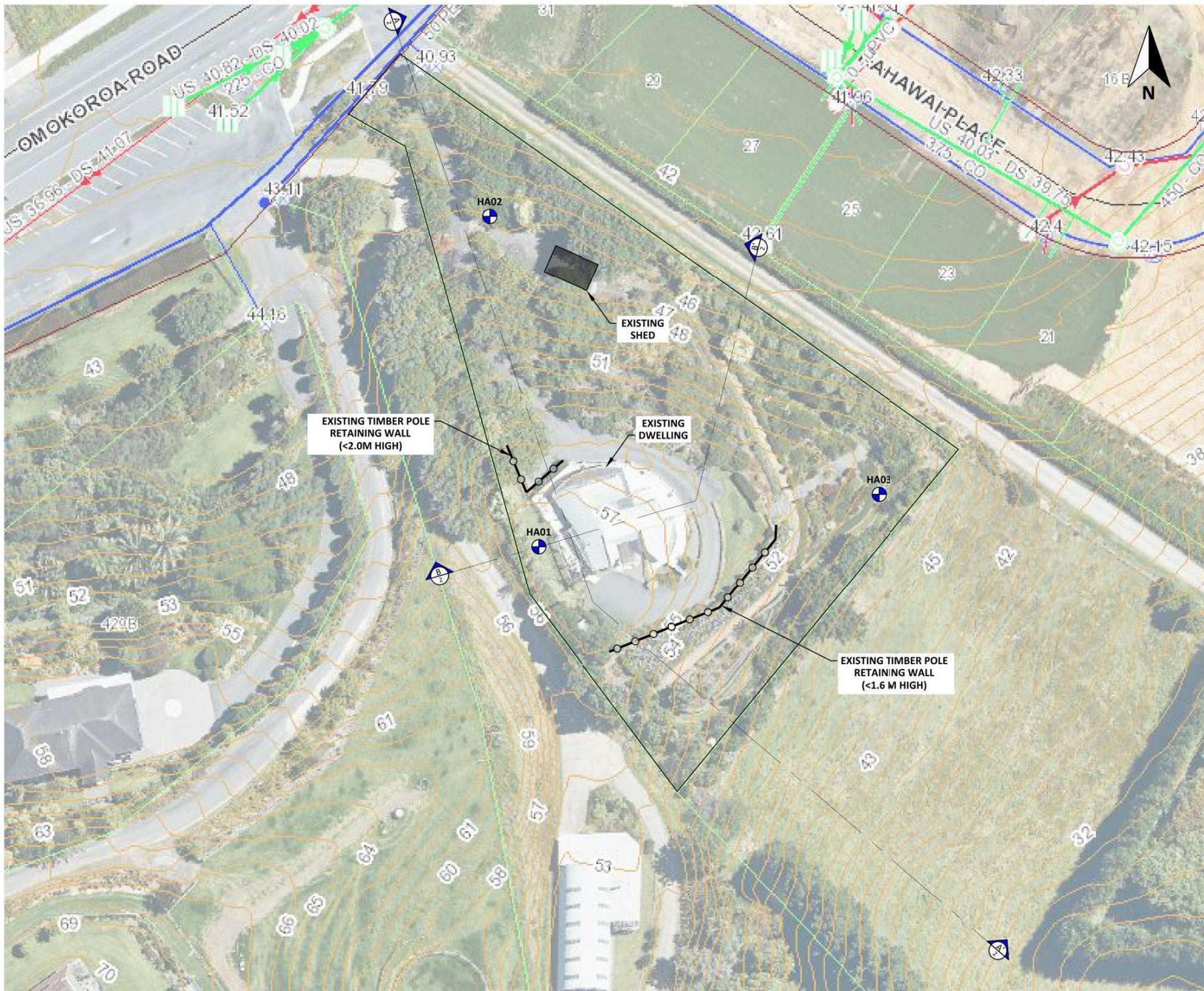
**Technical  
Review:**

**Sally Hargraves**

Professional Engineering Geologist  
BSc PhD CMEngNZ (PEngGeol)  
TCC accredited Category 1 Geo-Professional  
GeoSolutions NZ Limited

**Signed:**





**Notes:**

1. LOCATIONS OF ALL FEATURES ARE APPROXIMATE ONLY.
2. THIS DRAWING IS BASED ON WESTERN BAY OF PLENTY DISTRICT COUNCIL GIS PHOTOGRAPHY.
3. DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**Key:**

-  HAND AUGER BOREHOLE
-  CROSS SECTION

REV	DESCRIPTION	BY	DATE
-	-	-	-

STATUS: **NOT FOR CONSTRUCTION**



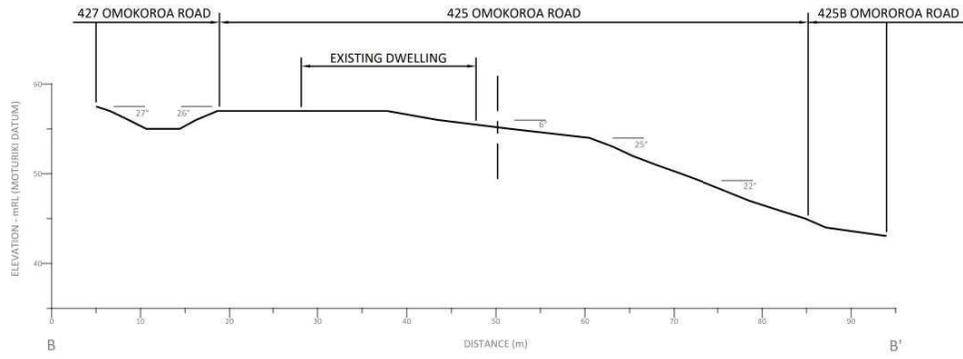
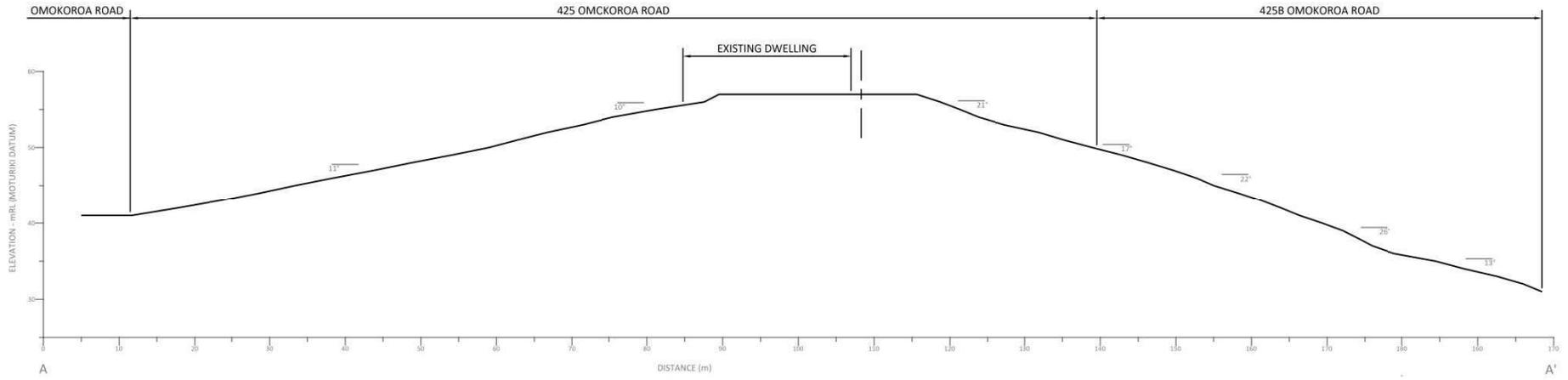
GEOCONSULT  
 489 OTUMETAU ROAD, TAURANGA 3110  
 P: 07 281 1314 W: www.geoconsult.co.nz

PROJECT:  
 MATTHEW HARDY  
 GEOTECHNICAL SITE APPRAISAL

SITE:  
 425 OMOKOROA ROAD,  
 OMOKOROA

TITLE:  
**SITE PLAN**

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1 : 600	JULY 2022	AD	MM
SHEET NO:	DRAWING NO:	REVISION:	
1 OF 2	220452/1	-	



TITLE:	<b>CROSS SECTION A-A' &amp; B-B'</b>
PROJECT:	GEOTECHNICAL SITE APPRAISAL
SITE:	425 OMOKOROA ROAD, OMOKOROA
CLIENT:	MATTHEW HARDY

KEY:	
LEGEND:	

NOTES:

- THIS DRAWING IS BASED ON LIDAR DATA FROM WESTERN BAY OF PLENTY DISTRICT COUNCIL MAPS AND IS APPROXIMATE ONLY.
- DRAWING NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DRAWING NO:	220452/2
SHEET NO:	2 OF 2
SCALE AT AS:	1:600
DATE:	JULY 22
REVISION:	-
DRAWN:	AD
CHECKED:	MM



# BOREHOLE LOG

## HA02

**Drill Method:** Hand Auger  
**Hole Dia:** 50 mm  
**Date Drilled:** 21-07-2022

**Drilled By:** MM  
**Logged By:** MM  
**Checked By:** MM

**PROJECT NO:** 220452  
**PROJECT:** 425 Omokoroa Road, Omokoroa

DRILLING			SUBSURFACE PROFILE				SAMPLES		UNDRAINED SHEAR STRENGTH		FIELD TESTS		
Geology	Method	% Recovery	Depth (m)	Symbols	SOIL/ROCK DESCRIPTION	Depth (m)	Groundwater	Depth (m)	Type	UNDRAINED SHEAR STRENGTH		SPT N Value	Others
										Peak (kPa)	Residual (kPa)		
			Ground Surface										
FILL			0.0		SILT with some organics; orange brown mottled brown. Stiff, moist, low plasticity.								
					Organic SILT; dark brown. Stiff, moist, low plasticity.								
HAMILTON ASH			1.0		SILT; dark orange brown. Very stiff, moist, low plasticity.		Not Encountered 21-07-2022			25	180		
					At 1.8 m becomes minor sand								
MATUA SUBGROUP		100	2.0		Sandy SILT; orange mottled light grey. Stiff to very stiff, wet, low plasticity. At 2.2 m becomes light brown					28	106		
					Silty CLAY; orange brown streaked light brown. Very stiff, moist, high plasticity. At 2.8 m becomes orange brown mottled reddish brown and light grey At 3.0 m becomes hard								
					SILT; light grey mottled reddish brown. Hard, moist, low plasticity					40	134		
										75	>200		
			4.0		End of Borehole at 4.2 m (Target Depth)								

**Remarks:**

# BOREHOLE LOG

## HA03

**Drill Method:** Hand Auger  
**Hole Dia:** 50 mm  
**Date Drilled:** 21-07-2022

**Drilled By:** MM  
**Logged By:** MM  
**Checked By:** MM

**PROJECT NO:** 220452  
**PROJECT:** 425 Omokoroa Road, Omokoroa

DRILLING			SUBSURFACE PROFILE				SAMPLES		UNDRAINED SHEAR STRENGTH		FIELD TESTS			
Geology	Method	% Recovery	Depth (m)	Symbols	SOIL/ROCK DESCRIPTION	Depth (m)	Groundwater	Depth (m)	Type	Peak (kPa)	Residual (kPa)	SPT N Value	Others	
FILL    YOUNGER ASH   *   HAMILTON ASH	HAND AUGER   100	100	0.0	[Cross-hatch]	Ground Surface Organic SILT; dark brown. Stiff, moist, low plasticity.		Not Encountered 21-07-2022							
			0.5	[Dotted]	SILT with minor sand; dark orange brown. Very stiff, moist, low plasticity; sand, fine.				12		75			
			1.0	[Dotted]	At 1.6 m becomes some medium sand				16		109			
			2.0	[Dotted]	At 2.0 m becomes stiff				22		159			
			2.5	[Dotted]	Sandy SILT; greyish brown. Firm, wet, low plasticity.				19		78			
3.0	[Horizontal lines]	Clayey SILT; orange brown. Very stiff to hard, moist, high plasticity.									218+			
4.0	[Horizontal lines]	At 3.9 m becomes stiff to very stiff										218+		
			4.2		End of Borehole at 4.2 m (Target Depth)									

**Remarks:** \*ROTOEHU ASH

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 13/09/2022

Submission Reference Number #14

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

**Address for service:**

4 Coppelia Avenue Omokoroa 3114

New Zealand

Email: petermusk7@gmail.com

**I wish to be heard:** No

**I am willing to present a joint case:** No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

### Point 14.1

**Section:** Other - Not Specified

**Sub-section:**

**Support/Oppose/Amend:** Support in part

**Submission**

Support making changes to enable more homes to be built faster, however the Residential Design Outcomes should **14.1**

be given greater weight for new developments.

Areas subject to hazards, such as liquefaction, coastal erosion, and land stability be excluded from the Medium Density Residential. **14.4**

**Relief sought**

Give greater weight to the Residential Design Outcomes, and exclude areas subject to hazards. **14.1 14.4**

---

**Point 14.2**

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.3.1 Permitted Activities

**Provision**

e.

Liquefaction Damage is Unlikely – Ōmokoroa

**Support/Oppose/Amend:** Oppose **14.2**

**Submission**

Buildings and structures should not be permitted where liquefaction damage is unlikely.

**Relief sought**

Do not permit buildings and structures where liquefaction damage is unlikely, require resource consent.

---

**Point 14.3**

**Section:** Other - Not Specified

**Sub-section:**

**Support/Oppose/Amend:** Oppose

**Submission** **14.3**

Oppose rule 14A.4.1(c) height in relation to boundary. Will create negative impacts on current property owners sunlight admission and views to features such as Te Awanui and the Kamaui Ranges.

**Relief sought**

Retain the current height in relation to boundary rules.

# Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters



## Form 5 Submission on publicly notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

To: Western Bay of Plenty District Council/div>

Date received: 16/09/2022

Submission Reference Number #15

This is a submission on a change proposed to the following plan (the **proposal**): Plan Change 92 Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

### Address for service:

Western Bay of Plenty District Council

1484 Cameron Road Greerton 3112

New Zealand

Email: natalie.rutland@westernbay.govt.nz

### Attachments:

Amendment to Omokoroa Structure Plan Infrastructure - Three Waters Infrastructure.jpg

Plan Change 92 - Revised Stormwater Pond Locations - September 2022.pdf

I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

## Submission points

Point 15.1

15.1

Section: Section 3 - Definitions

Sub-section: Definitions

**Support/Oppose/Amend:** Support in part

### **Submission**

An addendum document to the Section 32 Report provides an assessment and evaluation of existing and proposed qualifying matters in accordance with sections 77K and 77J of the RMA respectively. Existing qualifying matters such as significant ecological, landscape and heritage features and natural hazards will continue to be operative in the District Plan and make the MDRS less enabling of development. Proposed qualifying matters such as updated and new natural hazards would also make the MDRS less enabling of development. These won't have legal effect at notification but if confirmed when decisions are made will become operative.

A definition of qualifying matter is required so that when the Plan Change is operative plan users will know in which circumstances the MDRS are less enabling of development due to a qualifying matter. This is as provided for in Policy 2 (Schedule 3A of the RMA and within Section 14A of Proposed Plan Change 92). This policy reads "Apply the MDRS except in circumstances where a qualifying matter is relevant including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga".

### **Relief sought**

Add a new definition as follows:

"Qualifying matter" means one or more of the following:

- Ecological features listed in Appendix 1 (Schedule of Identified Significant Ecological Features) and identified on the District Plan Maps.
- Natural features and landscapes listed in Appendix 2 (Schedule of Identified Significant Ecological Features) and identified on the District Plan Maps.
- Cultural and built heritage features listed in Appendix 3 (Schedule of Identified Significant Historic Heritage Features) and identified on the District Plan Maps.
- Proposed Esplanade Reserves, Esplanade Strips and Access Strips identified in Appendix 4 (Schedule of Proposed Esplanade Reserves and Strips) and identified on the District Plan Maps.
- Designations listed in Appendix 5 – Schedule of Designations and identified on the District Plan Maps.
- Reserves identified on the District Plan Maps.
- Stability Areas – Landslip and General identified on the District Plan Maps.
- Floodable Areas identified on the District Plan Maps.
- Coastal Inundation Areas identified on the District Plan Maps.
- Coastal Erosion Areas – Primary Risk and Secondary Risk identified on the District Plan Maps.
- Land within 10m of a railway corridor or designation for railway purposes (for sites created by way of an application for subdivision consent approved after 1 January 2010).
- Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for new sites created from these which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa).

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## **Point 15.2**

**15.2**

**Section:** Section 8 - Natural Hazards

**Sub-section:** Introduction

**Support/Oppose/Amend:** Oppose

### **Submission**

The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as "Liquefaction Category is Undetermined" in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act to manage liquefaction risk through resource consents (for subdivision) and

building consents respectively.

## Relief sought

15.2

Amend the explanatory statement as follows:

This section imposes controls on subdivision and land use to manage natural hazard risk in accordance with Council's statutory responsibilities. In many cases, proposed activities can proceed in locations which are susceptible to natural hazards subject to appropriate mitigation measures. For example, relocatable *buildings* in coastal erosion areas, minimum floor levels in coastal inundation and floodable areas and specific foundation design in land instability ~~and liquefaction~~ areas.

It is important to note that the District Plan Maps do not identify all of the natural hazards that may affect land in the District. The District Plan Maps currently only identify coastal erosion, coastal inundation, flooding, ~~and~~ land instability ~~and liquefaction~~ because these are the natural hazards managed through this section's rules.

Council is in the process of completing susceptibility mapping and risk assessment for all natural hazards across the whole of the District to meet the requirements of the Regional Policy Statement. This work is taking into account at least a 100-year timeframe including the effects of climate change such as sea level rise and more extreme rainfall and will be used to update the District Plan in due course. In the meantime, all completed maps (~~including coastal erosion, coastal inundation, flooding, liquefaction and tsunami maps not shown in the District Plan~~) are publicly available on the Non District Plan Layers of this ePlan. This information should be used to fully understand what natural hazards are identified within an area.

### Liquefaction

Liquefaction can occur when some saturated soils (typically silts and sands) lose strength and stiffness (temporarily behaving as a liquid rather than a solid) in response to earthquake shaking. ~~The District Plan Maps do not currently show liquefaction. However, using the maps that are available to Council, liquefaction risk will be addressed using s106 of the RMA (for subdivision) and the Building Act 2004.~~

~~The District Plan Maps currently only identify liquefaction within Ōmokoroa and Te Puke. These maps generally show that "Liquefaction Damage is Possible" in lower lying areas, that "Liquefaction Damage is Unlikely" in Ōmokoroa's elevated areas and that the "Liquefaction Category is Undetermined" in Te Puke's elevated areas. "Liquefaction Damage is Possible" means a probability of more than 15 percent that liquefaction-induced ground damage will be minor to moderate in a 0.2% AEP (1-in-500-year) earthquake shaking event. "Liquefaction Damage is Unlikely" means a probability of more than 85 percent that liquefaction-induced ground damage will be none to minor in a 0.2% AEP (1-in-500-year) earthquake shaking event. The study took into account the effects of sea level rise in the lower lying areas. "Liquefaction Category is Undetermined" means there is not enough information to determine the appropriate category with the required level of confidence.~~

---

## Point 15.3

15.3

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.3.1 Permitted Activities

**Provision**

e.

Liquefaction Damage is Unlikely – Ōmokoroa

**Support/Oppose/Amend:** Oppose

### Submission

The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as "Liquefaction Category is Undetermined" in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act 2004 to manage liquefaction risk through resource consents (for subdivision) and building consents respectively.

## Relief sought

Delete Rule 8.3.1 (e) (permitted activity listing for liquefaction) as follows:

~~Liquefaction Damage is Unlikely – Ōmokoroa~~

~~(i) — Buildings/Structures~~

---

**Point 15.4****Section:** Section 8 - Natural Hazards**Sub-section:** 8.3.3 Restricted Discretionary Activities**Provision**

e.

Liquefaction Damage is Possible or Liquefaction Category is Undetermined - Ōmokoroa and Te Puke

**Support/Oppose/Amend:** Oppose**Submission**

The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as "Liquefaction Category is Undetermined" in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act 2004 to manage liquefaction risk through resource consents (for subdivision) and building consents respectively.

**Relief sought**

~~(i) Buildings (not within an Approved Building Site – Natural Hazards) for the following purpose~~

- ~~• Residential units~~
- ~~• Garages~~
- ~~• Sheds which require building consent~~
- ~~• Retirement villages~~
- ~~• Rest homes~~
- ~~• Accommodation facilities~~
- ~~• Education facilities~~
- ~~• Home enterprises~~
- ~~• Places of assembly~~
- ~~• Hospitals~~
- ~~• Activities listed in Section 19.3 – Commercial~~
- ~~• Activities listed in Section 21.3 – Industrial~~

~~(ii) Subdivision~~

~~(iii) Infrastructure which provides essential services to households or the wider community specifically water supply, wastewater, stormwater, roads, telecommunication, electricity generation, gas and liquid fuels.~~

**Point 15.5****Section:** Section 8 - Natural Hazards**Sub-section:** 8.5.1 Restricted Discretionary Activities**Provision**

8.5.1.5

Liquefaction Damage is Possible or Liquefaction Category is Undetermined - Ōmokoroa and Te Puke

**Support/Oppose/Amend:** Oppose**Submission**

The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of

Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as "Liquefaction Category is Undetermined" in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act 2004 to manage liquefaction risk through resource consents (for subdivision) and building consents respectively.

### Relief sought

Delete Rule 8.5.1.5 (matters of discretion for liquefaction) as follows:

#### ~~8.5.1.5 Liquefaction Damage is Possible – Ōmokoroa and Te Puke~~

- ~~(a) The extent to which the assessment has been carried out in accordance with the information requirements within 8.6.2.~~
- ~~(b) Whether the proposal achieves a low level of natural hazard risk for buildings, lifeline utilities and health and safety as required by the Regional Policy Statement.~~
- ~~(c) The identification of suitable building foundations, suitable building sites and appropriate development setbacks from waterways/waterbodies, sloping ground or free faces.~~
- ~~(d) The use of ground improvement techniques such as perimeter treatment and area wide densification (compaction).~~
- ~~(e) The extent to which lifeline infrastructure providing essential services to households or the wider community is avoided within areas known to be susceptible to possible liquefaction or lateral spread.~~
- ~~(f) The design of infrastructure to ensure it is readily repairable should liquefaction damage occur, including placing below ground infrastructure at relatively shallow depths.~~
- ~~(g) For pipe networks, the use of ductile materials (such as flexible couplings and polyethylene pipe) and pressurized systems (as opposed to gravity systems) to mitigate the effects of global and differential settlement.~~
- ~~(h) Detailing of utility connections with buildings to reduce damage and to facilitate the ease and speed of repair in the case of differential settlement of buildings relative to the surrounding ground.~~
- ~~(i) The timing, location, scale and nature of earthworks and how these may affect liquefaction risk.~~
- ~~(j) Any verifiable information which confirms that the property should be categorised as "Liquefaction Damage is Unlikely".~~

### Point 15.6

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.6.2 Liquefaction – Omokoroa and Te Puke

**Support/Oppose/Amend:** Oppose

### Submission

The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as "Liquefaction Category is Undetermined" in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act 2004 to manage liquefaction risk through resource consents (for subdivision) and building consents respectively.

### Relief sought

Delete Rule 8.6.2 (information requirements for liquefaction) as follows:

#### ~~8.6.2 Liquefaction – Ōmokoroa and Te Puke~~

- ~~(a) Liquefaction Assessment – Liquefaction Damage is Possible~~

~~A liquefaction assessment must be prepared by a Category 1 Geo-professional or by a Category 2 Geo-professional provided that the assessment is endorsed by a Category 1 Geo-professional.~~

**This assessment:**

- ~~• Must be carried out in accordance with the MfE and MBIE "Planning and Engineering Guidance for Potentially Liquefaction-Prone Land" (2017).~~
- ~~• Is likely to require deep geotechnical investigations such as cone penetration testing (CPT) or boreholes and could involve the identification of Rotoehu Ash horizon in the soil profile in relation to groundwater levels. However, the investigation requirements are ultimately to be determined by the Geo-professional.~~
- ~~• Must assess land stability and earthworks design for construction of buildings, roads and other infrastructure in accordance with best practice. Section 4.10 (DS10 Natural Hazards and Earthworks) of the Development Code is one means of compliance.~~
- ~~• Must identify suitable building foundations, suitable building sites and appropriate development setbacks from waterways/waterbodies, sloping ground or free faces.~~

~~The Category 1 Geo-Professional is to complete certificate 10b (geotechnical suitability of land for development) and 10c (geotechnical suitability of land for building).~~

**Point 15.7**

15.7

**Section:** Section 8 - Natural Hazards

**Sub-section:** 8.6.1 Stability - The Minden Lifestyle Structure Plan Area

**Support/Oppose/Amend:** Support in part

**Submission**

The removal of liquefaction maps and associated provisions would require consequential changes to the headings of 8.6 and 8.6.1.

**Relief sought**

Amend the headings of 8.6 and 8.6.1 as follows:

8.6 ~~Information Requirements~~ Stability Requirements – The Minden Lifestyle Structure Plan Area

8.6.1 ~~Stability – The Minden Lifestyle Zone Area~~

**Point 15.8**

15.8

**Section:** Section 11 - Financial Contributions

**Sub-section:** 11.5.4 One or two additional lots not for the purpose of the construction and use of residential units from sites of less than 1,400m<sup>2</sup> in the Omokoroa and Te Puke Medium Density Residential Zones

**Support/Oppose/Amend:** Support in part

**Submission**

For small infill subdivisions of 1-2 additional vacant lots, charging financial contributions based on one household equivalent per lot would mean that all lots pay the same financial contribution regardless of whether they were larger or smaller lots. It may also lead to these lots paying more financial contributions than lots in larger subdivisions where financial contributions are paid on a per hectare basis. It would therefore be fairer to charge these small infill subdivisions financial contributions on a per hectare basis. This requires rule 11.5.4 to be deleted.

**Relief sought**

Delete 11.5.4 as follows (and make consequential amendments to 11.5.5 as shown in next submission point):

~~One or two additional lots not for the purpose of the construction and use of residential units for sites of less than 1,400m<sup>2</sup> in the Omokoroa and Te Puke Medium Density Residential Zones~~

~~(a) Each additional lot shall be charged a financial contribution for ecological protection, recreation and leisure, transportation, water supply, wastewater and stormwater equal to one household equivalent.~~

**Section:** Section 11 - Financial Contributions

**Sub-section:** 11.5.5 All other subdivision and four or more residential units on a site in the Omokoroa and Te Puke Medium Density Residential Zones

**Support/Oppose/Amend:** Support in part

#### Submission

To allow small infill subdivisions of 1-2 additional vacant lots to be charged financial contributions on a per hectare basis, Rule 11.5.5 would need to apply to all subdivision. It would also need to be renumbered to 11.5.4.

#### Relief sought

Renumber Rule 11.5.5 to 11.5.4 and amend as follows:

All ~~other~~ subdivision and four or more residential units on a site in the Ōmokoroa and Te Puke Medium Density Residential Zones

---

#### Point 15.10

## 15.10

**Section:** Section 11 - Financial Contributions

**Sub-section:** 11.5.5 All other subdivision and four or more residential units on a site in the Omokoroa and Te Puke Medium Density Residential Zones

**Support/Oppose/Amend:** Support in part

#### Submission

Rule 11.5.5 requires only additional lots and additional residential units to pay financial contributions. This acknowledges that landowners would have already paid financial contributions to create the existing lot and therefore the first residential unit shall not need to pay financial contributions. However, by charging the financial contributions on a per hectare basis, this will require financial contributions to be paid for the whole of the site including where financial contributions had already been paid for an existing lot / first residential unit. This was not the intention.

#### Relief sought

Amend Rule 11.5.5 to clarify that a household equivalent will not be payable for the existing lot or the first residential unit. For example, in Te Puke, where financial contributions are charged based on 20 household equivalents per hectare, a development of one hectare should only be charged 19 household equivalents and a development of two hectares should only be charged 39 household equivalents etc.

---

#### Point 15.11

## 15.11

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.1 Density Standards

**Provision**

e.

where the written approval of the owner(s) of the immediately adjoining property to a specified lesser distance is obtained.

**Support/Oppose/Amend:** Support in part

#### Submission

The exemption from meeting yards where written approval of the owners of the immediately adjoining property should only apply with respect to side and rear yards. It should not apply to the front (road) boundary. This is a drafting error and needs correcting.

#### Relief sought

Amend Rule 14A.4.1 (d) (ii) (e) as follows:

This standard does not apply to:

[side and rear yards](#) where the written approval of the owner(s) of the immediately adjoining property to a specified lesser distance is obtained.

---

## Point 15.12

15.12

**Section:** Section 14A - Omokoroa and Te Puke Medium Density Residential

**Sub-section:** 14A.4.2 Other standards

**Support/Oppose/Amend:** Support in part

### Submission

Section 14A cross references back to other sections of the District Plan to alert readers of other provisions which are also applicable. Section 12 – Subdivision and Development is cross referenced from the “subdivision standards” in 14A.4.3 but should also be cross referenced from the “other standards” in 14A.4.2 because Section 12 is also applicable to land use.

### Relief sought

Add new Rule 14A.4.2 (z) as follows:

[\(z\) Subdivision and Development – See Section 12](#)

---

## Point 15.13

15.13

**Section:** Appendix 7 - Section 4: Omokoroa Structure Plan

**Sub-section:** 4.3 Omokoroa Structure Plan - Three Waters Infrastructure

**Support/Oppose/Amend:** Support in part

### Submission

Indicative locations of planned stormwater ponds / wetlands are shown over houses and other planned infrastructure such as roads. These need to be redrawn to better represent where they are likely to be constructed.

### Relief sought

Amend the proposed map in Appendix 7 entitled “Omokoroa Structure Plan – Three Waters Infrastructure” to show the revised locations of the stormwater ponds / wetlands. See attached map

Another map (aerial) entitled “Plan Change 92 - Revised Stormwater Pond Locations - September 2022” is attached only for the purpose of showing the difference between the proposed locations (at notification) and revised locations (through this submission).

This will also require consequential changes to be made to the District Plan Maps.

---

## Point 15.14

15.14

**Section:** Planning Maps

**Sub-section:**

**Support/Oppose/Amend:** Support in part

### Submission

The proposed flood maps for Te Puke require a further desktop review to ensure their accuracy (for example connecting flowpaths that may currently show as a series of puddles or to remove any other flooding which is shown in error). The maps also require site-specific reviews in response to queries from landowners about the accuracy of the maps for their particular properties.

## Relief sought

That the proposed flood maps for Te Puke be amended as a result of the further desktop review and site-specific reviews.

---

### Point 15.15

15.15

**Section:** Planning Maps

**Sub-section:**

**Support/Oppose/Amend:** Oppose

### Submission

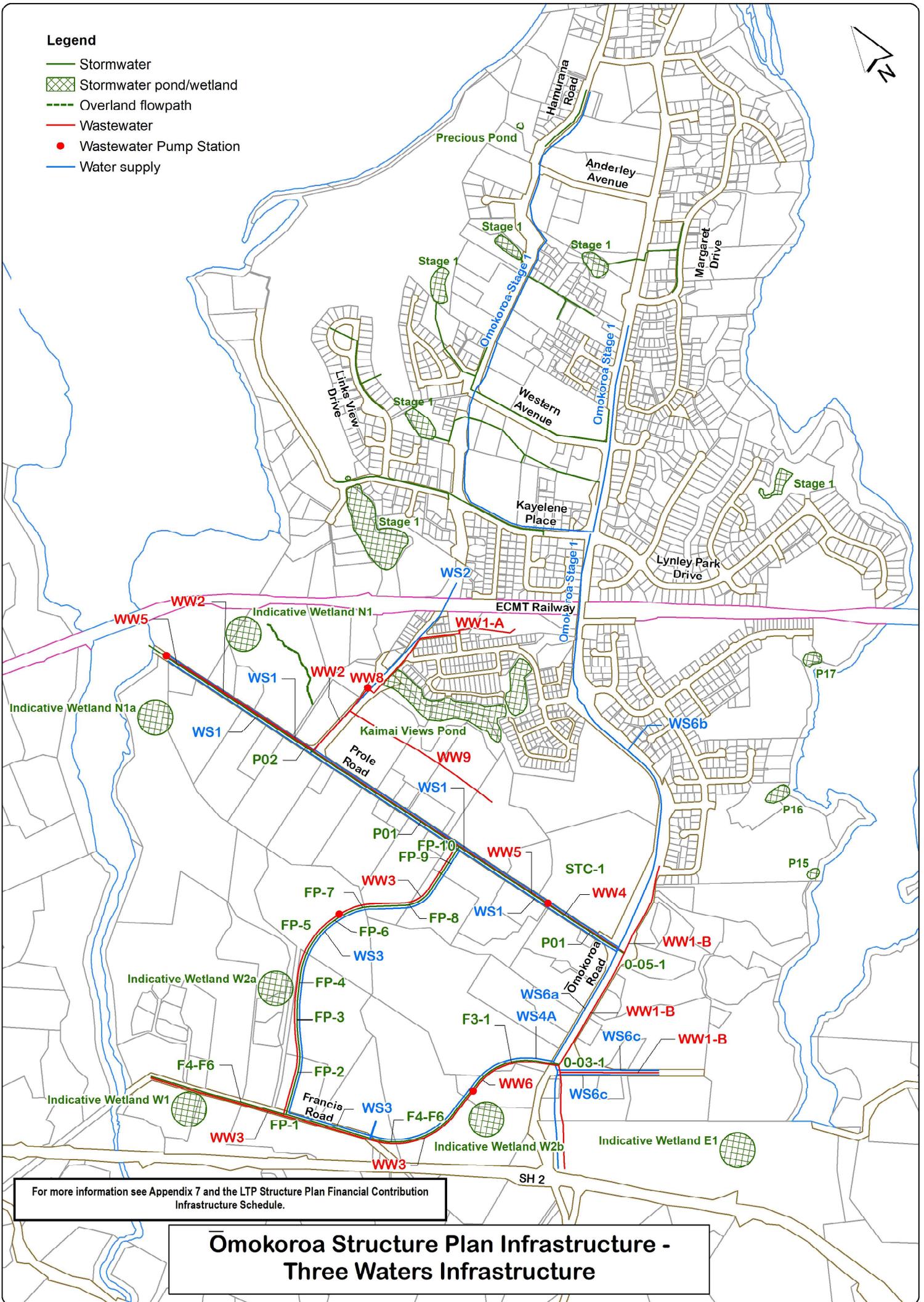
The proposed liquefaction maps are based on a Level B (calibrated desktop) level of assessment for Ōmokoroa Stage 3. However, for the remainder of Ōmokoroa and for Te Puke they are based on a Level A (basic desktop) level of assessment at a region-wide scale. As a result, there are significant areas of land shown as “Liquefaction Category is Undetermined” in the remainder of Ōmokoroa and in Te Puke. The proposed liquefaction maps (all classifications) and associated provisions should be removed from the District Plan for Ōmokoroa and Te Puke to allow Council to investigate options for improving the level of accuracy of these maps for a possible future Plan Change. In the meantime, Council will continue to hold these maps outside of the District Plan and use Section 106 of the RMA and the Building Act 2004 to manage liquefaction risk through resource consents (for subdivision) and building consents respectively.

## Relief sought

Delete the proposed liquefaction maps (all classifications) from the District Plan Maps. This includes “Liquefaction Damage is Possible”, “Liquefaction Category is Undermined” and “Liquefaction Damage is Unlikely”.

**Legend**

-  Stormwater
-  Stormwater pond/wetland
-  Overland flowpath
-  Wastewater
-  Wastewater Pump Station
-  Water supply



For more information see Appendix 7 and the LTP Structure Plan Financial Contribution Infrastructure Schedule.

# Omokoroa Structure Plan Infrastructure - Three Waters Infrastructure

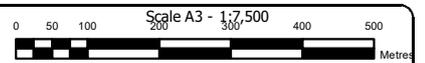


### Legend

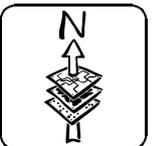
-  Stormwater Pond - Revised location
-  Stormwater Pond - Proposed location

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.  
 Location of services is indicative only. Council accepts no liability for any error.  
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: [gis@westernbay.govt.nz](mailto:gis@westernbay.govt.nz)  
 Date: 16/09/2022  
 Operator: mlb  
 Map: E:\Shape\DistrictPlan\PC92\Plan Change 92 - Revised Stormwater Pond Locations.mxd



## PLAN CHANGE 92 REVISED STORMWATER POND LOCATIONS SEPTEMBER 2022



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**From:** Penny Hicks <penny.hicks@outlook.com>  
**Sent:** Friday, 16 September 2022 3:38 pm  
**To:** District Plan  
**Subject:** Plan change 92 submission attached  
**Attachments:** Plan Change 92 submission Penny Hicks.pdf

Hello,

Please find attached my plan change 92 submission.

Regards,  
Penny Hicks

16<sup>th</sup> September 2022

Penny Hicks  
4 Francis Road  
Omokoroa  
RD2  
Tauranga 3172

Mobile: 021 424 739

Email: [penny.hicks@outlook.com](mailto:penny.hicks@outlook.com)

**RE: SUBMISSION ON PLAN CHANGE 92**

Summary of points:

- Medium Density Residential zoning
- Francis Road Industrial zone adjacent to Medium Density Residential zone
- Timing of plan change and impact on rates
- Notification of plan change
- Natural Open Space
- Maximum building height in Medium Density Residential zone

Yes, I wish to be heard at a hearing in support of my submission.

I agree to be grouped with others if any submission points overlap.

I gain no advantage in trade competition through my submission.

**1. Medium Density Residential zoning:**

**16.1**

Proposed zone on property at 4 Francis Road, Omokoroa which includes two built heritage sites, listed as numbers 56 and 57 per Appendix 3 of the Western Bay of Plenty District Plan and protected by the rules in Section 7 (Historic Heritage) is at odds with Section 14A.2.2 Policies, Point 2 which states; "Apply the MDRS except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage etc.)"

Per the current structure plan there is a \*5 reference on the Francis Family homestead and noted in the key as Reserve/Historic house/Remembrance garden.

Appendix 10 - Omokoroa Gully Reserves Concept Plan (Boffa Miskell - July 2021) refers to a pocket park on the site of the Francis family homestead.

The protection of the homestead and the top of the hill with 360 degree views has been discussed with council over a number of years.

**Outcome:**

Further discussion with council to clarify zoning and the future use of this site.

**2. Francis Road Industrial zone adjacent to Medium Density Residential zone:**

16.2

Poor planning practice. Concerns about amenity, traffic, noise, pollution and safety.

**Outcome:**

Relocate industrial zone elsewhere or mitigate impacts per suggestions below.

In Appendix 10 Boffa Miskell's Concept Plan Design Structure (page 11) included a green buffer on the residential side of Francis Road to mitigate industrial land interface with adjacent residential areas and suggested a 'linear park' arrangement with recreation opportunities such as walking or cycling or a strong green belt.

To further separate the zones and reduce heavy traffic on Francis Road adjacent to housing, improve safety, congestion and noise pollution, a single point of entry should be sited at the beginning of the industrial zone from the Omokoroa Rd end. The industrial zone would be a contained destination area avoiding multiple access points along Francis Road. The industrial area should be screened by fencing and planting bordering its length of Francis Road.

**3. Timing of plan change and impact on rates:**

16.3

It is unlikely the Francis Road area of Stage 3, Omokoroa will develop until the Francis Road extension through to Omokoroa Road is completed by Waka Kotahi. Feedback from Waka Kotahi is this will not happen within the next ten years. As the temporary roundabout at Omokoroa intersection has now been given the go ahead, it's likely the need for the interchange and re-routing of Francis Road may end up being delayed even further. I question the need to change our zoning from Future Urban to Medium Density, Industrial etc. at this point.

There are a number of highly productive kiwifruit (conventional and organic) and avocado orchards on very productive soils in this area, producing food, employment opportunities and contributing to GDP.

What will be the impact on rates given the land use hasn't changed, but land values will significantly increase?

**Outcome:**

Delay zoning changes in the Francis Road area of Stage 3 or look at rate relief or a specific rate?

**4. Notification of plan change:**

16.4

In the past residents of Stage 3 Omokoroa have received flyers or letters from council with invitations to open days for presentations, discussions and seeking feedback around structure plan changes, SmartGrowth and Omokoroa planning. Affected residents in Stage 3 have been invited along to meet with council before the general public to get updates on structure plans that affect their properties.

We didn't receive any notification of Plan Change 92 from the council, hence a lot of residents have only found about the zoning changes recently by word of mouth.

Council advise they notified Plan Change 92 by public notice which is their legal requirement and by media releases. In this day and age how many people look at public notices? Media releases focused on the Medium Density Residential changes to the existing urban area of Omokoroa.

16.4

Even the headlines on WBOPDC's Your District Update emailed on 18<sup>th</sup> August advising of the new MDRS rules state they apply to the existing residential areas across Omokoroa and Te Puke. There was no mention of zoning changes for Stage 3 or Plan Change 92.

Given the great level of communication previously provided over a number of years, a flyer or letter explaining the changes, the process and timeframes should have been sent out.

**Outcome:**

The council extends the deadline for submissions or accepts new submissions in the October round.

**5. Natural Open Space:**

16.5

Per Appendix 6 - Omokoroa Structure Plan Urban Design Cultural Overlay, the preservation and protection of the gully systems and the Waipapa River corridor are important to Pirirakau being the remnants of culturally significant sites.

Some of the gullies in Stage 3 towards SH2 are not included in the Natural Open Space zone. They had been included in prior structure plans. This may be due to uncertainty over the exact location of Waka Kotahi's interchange for Takitimu North Link Stage 2 and the Francis Road extension to Omokoroa Road, or they are intended to be filled in to create more developable land.

**Outcome:**

Once these routes are finalised the remaining gullies in this area should get included in the natural open space zone and provide a link from Francis Road extension into the gully walkways.

**6. Maximum building height in Omokoroa Medium Density Residential zone:**

16.6

There has been minimal consultation with regard to the 20 metre maximum building height in the Omokoroa 3C Medium Density Residential zone.

This is out of character for a rural satellite town and is likely to cause issues of shading and privacy.

**Outcome:**

Reduce 20 metre building height in Omokoroa 3C Medium Density Residential zone.

*Perry Hicks*

*[Signature]*