



**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 4**

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Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters – **Copy of Submissions**

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From: Jamie and Jac Robinson Field <jamieandjac@gmail.com>
Sent: Thursday, 15 September 2022 2:43 pm
To: District Plan
Subject: Flood plan submission: 12 Queen Palms Road, Te Puke
Attachments: WBDC submission letter.docx; Excerpt pages from 41 Queen St Geotechnical Report.docx

Kia ora,

Please find attached a submission letter regarding our property at 12 Queen Palms Road, Te Puke, and the impacts of the revised flooding plans for Te Puke.

I have been in contact with Tony Clow, and have raised this issue with him previously, but wished to make a submission through this formal channel to ensure that it is logged in the system.

I look forward to a response to my submission.

Sincere thanks,
Jacqueline Field

186a Ballintoy Park Drive

Welcome Bay

Tauranga 3175

Thursday 15 September 2022

Revised flooding plans: Te Puke

To whom this may concern,

43.1

My name is Jacqueline Field. My partner Jamie Robinson and I own a residential property, currently under construction at 12 Queen Palms Road, Te Puke. (Our property is Lot 13 in the 41 Queen Street development.)

According to the new flood maps, 12 Queen Palms Road appears to be at risk of inundation under the modelling that has been used to determine the extent of a 100-year flood event. From my reading of the maps, it appears that there is little change to the flood model for the Queen Palms development between previous maps and the newly revised map.

Prior to our purchase of the house and land package in December 2021, the developer of our subdivision, Mr. Paul Oldham, provided Western Bay District Council with a geotechnical report containing sufficient evidence of flood mitigation to obtain resource consent for a residential development.

The geotechnical report was produced by CMW Geosciences, report number

TGA2018-0244AD.Rev.3. The council has this report on file.

During the course of our house build, we received notification that our property was potentially going to be subject to Section 73. This alarmed us as we were under the impression that all required flooding mitigations had taken place in order to obtain resource consent. Further investigation and discussion with the WBDC resulted in our receiving an email from Mr. Nigel Mogford, citing the aforementioned geotechnical report, which outlined that the flooding risk **had** been mitigated, and the imposition of Section 73 was unnecessary.

Based on this report and our experience with the Section 73 situation, it came as a surprise to discover that the flood mitigation and changed storm water arrangements of the 41 Queen Street development appear not to have been reflected in the new flooding maps.

I hereby request that the flooding situation for 12 Queen Palms Road, Te Puke, also potentially listed in WBDC documentation as Lot 13, 41 Queen St, Te Puke, be reconsidered in light of the flooding mitigations and stormwater re-direction that have occurred as part of the land development process.

I am unable to attach the full geotechnical report due to the size of the file, but I have attached an excerpt showing the file cover page, with its identifying details, and two pages of drawings showing land contours and stormwater arrangements.

I am unsure of what further information I can provide at this time, but please do not hesitate to contact me if I can be of any service to this process.

Sincere thanks,



Jacqueline Field

BMus, LTCL, DipTchg, CertTEAL, MProfStuds, DipEdit



10 September 2021

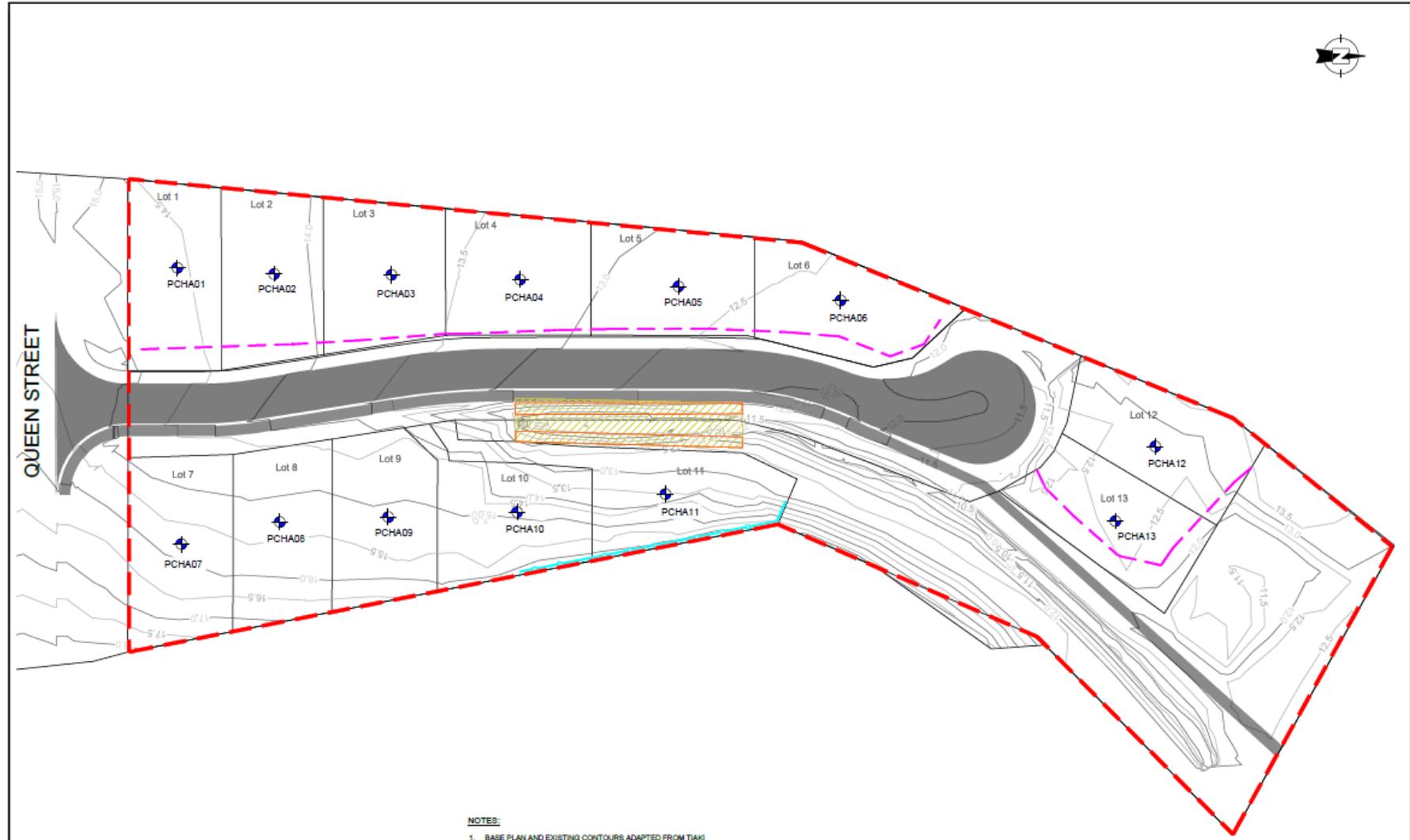
RESIDENTIAL SUBDIVISION

41 QUEEN STREET, TE PUKE

GEOTECHNICAL COMPLETION REPORT

Queen Palms Limited

TGA2018-0244AD Rev.3



LEGEND:

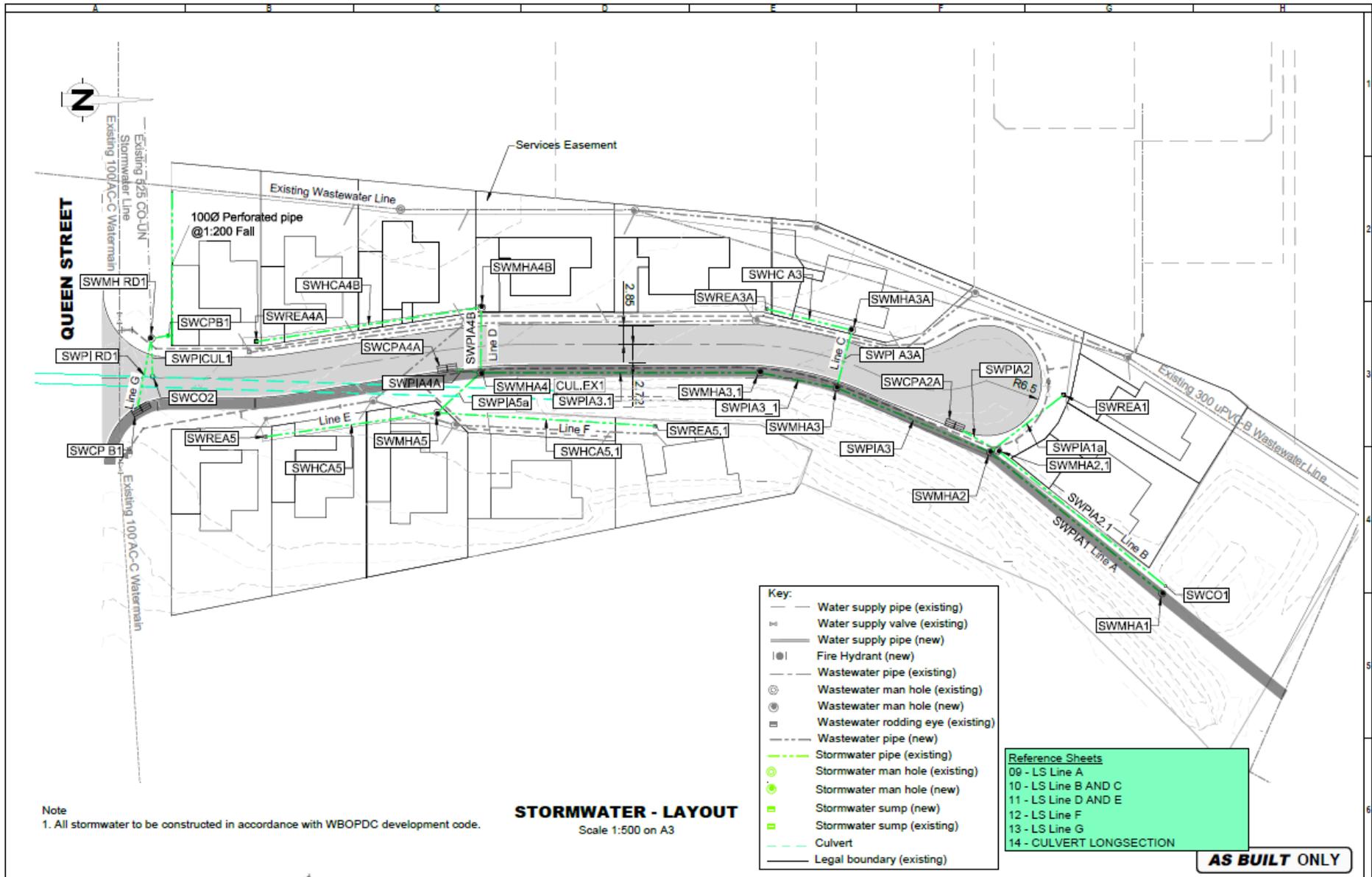
- - - SITE BOUNDARY
- + POST CONSTRUCTION HAND AUGER BOREHOLE
- AS-BUILT CONTOURS
- - - BUILDING RESTRICTION LINE
- GABION WALL
- GABION WALL GROUND IMPROVEMENT AREA
- PROPOSED TIMBER WALL

NOTES:

1. BASE PLAN AND EXISTING CONTOURS ADAPTED FROM TIAKI ENGINEERING CONSULTANTS LIMITED DRAWING TITLED "PROPOSED OF SUBDIVISION LOT 8/DPS 14002, 41 QUEEN STREET, TE PUKE, EXISTING CONTOURS JOB No 13646, SHEET 2, REV 01 DATED FEBRUARY 2018
2. PRELOAD CONTOUR DATA PROVIDED BY LATITUDE SURVEYING LTD IN TERMS OF MOTURIKI DATUM.
3. AS-BUILT CONTOURS ARE SHOWN AT 0.25m INTERVALS AND ARE IN TERMS OF MOTURIKI DATUM.
4. TEST LOCATIONS ARE APPROXIMATE ONLY.



CLIENT:	QUEEN PALMS LIMITED	DRAWN:	GS	PROJECT No:	TGA2018-0244
PROJECT:	41 QUEEN STREET TE PUKE	CHECKED:	-	DRAWING:	03
TITLE:	AS-BUILT CONTOUR PLAN	REVISION:	0	SCALE:	1:500
		DATE:	02/06/2020	SHEET:	A3



Note
1. All stormwater to be constructed in accordance with WBOPDC development code.

STORMWATER - LAYOUT
Scale 1:500 on A3

- Key:**
- Water supply pipe (existing)
 - Water supply valve (existing)
 - Water supply pipe (new)
 - ⦿ Fire Hydrant (new)
 - Wastewater pipe (existing)
 - ⊙ Wastewater man hole (existing)
 - ⊙ Wastewater man hole (new)
 - ⊞ Wastewater rodding eye (existing)
 - Wastewater pipe (new)
 - Stormwater pipe (existing)
 - ⊙ Stormwater man hole (existing)
 - ⊙ Stormwater man hole (new)
 - Stormwater sump (new)
 - Stormwater sump (existing)
 - - - Culvert
 - Legal boundary (existing)

- Reference Sheets**
- 00 - LS Line A
 - 10 - LS Line B AND C
 - 11 - LS Line D AND E
 - 12 - LS Line F
 - 13 - LS Line G
 - 14 - CULVERT LONGSECTION

AS BUILT ONLY

Surveyed:	Latitude	4	ASBUILT FINAL	DVR	<i>[Signature]</i>	NOV 2020
Designed:	LAM	3	AS BUILT AMENDMENTS	DVR	<i>[Signature]</i>	Sept 2020
Drawn:	LAM	2	AS BUILT	DVR	<i>[Signature]</i>	April 2020
Reviewed:	PK	Rev	Revision Details	Appd	Signature	Date

tiaki
ENGINEERING CONSULTANTS

Tiaki Engineering Consultants Ltd
115 The Strand, Tauranga
PO Box 13030 Tauranga 3141
Phone: 07 577 1399
Web: www.tecl.co.nz

Client:
Queen Palms Limited

Project Title:
**QUEEN PALMS ROAD
SUBDIVISION**

Sheet Title:
STORMWATER - LAYOUT

Job #:
13646

Scale (A3 Original):
1:500

Client Drawing #:
08

Sheet # / Rev No:
08 / 4

From: Ken & Raewyn Keyte <keyte@xtra.co.nz>
Sent: Saturday, 3 September 2022 10:24 am
To: District Plan
Subject: Submission on updated flooding maps for 8A Cannell Farm Drive Te Puke

44.1

To whom it may concern,

We are emailing this submission in response to the updated District Plan flood maps for Te Puke. We have checked the flood zone shown for our property 8A Cannell Farm Drive, Te Puke. The updated map shows two floodable zones on our property. However, 8A Cannell Farm Drive is part of a subdevelopment that has been elevated approximately 1.5m above Cannell Farm Drive. All of our section is at the same elevation with a solid retaining wall around the property. In my opinion the flood zone map needs to be altered to follow the boundary line of our section and therefore follow the 1.5m retaining wall of our property. The other small flood zone shown on our property should also be removed as the right-of-way road on which all the 8 Cannell Farm Drive properties are located slopes to Cannell Farm road and is well drained with storm water drains. We do not understand how either sections of flood zone that are indicated on our property can be regarded as floodable. Can you please explain this to us, if we are missing something critical to how flood zones are determined? Otherwise, we submit that the flood zone affecting 8A Cannell Farm Drive be altered as per our submission.

Yours sincerely

Ken & Raewyn Keyte (owners of 8A Cannell Farm Drive)

From: Ian Yule <ian@pri.co.nz>
Sent: Thursday, 15 September 2022 10:35 pm
To: District Plan
Subject: Submission on District Plan
Attachments: Submission on District Plan Ian Yule.docx

Hello,

Please find attached my submission on the district plan. I would be most grateful if you could acknowledge receipt of this email and submission.

Many Thanks.

Ian Yule.
0226461193

From: Ian Yule <ian@pri.co.nz>
Sent: Monday, 19 September 2022 7:28 am
To: District Plan
Subject: Further information

Categories: Acknowledgment sent

Hello, On Thursday evening I emailed a submission to you regarding the proposed development around Omokoroa, I highlighted the problems associated with the loss of our best agricultural and horticultural land. I see that the government has announced a new policy which recognises this problem and try to taker action to try and reduce further loss of highly productive land. Although Pukekohe has been highlighted in the media, this council proposal will consume approximately one third of class 2 and 3 land in the district. I am hopeful that the council will take on full consideration of this policy intent from the government. I trust that this will be an additional but important part of their deliberations.

Ian Yule.

Prof. Ian Yule | Research Director



E: ian@pri.co.nz

P: +64 7 571 0226

M: +64 226 461 193

W: planttechresearch.com

PlantTech Research Institute Limited

South British House, 4th Floor, 35 Grey Street, Tauranga 3110, New Zealand

Western Bay of Plenty

Submission: District Plan

Name: Ian Yule

Address: 70A Francis Road, Whakamarama, 3172, WBOP

Contact: 0226461193

Email: ian@pri.co.nz

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

I could not gain advantage in trade competition through my submission

I believe the proposal has very little merit and is actually counter to various government policy statements and transport policy signals. The suggestion that it is a Smart Growth initiative is in fact completely spurious. The proposal will lead to the destruction of a significant proportion of the highest quality land in the catchment area, as well as the destruction of a distinctive rural environment.

45.1 45.2

The council have done a very poor job in bringing this proposal forward. It should be rejected and further development should be considered in consultation with other areas such as Katikati, Te Puna and Tauranga. This proposal will have a very significant negative impact on the local environment for comparatively little benefit to the whole region.

Submission main points of concern:

Significant loss of Class 2 and 3 land.

Transport

Smart Growth strategy adopted but not followed.

Industrial zoning on Francis Road.

Medium Density housing

Significant loss of Class 2 and 3 land.

New Zealand has a national problem in losing high quality productive land to urban development. This land is irreplaceable, once lost it cannot be recovered. It is estimated that New Zealand is losing a significant area per annum, but it is not being protected because it is being picked off in small parcels. Individual decisions are being made which disregard the bigger picture. In this proposal significant areas of class 2 and 3 (the very best) land will be lost for ever.

45.1 45.2

On examining the Bay of Plenty Regional Council Report on Te Puna/Waipapa Sub-Catchment Action Plan 2012, it is clear that at least one third of all class 2 and 3 land in the catchment area will be lost because of this single development. (figure on LUC classification page 3 of the report), this is very significant to the district.

The total area of urban land in New Zealand increased by 15 per cent from 1996 to 2018. The area of highly productive land unavailable for agriculture (because it had a house on it) increased by 54 per cent for 2002 -19. Urban land use has increased by 31 per cent on land that was potentially available

for agriculture during this period. The area of residential land outside city boundaries also more than doubled in this time. (Our Land 2021, Published by the Ministry of the Environment, Stats NZ).

45.1 45.2

This type of development also leads to further fragmentation of agricultural land and further pressure is applied to smaller enclaves of agricultural land use, meaning that further urban development is more likely.

It seems the argument is being made about further employ without the counter argument being put, i.e that there are existing sustainable jobs and considerable income being generated by the area of orchards that will be lost. These will be displaced as a result of this proposal.

Transport

I feel the council is being grossly irresponsible in its actions. At the road show they did in 2021, they seemed to be putting the argument that the government is not going to improve the road (State Highway 2) and therefor what "we" have to do is add more houses in order to ramp up the pressure on the government. The government has already stated its position, why would the council want to put the safety and well being of local inhabitants at risk by deliberately making traffic problems worse?

State Highway 2 is already a problem, due to its position, any facility located in the designated industrial zoned area, which is dependent on road logistics could be unattractive. Traffic is often subject to delay due to congestion.

As the cost of transport is likely to increase then the desirability of a non-central location is diminished. This goes for commercial traffic as well as commuters.

I do not believe the local council can create enough employment to compete with large regional employment hotspots such as Tauranga. Their proposals will lead to increased traffic on State Highway 2, rather than the stated aim of creating sufficient local employment. There is no evidence of a coherent plan to achieve this.

Smart Growth Strategy philosophy being promoted but not followed.

The rationale of the Smart Growth Strategy is talked about as if it is a justification for the proposal but this plan actually goes directly against that philosophy. For example, the Smart Growth Strategy is precisely about stopping urban sprawl, it is about creating efficient land use and transport patterns in urban areas. It is about trying to create attractive life work spaces with amenities like the creation green spaces and natural tones to residential areas. It also looks to provide pedestrian access to amenities and promote viable public transport options.

Smart Growth developments are a place where multi-modal transport is available. It is likely that in this development there will still be a very high level of dependency on cars for transport.

The proposal will have a significant negative impact on existing residents and facilities such as beaches, walks, car park etc.

Industrial zoning on Francis Road.

The industrial site is next to proposed medium density residential areas and if successful will bring heavy industrial traffic to residential streets.

Traffic noise next to the road was put forward by the council as a justification for having the area as industrial rather than residential or leaving it with existing houses. Yet we are happily building

45.1

houses next to other parts of State highway 2, near Papamoa for example. Again, it seems a rather weak argument.

45.1

The site also has the potential for additional pollutants, dust, noise and additional heavy traffic, yet is being planned right next to a medium density residential area and the negative impacts on existing residents seems to be being ignored.

The proposal will have a significant impact on a rural road and an obvious deterioration in this area of prime horticultural land.

Due to the transport issues mentioned above, I do not believe this will be an attractive site for an industrial facility.

Medium Density housing

45.2

The proposed medium density housing development will have a negative impact on existing residents through increase traffic and congestion, noise, as well as a major loss of habitat for the extensive bird life of the area.

There is a very wide variety of bird life surrounding Francis Road. Falcon, harriers, spoonbills, Australian Bittern and Kaka. Australian Bittern are a nationally critical species, spoonbills, nationally uncommon. The orchards and extensive natural vegetation around the orchards are a natural habitat and hunting ground for many species of birds and it is connected to the Waipapa river estuary.

The proposal will mean the destruction of many mature trees with considerable amenity value.

The proposed area is also crossed with small highly eroded streamlets, which act as natural wildlife corridors. These will also be put under more pressure, changes in drainage and hydrology leading to further loss of habitat and amenity as well as increasing the risk of further erosion.

Alternative solutions.

45.1 45.2

If you use the criteria that you should not use class 2 and 3 land to build on, and you are going to respect the prediction of rising sea levels and not build on land likely to be flooded in the next 30 years then there is limited space for further development in the district and wider region, that is acknowledged. But this development will simply lead to too much destruction for minimal regional benefit.

The local council need to demonstrate some leadership in engaging with the government in terms of working with them to reduce the transportation problems of the region. Playing a game of brinkmanship with them seems counter-productive and only likely to lead to further antagonism.

The BOP Regional Council need to look to work with others to overcome the issues of rising demand for housing. If they truly believe in the concept of Smart Growth then they need to look to develop smaller, local to industry and employment, compact communities close to existing urban areas. Councils should look to use infill on smaller sites around the district including Te Puna and into Tauranga itself.

If further larger scale developments were to be considered then it seems likely that the area to the East of Tauranga, off the toll road between the junction of Domain, to the east of the Old Pacific highway coast towards Te Puke would seem to offer a more regionally significant opportunity.

Adding to the industrial area near Te Puke would provide scale and easier transport to main arterial routes. Adding further development in this area toward Papamoa could offer a much larger area of continuous development. Some earth moving would be required but it could provide a much more continuous block of urban development and offer scale where public transport and facilities could be viable. **45.1 45.2**

I am not city planner, but I do feel that a much more thoughtful approach to development and transport considerations is required.

From: Tracey Miller
Sent: Friday, 9 September 2022 3:28 pm
To: Natalie Rutland
Subject: FW: Submission on Plan Change 92 (Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters) on behalf of Summerset Group Holdings Limited

Attachments: WBOPDC Summerset submission on housing intensification variations.pdf

From: Customer Service <info@westernbay.govt.nz>
Sent: Friday, 9 September 2022 12:23 pm
To: Tracey Miller <Tracey.Miller@westernbay.govt.nz>
Subject: FW: Submission on Plan Change 92 (Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters) on behalf of Summerset Group Holdings Limited

From: Stephanie Muller <Stephanie.Muller@summerset.co.nz>
Sent: Friday, 9 September 2022 11:35 am
To: Customer Service <info@westernbay.govt.nz>
Subject: Submission on Plan Change 92 (Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters) on behalf of Summerset Group Holdings Limited

Good morning,

Please see attached submission on behalf of Summerset Group Holdings Limited.

Kind regards,

Stephanie Muller
Senior Legal Counsel
Summerset Group Holdings Limited
Mob 027 215 6552
Office 04 894 7320 Fax 04 894 7319
Web www.summerset.co.nz
Email Stephanie.Muller@summerset.co.nz
Level 1, The Imperial
Office 79 Lichfield St, Christchurch CBD
Christchurch 8011



Toitū carbonzero^{cert}™ certified business

This is a confidential and privileged communication. If sent to you in error please notify me and delete.



Summerset Group Holdings Limited
Level 27, Majestic Centre, 100 Willis St, Wellington
PO Box 5187, Wellington 6140
Phone: 04 894 7320 | **Fax:** 04 894 7319
Website: www.summerset.co.nz

9 September 2022

To: Western Bay of Plenty District Council
By email: info@westernbay.govt.nz

46.1

Dear Sir/Madam

Submission on Plan Change 92 (Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters) on behalf of Summerset Group Holdings Limited

Summerset is one of New Zealand's leading and fastest growing retirement village operators, with more than 6,600 residents living in our village communities. We offer a range of independent living options and care, meaning that as our residents' needs change, we have support and options within the village. Summerset has 35 villages which are either completed or in development, spanning from Whangārei to Dunedin. We employ over 1,800 staff members across our various sites.

Summerset welcomes the opportunity to provide feedback to the Council on its housing intensification plan change to respond to the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

Summerset wishes to express its support for the submission of the Retirement Villages Association of New Zealand in its entirety. Summerset requests the Council engages constructively with the Retirement Villages Association in relation to Council's housing intensification plan change.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "O. Boyd".

Oliver Boyd
National Development Manager

From: Shae Crossan <shae.crossan@stratum.nz>
Sent: Wednesday, 7 September 2022 10:07 am
To: District Plan
Cc: John Dillon
Subject: The North Twelve Limited Partnership - Subdivision on District Plan Change 92
Attachments: The North Twelve Limited Partnership - Submission on WBOPDC Plan Change 92.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

On behalf of The North Twelve Limited Partnership, please see attached a submission in respect of the District Plan Change 92.

We look forward to your acknowledgement and confirmation of receipt.

Thanks & Regards,

Stratum **SHAE CROSSAN** BA, MRRP, MNZPI
CONSULTANTS **Director** | Planner
M 027 217 3345

Rydal House, 29 Grey Street, PO Box 13651, Tauranga 3141 **P** 07 571 4500 **WWW.STRATUM.NZ**

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641776-M-P-C500

Western Bay of Plenty District Council
Private Bag 12083
Tauranga Mail Centre
Tauranga 3143

Attention: District Plan Manager

Dear Sir/Madam,

The North Twelve Limited Partnership

Submission on Western Bay of Plenty District Plan – Plan Change 92

On behalf of the North Twelve Limited Partnership (N12LP), please find attached a submission on several matters of Proposed District Plan Change 92.

N12LP currently own the residentially zoned properties at 83 Dunlop Road, 81 Dunlop Road and 69 Whitehead Avenue. N12LP has, or is in the process of, obtain resource consent for between 370 – 400 dwellings on the above properties. Titles for the first 45 allotments at 83 Dunlop Road are pending issue.

N12LP are generally supportive of PC92 and its intention to provide for increased residential density which has been a key driver for its current developments.

N12LP generally supports the provisions of Chapter 14A subject to the amendments requested in its submission.

N12LP do have significant concerns over the proposed changes to Section 11.5.5 of the District Plan in relation to Financial Contributions.

Subsequent submission points are also included on Chapter 8 (Liquefaction), Chapter 12 (subdivision) and the proposed changes the Te Puke Structure Plan.

N12LP wish to speak to their submission at the relevant hearing and are also willing to meet and discuss any matters raised in its submission prior to the hearings.

If you require any further information or wish to discuss the above, please contact the writer on 07 571 4500 or via email at shae.crossan@stratum.nz.

Yours Faithfully,

STRATUM CONSULTANTS LTD

A handwritten signature in black ink, appearing to read 'Shae Crossan', with a long horizontal flourish extending to the right.

Shae Crossan

Planner

Director

Provision	Support or Oppose	Decision Sought	Reasons
8.3.1(e) – Natural Hazards – Permitted Activities	Oppose 8.3.1(e) as notified	Amend 8.3.1(e) as notified to provide for dwellings as a permitted activity within an undetermined liquefaction area subject to the provision of a geotechnical assessment report of geotechnical completion report addressing liquefaction at the time of building consent or subdivision	To render any activity within a liquefaction area that is undetermined a Restricted Discretionary Activity is unnecessary, and a geotechnical assessment report or geotechnical completion report addresses liquefaction and is submitted with a building consent or resource consent application. To create an RDA activity for this which subsequently becomes a qualifying matter where a sites liquefaction risk is undetermined is unnecessary and can adequately be addressed through the

			provision of a geotechnical assessment.
8.5.1.5 – Natural Hazards – Matters of Discretion - Liquefaction Damage is Possible or Liquefaction Category is Undetermined	Oppose 8.5.1.5 as notified	Delete 8.5.1.5 as notified	The assessment criteria are not required if a geotechnical report is provided that addresses liquefaction
8.6.2 – Natural Hazards – Information Requirements- Liquefaction Damage is Possible or Liquefaction Category is Undetermined	Support information requirement provisions as notified	Approve information requirements as notified and link to permitted activity provision	The information requirements are suitable to address liquefaction risk and should be linked to permitted activity provisions
11.5.5 – Financial Contributions – All other subdivisions and four or more residential units on a site in the Omokoroa and Te Puke Medium Density Residential Zones	Oppose entirety of 11.5.5 as notified	Delete entirety of 11.5.5 as notified and retain or improve existing District Plan provisions to allow for special assessment of Financial Contributions	The proposed provisions do not provide for special assessment of Financial Contributions on a site-by-site basis and are inequitable between infill and greenfield development based on a 20 unit per hectare basis. Developable area for greenfield development should also exclude all internal public roading to be vested and any

47.2

47.3

47.4

			reserve land to be vested in addition to land that is unsuitable for development due to geotechnical constraints or other natural hazard risks
12 – Subdivision & Development – 12.4.5 - Stormwater	Oppose changes to 12.4.5 as notified subject to further clarification on matters 12.4.5.17 being clarified	Delete changes to 12.4.5 as notified subject to further clarification on matters 12.4.5.17 being clarified	Matters in 12.4.5.17 are unclear and further clarity is sought on design figures used in 12.4.5.17(a) and reference to the Te Puke Stormwater Management Plan in 12.4.5.17(b), (d) and (e).
12 – Subdivision & Development – 12.4.14 – Te Puke Structure Plan	Support changes to 12.4.14 as notified subject N12LP's concerns on stormwater and structure plan submissions being adequately addressed	Approve changes to 12.4.14 as notified subject N12LP's concerns on stormwater and structure plan submissions being adequately addressed	The matter are generally appropriate subject N12LP's concerns on stormwater and structure plan submissions being adequately addressed
8. Te Puke Structure Plan	Oppose changes to the Te Puke Structure Plan as notified subject to further clarification	Delete changes to the Te Puke Structure Plan as notified subject to further clarification	N12LP seeks for the clarity on the changes to the structure plan including the removal of specific areas in the cost schedules for wastewater. Structure plan roading and

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			<p>wastewater has also been completed for the property at 83 Dunlop Road. Structure plan water supply is now included for 83 Dunlop Road which has already been completed and no reimbursement made. N12LP generally supports the inclusion of structure plan roading, wastewater and water supply at 69 Whitehead Avenue subject to appropriate costs being allowed for in the relevant budgets. N12LP supports the removal of structure plan stormwater pond 8 on its property located at 81 Dunlop Road but consider that its southern pond should be included in the Structure Plan.</p>
<p>Map – Te Puke Medium Density Residential – Area Specific Overlay (Page 3 Chapter 14A)</p>	<p>Support Map as Notified</p>	<p>Approve Map as notified</p>	<p>Map encompasses existing residential zoned land that is</p>

47.11

47.12

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			capable of proving for medium density housing	
14A.2.1 Objectives Objectives 1, 2, 3, 4, 6 & 7	Support Objectives 14A.2.1 1, 2, 3, 4, 6 & 7 as notified	Approve Objectives 14A.2.1 1, 2, 3, 4, 6 & 7 as notified	The objectives directly provide for Medium Density Housing as per the MDRS standards	47.13 47.14 47.18 47.15 47.19 47.16 47.17
14A.2.2 Policies Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	Support Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 as notified	Approve Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 as notified	The referenced policies directly provide for Medium Density Housing as per the MDRS standards	47.20 47.25 47.21 47.26 47.22 47.27 47.23 47.28 47.24 47.29
14A.2.2 Policies Policy 13	Oppose Policy 13 as notified	Amend Policy 13 as notified as utilising existing landform to limit the need for earthworks and retaining walls is not always possible	Most greenfield residential developments require substantial modifications to landform to enable residential development and create suitable building platforms, road, and stormwater corridors and flowpaths. It is acknowledged that with development some landform needs to be retained generally in accordance with existing characteristics to manage overland stormwater flows	47.30 47.31 47.32

			however land modification including cut/fill earthworks balances is important economically to limit the requirements to import suitable engineered fill material
14A.2.2 Policies Policy 14	Oppose Policy 14 as notified	Amend Policy 14 as notified and utilise alternative wording	The policy as proposed is inflexible and implies that there is limited provision for impervious areas to be exceeded unless onsite mitigation is provided. The policy does not allow for other engineering solutions or for minor exceedances
14A.3.1 Permitted Activities	Support 14A.3.1 as notified	Approve 14A.3.1 as notified	The permitted activity list includes activities that are appropriate to a medium density residential zone
14A.3.2 Controlled Activities	Support 14A.3.2 as notified	Approve 14A.3.2 as notified	The controlled activity list includes activities that are appropriate to a medium density residential zone and

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			provides for complying subdivision
14A.3.3 Restricted Discretionary Activities	Support 14A.3.3 as notified	Approve 14A.3.3 as notified	The restricted discretionary activity list includes activities that are appropriate to a medium density residential zone and provides for an adequate activity status for non-compliance with permitted MDRS standards
14A.3.4 Discretionary Activities	Support 14A.3.4 as notified subject to clarification on 14A.3.4(i)	Approve 14A.3.4 as notified subject to appropriate clarification on 14A.3.4(i)	The discretionary activity list includes activities that are generally appropriate to be considered as Discretionary Activities however it is unclear what the intention 14A.3.4(i) relating to subdivision seeks to achieve
14A.3.5 Non-Complying Activities	Oppose 14A.3.5 as notified	Remove 14A.3.4 as notified	A discretionary activity status is adequate to cater for subdivision not meeting the required yield standards and will give Council the full

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			discretion to approve or decline a consent application
14A.4.1(a) - Density	Support provision for Three Dwellings as a permitted activity as notified	Approve provision for Three Dwellings as a permitted activity as notified	Allowing for three dwellings per site as a permitted activity enables greater opportunity for multiple dwellings per site
14A.4.1(b) – Building Height 11m	Support 14A.4.1(b) as notified	Approve 14A.4.1(b) as notified	Increased height limit will readily provide for three level dwellings and allow for increased housing density on sites
14A.4.1(c) – Building height in Relation to Boundary 4m and 60°	Support 14A.4.1(c) as notified	Approve 14A.4.1(c) as notified	Increased HIRB limit will readily provide for three level dwellings and allow for increased housing density on sites
14A.4.1(d) Setbacks	Support 14A.4.1(d) as notified	Approve 14A.4.1(d) as notified	More permissive setbacks will allow for increased housing density on sites
14A.4.1(e) – Site Coverage Site Coverage -50%	Support 14A.4.1(e) as notified	Approve 14A.4.1(e) as notified	50% site coverage is greater than currently permitted in Te Puke Residential area and will provide for increased density

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14A.4.1(f) – Outdoor Living Space for Independent Dwelling Units at Ground Level & Above Ground Level	Support 14A.4.1(f) as notified	Approve 14A.4.1(f) as notified	The provisions ensure that each dwelling unit will have access to an outdoor living and amenity space
14A.4.1(g) – Outlook Space	Support 14A.4.1(g) as notified	Approve 14A.4.1(g) as notified	The provisions ensure that rooms in dwellings have adequate outlook and sunlight access
14A.4.1(h) – Windows to street	Support 14A.4.1(h) as notified	Approve 14A.4.1(hg) as notified	The provisions ensure visibility and passive surveillance over street frontages and ensures a dwelling retains a front of house street façade
14A.4.1(i) – Landscaped Area	Support 14A.4.1(i) as notified	Approve 14A.4.1(i) as notified	The provisions ensure each property will have sufficient green space to assist with residential amenity for more intense residential development
14A.4.2(a) – Residential Development Yield	Support 14A.4.2(a) as notified subject to further clarification	Approve 14A.4.2(a) as notified subject to further clarification	A minimum of 20 dwellings per hectare will ensure residential intensification, however not all land can achieve this density

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			due to various factors such as, but not limited to ground conditions and natural hazards. Accordingly, provision should be included for lower densities as a permitted activities where it can be determined that land is not suitable to achieve the minimum density.
14A.4.2(b) – Residential Unit Typology	Oppose 14A.4.2(b) as notified	Delete 14A.4.2(b) as notified	Requiring specific unit typology for greater than six dwellings’ does not allow a response to market demand to be provided and/or provide for the specific characteristics of a site or area
14A.4.2(d) – Impervious Surfaces	Support 14A.4.2(d) as notified in relation to 70% provision but oppose 50% provision in the Te Puke Stormwater Management Area	Approve 14A.4.2(d) as notified in relation to 70% provision and remove 50% provision in the Te Puke Stormwater Management Area	The MDRS standards has removed all impervious surface requirements from the approved version, however 50% impervious surface is overly restrictive and will not provide for intensified residential development. The 50%

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			impervious area will not provide for any additional impermeable surface over and above the 50% site coverage permitted.
14A.4.2(f) – Streetscape	Support 14A.4.2(f) as notified	Approve 14A.4.2(f) as notified	Provision will limit garage door dominance on the streetscape
14A.4.2(g) – Earthworks	Oppose 14A.4.2(g) as notified	Amend 14A.4.2(f) as notified to make these provisions only applicable to infill or individual site development.	The provisions should only apply to infill or individual site development. Greenfield residential development should be excluded from the provision as bulk earthworks for Greenfield development are covered by BOPRC consenting requirements
14A.4.2(h) – Height of Fencing & Retaining Walls	Support 14A.4.2(h) as notified	Approve 14A.4.2(h) as notified	The proposed fencing and retaining wall heights (including safety fences) are appropriate as permitted activities.
14A.3.3(a) – Controlled Activity Subdivision for the use of residential units	Support 14A.3.3(a) as notified	Approve 14A.3.3(a) as notified	The subdivision standards are appropriate as a controlled activity

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14A.3.3(b) – Controlled Activity Subdivision for sites less than 1400m ² to create one or two units not for the purpose of the construction and use of residential units	Support 14A.3.3(b) as notified with amendment to shape factor	Approve 14A.3.3(b) as notified with amendment to shape factor to 8m x 15m	Current requirement of 10 x 15m does not provide flexibility for smaller dwelling typologies and increased density
14A.3.3(c) – Discretionary Activity Subdivision to create one or two units not for the purpose of the construction and use of residential units	Oppose 14A.3.3(c) as notified	Delete 14A.3.3(c) as notified	We understand that this relates to large subdivision where dwelling typologies are not proposed. Provided the relevant shape factor and density is met this should remain as a controlled activity.
14A.5 – Notification Requirements	Support 14A.3.3(c) as notified	Approve 14A.3.3(c) as notified	The relevant notification provisions are supported to ensure certainty for developers
14A.6.1 – Matters of Control – Subdivision for the purpose of constructing residential units	Support 14A.6.1 as notified subject to clarification of Financial Contributions per North 12 LP's submission on Chapter 11 (Clause (i)).	Approve 14A.6.1 as notified subject to clarification of Financial Contributions per North 12 LP's submission on Chapter 11 (Clause (i)).	The relevant controlled activity criteria are generally appropriate however many provisions will not be relevant to infill development or development not within a structure plan area. North 12

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			LP's support of Clause (i). is subject to satisfactory outcomes of its submission on Chapter 11 FINCOs
14A.7.1 – Restricted Discretionary Activities – Four or More Residential Units on a Site	Generally, support 14A.7.1 as notified subject to satisfactory outcomes on N12LP's submissions on Residential Unit Yield, Residential Unit Typology, impervious surfaces, and earthworks	Approve 14A.7.1 as notified subject to satisfactory outcomes on N12LP's submissions on Residential Unit Yield, Residential Unit Typology, impervious surfaces, and earthworks	The relevant RDA criteria are generally appropriate however are subject to satisfactory outcomes on N12LP's submissions on Residential Unit Yield, Residential Unit Typology, impervious surfaces, and earthworks
14A.7.2 – Restricted Discretionary Activities – Non-Compliance with Building Structure or Height	Support 14A.7.2 as notified	Approve 14A.7.2 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings exceeding height limits
14A.7.3 – Restricted Discretionary Activities – Non-Compliance with HIRB	Support 14A.7.3 as notified	Approve 14A.7.3 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings exceeding HIRB
14A.7.4 – Restricted Discretionary Activities – Non-Compliance with Setbacks	Support 14A.7.4 as notified	Approve 14A.7.4 as notified	The relevant RDA criteria are generally appropriate for

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			assessment of buildings exceeding permitted setbacks
14A.7.5 – Restricted Discretionary Activities – Non-Compliance with Building Coverage	Support 14A.7.5 as notified with removal of clause (d).	Approve 14A.7.5 as notified with removal of clause (d)	The relevant RDA criteria are generally appropriate for assessment of buildings exceeding building coverage, however whether the building should be multi-level per clause (d) is not a decision for Council to make or exercise control over as that is the applicant's choice and consideration
14A.7.6 – Restricted Discretionary Activities – Non-Compliance with Outdoor Living Space	Support 14A.7.6 as notified	Approve 14A.7.6 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings not complying with outdoor living space
14A.7.7 – Restricted Discretionary Activities – Non-Compliance with Outlook Space	Support 14A.7.7 as notified	Approve 14A.7.7 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings not complying with outlook space
14A.7.8 – Restricted Discretionary Activities – Non-	Support 14A.7.8 as notified	Approve 14A.7.8 as notified	The relevant RDA criteria are generally appropriate for

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Compliance with Windows to street			assessment of buildings not complying with windows to street
14A.7.9 – Restricted Discretionary Activities – Non-Compliance with Landscaped Area	Support 14A.7.9 as notified	Approve 14A.7.9 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings not complying with landscaped areas
14A.7.10 – Restricted Discretionary Activities – Non-Compliance with Residential Unit Yield	Support 14A.7.10 as notified	Approve 14A.7.10 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings not complying with relevant yield requirements
14A.7.11 – Restricted Discretionary Activities – Non-Compliance with Residential Unit Typology	Oppose 14A.7.11 as notified	Delete 14A.7.11 as notified	N12LP opposes the introduction of Residential Unit Typology and seeks that this be deleted.
14A.7.13 – Restricted Discretionary Activities – Non-Compliance with Impervious Surfaces	Support 14A.7.13 as notified subject to impermeable surfaces being increased to 70% of areas within the Te Puke Stormwater Management Area	Approve 14A.7.13 as notified subject to impermeable surfaces being increased to 70% of areas within the Te Puke Stormwater Management Area	N12LP generally supports the relevant RDA criteria 14A.7.13 as notified subject to impermeable surfaces being increased to 70% of areas within the Te Puke Stormwater Management Area

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14A.7.15 – Restricted Discretionary Activities – Non-Compliance with Streetscape	Support 14A.7.15 as notified	Approve 14A.7.15 as notified	The relevant RDA criteria are generally appropriate for assessment of buildings not complying with streetscape requirements
14A.7.16 – Restricted Discretionary Activities – Non-Compliance with Earthworks	Generally, support 14A.7.15 as notified, subject to the exclusion of greenfield development from these provisions	Approve 14A.7.15 as notified subject to the exclusion of greenfield development from these provisions	The proposed provisions are generally appropriate for infill and individual site development but are already covered by BOPRC earthworks consent requirements for greenfield development
14A.7.17 –Discretionary Activities and Non-Complying Activities - General	Generally, support 14A.7.17 as notified	Approve 14A.7.17 as notified	The proposed provisions are generally appropriate for discretionary and non-complying activities

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From: Warren Dohnt <warren@jip.co.nz>
Sent: Sunday, 18 September 2022 9:45 am
To: District Plan
Subject: District Plan - Plan change 92 - Submissions x3

Good morning,

I wish to make three submission on the updated flooding maps – plan change 92. Unfortunately I have had computer troubles and have been unable to get the required data from my computer in order to make the submission before 4pm on the 16th September. I trust these submissions can still be accepted. If you can please confirm with me that they have been received.

Submission 1: 198 Jellicoe Street, Te Puke (Sec 1 SO501922)

48.1

The site at 198 Jellicoe St has two small proposed flood areas on the Western boundary. These two areas encroach into the building platform. This building, when constructed, was raised by over a metre to the Reserve esplanade to the West. The entire esplanade slopes towards the Ohineangaanga Stream running adjacent, away from the two identified areas in the plan change. These two small pockets are equal to or higher than the rest of the esplanade and then slope down to the Stream, and the building is then higher again by over a metre. I believe these two pockets have been incorrectly identified as they are higher than the neighbouring area, and the building platform sits one metre higher again.

I wish for these two pockets to be removed from the plan change 92.

Submission 2: 200-208 Jellicoe Street, Te Puke (Lot 5 DP 436535)

48.2

This site at 200-208 Jellicoe St has four small proposed flooding areas. Based on topographical measures the site sits at between 13-14m, with the adjacent Ohinerangaanga Stream sitting at sub 10m. We have extensive stormwater in place on this site with two separate discharges. The discharge pipe outfalls into the Ohineangaanga Stream are at approximately 11.0m. This is circa 2-3m of fall and as a result will create a significant head of pressure that requires an extremely large area to be underwater to prevent discharge from the site and specifically the proposed flood zones for this site.

The areas adjacent to 200-208 Jellicoe St, Te Puke would need to be in flood before our site will flood and this would include a significantly larger area than has been proposed by the updated flood plan. It would be physically impossible for these areas on this lot to flood before very large areas of the surrounding Te Puke area.

In addition, the areas identified as floodable in the proposed plan change, show areas within in an existing building which sits higher that the yard. This floor level is also the same across the entire building shown on this site which have not been included in the floodable area.

I wish that these areas identified on 200-208 Jellicoe St be removed as they would not flood/could not flood due to a number of identified factors.

Submission 3: 576 Jellicoe St, Te Puke (Lot 1 DP73408)

48.3

The proposed flood plan change area at the Eastern end of 576 Jellicoe St, Te Puke, when observed onsite, run along higher ground than the actual stormwater drain at the Eastern end of the site. The Stormwater drain which runs approximately 2 metres lower than the proposed plan change sits outside of the proposed flood zones, which must be a mistake. In addition to this, the two adjacent sites to 576 Jellicoe St (North and South), are both well over a metre lower than the entire site of 576 and the proposed flood area on our site, but only part of these sites are showing in the proposed flood zone. I would suggest that the modelling done has incorrectly overlayed the proposed plan change to the rear of 576 Jellicoe St as this areas sits high than the neighbouring sites and the stormwater drain which isn't in the flood zone.

Should these three changes not be accepted from my comments above, I require a site visit by the relevant Council staff to meet my consultant and to review the identified areas as part of my plan change 92 submission.

Regards,

Warren Dohnt
021 393339

From: S Prior <pstephenprior@gmail.com>
Sent: Friday, 16 September 2022 12:41 pm
To: District Plan
Subject: Update to district flood maps - 10 Lenihan Drive, Te Puke
Attachments: 10 Lenihan Drive, Te Puke, OLFP Assessment_15.09.20.pdf

I refer to your letter dated 28 August 2022 about changes to the flood maps for Te Puke. We own 10 Lenihan Drive (Lot 1 DP563983) and our new subdivision which is 8 Lenihan Drive (Lot 2 DP563983). **49.1**

We wish to appeal against the proposed changes shown on the map which show most of which is now Lot 2 as being flooded. As part of the subdivision process with Western Bay Council (which was approved in July last year) we obtained a report from a civil engineer hydrologist (see attached) which showed that only a minimal area of Lot 2 could be affected by flooding.

The hydrologist who carried out the report is going to look at your proposed changes and may give us additional comments, and so we'd like additional time.

In summary, we disagree with the proposed changes for our property based on the attached report.

Please acknowledge this appeal.

Thanks

Paul and Julie Prior

15th September 2020

Julie Prior
10 Lenihan Drive
Te Puke

Dear Julie,

As requested I visited your property at 10 Lenhan Drive, Te Puke on the 4th July 2020 to assess the overland flow path that crosses the rear of the site. During my assessment I inspected the property and associated upstream catchment to allow calculation of the 1% AEP peak stormwater flows through the site. I understand this information is required to support your subdivision application to Western Bay of Plenty District Council and will be used to confirm that a 15m wide easement for the overland flow path through the rear of the site will have sufficient capacity to pass the 100yr storm event from the upstream catchment.

I have reviewed the Council GIS information available for this site and also the Opus report "Te Puke Stormwater Modelling - Stage 7 Modelling Report" dated May 2015. I note that the Opus modelling determined some shallow surface flow (less than 100mm) for the 50yr ARI, 24hr duration nested storm (shown in pink in Figure 1.0). This is within the site next to 10 Lenihan Drive, at the intersection of Boucher Ave and Lenihan Drive.



Figure 1.0 Flood Maps from Opus Modelling (50yr ARI, 24hr)

I have also reviewed the information from the topographic survey that Te Puke Surveying carried out at the site. The following pages describe the wider catchment, the site and proposed activity and summarises our findings with respect to the OLFP and predicted flow heights.



Existing and future use of the site

There is an existing dwelling at the front of the site (Lot 1) - the front of the site sits near level with the road. The site falls towards the north-west and the proposal is to add a future dwelling to the rear of the site (by creating a new Lot - Lot 2).

Lot 1 takes up approximately a third of the section - the middle of the section (Lot 2) slopes at approximately 20% towards the rear of the site - with the bottom third of the section sitting relatively flat.

The rear of the section falls slightly towards the north-east at approximately 2.2% from RL 42.50 (southern boundary) to 42.07m (northern boundary) (Moturiki Vertical Datum 1953).



Photo 1: Existing dwelling in Lot 1 from the road looking south



Photo 2: Middle of the site (Lot 2) looking north-west towards the rear of the site



Photo 3: Looking north across the rear of the site in the direction of the OLFP

Likelihood and effects of flooding on the site

The low point of the wider catchment is within the adjacent site at the intersection of Boucher Ave and Lenihan Drive (see Photo 4). The point of observation of this study was upstream of this low point within the rear of 10 Lenihan Drive. Runoff passes through 10 Lenihan Drive to the low point from a 5.44ha catchment area to the south.

The catchment area is residential and includes a School sports park. The catchment is bounded by a large overland flow path to the south-east, and by Boucher Ave to the north-west and Mcbeth Drive to the south.



Photo 4: Wider catchment low point - intersection of Boucher Ave and Lenihan Drive



Attached calculations for the upstream catchment area of 10 Lenihan Drive establish an estimate for the Q100 (RCP4.5) of 0.97m³/s.

Cross sections through the site at 10 Lenihan Drive have allowed some overland flow capacity calculations to be carried out using Manning's equation (see attached).

The calculations indicate that with the current land use, and ground contours there is sufficient capacity within the rear of the site to allow upstream catchment 1% AEP flow to pass through the section. The extent of the existing estimated 1% AEP overland flowpath is shown on the attached drawing. The RL of the estimated OLFP water level is 42.75m across the southern boundary reducing to 42.30m at the northern boundary as the OLFP exits the site (Moturiki Vertical Datum 1953).

Filling in the overland flowpath

The proposal is to fill a 35m² area 200mm deep within Lot 2 to contain all upstream runoff within a 15m proposed easement area. The attached plan shows the easement and the required fill RL's along the extent of the easement to contain the OLFP within the easement.

The attached calculations show that with the proposed filling there is a slight decrease in the wetted perimeter and cross-sectional area of the OLFP. However there is still sufficient capacity available within the 15m wide easement area (with filling as proposed) to pass the upstream Q100 flow with the same estimated top level as per the existing contours. Filling with the 35m² area contains the runoff, channelising the flowpath, and as such the reduction in capacity is negligible (particularly given the sensitivity of the available information - which is considered sufficiently conservative and fit for purpose).

Potential risk to life, health and safety, and property during a flood event

The current configuration allows upstream overland flow to pass via 10 Lenihan Drive to the vacant site at the intersection of Boucher Ave and Lenihan Drive in large storm events. The extents are shown on the attached drawing.

Therefore the proposed filling of this area needs to be managed to ensure runoff can continue to pass through through the site from the upstream catchment. The finished 15m wide easement with filling as proposed will be sufficient to pass large storm events through the site, and should be appropriately grassed on completion of the works. Erosion and sediment control measures should be maintained during filling operations.

At all times the OLFP area should be kept clear of obstructions, measures should be in place to ensure no risk to life or property during a large storm event - i.e. measures should include the removal and safe storage of any outside equipment if a storm is forecast etc.

Does the proposed development create a new or exacerbate an existing natural hazard both on or off the site?

Any new dwelling in Lot 2 will increase impervious surface in the catchment, however as the discharge will be directed to the OLFP, and in the context of the larger upstream catchment, this is considered of minimal impact.



ABOVE WATER

Options to avoid or mitigate the adverse effects of flood hazards and reduce risk to the proposed development to an acceptable level

Based on the reasoning described in this letter, the existing OLFP through the rear of this site will be filled slightly to channelise upstream runoff within a 15m wide easement, the OLFP should be maintained and kept clear of obstructions. Any new dwelling at Lot 2, 10 Lenihan Drive should be set back from the OLFP shown with FFLs set 500mm above the predicted OLFP level for the 1% AEP (i.e 43.25m, Moturiki Vertical Datum 1953).

Yours sincerely,

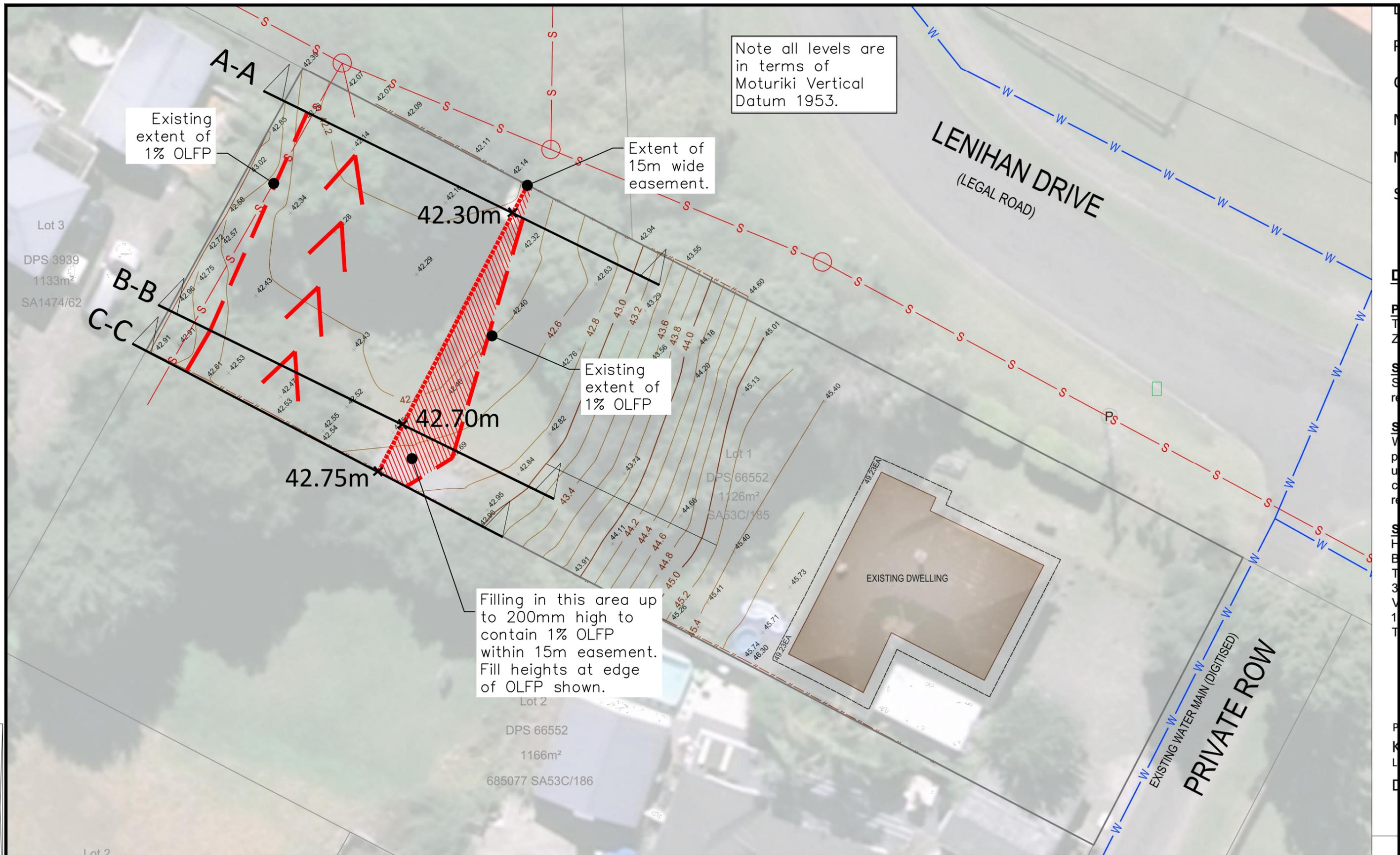
Josy Cooper, Principal Engineer, Above Water
BE, CPEng, CMEngNZ

Attachments:

Upstream Catchment Plan

Rational Method and Mannings Calculations

Topo of Site/Scheme Plan



Note all levels are in terms of Moturiki Vertical Datum 1953.

Existing extent of 1% OLFP

Extent of 15m wide easement.

Existing extent of 1% OLFP

Filling in this area up to 200mm high to contain 1% OLFP within 15m easement. Fill heights at edge of OLFP shown.

PLAN

ISSUE	DATE	AMENDMENT	BY	APPD.	BY	DATE
3	09-20	REFERENCE TO VERTICAL DATUM ADDED	JCC	-	JC	07-20
2	07-20	FILL AREA ADDED	JCC	-	JC	07-20
1	07-20	OVERLAND FLOWPATH ASSESSMENT	JCC	-	JC	07-20

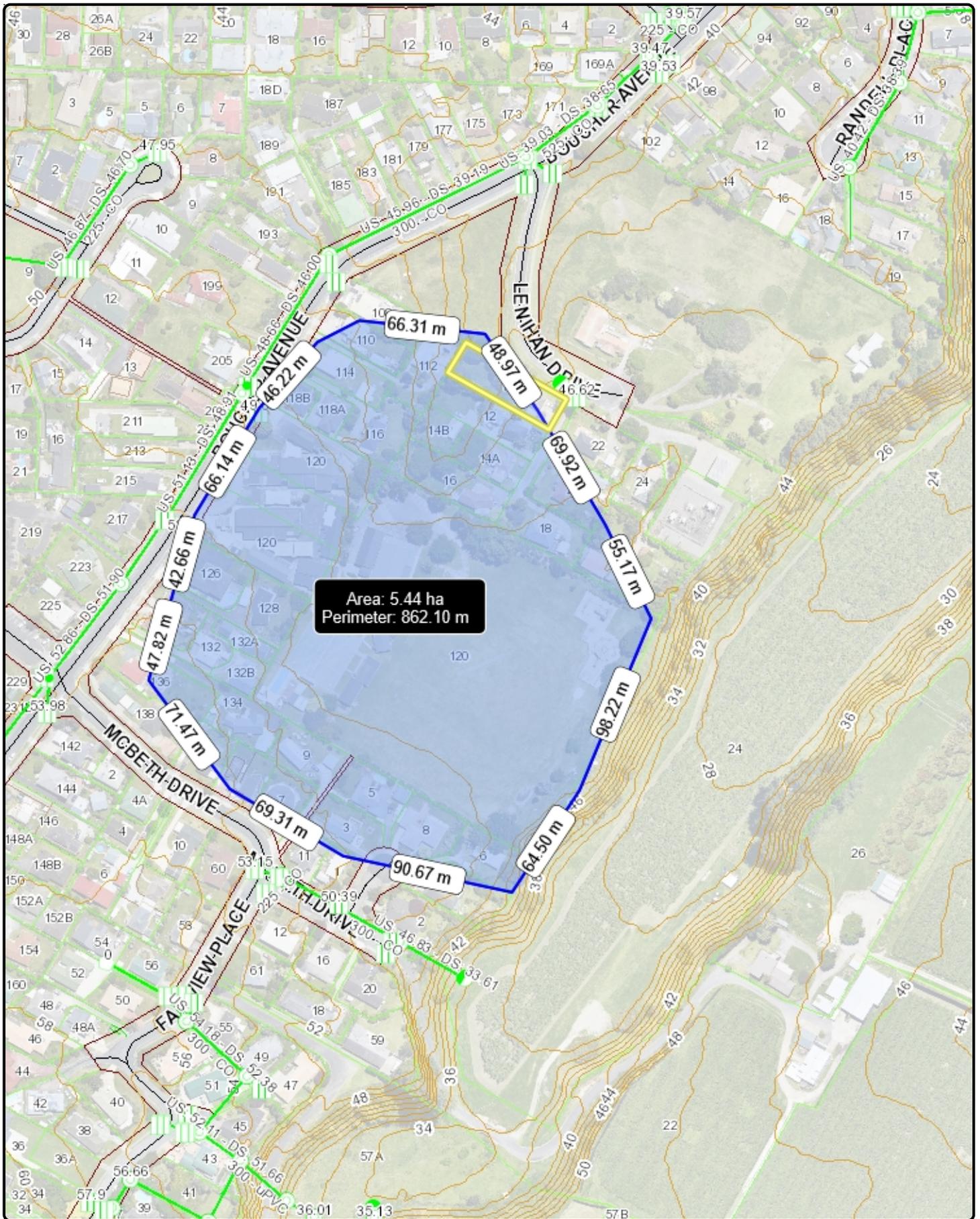


ABOVE WATER
 COPYRIGHT - This drawing, and the design concept, remain the exclusive property of Above Water and may not be used without approval. Copyright reserved.

10 LENIHAN DRIVE, TE PUKE
 STORMWATER - OVERLAND FLOW PATH

SHEET 1 OF 1

CAD FILE AW_10_LENIHAN		DATE 15-09-20	
ORIGINAL SCALE A3 1:200		CONTRACT No. -	
REF. No.			ISSUE
DWG. No.	10-LENIHAN		1



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Date: 06/07/2020

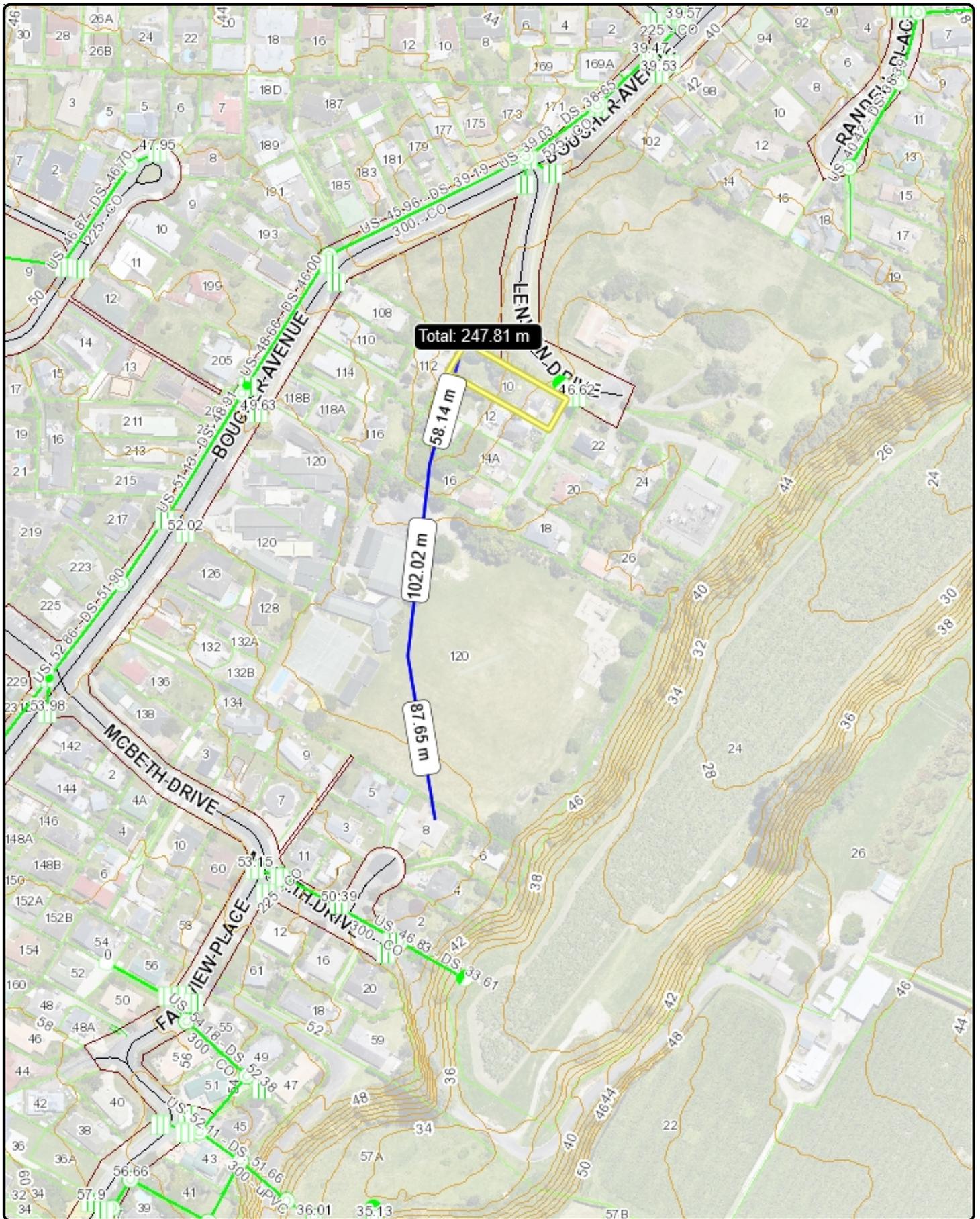
Printed By: MAPI
 A4 Scale 1: 2,680

0 134 Meters



**10 Lenihan Drive, Te Puke
Upstream Catchment Area
Site Visit - 04/07/20**





Total: 247.81 m

58.14 m

102.02 m

87.65 m

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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Date: 06/07/2020
 Printed By: MAPI
 A4 Scale 1: 2,680
 0 134 Meters



10 Lenihan Drive, Te Puke
 Overland Flow Length
 Site Visit - 04/07/20



Rational Method Calculations as per Building Code, Surface Water E1 (Section DS5 Stormwater, 5.1.1 of Western Bay of Plenty Development Code)

PROJECT: 10 Lenihan Drive, Te Puke

Design Event : 1% AEP, 100yr Storm

Upstream Catchment Area - refer to attached catchment plan

5.44 ha

Runoff Coefficient, C (as per Table 1, E1)

0.45

Time of Concentration

Overland Flow - Time of Travel (Horton's Method)

ROUTE A	
n	0.045
L	247.81
s (%)	3.55
t	21.54

Time of Concentration

21.54 min

Critical Time of Concentration

21.54 min

Intensity

143.00 mm/hr

Q100

0.97 m³/s

Rainfall intensities (mm/hr) :: RCP4.5 for the period 2031-2050

ARI	AEP	10m	20m	30m	1h
1.58	0.633	62.7	49.3	42.1	31.1
2	0.500	69.6	54.6	46.6	34.4
5	0.200	93.9	73.5	62.6	46.1
10	0.100	113	88.1	74.9	55.0
20	0.050	133	104	87.9	64.4
30	0.033	145	113	95.9	70.2
40	0.025	154	120	102	74.4
50	0.020	161	126	106	77.8
60	0.017	167	130	110	80.5
80	0.012	177	137	116	85.0
100	0.010	185	143	121	88.5

Rainfall Intensity - HIRDS, RCP 4.5

Mannings Calculations as per Surface Water E1, Section 3.2.1

PROJECT: 10 Lenihan Drive, Te Puke - Existing Contours

Design Event : 1% AEP, 100yr Storm

Peak Q100 from Upstream Catchment

0.97 m³/s

Overland Flowpath Capacity (Section A-A)

Flood Level (RL)	42.60 m		
n	0.035		
A	6.6015	m ²	as per surveyed cross-section A-A (see attached)
P	18.7313	m	
R	0.35	m	
s	0.022	2.15%	
Q =	13.75	m ³ /s	$Q = AR^{0.67}s^{0.5}/n$
	13754.95	l/s	<i>OLFP capacity is greater than peak Q100 from upstream catchment</i>

Flood Level (RL)	42.30 m		
n	0.035		
A	1.6857	m ²	as per surveyed cross-section A-A (see attached)
P	13.7039	m	
R	0.12	m	
s	0.022	2.15%	
Q =	1.74	m ³ /s	
	1735.06	l/s	<i>OLFP capacity is greater than peak Q100 from upstream catchment</i>

Overland Flowpath Capacity (Section B-B)

Flood Level (RL)	42.70 m		
n	0.035		
A	1.9012	m ²	as per surveyed cross-section B-B (see attached)
P	15.9927	m	
R	0.12	m	
s	0.022	2.15%	
Q =	1.91	m ³ /s	
	1912.60	l/s	<i>OLFP capacity is greater than peak Q100 from upstream catchment</i>

Overland Flowpath Capacity (Section C-C)

Flood Level (RL)	42.75 m		
n	0.035		
A	1.8508	m ²	as per surveyed cross-section C-C (see attached)
P	13.6014	m	
R	0.14	m	
s	0.022	2.15%	
Q =	2.04	m ³ /s	
	2038.29	l/s	<i>OLFP capacity is greater than peak Q100 from upstream catchment</i>

Overland Flowpath Capacity of "Equivalent Constructed Swale for 1% AEP"

Dimensions	4m top width, 1m wide base, 0.3m deep, 2.15% (avg gradient)		
n	0.035		
A	0.75	m ²	
P	4.059	m	
R	0.18	m	
s	0.022	2.15%	
Q =	1.01	m ³ /s	
	1013.88	l/s	<i>OLFP capacity is greater than peak Q100 from upstream catchment</i>

Mannings Calculations as per Surface Water E1, Section 3.2.1

PROJECT: 10 Lenihan Drive, Te Puke - Proposed Contours

Design Event : 1% AEP, 100yr Storm

Peak Q100 from Upstream Catchment

0.97 m³/s

Overland Flowpath Capacity (Section A-A)

Flood Level (RL) 42.60 m

n 0.035
 A 5.7838 m² as per cross-section A-A (filling up to 200mm)
 P 15.0972 m

R 0.38 m
 s 0.022 2.15%

Q = 12.74 m³/s $Q = AR^{0.67}s^{0.5}/n$
 12744.18 l/s

OLFP capacity is greater than peak Q100 from upstream catchment

Flood Level (RL) 42.30 m

n 0.035
 A 1.6298 m² as per cross-section A-A (filling up to 200mm)
 P 12.5895 m

R 0.13 m
 s 0.022 2.15%

Q = 1.74 m³/s
 1735.94 l/s

OLFP capacity is greater than peak Q100 from upstream catchment

Overland Flowpath Capacity (Section B-B)

Flood Level (RL) 42.70 m

n 0.035
 A 1.652 m² as per cross-section B-B (filling up to 200mm)
 P 12.2649 m

R 0.13 m
 s 0.022 2.15%

Q = 1.81 m³/s
 1806.96 l/s

OLFP capacity is greater than peak Q100 from upstream catchment

Overland Flowpath Capacity (Section C-C)

Flood Level (RL) 42.75 m

n 0.035
 A 1.8191 m² as per cross-section C-C (filling up to 200mm)
 P 12.4358 m

R 0.15 m
 s 0.022 2.15%

Q = 2.10 m³/s
 2102.84 l/s

OLFP capacity is greater than peak Q100 from upstream catchment

Overland Flowpath Capacity of "Equivalent Constructed Swale for 1% AEP"

Dimensions 4m top width, 1m wide base, 0.3m deep, 2.15% (avg gradient)

n 0.035
 A 0.75 m²
 P 4.059 m

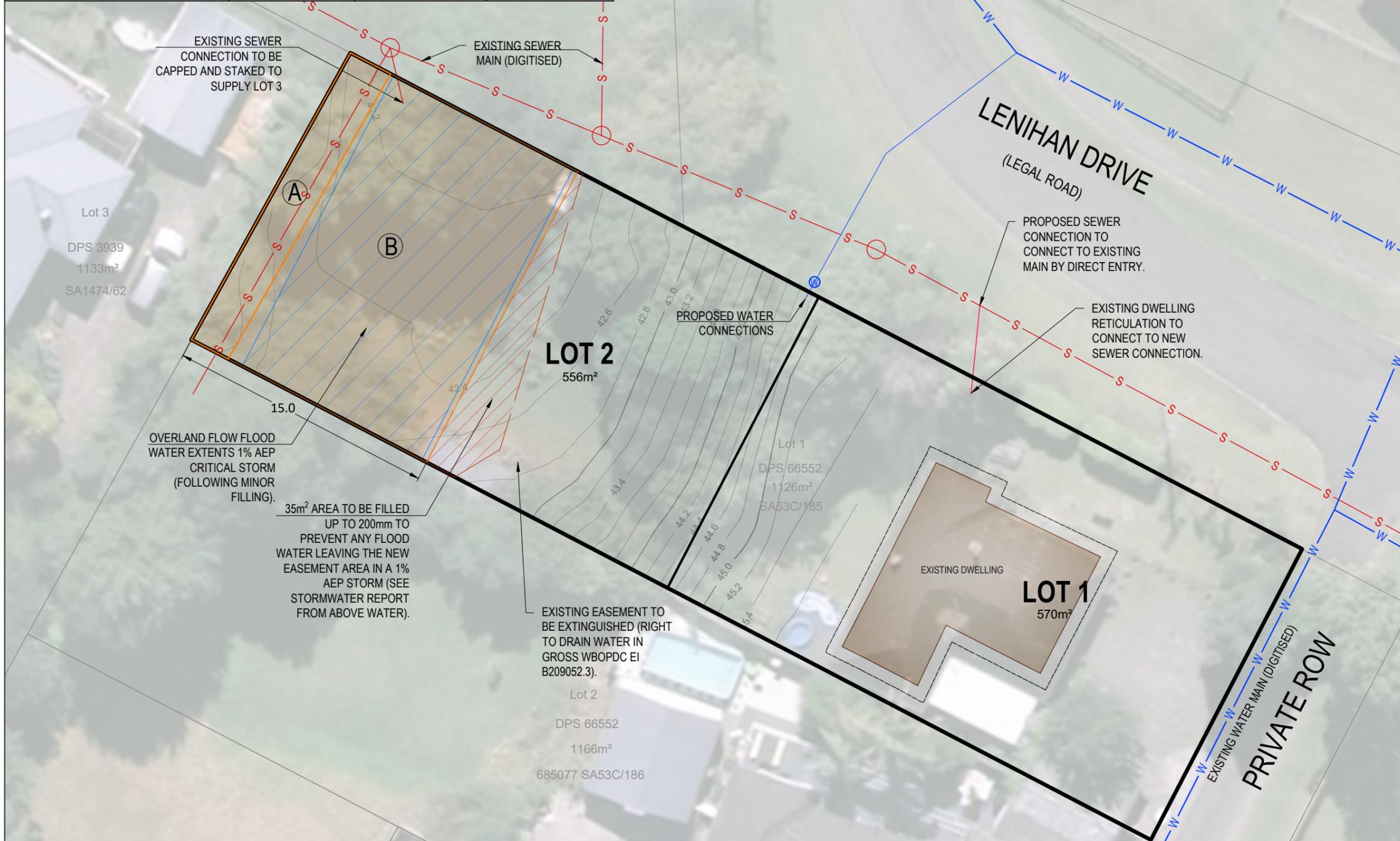
R 0.18 m
 s 0.022 2.15%

Q = 1.01 m³/s
 1013.88 l/s

OLFP capacity is greater than peak

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO DRAIN WATER AND SEWAGE	A	LOT 2	WESTERN BAY OF PLENTY DISTRICT COUNCIL
RIGHT TO DRAIN WATER	B	LOT 2	



LEGEND:

- EASEMENT AREA
- SITE BOUNDARIES
- PROPOSED BOUNDARIES
- ABUTTING PARCEL BOUNDARIES
- SANITARY SEWER LINE (INDICATIVE)
- WATER LINE (INDICATIVE)

DATA QUALITY STATEMENTS

PROPERTY DATA

The property data has been sourced from Land Information New Zealand (LINZ) and is current as at June 2019. Areas and measurements shown are approximate only and are subject to verification by field survey.

SERVICES DATA

Where services have features visible on the surface, their positions have been captured by field survey. There may be underground services which are not shown on this plan. In all cases, if the location of a service is considered important, the relevant service provider should be consulted.

PREPARED BY:
K RITSON
 LICENCED CADASTRAL SURVEYOR, MSSNZ
 DATED: 17/03/2020



CLIENT: JULIE PRIOR	TERRITORIAL AUTHORITY: WESTERN BAY OF PLENTY DISTRICT COUNCIL	SCALE: 1:250 (A3)	TITLE: SCHEME PLAN OF LOTS 1 AND 2 BEING A PROPOSED SUBDIVISION OF LOT 1 DPS 66552	LOCATION: 10 LENIHAN DRIVE, TE PUKE
PROJECT NUMBER: 2147	ZONE: RESIDENTIAL	COMPRISED IN: RT SA53C/185	DRAWING NAME: 2147-SC-02	CURRENT REVISION: [B] FOR CONSENT



Te Kahui
Whaihanga
New Zealand
Institute of
Architects



Building Code Clause(s) E1

PRODUCER STATEMENT – PS1 – DESIGN

ISSUED BY: Above Water Engineering Ltd
(Design Firm)

TO: Julie Prior
(Owner/Developer)

TO BE SUPPLIED TO: Western Bay of Plenty District Council
(Building Consent Authority)

IN RESPECT OF: Overland flow path assessment
(Description of Building Work)

AT: 10 Lenihan Drive
(Address)

Town/City: Te Puke (Address) **LOT** **DP** **SO**

We have been engaged by the owner/developer referred to above to provide:

Civil Engineering

(Extent of Engagement)

services in respect of the requirements of Clause(s) E1 of the Building Code for:

All or Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

Compliance Documents issued by the Ministry of Business, Innovation & Employment E1/VM1 or
(verification method/acceptable solution)

Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled:

AW_10_LENIHAN-001 and numbered AW_10_LENIHAN-001 ;
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions Assessment of OLFP through No. 10 Lenihan Drive
- (ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

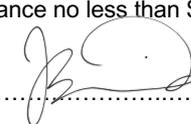
CM1 CM2 CM3 CM4 CM5 (Engineering Categories) or as per agreement with owner/developer (Architectural)

I, Josy Cooper am: CPEng 259163 # Reg Arch #
(Name of Design Professional)

I am a member of: Engineering New Zealand NZIA and hold the following qualifications: BE

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ:

SIGNED BY: Josy Cooper (Signature) 
(Name of Design Professional)

ON BEHALF OF Above Water Engineering Ltd Date 07/07/20
(Design Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, ENGINEERING NEW ZEALAND AND NZIA

GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1991. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional engineers New Zealand (now Engineering New Zealand), Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suit of producer statements has been revised at the date of this form as a result of enactment of the Building Act (2004) by these organisations to ensure standard use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of a Building Consent or a Code Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

PS1 Design Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent;

PS2 Design Review Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent;

PS3 Construction Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2013 or Schedules E1/E2 of NZIA's SCC 2011²

PS4 Construction Review Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate.

This must be accompanied by a statement of completion of building work (Schedule 6).

The following guidelines are provided by ACENZ, Engineering NZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design Firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as Engineering New Zealand (formerly IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified independent design professional".

*Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level.

The PI Insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project (CM1-CM5 for Engineers³). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement for producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

- 1 Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2013
- 2 NZIA Standard Conditions of Contract SCC 2011
- 3 Guideline on the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)
- 4 PN Guidelines on Producer Statements

www.acenz.org.nz
www.engineeringnz.org
www.nzia.co.nz



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From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 16 September 2022 4:16 pm
To: District Plan
Subject: Submission PC92 - M & S Smith
Attachments: Submission on PC92 - Mike and Sandra Smith 16 Sept 2022 .pdf

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz

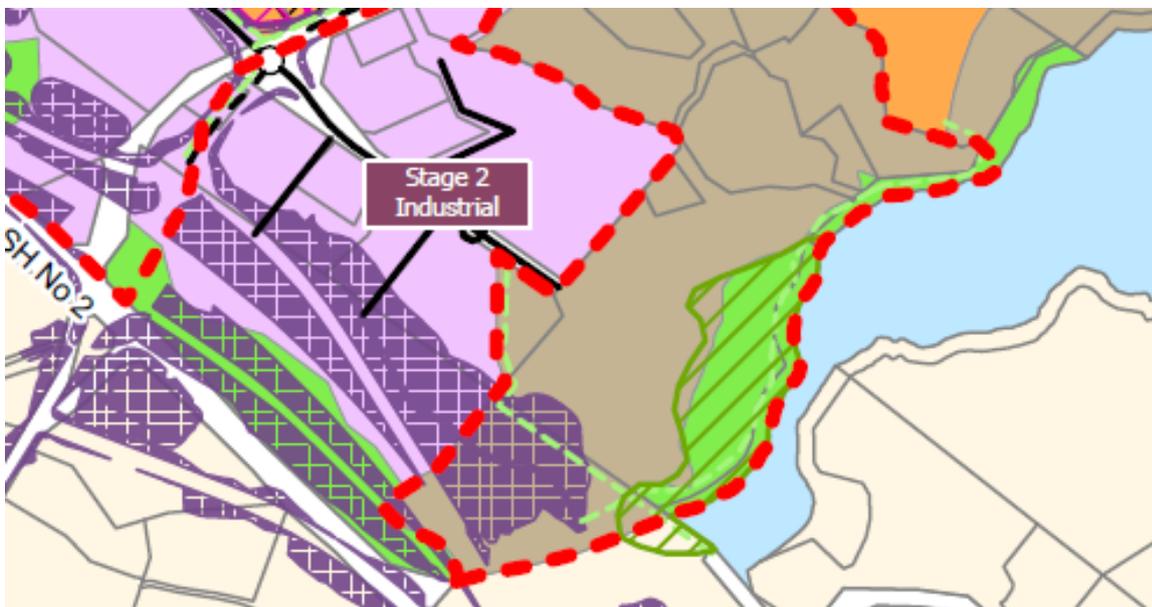


Plan Change 92 Submission - 16 Sept 2022

Submission Points for Mike and Sandra Smith – 467 B and E Omokoroa Rd

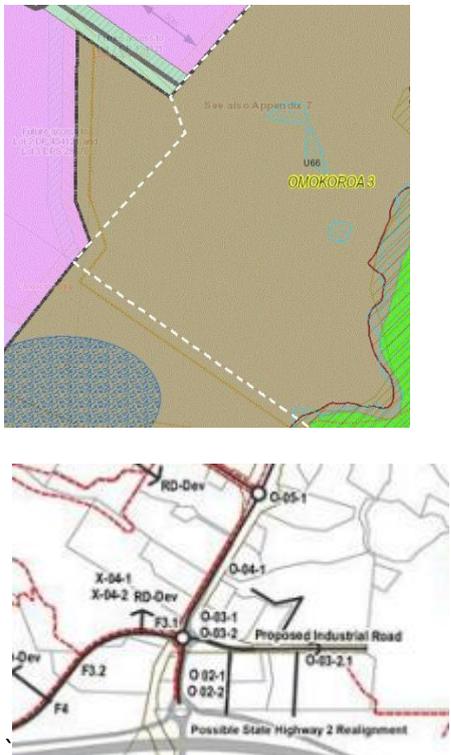
- The Smiths are not trade competitors.
- The Smith's are affected by proposed PC92.

The Smith's land is located on the south-eastern side of the Omokoroa Peninsula at 467B and E Omokoroa Road. The land has a varied contour ranging from approximately RL2m to 40m and adjoins a doc reserve, which is adjacent to the upper reaches of Mangawhai Bay. Part of the site is also protected by an ecological covenant. The site has an area of approximately 9.5ha and is currently accessed off an unsealed ROW shared with several other properties.



Under Plan Change 92 the Smith's land is located within the Omokoroa Stage 3 Structure Plan Area and zoned Rural Residential and Natural Open Space. We understand that the application of the rural residential zoning was due to geotechnical constraints and the Natural Open Space zoning was due to a desk top evaluation of ecological values of the site.

While a large portion of the site is considered unsuitable for reticulated residential subdivision, parts of it are suitably flat to enable some areas where a higher density of use is appropriate. I have identified these areas on the attached plan and they total approximately 1.6 ha. While developing these areas for medium density residential development is possible, there is merit in the rural residential zoning as this will establish a high value lower density residential character adjacent to Mangawhai Bay and the ecological features nearby. However, there is merit in enabling a slightly smaller minimum lot area, particularly where the land is of a flatter contour.

Provision	Submission	Relief Sought
16.4.2(c)	There needs to be a provision for smaller lots on flatter land. We suggest 1500m ² as a minimum lot size recognising that the average lot size is likely to be much higher where the contour of the land is steeper.	Amend the minimum lot size to 1500m ² to enable a more efficient use of the finite urban land resource.
<p>Structure Plan Road to connect to property</p> 	There is a potential development yield from the site of between 25 and 40 lots depending on configuration and earthworks. The structure plan road adjacent to the site and servicing the adjacent industrial area should be extended to the property boundary to avoid <i>ad hoc</i> road construction and inappropriately located cul de sac heads. If reverse sensitivity noise is perceived as an issue, then the industrial area should have a loop road designed once it is developed.	Extend the structure plan road and cul de sac to the end of the structure plan road adjoining to 467E boundary. This will provide access to 467E and potentially to land not used by Bunning or NZTA for the interchange, which is located to the southwest of our property next to the SP stormwater pond.
<p>Map Ecological Area</p> 	This area should align with the covenant on the title for ecological features.	Amend the boundary of the ecological feature so it aligns with the covenanted area of approximately 1.3ha.

50.1

50.2

50.3

Floodable Area Map - Man made stormwater ponds located within ecological overlay or within Natural Open Space Zone area	These are man made ponds and were establish over the last 30 years for farming purposes. They are now suitable to be enhanced for stormwater treatment when the land is developed.	Amend the structure plan to recognise and provide for the ponds to be improved to be used for stormwater wetlands treatment devices for the future rural residential development.	50.4
Structure plan Map -Proposed Coastal cycleway	Supportive of the cycleway being located within the doc reserve land adjacent to our property.	Amend location of cycleway to within the doc land.	50.5
Structure Plan Map -Proposed Cycleway to Omokoroa Road.	Rather than crossing our property this could be located east of the interchange alignment and included as part of the NZTA project, which would then provide a link to southern portion of the peninsula and employment centre.	Adjust the location of the cycleway to be south of the light industrial area to form part of the NZTA interchange project.	50.6
Planning Map - Extent and location of Natural Open Space Zone	The rules associated with this zone are very stringent particularly to do with earthworks. The existing ponds that are outside of the covenanted area should not form part of the Natural Open Space Zone as they would then not be able to be developed easily for stormwater management.	Adjust the Natural Open Space Zone so not to impinge on the man-made farm ponds.	50.7
Planning Map - Floodable Area overlay 	Some of the floodable area identified on the planning maps are halfway up a hill and may be a programming or mapping error.	Delete these small areas as the stormwater from the development of the rural residential areas will manage any temporary ponding and or overland flow paths.	50.8

Address for service:

Richard Coles

Planner/Director

Momentum Planning and Design



Level 1, 136 Willow Street

Tauranga 3110

Phone 07 220 9812 or 0274325154

Email: richard@mpad.co.nz

From: torreyhilton117@gmail.com
Sent: Thursday, 15 September 2022 11:01 am
To: District Plan
Subject: FW: 17 a George Street

From: torreyhilton117@gmail.com <torreyhilton117@gmail.com>
Sent: Thursday, 15 September 2022 10:57 am
To: districtplan@westernbay.govt.nz.
Cc: 'Rebecca Bray' <rebecca.bray@stratum.nz>
Subject: 17 a George Street

To whom it may concern

I wish to make a submission on the updated flood plan maps, regarding my property at 17a George Street, Tepuke.

My question is in regard to how the council arrived at what area is to be deemed as being in the new flood plane. Is it topo / survey related or ariel image or some other form?

The issue for me is that the grassy area by the glass houses, as proposed as a flood plain by the dark blue lines, is at the same height as the area on my property not included as a flood plan. Also the area on the northern boundary under the trees is shown as a flood plain, this area is about three meters above the level of the stream and there is no potential to flood in the way that the map currently suggests.

A further consideration. The council has in the past granted a building permit for a building on that ground adjacent to the drain on the northern boundary currently shown as above the flood plain. An engineer also made a solid argument that it was indeed well above the flood plain.

On the eastern boundary the map indicates with dark blue lines that this is also a flood plain. But again, the typography doesn't allow the property to flood in the way indicated.

Can you please reconsider the classification of this area.

Happy to discuss further.

Kind Regards

Torrey Hilton
Property owner



Torrey Hilton
Director
021 941 234. www.flarefires.com



Virus-free. www.avg.com

From: Maxine Morris <maxine.alana@icloud.com>
Sent: Sunday, 18 September 2022 2:24 pm
To: District Plan
Subject: Flood zone changes Te Puke

Tena Koe,

Please accept this as a late submission however after discussing with my neighbour I discovered that there have been changes made to the Te Puke flood maps which affect our property.

52.1

We own Lot 1 and Lot 2 DP484064 or 12 and 14B Lenihan drive Te Puke.

My husband and I have resided on the property since 2006 and in this time it has never flooded. We would like to strongly appeal the proposed changes shown on the map which show most of both lots as flooded.

We would appreciate additional time to look into this further, possibly with a stormwater engineer.

Nga mihi
Maxine and Tony Morris

Sent from my iPad

Liz is warning again

* Submission Western Bay Group 53.1

extra Housing in TePuke. To many ...

Water

What worries me is that we already have many problems with water shortage, restrictions right up to winter if not longer now wheres the needed water coming from

"Sewage" biggest problem to me - I know you have up graded but that only will cater for the home already built here in the last few years & now - we need further work on this -

Roading another big problem

Yesterday a friend nearly got bowled out of the town - thats out of town -

Congestion now - Bad

TePuke Centre getting worse why are you "bull dosing" us

Yes "bulldozzy" us

We are already bitchy -

Dnt blame covid okay

Things were bad long ago
"Rates Rates, Rates" - Warning to
Town has problems with our
Business side as well

closing - not keeping "Rate"
Everyone is stragglting "now".

and have done for many year

Dont rely on kiwifruit for jobs
How the hell are we to

"support" another 1, two or more
people ? ? ?

Money

Lizzy Cr
& A Gane
Teluke



Remember

crime is bad to me
every where
people wont take buses
as un sure of "people" at
bus stops -

Police are needed here
extra police
wardens especially
who we had year ago
They help okay -



Western Bay of Plenty
District Council

PEOPLE • PLAN • PROGRESS



Postage Included

RECEIVED
13 SEP 2022
W.B.O.P.D.C.
TE PUKE



Liz Gore

4 Magnolia

TePuke

Place

Submissions -
Housing

Sorry could not
find another
envelope

If undelivered, please return to Private Bag 12803, Tauranga Mail Centre, Tauranga 3143

From: christine prout <yeehaa1955@yahoo.co.nz>
Sent: Friday, 16 September 2022 8:35 pm
To: District Plan
Subject: New Zoning for Omokoroa Stage 3 - submission

Apologies my submission is late, and by email - I was, today, unable to retrieve the particular submission link regarding Omokoroa rezoning.

54.1

I understand the need to provide different areas (eg land for Industrial businesses) in our Stage 3 zoning, and I understand nobody wants it near their home.... But - I cannot understand why rural land between SH2 and Francis Road is not kept as rural land as a buffer zone, to Omokoroa Peninsula. A lot of it is hilly and not conducive to industrial sites, without a lot of soil disruption etc. Omokoroa is a special peninsula with good healthy soil, more suited to growing food and trees rather than covered over with so many buildings, especially if soil disruption is needed.

However, the main reason for not wanting Industrial businesses to start up in this area is the danger and the probable increase in heavy traffic driving along narrow, local roads and through what you have now designated as medium density residential land. Many new and existing, residents would be detrimentally affected.

If the transport plan 5.3.2 goes ahead and Francis Road is closed off to SH2 (a necessary move to reduce the danger of that corner!), the only option for all the new industrial traffic would be to drive past many residential houses, a school, a recreation centre and an aquatic centre, along newly done narrow roads. !!!

Is it necessary to rezone that particular land on Francis Road, when there is land already zoned Industrial on the south eastern side of Omokoroa Road? This land on the south east side of Omokoroa is next to "rural land" - could some of that rural land there be rezoned Industrial? Or somewhere else more suitable and on the same side of Omokoroa Road.

Perhaps, if nothing else, could the Francis Road "industrial" zoning be changed to "future commercial" and recreational open space etc for local residents to use. With walkways and cycleways, this could reduce motorised traffic and help keep residents and traffic away from needing to use Omokoroa Road as often. This could be a smart move for the Smart Growth for Omokoroa.

Please acknowledge receipt of this submission.

Thank you,
Christine Prout
72 Francis Road
Omokoroa
0223524800

From: Sheryl Kramer <sherylkramerdesigns@gmail.com>
Sent: Friday, 16 September 2022 1:37 pm
To: District Plan
Subject: Update to Flood Maps Te Puke
Attachments: Submission to WBOPDC.pdf

To Whom it May Concern,

Attached is my submission to the proposed District Plan flood maps being updated for Te Puke.

Regards

Sheryl Kramer – Architectural Design

59 Moehau Street
Te Puke

Ph (07) 573 9753
027 441 9553

**SUBMISSION TO
WESTERN BAY OF PLENTY DISTRICT
COUNCIL**

District Flood Planning
Update

Request for Review

A submission to: **Western Bay of Plenty District Council**
in response to: District Plan flood maps being updated for Te Puke
as set out in the letter dated 28 August 2022

From **Sheryl Kramer** on behalf of Zealandia Trust
(Sheryl Kramer & Jellicoe Trustee Services Limited)

Sheryl Kramer

59 Moehau Street

Te Puke

Ph 027 4419553

Email: sherylkramerdesigns@gmail.com

Dear Sir/Madam

I request a review of the proposed District Plan flood maps being updated for Te Puke region.

I am an independent Architectural Designer with over 40 years' experience in the Te Puke and surrounding environs, working predominantly with residential developments, both new and existing.

I understand the need for Councils to be proactive in updating the District Plan for potential Flood Events, but question the rationale of the computer generated modelling these updates are based on.

The LIM report obtained for this property in 2016 states: "Part of this site has been identified as possibly subject to flooding." This is marked on the previous maps as light blue lines.

There is also a letter on file from Western BOP District Council dated 8 September 2015 regarding flood hazard for the property.

There is an existing overland flow path from a 600mm diameter concrete stormwater pipe, via an open drain through part of the property. The open drain is 2.0m to 3.0m wide and varies in depth from 600mm to 800mm, and is lined with rock filled 'Reno Mattress' and 'RipRap' offering scour protection.

There is a consented 2.7 meter high retaining wall measured from the top of the drain, set back approximately 1.2m from the dwellinghouse. Further, the floor level of the house is 'Finished Floor Level,' (FFL) RL 35.8 to Moturiki Datum. The modelled flood level in the letter of 8 September 2015 is RL 34.53.

The letter of 8 September 2015 states; 'because your building floor level is identified as above the modelled flood level, your land (or part of) is subject to flood hazard, but your dwelling is not at risk for the modelled flood event.'

You do not state a stipulated flood level for these new proposed events. The new proposal now includes an area the dwelling occupies, along with areas on the adjacent streets, Norrie Street and Moehau Street.

The new areas appear to be randomly applied to already established sites.

I request a review of this proposal as it impacts the already established area, potentially putting the existing dwelling at risk, negatively impacting future insurance cover for the existing dwelling, and negatively impacting future resale value of the property.

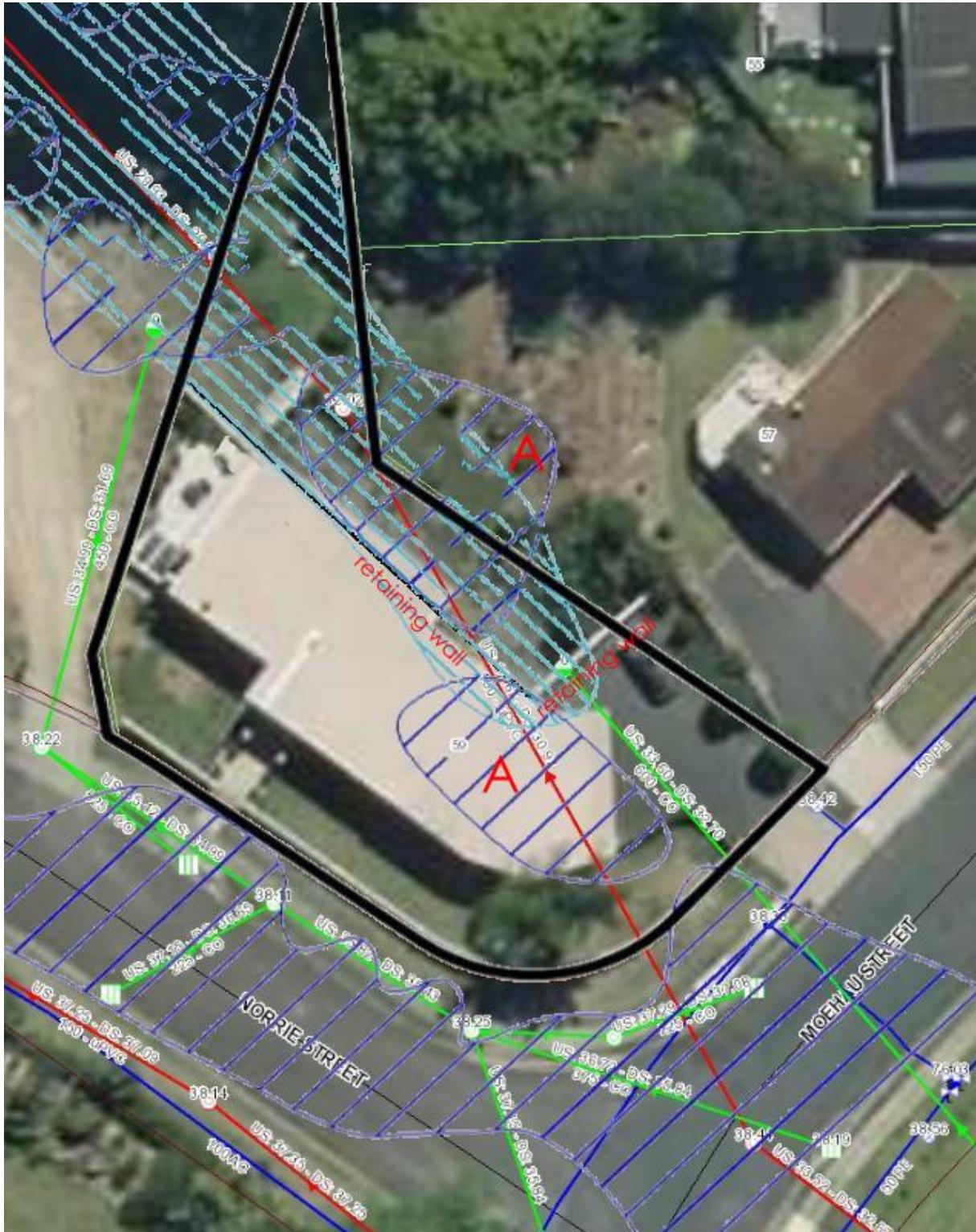
Rather than being reliant on a computer-generated model, I require a qualified Council Representative visit the property to establish areas that have the potential for flooding. Your modelling does not appear to consider the development already undertaken on the site.

In conclusion, I have marked on the attached map 'A' the anomalies where the proposed flood zone includes part of a level floor within the existing dwellinghouse.

I request these areas be removed from the proposed flood hazard maps.

Thank you for your consideration.

Attached Overlay Diagram of Proposed Flood Zones



From: Abby Hughes <abby@haysonknell.co.nz>
Sent: Friday, 16 September 2022 2:42 pm
To: District Plan
Subject: Submission for Plan Change 92: Omokoroa Enabling Housing Supply and Other Supporting Matters
Attachments: OCC - Submission on Plan Change 92.pdf

Tēnā Koe,

Please find attached our Submission on Plan Change 92.

Please advise if you require any further information.

Kind regards,

Abby Hughes | Project Administrator | Hayson Knell Ltd

T: +64 7 577 1996 | E: abby@haysonknell.co.nz

PO Box 14085 Tauranga Mail Centre 3143

www.haysonknell.co.nz

My office hours are Monday – Friday, 10:00am – 3:00pm



HAYSON KNELL

Formerly Wasley Knell Consultants Ltd

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Plan Change 92 – Western Bay of Plenty District Plan

56.1

This is a submission by Ōmokoroa Country Club Limited (OCC) on the proposed Plan Change 92 to the Western Bay of Plenty District Plan.

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

Background

OCC is a provider of retirement villages / aged care accommodation. The aged sector of the population is growing, and there is lack of provision of retirement living options for the ageing population.

The government has recognised that the ageing population is one of the key housing and urban development challenges facing New Zealand in its overarching direction for housing and urban development – the Government Policy on Housing and Urban Development (released in September 2021).

OCC's interest is to ensure that Plan Change 92 appropriately caters for retirement villages and to improve upon enabling quality environment amenity through the discretion in landscape and built form design.

This includes a financial contributions regime which is clear and transparent, and proportionate to the demands which such developments place on Council infrastructure. Without such provision, the NPS for Urban Development is likely to be undermined in terms of providing for a variety of homes.

This further includes the provision for effective discretion available to council in enabling a high quality of built form and landscape design.

General

OCC supports the plan change in principle, subject to the changes sought below, and changes being made to enable retirement developments and quality-built form in the Ōmokoroa Structure Plan area. This primarily means making changes to Plan Change 92 as follows:

1. Changes which will deliver amenity on sites which are to be comprehensively developed;
2. The financial contributions being amended so that the financial contributions levied on retirement villages and rest homes reflect their lower occupancy and lower demand on infrastructure; and
3. Provision being made for retirement developments to deliver lower density.

OCC considers that these changes are required for a number of reasons, including:

1. To give effect to the NPS on Urban Development, including well-functioning urban environments enable all people and communities to provide for their wellbeing, health and safety (Objective 1), and to enable a variety of homes to meet the needs of different households (Policy 1).
2. That the delivery of quality outcomes for the aged sector is best achieved by making specific provision for retirement developments (rather than treating them in the same way as residential development).



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Relief sought:

Confirm plan change, subject to changes being made to:

56.1

1. Deliver amenity on sites which are to be comprehensively developed;
2. The financial contributions so that the financial contributions levied on retirement villages and rest homes reflect their lower occupancy and lower demand on infrastructure; and
3. The rule framework so that retirement developments can deliver lower density.

Definitions

56.2

The definitions around the use of retirement related terms are unclear. It appears that Plan Change 92 proposes to remove the definitions of “retirement village”, “retirement village dwelling” and “retirement village independent apartment”, however Chapter 14A still uses the term “retirement village” (e.g., rule 14A.3.3).

Retirement villages, although residential activities, are significantly different in the way they are developed and operated. Therefore, there is merit in keeping these separate definitions. This enables them to be treated differently and appropriately through the District Plan provisions.

Relief sought:

Retain definitions of “retirement village”, “retirement village dwelling” and “retirement village independent apartment”.

Financial contributions

56.3

Plan Change 92 proposes to amend the operative District Plan with respect to the way that financial contributions are levied on retirement village developments. Financial contributions are determined on a “household equivalent” (a defined term, not proposed to be amended by Plan Change 92, which is typically based on 2.7 persons per occupied dwelling). The operative District Plan appropriately reflects that retirement village dwellings and retirement village independent apartments shall be charged a financial contribution for recreation and leisure, transportation, water supply, wastewater, stormwater and ecological protection equal to 0.5 of a household equivalent for 1 and 2 bedroomed dwellings/apartments (11.5.4). However, Plan Change 92 proposes to remove this for the Ōmokoroa and Te Puke Medium Density Residential Zones.

OCC opposes the proposed financial contributions regime as it applies to retirement development. The proposal is inappropriate for a number of reasons:

1. The objectives and policies of the operative District Plan with respect to financial contributions have not been changed and there is no assessment of whether Plan Change 92 continues to achieve the objectives of the District Plan.
2. The section 32 report is silent on this change regarding the levying of financial contributions against retirement villages.
3. Plan Change 92 uses financial contributions for an ulterior purpose, being the encouragement of density, as 11.5.5 makes it clear that in Ōmokoroa Stage B (where a yield of 20 dwellings per hectare is sought), the delivery of 40 lots/units will pay only a 0.5 household equivalent per lot/unit notwithstanding that if this were a standard



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house the household equivalent would still have a typical occupancy of 2.7. Conversely, if less density is delivered, then the multiplier will increase, notwithstanding that demand on infrastructure has not increased. This goes beyond any stated purpose of financial contributions in the District Plan and is therefore unlawful in terms of s 108(10)(a) RMA.

56.3

4. The focus on encouraging development density will not enable a variety of homes as sought by Policy 1 of the NPS for Urban Development.
5. It is appropriate for financial contributions levied on retirement villages and rest homes to reflect their lower occupancy and lower demand on infrastructure. This is already reflected in the operative District Plan.
6. In the absence of the financial contribution's regime reflecting the lower occupancy and lower demand on infrastructure than residential development, retirement village operators will have to fall back on the reduction and waiver provisions for the payment of reduced financial contributions. This creates uncertainty and will deter retirement village operators from delivering retirement developments. This in turn means that Plan Change 92 will not deliver a variety of homes as sought by Policy 1 of the NPS for Urban Development which clearly looks to include homes that meet the needs (in terms of price, type and location) of different households - which includes the retirement sector.

The financial contributions schedule is difficult to follow and does not enable a developer to ascertain the financial contributions payable for a development. This means it does not accord with s 108(10)(b) RMA.

56.4

The following entry in the schedule is unclear (and it is understood was included in Plan Change 92 in error):

FP-N/a	Francis/Prole Rd link to new wetland FP-N/a. This stormwater will traverse Sanderson's retirement village and will be developer funded.	2022		100%	
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Relief sought:

56.3

Amend the District Plan to:

1. Delete the amendments to 11.5.4 (now 11.5.7) which remove the 0.5 household equivalent multiplier for retirement village dwellings and retirement village independent apartments.
2. Amend the financial contributions provisions so that they reflect the lower occupancy and demand on infrastructure created by retirement villages, e.g., through provisions providing for lower financial contributions for retirement villages and rest home activities.
3. Make all consequential amendments required to the District Plan and financial contributions regime.
4. Clarify or delete the following entry from the schedule:

56.4

FP-N/a	Francis/Prole Rd link to new wetland FP-N/a. This stormwater will traverse Sanderson's retirement village and will be developer funded.	2022		100%	
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Chapter 14A

Chapter 14A states (e.g., Objective 3) that it provides for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures. However, the provisions of Chapter 14A (particularly when combined with Chapter 11) do not do this. The provisions force developers towards higher intensity by incentivising reduced financial contributions per lot/unit where density exceeds the target yields of Plan Change 92. The approach is not nuanced enough to deliver a variety of housing, and certainly not retirement development with less density, higher amenity, and shared facilities.

56.5

As a general comment, Chapter 14A should have greater focus on delivering amenity outcomes including the appeal of buildings, visual amenity, façade articulation. This is necessary to ensure quality built environments are achieved. Otherwise, there is a risk of high density developments under delivering on amenity such as Kaimai Views where street trees are planted in the active road corridor, where it is widely accepted that the amenity is low. The plan change should encourage a higher standard of amenity in Ōmokoroa.

Chapter 14A Policies 9 10 and 11 are loose and ill defined. They are not directive enough to ensure quality and well-designed developments.

56.6

Chapter 14A should include a policy providing specifically for retirement villages, to reflect the work that has been done in this sector in providing a proven quality of amenity for residents.

56.7

14A.4 (Activity Performance Standards) apply to all activities, however any Permitted or Controlled Activity that fails to comply with any of these standards shall be a Restricted Discretionary Activity and Council's discretion shall be restricted to any particular non-compliances. Any other activity that fails to comply with any of these standards shall retain the same activity status. This is nonsensical. It is not clear why the standards should apply to restricted discretionary activities where the Council already retains discretion e.g., retirement villages. Further, it will encourage larger developments to deliver higher density developments complying with the medium density residential standards, which will not deliver quality built outcomes. It also leads to a repetitive set of restricted discretionary rules in 14A.7 which appear to be conjunctive.

56.8

14A.5 Notification: This section should be amended to provide for non-notification, or limited notification, of retirement villages and rest home activities. This is appropriate given the zoning of the land and the minor effects created by these activities in residential areas.

56.9

The restricted discretionary activity rules in 14A.7 require some rationalisation. It is not clear whether retirement villages are only subject to 14A.7.1 or are also subject to other restricted discretionary activity rules in 14A.7 if activity performance standards in 14A.4 are not met. Further, the rules are unwieldy being a conjunctive set of rules if activity performance standards in 14A.4 are not met.

14A.7.1 which would apply to retirement villages should be replaced by a clearer design assessment approach that defers to specialist design assessment within a set of specific design outcomes. Council should seek specialist and experienced input in preparing what would function as a brief to urban design/ landscape architect specialists. The approach as proposed under the plan change is too vague and will present design preparation and assessment difficulties.

56.10



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Relief sought:

1. Amend Chapter 14A to include provisions (objectives, policies and rules) specific to retirement development with less density, higher amenity, and shared facilities. **56.5**
2. Amend Chapter 14A Policies 9 10 and 11 so that they are directive enough to ensure quality built outcomes. **56.6**
3. Include a policy within Chapter 14A specific to retirement village developments. **56.7**
4. Amend 14A.4 (Activity Performance Standards) so that it only applies to permitted and controlled activities. Develop more nuanced rules for restricted discretionary activities, where the matters over which discretion is reserved are clearly directed toward quality built outcomes. **56.8**
5. Amend 14A.5 Notification to provide for non-notification or limited notification of retirement villages and rest home activities. **56.9**
6. Make it clear that retirement villages are only subject to rule 14A.7.1. **56.10**
7. Amend rule 14A.7.1 to remove reference to the activity performance standards which is unclear and unnecessary.
8. Amend rule 14A.7.1 to include appropriate urban design outcomes for larger developments including those specified by specialist design assessment such as:
 - a. Reflectivity and colour considerations;
 - b. Material palette considerations;
 - c. High level of building articulation and varied form;
 - d. High level of visual interest;
 - e. Having a positive relationship with neighbouring properties; and
 - f. Avoidance of blank walls or facades.
9. Additionally, or alternatively, provide for an urban design peer review process for comprehensive developments under Chapter 14A.
10. Make further provision within Chapter 14A to incentivise developers to deliver high quality-built form. For example, provide more permissive activity status where developments have been through a robust urban design peer review process, or require this to have occurred for developments to be processed on a non-notified basis. **56.5**

Structure Plans **56.11**

OCC has a development proposal for its land on Prole Road which has been discussed with the Council. As a retirement offering, the development would not provide through access to public roads. This has been discussed with the Council and was agreed. OCC has proceeded to design its development on this basis. The structure plan shows road connectivity through the OCC land. The consequence of this is that OCC's development appears as non-complying with the structure plan. If OCC were required to comply with the structure plan, that would require a full re-design and generate health & safety security risks to the residents. OCC therefore opposes the roading on its land as shown on the Ōmokoroa Structure Plan – Roading and Walkway/Cycleway Infrastructure, and Ōmokoroa Stage 3 Concept Plan.



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56.11

Relief sought:

Delete the road within the OCC land from the Ōmokoroa Structure Plan – Roding and Walkway/Cycleway Infrastructure, and indicative future road from the Ōmokoroa Stage 3 Concept Plan shown below:



General reasons / relief

56.1

OCC seeks such changes to Plan Change 92 as are required to give effect to the matters raised in this submission, including where necessary, consequential relief.

Address for Service

Hayson Knell Ltd

abby@haysonknell.co.nz

PO Box 14085,

Tauranga Mail Centre 3143

The submitter wishes to be heard in respect of this submission.

The submitter does not wish to present a joint case at a hearing.

From: Kirsty Mortensen <kirstyku@hotmail.com>
Sent: Friday, 16 September 2022 4:39 pm
To: District Plan
Subject: Submission District Plan Change 92 - 8 Beatty Ave, Te Puke

57.1

To whom it may concern,

Thank you for your letter regarding the district plan flood maps being updated. I only received this letter yesterday due to working fulltime and the intermittent postal delivery now available.

I would like to write my submission to reassess the flood zoning of my property located at 8 Beatty Ave, Te Puke.

Previously I have drawn to your attention via a submission the concerns I had with the stormwater drainage outside my property.

Upon inspection from the contractors, they identified that the stormwater culvert was installed upside down and informed me of this. This meant that it needed to get to full capacity before the floodwaters would disperse accordingly.

They have since been in and corrected this issue by installing a new stormwater system in the correct position and changed the stormwater layout on the road.

Since this has occurred my property no longer has any flooding issues and the correct layout to divert the water is working.

Could someone please contact me regarding a reassessment of my property.

I would forward to hearing from you.

Kind regards

Kirsty Mortensen

From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 16 September 2022 4:11 pm
To: District Plan
Cc: Craig
Subject: FW: PC 92 Submission Jace Investments - Town Centre Site
Attachments: Attachment A - Natural Open Space Zone OTC overlap.pdf; Submission PC - Jace Investments and Kiwi Green NZ Ltd - OTC.pdf

Please find attached a submission on behalf of Jace investments

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz



Submission on PC 92 by Jace Investments and Kiwi Green New Zealand Ltd - 16 Sept 2022

The Omokoroa Town Centre was consented in 2021 and resource consents have been obtained from Western Bay of Plenty District Council and Bay of Plenty Regional Council. PC 92 has adopted and incorporated the town centre design into the Omokoroa Structure Plan which is supported by Jace Investments and Kiwi Green New Zealand Ltd.

The basis of this submission is to ensure that the zone boundaries, Structure Plan and planning framework proposed for the town centre site and the adjacent mixed use precinct is appropriate and enables sufficient flexibility for design iterations to be implemented, which are largely driven as a result of detailed design (from both within and off site developments such as the MoE site and Omokoroa Road) and also inputs from future anchor tenants who have special requirements.

Omokoroa is going through significant change and having an enabling planning framework with clear environmental and design outcomes will result in a fantastic urban environment to live, work and play.

- Neither Jace Investments or kiwi Green New Zealand Limited are trade competitors. They are considered affected by Plan Change 92.

Sub Point	Reference	Support/Oppose	Reason	Decision Sought
1	Appendix 7 - Omok Structure Plan Section 4.6	Support	Support inclusion of the Omokoroa Town Centre Masterplan	Retain Omokoroa Town Centre Master Plan as part of the Structure Plan
2	Rule 19.5	Support in part	This is an existing rule that helps guide the UD outcomes of the Omokoroa Town centre. The design and subsequent resource consent process for the approved town centre master plan did not comply with several of the criteria in Rule 19.5 for good design reasons. For example, <ul style="list-style-type: none"> • The use of only muted natural or recessive colours. 	Remove the criteria in Rule 19.5 that are inconsistent with the approved town centre master plan proposed to be incorporated into the Omokoroa Structure Plan.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
			<ul style="list-style-type: none"> • Maximum of one connection to Omokoroa Road [inconsistency between 19.5 (a)iv and 19.5 (b)iv] and associated policy 15. • No building exceeding 50m in length. • Mirrored GFA above ground floor building footprint. • Screen planting 4m wide along the length of Omokoroa Road. 	
3	Rule 19.5 Explanatory Statement	Object	This provision triggers a non-complying activity status if the site coverage of 80% is exceeded. While this is unlikely, we request the default activity classification be an RDA limited to stormwater matters as the NPS-UD is promoting intensification around town and neighbourhood centres.	Amend explanatory statement default activity classification for exceeding the 80% site coverage to RDA.
4	Rule 19.3.3b	Support	Support the classification of a town centre master plan being a RDA subject to 19.5, but only as modified by submission point 2 above. Otherwise, if a town centre masterplan is inconsistent with 19.5 the default activity	Retain 19.3.3b
5	Rule 19.6.2	oppose	Non-compliance with the structure plan, which now includes the approved town centre masterplan defaults to a non-complying activity. So a change to the town centre master plan, if a new RC, it	Amend default activity classification from non-complying to discretionary or RDA.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
			would default to a non-complying activity. This is too stringent an activity classification and I suggest an RDA or discretionary activity is appropriate and provides council with the sufficient decision making flexibility to decline a proposal if the departure was significant.	
6	Rule 19.4.1(iii) Height Bonus	Support in part	Some buildings will need service vehicle car parking at grade with the ground floor of the building rather than all underground, which wouldn't be practicable for all activities. Suggest 90% of car parking is provided underground to enable the height bonus. That way the commercial buildings can still function.	Reword the rule to read as follows. The maximum <i>building/structure height</i> in the Ōmokoroa Stage 3 <i>Structure Plan</i> area shall be 20m, except where <i>buildings</i> locate at 90% of parking and servicing requirements enclosed below <i>ground level</i> , in which case the maximum <i>height</i> shall be 23m.
7	Planning Maps Natural Open Space Zone boundary location	Support in part	The location of the Natural Open Space Zone for the gully areas adjacent to the town centre and mixed use precinct. However, the location of the zone doesn't follow a consistent contour and includes part of the consented marketplace area, which was proposed to be a multifunctional space. Applying the Open Space zone creates limitations for future activities and also construction works (e.g earthworks). This will trigger consents and the baseline permitted effects for earthworks is 1m2 and 1m3, which is highly limiting.	Reposition the Natural Open Space zone boundary where the vegetation stops and or provide some more flexibility in the rules to allow earthworks. The earthworks model for the town centre development is being refined further but will present some plans at the hearing.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
8	Natural open Space Zone Rule 24.3.5	Oppose	A default activity classification for non-compliance with the structure plan is too stringent. Structure plans are high level guidance documents rather than detailed blueprints. There needs to be flexibility for engineering transition spaces leading into the green gully areas. This will require detailed engineering input. Suggest default activity classification should be discretionary	Delete 24.3.5 and make non-compliance with the structure plan a discretionary activity under 23.3.4.
9	Appendix 7 - Omokoroa Structure Plan – Three Waters Infrastructure Plan	Oppose in part	Discussions were had in relation to the servicing of the town centre site with Council over the last few months. Conceptually a pump station on the Jace land connecting to the Sabre Site and WW9 would be a logical outcome, if practicable to construct. Therefore we suggest extending WW9 at least to the boundary of the sabre site so that a connecting to the wastewater pipe will be achievable in the future.	Amend the Three waters infrastructure plan in Appendix 7, section 4.0 Omokoroa Structure Plan , by extending WW9 to the boundary with the Omokoroa Town centre site as a finco funded work. Also consider the inclusion of a financial contributions funded Pump station and rising main on the town centre site as the whole Omokoroa community will benefit from the town centre.
10	Appendix 7 - Omokoroa Structure Plan – Three Roading and Walkway/cycleway Infrastructure Plan	Oppose in part	There is no road connection proposed from Prole Road to the town centre. This would be a useful connection for all modes of transport including vehicles. While the MoE has indicated it needs all its land for education purposes even a reduced width road would be beneficial minimising congestion on Prole Road and the Prole Road/Omokoroa Rd intersection.	Add a road connection from Prole road to the town centre, but tag this item as one that requires agreement with landowners and should also be a community funded road project benefiting the whole of the peninsula.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
11	<p>Rule 12.4.4(c) Access Points to Omokoroa Rd</p> <p>Appendix 7, sec 4, Omok Structure Plan roading/walkway</p> <p>Rule 4B.3.4</p>	oppose	<p>12.4.4.4 (c) Access to Strategic Roads. The rule does not reflect the approved Omokoroa Town Centre masterplan that has three connections to Omokoroa Road. This is locked down in terms of the existing live resource consent and could be retained if a variation to that consent were applied for. However, any new resource consent for the town centre masterplan this rule would remain relevant. Non-compliance with this rule triggers an RDA activity classification pursuant to Rule 12.3.4.1. There is also an inconsistency between 12.4.4.4(c) and the Omokoroa Structure Plan – Roading and walkway/Cycleway which doesn't show additional connections to Omokoroa Rd that form part of the approved town centre master plan.</p>	<p>Amend rule 12.4.4.4(c) and the structure plan to be consistent with the town centre plan.</p> <p>Suggest also that rule 4B.3.4</p>
12	<p>Rule 12.4.5.17</p> <p>Stormwater in Commercial zone</p>	Oppose in part	<p>This rule requires attenuation to 50% of predevelopment flow and 1% AEP levels. The stormwater pond for the sub-catchment which includes the town centre has been built and includes a large dam structure designed and built under the Omokoroa Comprehensive Stormwater Consent. A new resource consent for the Omokoroa Comprehensive Stormwater Consent has been lodged with the BOPRC and is being processed. It is important</p>	<p>Amend Rule 12.4.5.17 as the Kaimai View Stormwater pond and large dam has been constructed at great cost and provides for the whole commercial town centre, mixed use precinct and other land within the sub catchment.</p> <p>Need to add to 12.4.5.17(a) <i>Where stormwater infrastructure has already been constructed for a sub catchment that new upgrades are not required.</i></p>

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
			that the new CSC consent and this rule recognises the established infrastructure that provides for the subcatchment already.	
13	Rule 12.4.11.5	Support in part	Accept that the Maple trees can be placed in the Omokoroa Road corridor, but request clarification that this rule does not apply to the adjacent Omokoroa town centre, as Pirirakau had indicated a preference towards native tree species.	Add the words <i>Within the Omokoroa Road corridor</i> to the start of Rule 12.4.11.5
14	Rule 12.4.11.5 Non-compliance with structure plan	Oppose	Compliance with Omokoroa Structure Plan. As the Omokoroa Town centre Masterplan has been incorporated into the Omokoroa Structure Plan we need to create rules that avoids a circular classification of activities that end in a non-complying activity status. For example, as the town centre plan forms part of the Omokoroa Structure Plan any deviation from it would be a non-complying activity.	Amend activity classification to discretionary within rule 12.4.11.5
15	Rule 12.4.11.6 Reimbursement for Provision of Services	Support	It is important that where a developer goes banker on the construction of infrastructure that they have a mechanism to be refunded proportionate costs.	Retain as drafted
16	Rule 8.3.3(e)	Oppose	The main liquefaction risk has already been considered by Council. Further additional engineering of any identified	Delete this provide or make this an information requirement for subdivision.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
	Liquefaction hazard Rule		hazards would be dealt with at time of subdivision and or building consent	
17	Rule 11.5.5	Support	Supportive of per hectare financial contributions for development. This creates an incentive for intensification. This also creates a disincentive if yield targets are not achieved. Should relate to developable land area.	Retain
18	Section 14A Explanatory Statement	Support	Support inclusion of the paragraph with respect to the medium density precinct	retain
19	Section 14A Objective 8, Policies 16, 17, 18	Support	This clearly describes the hierarchy associated between the town centre and the mixed use precinct and distinguishes between other residential areas.	retain
20	Rule 14A.4.2(g) Permitted earthworks 14A.7.16	Oppose Support	The permitted earthworks limits are too stringent for the development of large sites with varied contour. The default activity classification of RDA is supported.	Provide more flexibility in the permitted earthworks standards, in particular, the vertical height cut and fill limitations and the permitted volume.
20	Rule 14A.5.1(b)(ii)	Support in part	Consider that a rule needs to be added to enable RC applications to be processed without notification if the permitted activity standards can be achieved for bulk, location and density	Add a provision confirming comprehensive mixed use developments meeting the permitted activity standards would be processed non-notified.
21	Planning maps	Support in part	Support the location and extent of the Omokoroa Mixed Use Precinct as per the planning maps, recognising that the plan provides for small scale commercial	Support with minor amendments to the Natural Open Space Zone boundary.

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Sub Point	Reference	Support/Oppose	Reason	Decision Sought
			activities within the medium density residential zone. Natural Open Space zone boundary may need slight amendment to align with planned contours and private/public realm.	

Address for Service:

<p>Consultant Richard Coles, Planner/Director Momentum Planning & Design Ltd Email: richard@mpad.co.nz Phone 0274 325154</p>	<p>Submitter Contact Details Craig Lemon, Director Jace Investments and Kiwi Green NZ Ltd craig@southernorchards.co.nz</p>	
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From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 16 September 2022 4:10 pm
To: District Plan
Subject: Submission Jace Orchards and Kiwi Green NZ Ltd
Attachments: 69 Prole Road_Aerial Overlay with PC92.pdf; Submission PC 92 - by Jace Investments 69 Prole Road 21 Francis - 16 Sept 2022.pdf

Submission on PC 92 by Jace Orchards Ltd and Kiwi Green New Zealand Ltd - 16 Sept 2022

69 Prole Road and 21 Francis Road

Sub Point	Reference	Support/Oppose	Reason	Decision Sought
1	Natural open Space Zone Rule 24.3.5	Oppose	A default activity classification for non-compliance with the structure plan is too stringent. Structure plans are high level guidance documents rather than detailed blueprints. There needs to be flexibility for engineering transition spaces leading into the green gully areas. This will require detailed engineering input. Suggest default activity classification should be discretionary	Delete 24.3.5 and make non-compliance with a structure plan a discretionary activity under 23.3.4.
2	Planning Map – natural open Space Boundary	Oppose	The maps that apply to 69 Prole Road to not align with the existing landform or land cover. See attached map.	Revise maps as attached or similar.
3	Omokoroa Structure Plan - Road Infrastructure and Access to Prole Rd 12.4.11.5(b)(iii)	Oppose	If the structure plan road is not established over the structure plan road alignment it defaults to a non-complying activity. Need flexibility in the plan to enable temporary access	Amend 12.4.11.5(iii) by adding: <i>Council may consider temporary access to Prole Road in a location not consistent with the structure plan provided the subdivision is designed to connect to the structure plan road network and the temporary access will be closed as soon as the structure plan roads are</i>

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				<p><i>developed and vested in Council.</i></p>
4	<p>Planning maps and Designations</p> <p>As it relates 21 Francis Road</p>	<p>Support in part</p>	<p>The planning maos show the designations and these are appropriate. Some of the structure plan maps show indicative buffer areas for thr interchange a pink cross hatch. This overlay is not supported as it relates to 21 Francis Road</p>	<p>Ensure there is no indicative works area for the interchange on 21 Francis Road as this is being discussed directly with Waka Kotahi and no designation is in place.</p>

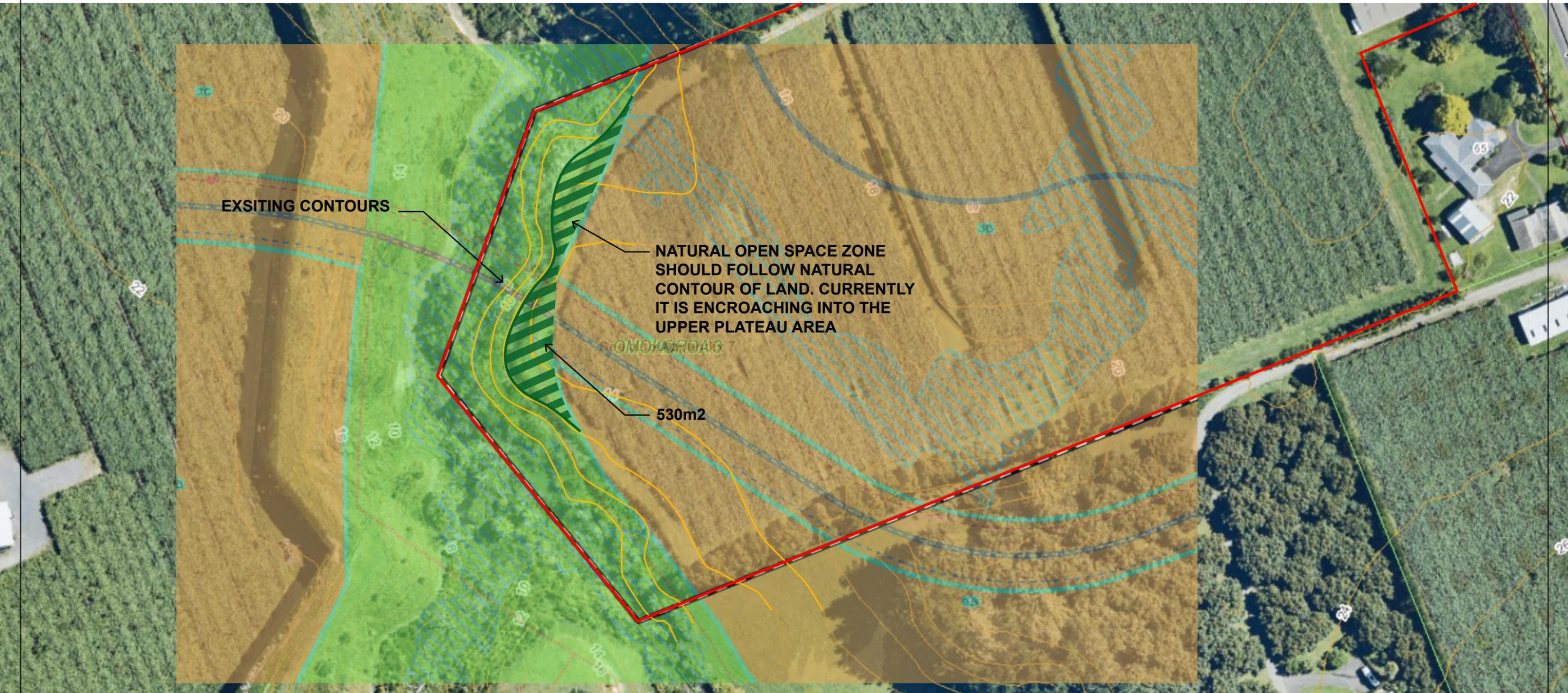
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			<p>The map shows a site plan for 'OMOKOROA 3'. A central area is highlighted in purple. A yellow diagonal line, labeled 'Landscape Strip', runs through the site. To the right, there are road markers for '56' and '57'. Other labels include 'See also', '0203', and '0181' in red circles. The background is orange with various contour lines and numbers like 21, 28, 40, 50A, 50B, 50C, 1301B, and 1357.</p>		
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Address for Service:

<p>Consultant Richard Coles, Planner/Director Momentum Planning & Design Ltd Email: richard@mpad.co.nz Phone 0274 325154</p>	<p>Submitter Contact Details Craig Lemon, Director Jace Orchards Kiwigreen NZ Ltd craig@southernorchards.co.nz</p>	
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69 PROLE ROAD, OMOKOROA

PLAN CHANGE 92 ZONING MAP OVERLAYED ON AERIAL & CONTOURS

From: David Crawford <dwilsoncrawford@gmail.com>
Sent: Monday, 12 September 2022 8:50 am
To: District Plan
Subject: Submission for Flooding map for 1 Hookey Drive, Te Puke.

Dear Sir/Madam

'Garbage in, garbage out' is an old computer programming truism.

60.1

I am concerned that Waikato University has been paid to produce the result the WBOPDC were told by central government to produce in creating this fanciful flooding map.

A little recent history. After the so called 'round of public meetings and consultations, we had a meeting in our home with council staff and we expressed our deep dissatisfaction with their methodology of placing a blue smear over the space occupied by our home on the district plan.

After that meeting I took photos of every drain on both sides of Hookey Drive, Boucher Avenue and Lenihan Drive. I submitted these to council in absolute disgust at the blocked cover grates and lack of council maintenance. I shamed the council into action.

I have since learned that most of the drains are not connected to a central system but rather are soak holes which need annual or biannual cleaning out.

Every plumber in Te Puke will tell you of the second pumice layer at about 5 - 6 metres below the surface. This pumice layer can take as much water as can flow down the drain and disperse it through the pumice no problem.

These soak holes connect to that second pumice layer. Any build up of leaf matter on top of the pumice restricts water transfer. Surely council understand the need for annual or biennial maintenance of every soak drain in the district?

After the meeting in our home we were supplied with details of a weather event that would cause such flooding and were shocked to see the prediction by the esteemed 'scientists' at Waikato University describing peak rainfall at 300mm/hour over a 30 minute period in 2130. This is an absurd assumption and a great example of flawed modelling.

Recent downpours in both Australia and New Zealand show that nothing worse has happened recently than happened historically decades or centuries ago according to newspapers of the times, with recorded rainfalls of 250mm of rain over a 10-24 hour period.

How the esteemed researchers at Waikato University dreamed up this Noah's Ark downpour scenario is anyone's guess. Given the absurdity of attempting to guess the weather a century from now when weather forecasters are less than 50 percent accurate more than 72 hours out from their forecast; one hundred years out is just laughable.

Every prediction made by politicians and Government organisations worldwide regarding arctic ice collapse, rising sea levels, vanishing polar bears and Great Barrier Reef decline have proven to be demonstrably false.

So why do you think your prediction of flooding of biblical proportions in 2130 is any different?

Anyway, the result of my shaming the council with my photographs of blocked drains was immediate council action to suck out the soak hole drains on all three roads.

A week after the council clean out, we had a mother of a downpour lasting several hours of very heavy rain and I expected to see the usual ponding at the Hookey/Boucher corner. No water accumulated because every soak hole

was working as designed and every drain had been cleared of debris. This downpour was described as a one in fifty year event. No issue at all.

There is no climate crisis. There is no appreciable rise in world temperature, there is no appreciable rise in sea levels, but we do have a plethora of disingenuous media and lying politicians and every man and his dog now armed with cellphone cameras to record weather events whose images, not so coincidentally, all seem to be blamed on climate change.

Climate has always changed. The last mini ice age ended around 1870 and temperatures, thankfully, have been climbing ever so slightly ever since. It was a miserable time of Black Plagues with early photographs showing ice skating on the Thames River in London.

We had the medieval warm period when wine grapes were grown in Scotland. Where do these historical events sit against this insane argument against carbon dioxide when no industry, cars, trucks or airplanes were operating?

You are built of carbon, every living thing is carbon based. Carbon dioxide is plant food and the last meeting you had in a closed room would have seen carbon dioxide levels rise to around 5000ppm and no one passed out let alone died. 0.04% of the air we breathe is carbon dioxide. 0.04% Let that sink in.

You worked on a clear assumption/decision mandated by central government that man made climate change was fact.

Wrong.

This is a fallacy mainly of the left and is easily disproven. It has been accepted by the masses as fact through mass formation psychosis. We could bankrupt the world in attempting to fight climate change, yet the sun will continue to be the major influence, and all the trillions of dollars thrown at it will make zero difference to climate.

Billions will die as a result of the absurdity of mandating green energy alternatives before they are properly thought out without the backup of oil, coal, natural gas, nuclear and hydro because the sun doesn't shine all the time and the wind doesn't blow all the time.

As they found in Texas last winter when wind fans froze solid and solar panels froze solid and oil and gas were turned off for 'green' reasons, loss of life was substantial at 250 deaths along with untold hardship and worry. How many thousands if not millions have to die because of ill advised and plain ignorant government mandates?

Look to Sri Lanka as the once food independent nation and the epitome of prosperity. Then the government got the idea from the UN that they would force farmers to reduce nitrogen applications by 50%. When enforced, farmers crops withered, were stunted, failed to mature and this once prosperous country erupted in food riots and now depends on UN handouts to survive. The same nitrogen reducing programme is being adopted by our government so we will see food prices increasing and yields declining here as well.

Perhaps that is the goal of the world economic forum. As the WEF 'Predictions for the world 2030' video expounds, 'You'll own nothing and you'll be happy'
Klaus Schwab - Founder and Executive Chairman of the World Economic Forum and one of the most evil men alive today.

Your computer modelling is seriously flawed. As a result the value of our property is affected massively for the most spurious of reasons.

Remove any flood modelling from our property before it is forever lodged against our title on the district plan. Don't be a pawn in this man's insane game will you?

I request to speak to my submission.

Sincerely

David Crawford
1 Hookey Drive
Te Puke 3119
e. dwilsoncrawford@gmail.com
p. 027 555 5148

From: Paul van Veen <paulvanveen@outlook.co.nz>
Sent: Friday, 16 September 2022 11:13 am
To: District Plan
Cc: Tracey Miller
Subject: New Submission Re: Western Bay of Plenty District Plan Section 14A - Ōmokoroa and Te Puke Medium Density Residential
Attachments: Van Veen Submission - signed.pdf

Good morning,

Please find attached our new submission regarding Omokoroa Medium Density Residential proposal.

Kind regards,
Paul & Maria

Sent from [Mail](#) for Windows

From: Paul van Veen <paulvanveen@outlook.co.nz>
Sent: Wednesday, 14 September 2022 6:38 pm
To: District Plan
Subject: Submission Re: Plan change 92 - PJ & ML van Veen
Attachments: Van Veen Submission - signed.pdf

Categories: Acknowledgment sent

Good afternoon,

Please find attached our submission in regards to the plan change 92 for Omokoroa.

Kind regards,
Paul & Maria van Veen

Sent from [Mail](#) for Windows

14 September 2022

Paul & Maria van Veen

42A Francis Road

Omokoroa

0220340392

paulvanveen@outlook.co.nz

Re: Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters Section 32 Evaluation Report Submission

This is our written submission in response to Plan Change 92 and we would like to make these points:

Omokoroa stage 3 is zoned as future urban. Even with new Medium Density Residential Standards the Council should still balance these requirements while keeping a sense of this area being semi-rural in character too.

We have read Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters Section 32 Evaluation Report and found these parts which we have concerns with (Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters Section 32 Evaluation Report Submission, pages 157 – 160).

Our submission relates to three main points:

- Housing Density
- Building Heights
- Landowner agreement on proposed land usage

Each of these points is outlined in detail below.

Housing Density

Ōmokoroa Stage 3C, Ōmokoroa Mixed Use Residential Precinct - proposed minimum yield of 30 residential units per hectare of developable area.

This is the highest density in stage 3. It now appears to apply to 3C area, as well as the Residential Precinct area. The Precinct area was initially proposed to have such high density due to it being a business and commercial area. Now this level of density is being proposed for areas outside of the precinct which are quite different in their purpose as they are residential areas.

Omokoroa stage 3A and 3B are at lower minimum yields of 15 and 20 residential units per hectare of developable area respectively. These area yields could be more evenly distributed across the whole stage 3. Because of these proposals there is pressure to have the option for even higher buildings. See concerns regarding height restrictions below.

We disagree with applying higher 'Mixed Use Residential Precinct' density into residential areas in Ōmokoroa stage 3 as the precinct is commercial/business in nature while the rest is residential. They are very different in their respective purposes.

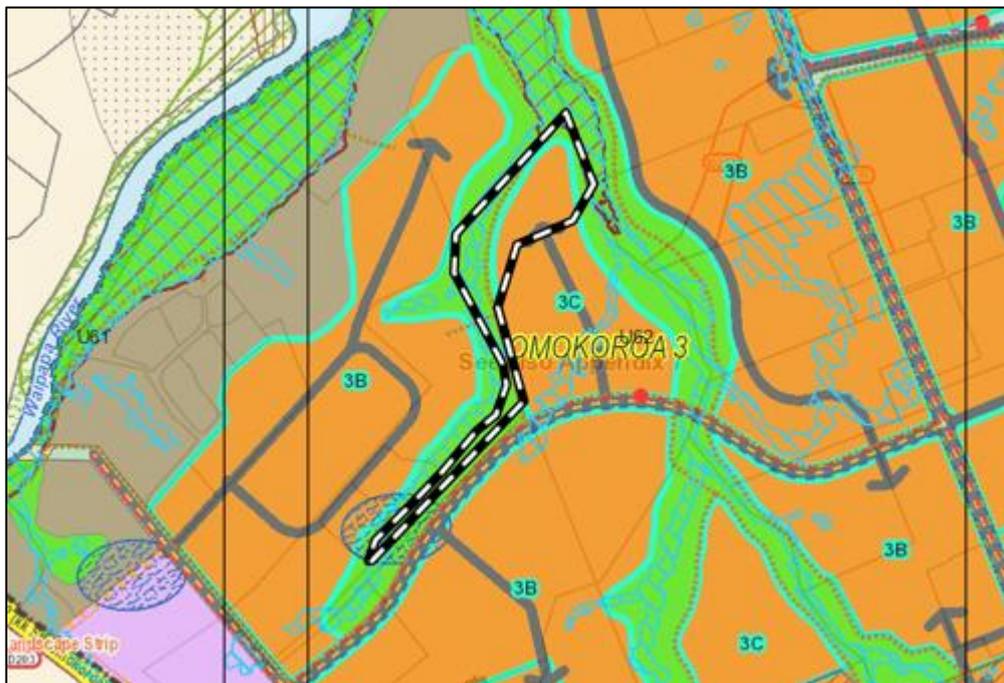
Height Restrictions

'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.' (Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters Section 32 Evaluation Report Submission, page 160)

We strongly disagree with building such high structures in the future Omokoroa stage 3. These would be completely out of character with this area. It seems that this was initially proposed only for the new shopping/commercial precinct. This is somewhat ambiguous and it appears that these proposals will apply to the Stage 3C development: *'Ōmokoroa Stage 3C, Ōmokoroa Mixed Use Residential Precinct - minimum yield of 30 residential units per hectare of developable area'* (page 157).

Landowner agreement on proposed land usage

Also regarding this plan above, we have identified areas where the green 'natural open space' areas appear to be drawn arbitrarily and will need agreement with current landowners to determine an agreed position.



Conclusion

In conclusion we oppose the very high density and building heights in the Plan Change 92 Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters Section 32 Evaluation Report.

These levels of building density and height are out of character for this area. The densest housing and potentially highest buildings for the whole of stage 3 now appear will be applied to area 3C. Development there also seems to have overlap with proposals for the business precinct area. These kind of densities in such small areas will invariably lead to the problems already experienced in other

61.2
61.3

61.4

61.1
61.2
61.3

developments where not enough room is left for people to park their cars, for children to play outside and for a positive, healthy community to develop. City type densities should not apply to residential areas in a semi-rural area.

To accommodate these proposals the current preferred option enables additional housing height and density. This may initially assist Council's obligations in regards to the new Medium Density Residential Standards but will have long-term negative implications for existing and future residents. If lower density cannot be achieved within the last remaining areas of Omokoroa **then housing yields per hectare could at least be more evenly distributed across the whole of stage 3 to provide lower average minimum residential unit yields than proposed for 3C, but over a larger area.**

We really do appreciate the opportunity to give our input into these proposals and hope they are not seen as negative. We also appreciate a lot of work and planning has gone into them. We do however feel strongly that a more balanced distribution of housing densities would be really positive and reduce the need for higher concentrations of housing in smaller areas.

We do not wish to be heard at a hearing in support of our submission.

We will not gain an advantage in trade competition from submitting this submission.

Thank you very much for your consideration of our submission.



Paul & Maria van Veen

16 September 2022

Paul & Maria van Veen

42A Francis Road

Omokoroa

0220340392

paulvanveen@outlook.co.nz

Re: Western Bay of Plenty District Plan Section 14A - Ōmokoroa and Te Puke Medium Density Residential

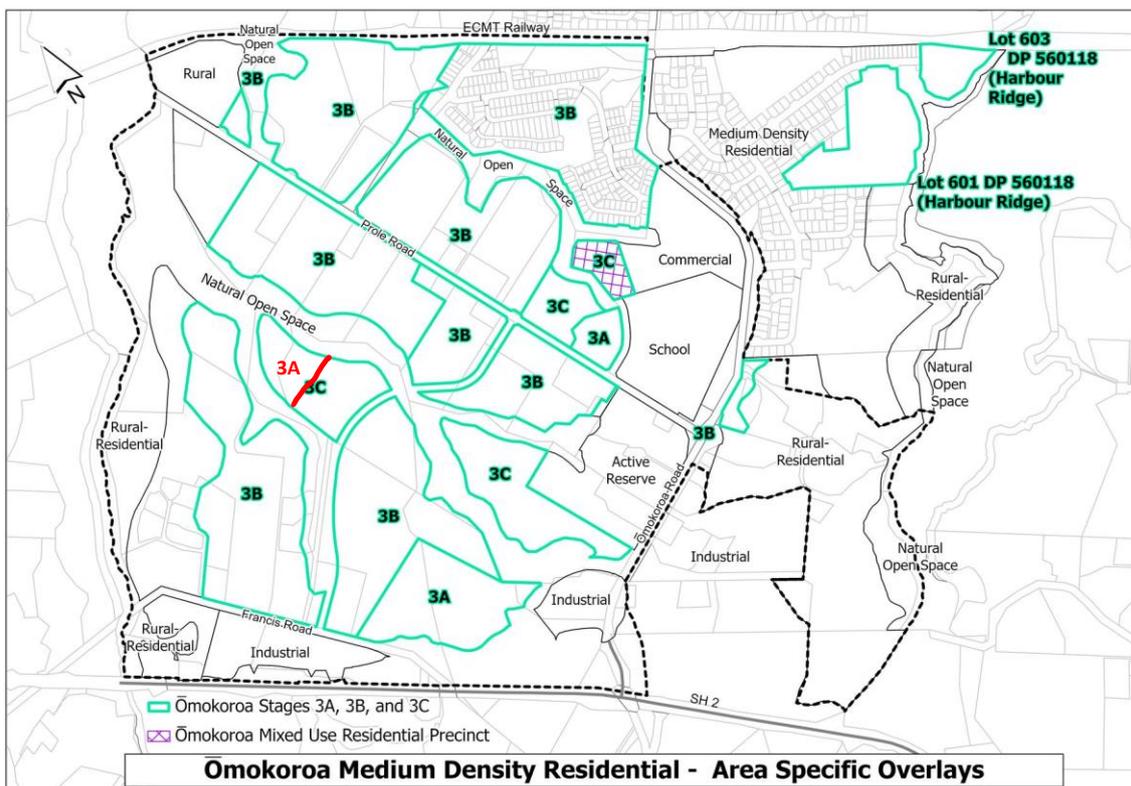
Building & Structure Height - 3C Zoning (14A.4 Activity Performance Standards)

61.5

We are writing this in an addition to the submission that we have already made regarding housing density in particular the building of 20 metre max height buildings. Unfortunately, the original submission was based on outdated documentation. We now understand that the area on our boundary is definitely proposed 3C. This potential for 20 metre buildings or even 11 metre buildings directly on our boundary or very nearby has come as a real shock. We feel our lives would be significantly negatively affected having such infrastructure dominate over our family home.

Proposal

We recommend a minor change to the zoning proposal, so that part of the 3C area adjoining our boundary becomes 3A. The smaller northern part would become 3A while the larger southern part remains 3C. This would then be similar to the area next to the proposed school (see suggested boundary indicated in red, map below).



Benefits

Here are the main benefits of our proposal:

- The steepness of our land does not lend itself to future 3C type development in any case. The land gets progressively steeper as it drops into the gully to the north of our home.
- The southern portion of this block is considerably wider, flatter and closer to proposed public transport and community facilities.
- This is a minor change to the proposal that still allows council to meet its medium density housing obligations, while protecting the only people who already live here and who would otherwise be so negatively affected by the current proposed 3C zoning of this particular area.

We think our proposal would be really positive as it would still allow for a similar amount of future development, without dramatically negatively impacting upon us.

Conclusion

We really are concerned about this and feel that council making a minor change would result in a very positive outcome. It alleviates our worries about such high buildings so close to our boundary, which would completely dominate our home. At the same time council is able to meet its obligations without having to make major changes to the existing proposal. It is really important to realise that this is our family home, it's a modern home and it is where we have put our heart and soul raising our three young children and where we also run our business.

We would also like to thank you for taking the time to consider this submission. We are really hopeful that what we have submitted is considered to be fair and that we will have your full consideration in this matter.

We do wish to be heard at a hearing in support of our submission.

We will not gain an advantage in trade competition from submitting this submission.

Thank you very much for your consideration of our submission.



Paul & Maria van Veen

From: Angela Yule <angela.yule@xtra.co.nz>
Sent: Tuesday, 13 September 2022 10:16 pm
To: District Plan
Subject: Submission to Disctict Plan
Attachments: Submission - AY130922.pdf

Hello,

Please see attached my submission to the district plan.

Please confirm your receipt of this email.

Angela Yule

021 055 9183

Western Bay of Plenty

Submission: Plan Change 92

13 September 2022

Name: Angela Yule

Address: 70A Francis Road, Whakamarama, 3172, WBOP

Contact: 021 0559183

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

I could not gain advantage in trade competition through my submission

Submission Main Points:

- Industrial zone concerns
- Medium Density residential area

Industrial Zone – Francis Road

The proposed industrial zone in Francis Road I see has several key issues as noted below:

- Impact on the environment: This shift to industrial zone from a rural space to a built-up area will have an impact on wildlife, including nesting birds and insects.
- Pollution and noise: a collection of industrial units will pose additional noise and potential environmental pollution. Pollutants emitted from factories can enter the human body through a variety of vectors. The toxic gases that factories release into the air, combined with those added by trucks on the road, mean that we have an increased risk of developing chronic respiratory disease, lung cancer, heart disease and many other illnesses, diseases, and conditions. The impact on local residents will be obvious and the deterioration in the peaceful setting will mean this small green space will be lost forever.

I note no reference to pollutants is made in the article below:

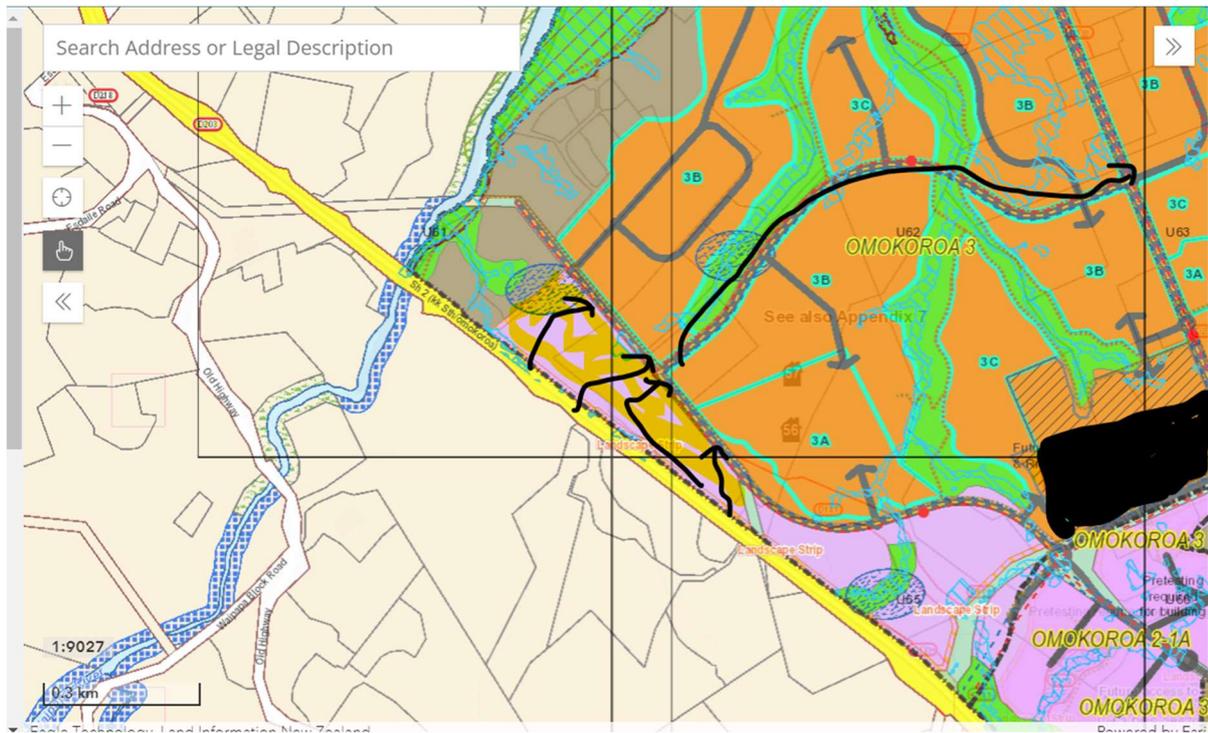
<https://www.westernbay.govt.nz/repository/libraries/id:25p4fe6mo17q9stw0v5w/hierarchy/property-rates-building/district-plan/district-plan-changes/plan-changes-47-68/documents/PDF%20-%20Section%2021%20-%20Industrial.pdf>

- Health and safety: I am seriously concerned on the impact of increase in heavy goods traffic such a trucks and trailers on a road used also by residential properties. It can pose a serious threat since the nearby streets are proposed to be used by cyclists. Walkers and animals. This appears seems ill advised in view of the number of properties identified. Refer https://www.ehinz.ac.nz/assets/Factsheets/Released_2021/Road-Traffic-Injuries-in-Children.pdf

- The philosophy of “Smartgrowth” sounds laudable, however destruction of green spaces and annihilation of the natural landscapes is in total opposition with its ideology. Smartgrowth encourages redevelopment of brown spaces and prevention of urban sprawl.

62.1

I am seeking that council reconsider the need for this zoning and look for alternative solutions. I have suggested the area below will allow less impact on housing development and be a much safer solution.



Medium Density zone – Francis Road

62.2

The urbanization of one side of Francis in Francis Road has a number of matters which I would draw attention to:

- Impact on the environment. This shift to concentrated on a largely rural space to a built-up area will have an impact on wildlife, including nesting birds and insects.
- Diminution of areas of large trees and native shrubs found in rural residential properties
- Loss of the distinctive character of the area. Once the properties transition to urban zones the green and peaceful environment is lost forever.
- <https://www.stats.govt.nz/news/new-report-shows-impact-of-demands-on-land-in-new-zealand/>

I am seeking that council consider a partial substitution of rural residential zoning for medium density sections. I have suggested these areas below (red hash). This would allow for better preservation of the integrity of the landscape.

From: dawn mends <dawnmends@outlook.com>
Sent: Monday, 12 September 2022 1:08 pm
To: District Plan
Subject: plan change 92 concerning 34 oxford street te puke
Attachments: 20220903_115010.jpg; 20220903_115619.jpg; 20220903_114947.jpg; 20220903_115756.jpg

flood mapping was done on the property due to an easter storm event in 2014 after a complaint due to roadway runoff entering the property via a drive way to the lower garage area. The easter storm event was two fold with high winds the previous day depositing debris and leaf litter on the roadway followed by torrential rain which showed up shortfalls in the stormwater system with the main one being the gratings over street catchpits blocking water flow to drain. A catchpit upgrade has been undertaken by council being a super pit installed directly under the Chaytor street road sign on oxford street this working well and there has been no storm water entering the property from the road since. An outside security gate has been modified to prevent damming/1 and allowing flow to drain on the lower level/3 so will prevent water reaching floorplan of property. Back opening on super pit allows drain to deal with leaf litter/2 also shown cause of stormwater flows from Chaytor street a catchpit blocked with debris with ponding at this point and over road storm water flow/4 .

63.1

David Mends EPOA for Dawn Mends









DUMP NO WASTE
FLOWS TO THE SEA

From: Lee Hannah <rossandlee90@gmail.com>
Sent: Friday, 16 September 2022 12:48 pm
To: District Plan
Subject: flood plan for Te Puke

I Ross List owner of 83 Jellicoe Street Te Puke strongly object to the new floodable area designated and therefore wish to be heard at any hearings that may take place before any final decisions are made.

64.1

Ross H List
Apartment 90 Avenues Retirement Village
10 Tenth Avenue
Tauranga

Ph 07 5770203 027 4362408
rossandlee90@gmail.com

From: Russell Prout <ingengsol@gmail.com>
Sent: Sunday, 18 September 2022 10:06 pm
To: District Plan
Subject: Proposed changes to Francis Road Omokoroa

To whom it may concern,

it is with significant concern that I write to oppose the proposed changes to our community street. **65.1**

In the first instance I only found out about these proposed changes via fellow street resident who only became aware of them when a random stranger knocked on her door asking if he could purchase some land. As a resident I feel any proposals of this significance should be preceded by a personal contact process. This has not been the case. Secondly many of us have purchased properties for the rural lifestyle and quiet surroundings that it possible me to relax and enjoy the peace and quiet. **65.2**

Thirdly the addition of an industrial area on this small street will add significant traffic (likely some heavy as well) that already cannot handle turning vehicles with trailers attached.

Fourthly it is likely that an industrial area may attract noise, evening or 24hr work/activity. As with some other industrial areas there is likely to be vehicles left at night which will attract undesirable visitors who may seek opportunistic ventures that further disrupt our quiet culdesac.

This is only the tip of the iceberg and given such a short time to write any objections I feel it is necessary to have significant consultation with residents of the street before you proceed with this development. **65.1**

I would like the opportunity to have a minuted discussion with those who represent the decision makers so that all concerns are factored into this and similar proposals. **65.2**

I short I strongly object to any industrial development in or on Francis road and request these be ceased.

Regards

Russell Prout

Resident

72 Francis Road.

Sent from my iPhone

From: Jade Chalmers <jadechalmer@hotmail.com>
Sent: Tuesday, 13 September 2022 11:44 am
To: District Plan
Subject: Submission - 10 Tui Street Te Puke (Flood Maps)

To whom it may concern,

I, Steve Chalmers, have owned and resided at 10 Tui Street for 17 years.

66.1

I am not in agreement with the proposed maps of my section being a flood zone.

My house sits up higher than most houses in Te Puke. It is not a flood zone. There is a gully below me. It is no doubt a flood zone down there. The tiny fraction of my place which the people below seem to have claimed as their own, on my bank would not even be a flood zone. I would like someone to come and see me. It would be very wrong to mark my place with a red flag regarding flooding which as you know will unfairly hinder things such as the future sale of my home. I would want buyers to be given the correct information and this is that 10 Tui Street is not in any danger of flooding.

Please respond to me via this email (my daughters)

Nga mihi
Steve Chalmers

Ngā mihi,

Jade

Dr Jade Chalmers (Doctor of Philosophy in Education)

021 1107906