

Western Bay of Plenty District Council

Plan Change 75

Te Puke Floodable Areas and Area 3 Structure Plan Review

Section 32 Report

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1.0 Introduction

Plan Change 75 deals with two topics, namely the review of the:

- Te Puke flood hazard and
- Te Puke Area 3 Structure Plan (Macloughlin Dr)

1.1. Te Puke flood hazard review: General Introduction and Background

Flood Hazard overlays have been included on planning maps since 1986 (the old Te Puke Borough Planning Map) and were reviewed in the mid-1990's and updated in the first generation District Plan.

The Flood Hazard overlay (overlay) applies to land irrespective of its underlying zoning and takes precedence over the rules which attach to the underlying zoning. For example, where an activity is permitted within the residential zone but the land parcel is affected by an overlay, the activity is then "caught" by the overlay. This triggers a consenting process and a site specific assessment of the potential effects of a proposed activity on the hydraulic functioning of ponding areas and overland flow paths within the affected catchment.

Western Bay of Plenty District Council ("Council") engaged Opus to undertake a detailed hydrological and hydraulic modelling exercise of the Te Puke urban area catchment south of the railway line. The purpose of the modelling exercise was to provide up to date information to assist with future management of stormwater and floodwater within the catchment. A key output of the process was that new overlays have been generated. The review started in 2011 and was conducted in various stages. The study has been peer reviewed by Tonkin and Taylor in 2015. Tonkin and Taylor also did a detailed hydrological and hydraulic modelling exercise for the area north of the railway line and produced a new overlay for the area. Of critical relevance to this report is that in some sub-catchments the new overlay is materially different to those currently depicted on the relevant District Plan Maps, and accordingly the Maps require updating, which is one of the objectives of this Plan Change.

1.2 Review of Te Puke Area 3 Structure Plan: General Introduction and Background

Based on research undertaken by SmartGrowth in the early 2000's, the 2006 Long Term Plan projected that 2,610 additional dwellings will be required in Te Puke by 2046.

The operative Structure Plan for Te Puke was notified in 2004. According to the Section 32 report of the operative Structure Plan, 998 dwellings can be accommodated through infill¹. Included in the operative Structure Plan are three greenfield areas, know as:

¹ Te Puke Urban Growth Study, August 2004

- Area 3 (between Macloughlin Dr and Whitehead Ave) - 583 dwellings
- Area 4 (extension of Tynan St to Dudley Vercoe Dr) - 90 dwellings
- Area 5 (extension of Cannell Farm Dr to No 1 Rd) - 80 dwellings

The total number of dwellings in Te Puke has increased from 2,454 in 2001 to 2,724 in 2013. Taking the 2006 and 2013 census data into consideration and research undertaken by the University of Waikato, the growth projections were amended significantly for the 2015 Long Term Plan. According to the latest projections 643 additional dwellings will be required by 2046. This is significantly less than earlier projections.

Limited structure plan infrastructure is included in Areas 4 and 5. In addition, Council has received consents for the development of the entire Area 4. As a result, this Plan Change only focuses on Area 3 which is outlined on the maps included in **Attachments B and C**.

Less than 10 new lots have been consented for Area 3 since the Structure Plan became operative. One of the reasons for the slow uptake might be a condition included in the District Plan that restricts the development of Area 3 until improvements have been done to the No 3 Rd/ Te Puke Highway intersection, or the transfer of Te Puke Highway to Council. The Te Puke Highway has recently been transferred to Council which removes that restriction.

2.0 Resource Management Act 1991

2.1. Section 32 – Assessment Methodology

Before a proposed Plan Change can be publicly notified Council is required under Section 32 of the RMA to carry out an evaluation of alternatives, costs and benefits of the proposed amendments to the District Plan. With regard to the Council's assessment of the proposed amendments Section 32 requires the following:

(3) An evaluation must examine-

- (a) the extent to which each objective is the most appropriate way to achieve the purpose of this Act; and*
 - (b) whether, having regard to their efficiency and effectiveness, the policies, rules or other methods are the most appropriate for achieving the objectives.*
- 4) For the purposes of the examinations referred to in subsection (3)...an evaluation must take into account—*
- (a) the benefits and costs of policies, rules, or other methods; and*
 - (b) the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.*

The benefits and costs are defined as including benefits and costs of any kind, whether monetary or not. This report must evaluate the extent to which the proposed plan change is the most appropriate way to achieve the purpose of the Act.

2.2 Section 74

The plan change has regard to the Operative Bay of Plenty Policy Statement and ensures consistency is achieved with the plans of an adjacent Territorial Authority as required under Sections 74(2)(a) and 74(2)(c). In addition, pursuant to Section 74(2A) Council must take into account any relevant planning document recognised by an Iwi Authority lodged with Council. None of the Iwi Management Plans that have been lodged with Council raise any issues which are of relevance to this plan change.

3.0 Consultation

Flood Hazard overlay:

Discussions with affected landowners started in 2014. As a result of these early discussions, the modelling was peer reviewed and refined. The reviewed information was taken back to affected landowners in September 2015. Specific letters were sent out to each landowner whose property is affected by changes to the overlay. Within this letter the landowner was invited to attend an information meeting at Te Puke convened by Council to explain the reason for the changes and the process. In the letters and at the public meeting, landowners were invited to engage with Council staff if they did not agree with the proposed flood hazard map. Where landowners expressed their concerns, staff conducted a site inspection, resurveyed the flood level and provide an update to the landowner. This process was completed in April 2016.

A specific information page was also included on Council's website relating to the proposed changes. This page contained:

- Copies of letters sent out to landowners;
- Media releases;
- A copy of the various reports from the consultants;
- A copy of a presentation to a community information session; and
- A summary of questions and answers raised and provided at the information sessions.

Review of Te Puke Area 3 Structure Plan

Over the past 3 years Council staff have had discussions with a number of landowners of Area 3 that are interested in subdividing their land. During these discussions landowners pointed out some of the constraints of the operative structure plan. These constraints are included in section 5 of this report.

Staff also met with landowners on 6 July 2016 to discuss the proposed changes to the Area 3 Structure Plan. The meeting was attended by 42 landowners. No concerns have been received from landowners to date.

4.0 Amendments to the extent of the Flood Hazard Overlay

4.1 Issues and Options

The objective of this change to the District Plan is to update the Flood Hazard notations ("notations") in the Te Puke urban area as per the outcome from the hydrological and hydraulic modelling exercise that was undertaken between 2011 and 2015

For the "new" model, LiDAR (Light Detection and Ranging) was utilised to supply topographical data and the latest High Intensity Rainfall Design System (HIRDS) rainfall data. Climate change was also taken into account in setting up the model. Consequently, the new model is considered to be significantly more advanced and accurate than its predecessor and thus a more useful tool for technically supporting land use planning methods.

To assist in validating the notations produced by the new model, a combination of field based methods were employed; these included:

- On-site meetings and interviews with landowners who raised issues with the extents and locations of predicted flooding;
- On-site inspections of localised topography to confirm overland flow paths and ponding areas;
- Measuring water level marks on structures immediately following significant rainfall events deemed to be lesser magnitude flood events than the design storm.

Included in Section 8 of the District Plan are the objectives, policies and rules that relate to the flood hazard overlay. It is not the intention to make any changes to the operative rules with this Plan Change.

4.1.1 Option 1 – Status Quo – Retain the existing Flood Hazard Overlay in the District Plan

Benefits	<ul style="list-style-type: none">▪ As they have been in place since the mid 1990s, property owners are aware of and generally accept the existing overlay.
Costs	<ul style="list-style-type: none">▪ The operative overlay is less accurate and does not take climate change into consideration.
Efficiency/Effectiveness	<ul style="list-style-type: none">▪ Inefficient in that Council will be managing potential hazards that no longer exist at the expense of ignoring hazards that do require management. Consequences are that property owners will be unnecessarily encumbered where an overlay is no longer applicable. This can result in resource consent applications which are unnecessary and put financial costs on applicants and constraints on Council resources. More importantly there will be additional risks associated with previously unidentified land parcels now requiring a notation and if these are not put in place Council is not fulfilling its duty under s 31 of the RMA.▪ The effectiveness of the existing overlay achieving the

	objectives of the District Plan is limited, as the current overlay is inaccurate in some areas and may result in potential threats from natural hazards being unaccounted for.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

4.1.2 Option 2 – Amend the Flood Hazard Overlay as per the maps included on the Maps in Attachment A

Benefits	<ul style="list-style-type: none"> ▪ Ensures that the overlay is up to date and accurate and provides all users of the District Plan with the confidence that the overlay is validated by defensible scientifically generated inputs.
Costs	<ul style="list-style-type: none"> ▪ By the very nature of the restrictive function of the overlay, landowners of parcels where a “new” overlay is proposed will perceive negative implications with respect to future building work, insurance, property value and development potential.
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ Efficient as Council will be effectively managing hazards using the most up to date technical data and is therefore able to more accurately pinpoint potential threats and plan for them. ▪ Effective because it enables controls on development that may be affected by flooding.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

4.1.3 Preferred Option

The preferred option:

Option 2 – Amend the Flood Hazard Overlay as per the maps included on the Maps in **Attachment A**.

Changes to the District Plan:

Change the Flood Hazard Overlays as per the maps included in **Attachment A**.

4.1.4 Reasons

The proposed overlay gives Council, developers and landowners confidence that the overlay, as a planning method, is as current and accurate as practically possible. This allows Council to manage the hazard risk effectively and provides correct information for LIM and other due diligence related procedures. An up to date overlay accords with a “no surprises” philosophy, which aids in reducing the inevitable tension between private property rights and planning controls.

5.0 Review of Te Puke Area 3 Structure Plan

The Operative Structure Plan was notified in August 2004 (Plan Change 25) and became operative in 2010. The Structure Plan comprises three areas; known as:

- Area 3 (between Macloughlin Dr and Whitehead Ave) - 583 dwellings
- Area 4 (extension of Tynan St to Dudley Vercoe Dr) - 90 dwellings
- Area 5 (extension of Cannell Farm Dr to No 1 Rd) - 80 dwellings

This Plan Change only focuses on Area 3 which is outlined on the map included in **Attachment B**.

Te Puke's growth and dwelling projections

The operative Te Puke Structure Plan was developed to accommodate the growth projections included in the 2006 Long Term Plan (LTP). The 2006 LTP projected that Te Puke will have 2,610 additional households by 2046 (both infill development and new development in Structure Plan areas).

The growth projections were reviewed with the development of the 2015 LTP, taking the 2013 census data into consideration. According to the review, 643 additional dwellings will be required by 2046, which is significantly less than the 2006 projections.

A total of 225 building consents for new dwellings have been issued since 2006. Only four of these consents were for new dwellings in Structure Plan Area 3. The rest were either infill development and in Area 4 Structure Plan (14 dwellings).

Approximately 80 additional dwellings can be developed by means of infill subdivision/development. This was determined by taking localised constraints into consideration, such as flood hazards, topography and the location of existing dwellings.

The Operative Area 3 Structure Plan

Apart from the 583 dwellings, Area 3 Structure Plan makes provision for the following (**Attachment B**):

- A proposed active reserve (19ha).
- Structure plan roads linking No. 3 Rd with Dunlop Rd and MacLoughlin Dr to ensure that the proposed active reserve is well connected with surrounding residential areas.
- Medium density residential zones to ensure that a density of 15 dwellings/ha can be achieved.
- Stormwater ponds and lines, including two 1200mm pipelines to divert stormwater to Raparapahoe Stream

Even though the growth projections included in the 2015 LTP are much lower than the projections included in the 2006 LTP, it is not the intention to review the operative Structure Plan boundaries as part of this Plan Change. The review of the Structure Plan boundaries will be reviewed as a separate project in

conjunction with the Bay of Plenty Regional Council as part of a review of the urban limits included in the Regional Policy Statement.

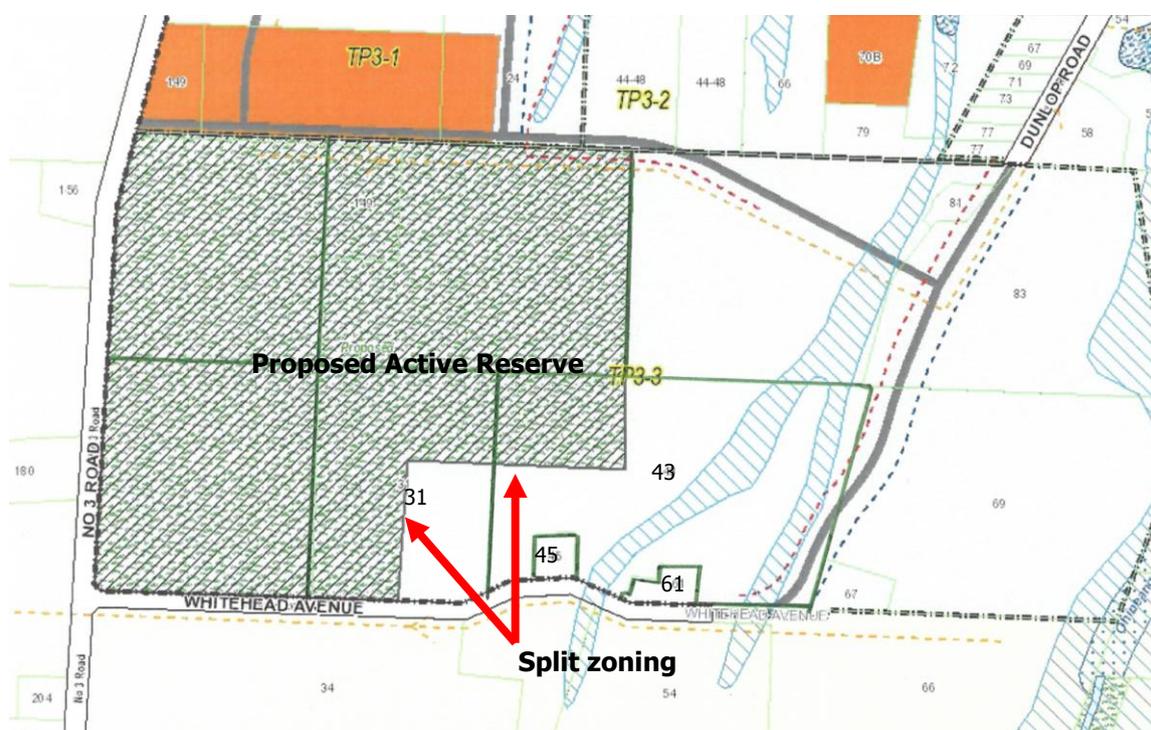
5.1 Issue 1: Relinquish the Active Reserve and rezone the area from Residential to Future Urban

Included in the operative Structure Plan is an area of 19ha that is earmarked for an active reserve. The size and need for the proposed reserve was based on the population projections included in the 2006 Long Term Plan which projected that 2,610 additional households will reside in Te Puke by 2,046.

The growth projections were reviewed in 2015, taking the 2013 census data into consideration. According to the review 643 additional households will reside in Te Puke by 2046, which is significantly less than the 2006 projections.

Sport Bay of Plenty in conjunction with six Bay of Plenty Councils is currently finalising a review of active reserves needed across the Region over the next few years (Regional Sports and Recreation Spaces and Places Plan). Although the report still has to be finalised, the work undertaken to date shows that the 19ha of land earmarked for additional active reserves is an over supply.

It has to be noted that the proposed active reserve overlay does not follow the lot boundaries of 31 and 43 Whitehead Ave and as a result creates a split zoning.



Map 1: Proposed Active Reserve as per the Operative Structure Plan

5.1.1 Option 1 – Status Quo – Retain the Active Reserve as per the Operative Structure Plan

Benefits	<ul style="list-style-type: none"> ▪ It will enable the development of a future active reserve directly north of Whitehead Ave. ▪ Provides more flexibility if the population growth exceeds current projections.
Costs	<ul style="list-style-type: none"> ▪ Has a significant impact on the infrastructure to be included in the Structure Plan to service the proposed active reserves. ▪ Uncertainty for landowners and surrounding landowners regarding the future of their land and the impact future development may have on them.
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ According to the most recent population projections it is highly unlikely that 19ha will be required for active reserve facilities over the next 30 years. As a result, it is not effective or efficient to reserve land and include services in the structure plan that will not be required.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

5.1.2 Option 2 – Relinquish the Active Reserve and rezone the area from Residential to Future Urban

Benefits	<ul style="list-style-type: none"> ▪ Will align the structure plan with the projected population growth for Te Puke. ▪ Gives more control to existing landowners regarding the future of their land. ▪ Reduces development costs of Area 3 which should reduce financial contributions.
Costs	<ul style="list-style-type: none"> ▪ With the high property values in Tauranga, it can be expected that urban areas outside Tauranga (such as Te Puke) will become an attractive alternative. This may result in urban growth in Te Puke that exceeds the current projections, which will increase the demand for active reserves in Te Puke. ▪ Part of 31 and 43 Whitehead Ave will still be zoned Residential, which will complicate the future development of the area. ▪ Whitehead Ave still has to be upgraded and urbanised to accommodate the possible development of these lots.
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ The proposed rezoning and relinquishing of the reserve overlay is based not only on population projections, but also work undertaken by Sport BOP, looking at the need for active reserves across the region. ▪ The current reserve overlay does not follow lot boundaries. As a result, some of the lots will be zoned partly Residential and Future Urban. This will complicate future development.
Risks of Acting/	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

Not Acting if there is uncertain or insufficient information about the subject matter	
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5.1.3 Option 3 – Relinquish the Active Reserve and rezone the area and some of the adjoining land from Residential to Future Urban

As mentioned earlier, the Reserve overly does not follow lot boundaries. By rezoning only the land identified as Reserve to Future Urban will result in a split zoning on two lots (31 and 43 Whitehead Ave), which may complicate the future development of these lots.

Access to these lots and two other “house sites” (45 and 61 Whitehead Ave) can only be obtained from Whitehead Avenue and it is no longer the intention to urbanise and widen Whitehead Ave.

Two gullies run through 43 Whitehead Ave which will complicate residential development. In addition, Council is experiencing downstream stormwater issues in this catchment and residential development of this lot will complicate the issue.

With this option, 31, 43, 45 and 61 Whitehead Ave are to be rezoned to Future Urban.

Benefits	<ul style="list-style-type: none"> ▪ Will align the structure plan with the projected population growth for Te Puke. ▪ Reduce development costs of Area 3 which should reduce financial contributions.
Costs	<ul style="list-style-type: none"> ▪ With the high property values in Tauranga, it can be expected that urban areas outside Tauranga (such as Te Puke) will become an attractive alternative. This may result in urban growth in Te Puke that exceeds the current projections, which will increase the demand for active reserves and residential land in Te Puke.
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ The proposed rezoning and relinquishing of the reserve overlay is based on not only population projections, but also work undertaken by Sport BOP, looking at the need for active reserves across the region.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

5.1.4 Preferred Option

Preferred option:

Option 3 – Relinquish the Active Reserve and rezone the area and some of the adjoining land from Residential to Future Urban.

Changes to the District Plan:

- a) Relinquish the Active Reserve and rezone the area from Residential to Future Urban as per **Attachment C**.
- b) Make the subsequent zoning changes to District Plan Maps U129 and U130 (**Attachment F**).

5.1.5 Reasons

- It is based on most recent population projections.
Aligns with the draft outcomes from Sport and Recreation Spaces and Places Plan for the Bay of Plenty into consideration.
- Will reduce the development costs of Area 3.
- Will avoid split zonings which will complicate future subdivision and development options.
- By rezoning the land to Future Urban, it signals that the area could be developed for residential purposes in the long term if demand increases

5.2 Issue 2: Rezoning of land from Medium Density Residential to Residential

A number of Medium Density Residential zones are included in the operative Area 3 Structure Plan. The main reason for including these Medium Density Residential zones was to ensure that a density of 15 dwellings/ha could be achieved (as per the notified variation to the Regional Policy Statement) over the whole of Area 3.

Due to various appeals to the proposed variation to the Regional Policy Statement, the minimum density has been reduced to 12 dwellings/ha and has to increase progressively to 15 dwellings or more per hectare by 1 July 2037.

It is also important to note that proposed Plan Change 73 – Financial Contributions was notified in May 2016. As a result of this Plan Change, the calculation of financial contributions over the entire Te Puke urban area will be based on a density of 12 dwellings/ha. This will encourage all residential subdivision and development in Te Puke to achieve a density of 12 dwellings/ha, or greater. It is anticipated that Plan Change 73 will become operative in October 2016.

However, there is still a risk that developers might be willing to pay more financial contributions to create larger lots. Omokoroa Stage 2 also has to achieve the same density requirements. In this case, Council has included a maximum lot size average of 650m² as an activity performance standard to ensure that the required density can be met.

One of the Medium Density Residential zones is directly north of the proposed active reserve with the intention that the medium density development can be integrated with the active reserve to improve the amenity of the residential units. As it is the intention not to proceed with the development of the active reserve, the location of the Medium Density zone will no longer be appropriate.

5.2.1 Option 1 – Status Quo – Retain the areas zoned Medium Density Residential

Benefits	<ul style="list-style-type: none"> A density of 15 dwellings/ha will be achieved.
Costs	<ul style="list-style-type: none"> Have a significant impact on the lots that are zoned Medium Density Residential. Not fair that only certain landowners (zoned Medium Density Residential) have to achieve a relatively high density to ensure that Area 3 meets the yield requirements as per the Regional Policy Statement. Provide limited flexibility to developers. The area is less suitable for medium density residential due to the distance from amenity, e.g. the town centre, schools and other services.
Efficiency/Effectiveness	<ul style="list-style-type: none"> The District Plan rules are already in place. Will enable Council to achieve the density requirements of the Regional Policy Statement. However, to date, Council has received 2 subdivision applications for lots within the Medium Density Zone. Both applications were non-complying as they did not achieve the required density. Both these applications were granted as both applicants demonstrated that the density requirement is unreasonable for the location.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> N/A – sufficient information is available.

5.2.2 Option 2 – Rezone the areas zoned Medium Density Residential to Residential.

Benefits	<ul style="list-style-type: none"> Will provide more flexibility to developers. Fairer to all landowners as it is no longer the responsibility of certain landowners (with a Medium Density Residential zoning) to ensure that the required density can be achieved.
Costs	<ul style="list-style-type: none"> May not achieve the density requirements as per the Regional Policy Statement.
Efficiency/Effectiveness	<ul style="list-style-type: none"> Will rely on proposed rules included in Plan Change 73 to achieve the required density. These rules should become operative after October 2016.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> N/A – sufficient information is available.

5.2.3 Option 3 – Rezone the areas zoned Medium Density Residential to Residential and include a maximum average lot size 650m² as activity performance standard

Benefits	<ul style="list-style-type: none"> ▪ Will provide more flexibility to developers. ▪ Fairer to all landowners as it is no longer the responsibility of certain landowners (with a Medium Density Residential zoning) to ensure that the required density can be achieved. ▪ Will achieve the density requirements as per the Regional Policy Statement. ▪ Makes it clear to developers what average lot size has to be achieved.
Costs	<ul style="list-style-type: none"> ▪ Will restrict the lot size of lots currently zoned Residential.
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ The District Plan will not only rely on the financial contribution rules to achieve the required density. ▪ Maximum average rules are common in Omokoroa (Stages 1 & 2). Based on the subdivision applications received in these areas, staff are of the opinion that these rules are effective, practical and easy to process during a resource consent.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

5.2.4 Preferred Option

Preferred option:

Option 3 – Rezone the areas zoned Medium Density Residential to Residential and include a maximum average lot size of 650m² for the whole of Area 3 as activity performance standard.

Changes to the District Plan:

- a) Rezone all lots zoned Medium Density Residential to Residential, as per **Attachment C**.
- b) Consequential changes to District Plan Maps U124, U129 and U130, as per **Attachment F**.
- c) Include a maximum average lot size of 650m² for Te Puke Structure Plan Area 3 in the tables included in 13.3.2(a) and 13.4.2(a), to read as follow:

13.3.2 Controlled Activities

- (a) More than one *dwelling* per *lot* subject to performance standard 13.4.1(i).

Residential Settlement	More than one dwelling per lot subject to a <i>net land area</i> of:
Katikati, Te Puke, Waihi Beach (including Athenree, Bowentown)	350m ² per <i>dwelling</i>

and Pios Beach)	
Omokoroa Stage 1	400m ² per <i>dwelling</i> with a <i>maximum average</i> of 800m ² .
Omokoroa Stage 2	350m ² per <i>dwelling</i> with a <i>maximum average</i> of 650m ²
Omokoroa Existing Village	600m ² per <i>dwelling</i>
Te Puke Structure Plan Area 3 (Macloughlin Dr)	350m ² per <i>dwelling</i> with a <i>maximum average</i> of 650m ²
All other areas	800m ² per <i>dwelling</i>

13.4.2 Subdivision and Development (See also Section 12)

(a) Minimum net *lot* size:

Conventional Residential Areas	Minimum Lot Size
Katikati, Te Puke and Waihi Beach (including Athenree, Bowentown and Pios Beach).	350m ²
Athenree Structure Plan area adjoining the Tauranga Harbour or esplanade reserve	2,000m ²
Omokoroa Stage 1	400m ² with a <i>maximum average</i> of 800m ²
Omokoroa Stage 2	350m ² with a <i>maximum average</i> of 650m ²
Omokoroa Existing Village	600m ²
Te Puke Structure Plan Area 3 (Macloughlin Dr)	350m ² per <i>dwelling</i> with a <i>maximum average</i> of 650m ²
Maketu – greenfield areas connected to a reticulated wastewater supply with a minimum parent <i>lot</i> size of 3000m ²	Minimum 350m ² Average 600m ²
All other residential areas	800m ² subject to compliance Rule 12.4.6 and 12.4.7.

5.2.5 Reason:

- Will ensure that Council can achieve the density requirements as per the Regional Policy Statement.
- Will not rely on Plan Change 73 – Financial Contributions (as notified) to achieve the required density.
- Will be fair to all landowners in Area 3.
- Does not complicate the resource consent process.

5.3 Issue 3: Structure plan roads, walkways and utilities for Area 3 Macloughlin Dr

The operative structure plan roads, walkways and utilities are shown on Attachment B and included in the infrastructure schedule included in Attachment D. This issue reviews the need for the infrastructure included in Attachments B and D. There is a close correlation between this issue and the preferred options for Issues 1 and 2.

A number of structure plan roads were included in the Structure Plan to ensure that the proposed active reserve is accessible. With the proposed removal of the active reserve, most of the structure plan roads are no longer required.

Significant upfront costs are required to construct two stormwater lines (as per the Operative Structure Plan and schedule) to divert stormwater from Area 3 to the Raparapahoe Stream.

The proposed utilities and roads included in the operative structure plan constrains the subdivision and development of a number of lots as it is dependent on the development of adjoining lots for access or stormwater mitigation.

One of the main objectives of the structure plan review is to reduce financial contributions. This requires a critical look at the infrastructure included in the Plan. The current financial contributions per additional lot is \$31,000, which can be as much as 20% of the total market value of the property and has to be paid before the survey plans for the subdivision can be deposited. According to a number of developers, the high financial contributions and raw land values (as it is mainly kiwifruit orchards) has a significant impact on the feasibility of residential subdivision in Te Puke.

5.3.1 Option 1 – Status Quo – Retain the structure plan roads, walkways and utilities as per the Operative Plan

Benefits	<ul style="list-style-type: none"> Plan is operative and subdivision and development can proceed.
Costs	<ul style="list-style-type: none"> Significant upfront costs to manage stormwater. Includes structure plan roads that are no longer required (if the active reserve is rezoned to Future Urban as per 5.1.4). Some of the structure plan roads cut across several lots which complicates the subdivision and it might take a long time before these roads are connected and of use.
Efficiency/Effectiveness	<ul style="list-style-type: none"> Will only be efficient/effective if the status quo of Issues 1 and 2 (included in 5.1.1 and 5.2.1) are retained.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> N/A – sufficient information is available.

5.3.2 Option 2 – Amend the structure plan roads, walkways and utilities as per the Attachment C and update the Infrastructure Schedule as per Attachment E

Benefits	<ul style="list-style-type: none"> ▪ Reduce the upfront costs to manage stormwater. ▪ Keeps development costs to a minimum without compromising on a good development outcome. ▪ The subdivision and development of lots (except for 69 Whitehead Ave) are not dependent on the development of adjoining lots for access.
Costs	
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ Not relying on development outcomes from adjoining properties.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A – sufficient information is available.

5.3.3 Preferred Option

Preferred option:

Option 2 – Amend the structure plan roads, walkways and utilities as per the **Attachment C** and update the Infrastructure Schedule as per **Attachment E**

Changes to the District Plan:

- a) Amend the structure plan roads, walkways and utilities as per the Area 3 Structure Plan included in **Attachment C**, and make the consequential changes to the affected District Plan Maps included in **Attachment F**.
- b) Update the Infrastructure Schedule as per **Attachment E**.

5.3.4 Reasons:

- Reduces the upfront costs to manage stormwater.
- Keeps development costs to a minimum without compromising on a good development outcome.
- The subdivision and development of lots (except for 69 Whitehead Ave) are not dependent on the development of adjoining lots for access.

5.4 Issue 4: Deletion of Operative Rule 12.4.14.2.

As mentioned in the introduction, the development of Area 3 was restricted by Operative Rule 12.4.14.2 which reads as follows:

12.4.14.2 MacLoughlin Drive/Whitehead Avenue Structure Plan Area

- (a) *Prior to 1 July 2016 or the completion of the upgrade of the intersection of the Te Puke Highway and No. 3 Road to a two lane roundabout (whichever is earlier):*

- (i) *No more than a total of 100 residential lots shall be granted subdivision consent or certification under s224(c) of the RMA 1991; or*
 - (ii) *The application and grant of subdivision consent will not result in any increase in traffic accessing Te Puke Highway via No. 3 Road intersection.*
- (b) *Access to the first 50 lots granted subdivision consent shall be via MacLoughlin Drive or Dunlop Road or a street off either of these. This rule shall cease to apply at the earlier of either:*
- (i) *1 July 2026; or*
 - (ii) *When a two-lane roundabout at the intersection of No. 3 Road and the Te Puke Highway is complete.*
- (c) *Subdivision or development not in accordance with (a) or (b) above shall be a Non-Complying Activity.*

As Te Puke Highway has been transferred to Council and the required upgrades will be undertaken over the next 12 months, Rule 12.4.14.2 is no longer required in the District Plan.

5.4.1 Option 1 – Status Quo – Retain Rule 12.4.14.2

Benefits	<ul style="list-style-type: none"> ▪ No benefit
Costs	<ul style="list-style-type: none"> ▪ N/A
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ Te Puke Highway has been transferred to Council. As a result Rule 12.4.14.2 no longer applies.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A

5.4.2 Option 2 – Delete Rule 12.4.14.2 from the District Plan

Benefits	<ul style="list-style-type: none"> ▪ Will make the Plan less confusing.
Costs	<ul style="list-style-type: none"> ▪ N/A
Efficiency/Effectiveness	<ul style="list-style-type: none"> ▪ Deleting a rule that no longer applies make the Plan more efficient ▪
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> ▪ N/A

5.4.3 Preferred Option

The preferred option:

Option 2 – Delete Rule 12.4.14.2 from the District Plan.

Changes to the District Plan:

~~12.4.14.2 – MacLoughlin Drive/Whitehead Avenue Structure Plan Area~~

- ~~(a) Prior to 1 July 2016 or the completion of the upgrade of the intersection of the Te Puke Highway and No. 3 Road to a two-lane roundabout (whichever is earlier):~~
 - ~~(i) No more than a total of 100 residential lots shall be granted subdivision consent or certification under s224(c) of the RMA 1991; or~~
 - ~~(ii) The application and grant of subdivision consent will not result in any increase in traffic accessing Te Puke Highway via No. 3 Road intersection.~~
- ~~(b) Access to the first 50 lots granted subdivision consent shall be via MacLoughlin Drive or Dunlop Road or a street off either of these. This rule shall cease to apply at the earlier of either:~~
 - ~~(i) 1 July 2026; or~~
 - ~~(ii) When a two-lane roundabout at the intersection of No. 3 Road and the Te Puke Highway is complete.~~
- ~~(c) Subdivision or development not in accordance with (a) or (b) above shall be a Non-Complying Activity.~~

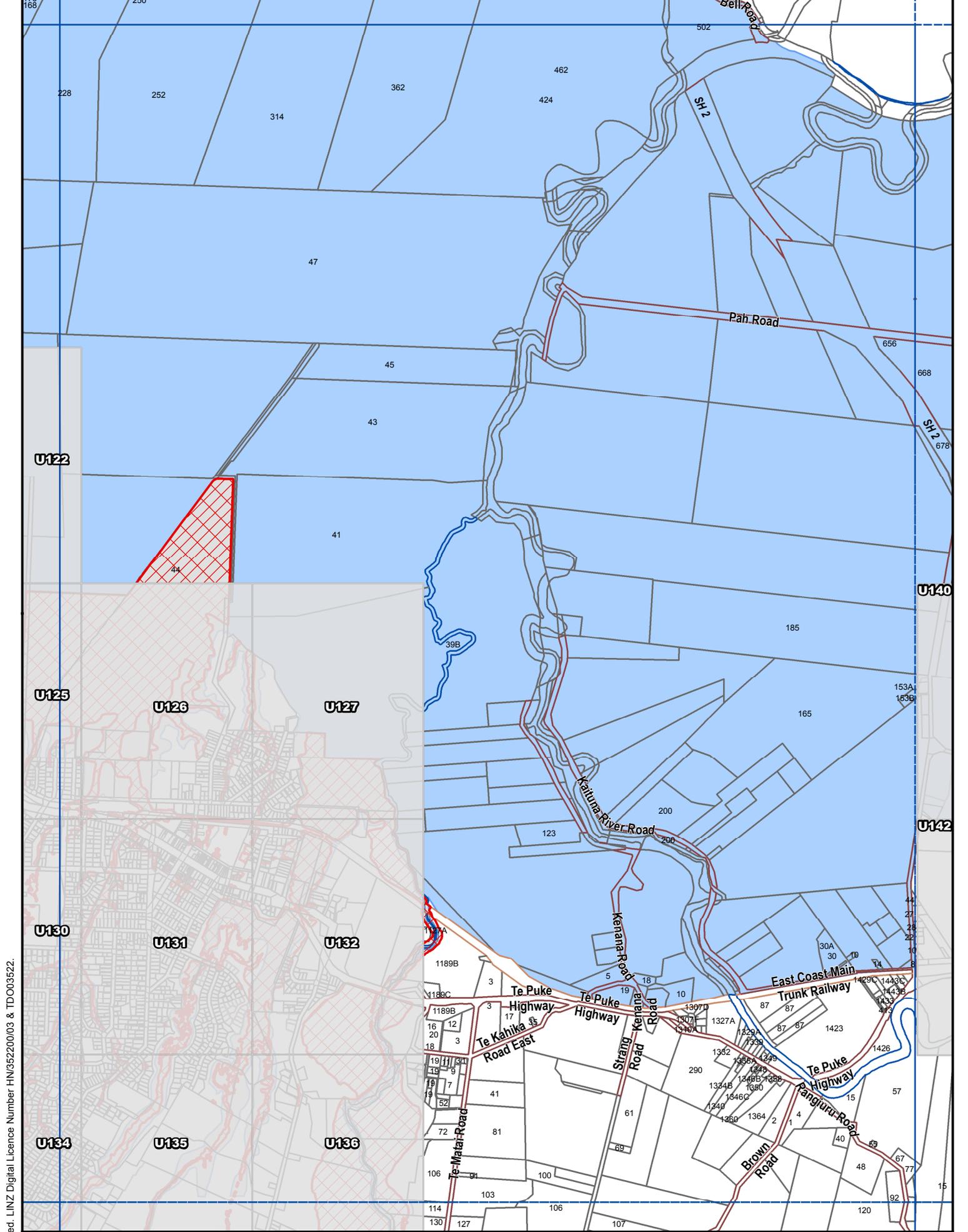
5.4.4 Reasons

Te Puke Highway has been transferred to Council and the required upgrades have already started and will be completed over the next 12 months.

Attachment A

Please Note:

- a) The maps included in **Attachment A** only shows the existing and proposed flood hazard and not any other District Plan related items that are not part of this Plan Change issue.
- b) A more detailed map with an aerial photo background is available on Council's website.



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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

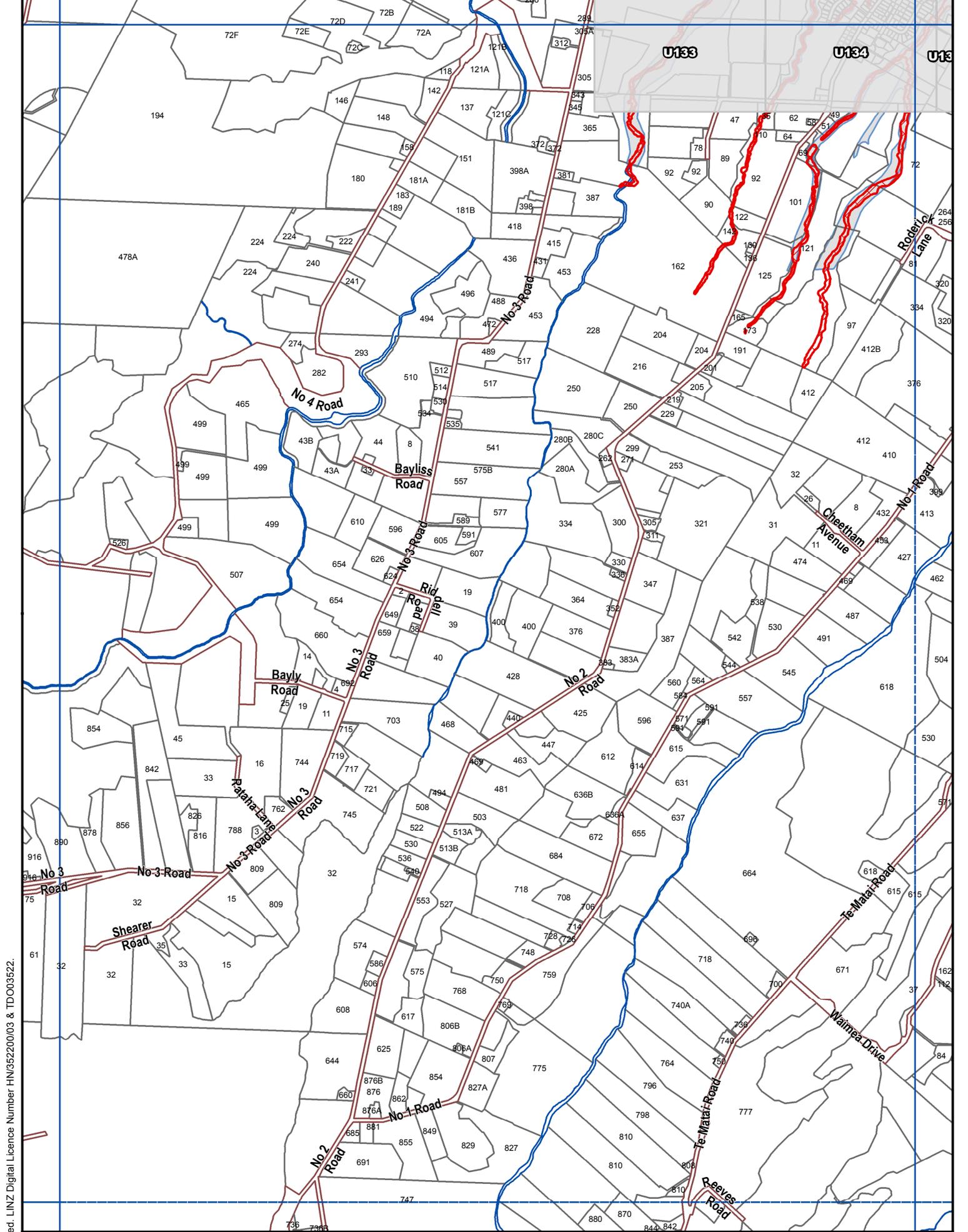
H11

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Western Bay of Plenty
District Council

Revision Date: June 2016



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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

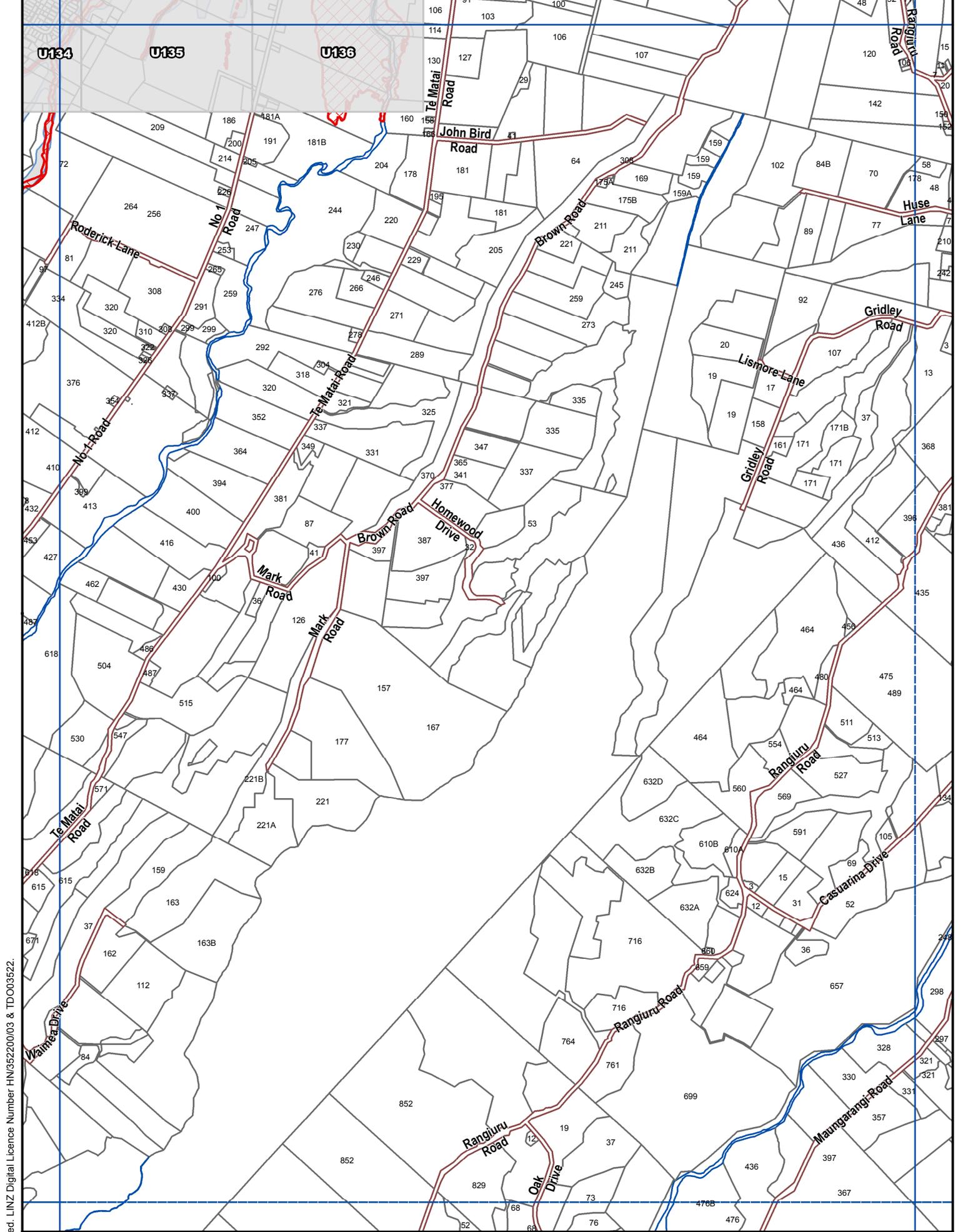
I10

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Western Bay of Plenty District Council

Revision Date: June 2016



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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

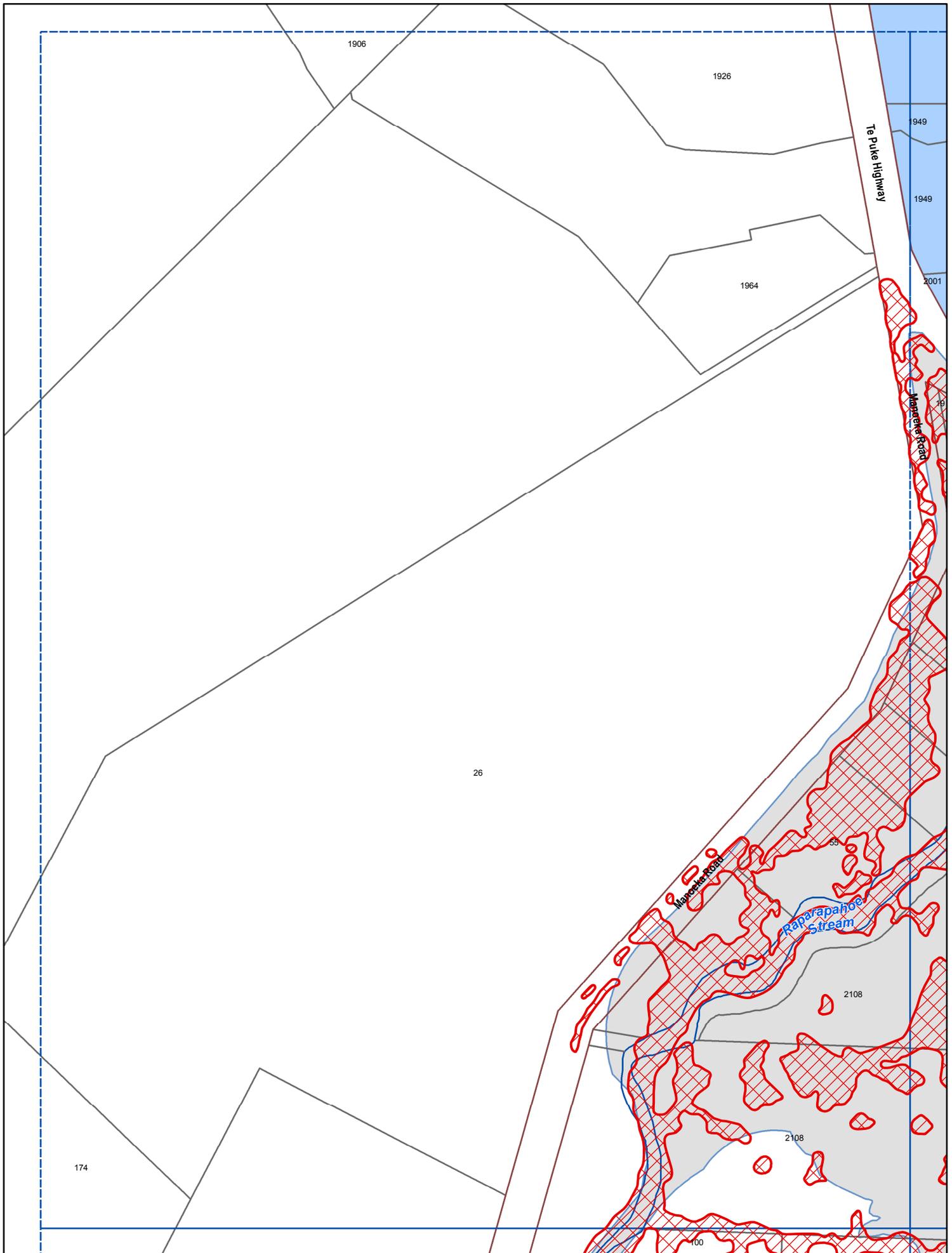
I11

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Western Bay of Plenty
District Council

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U120

FLOODABLE AREAS
ONLY

Te Puke



**Western Bay of Plenty
District Council**

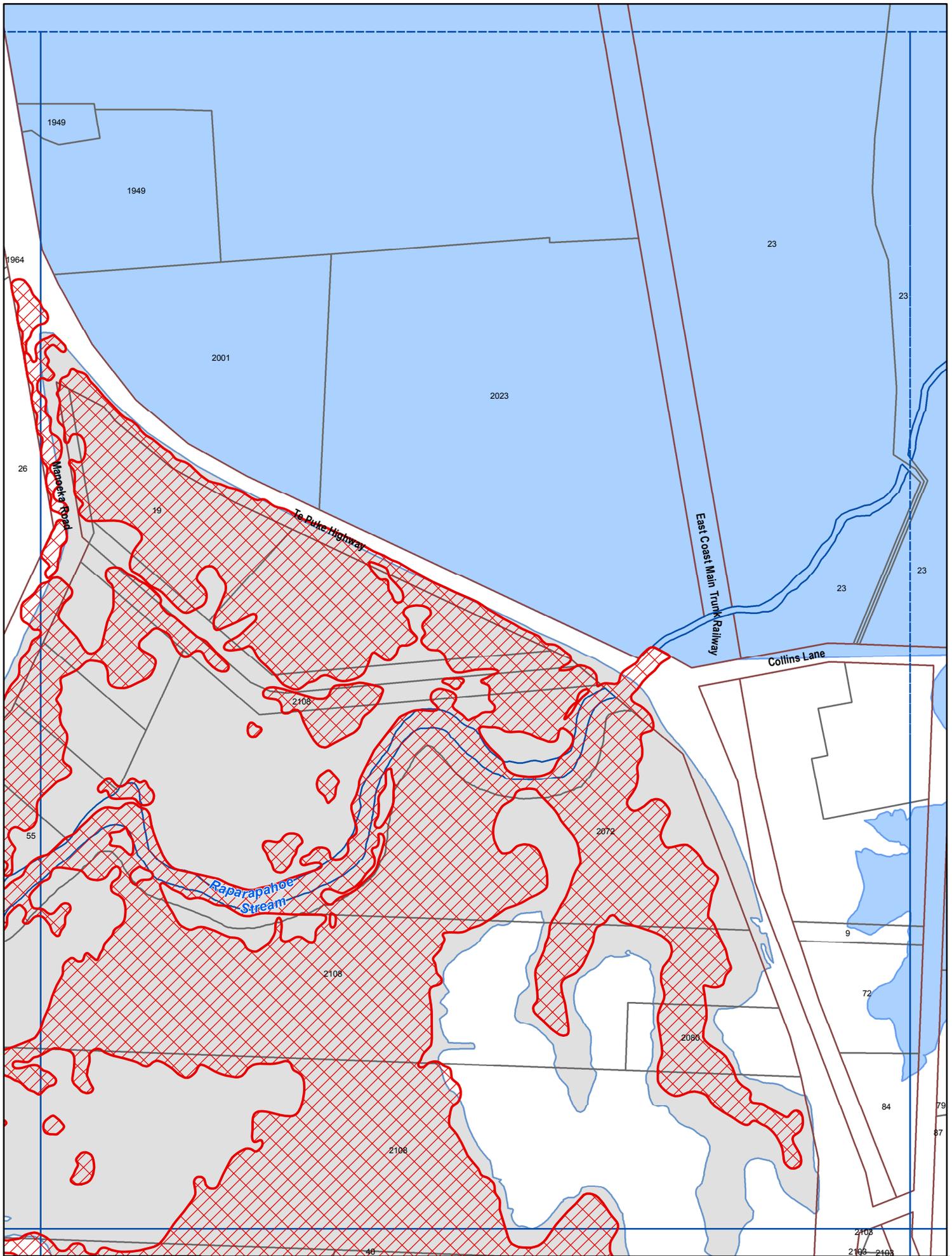




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U121

FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty District Council

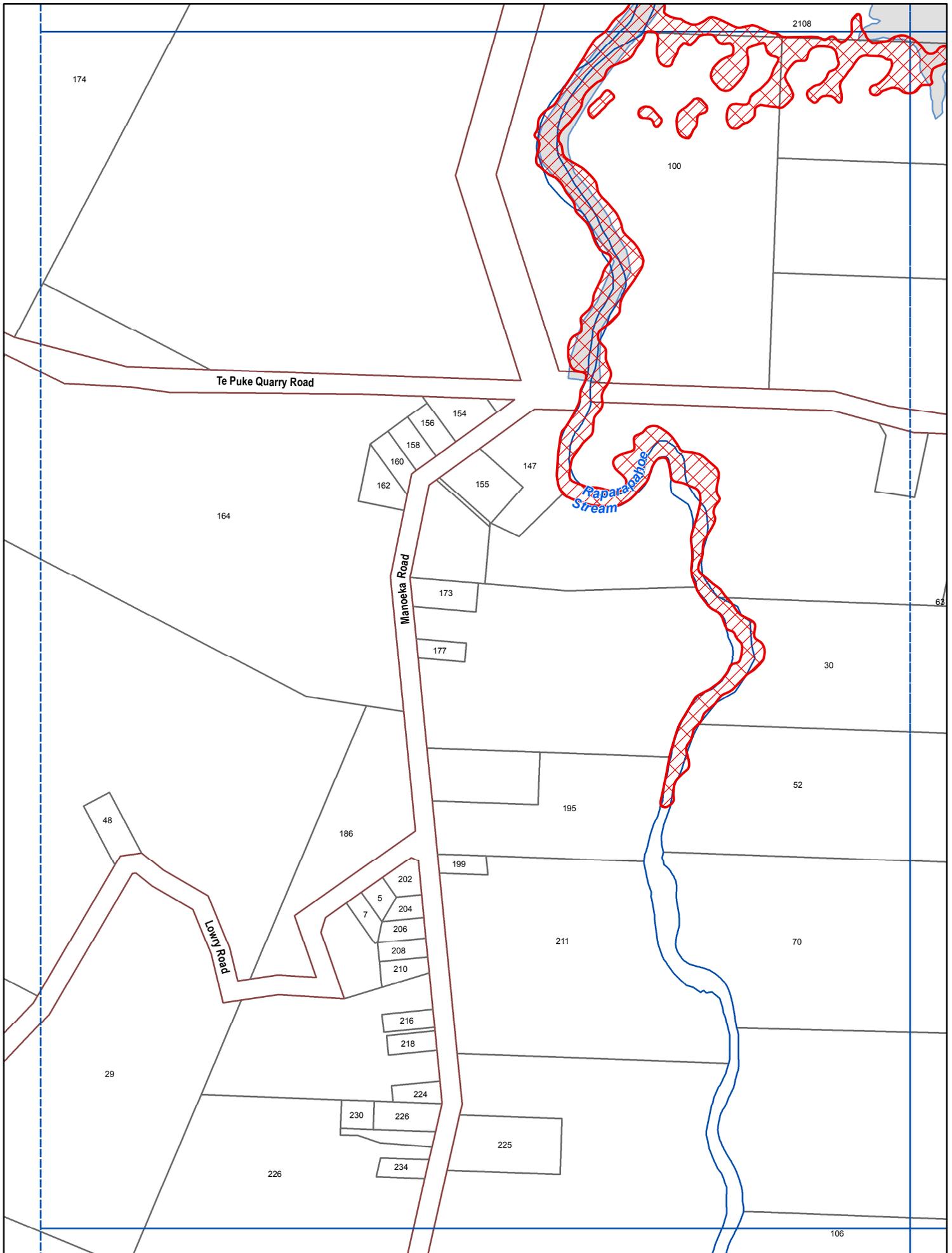




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U123

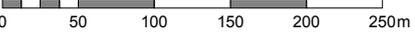
FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty
District Council

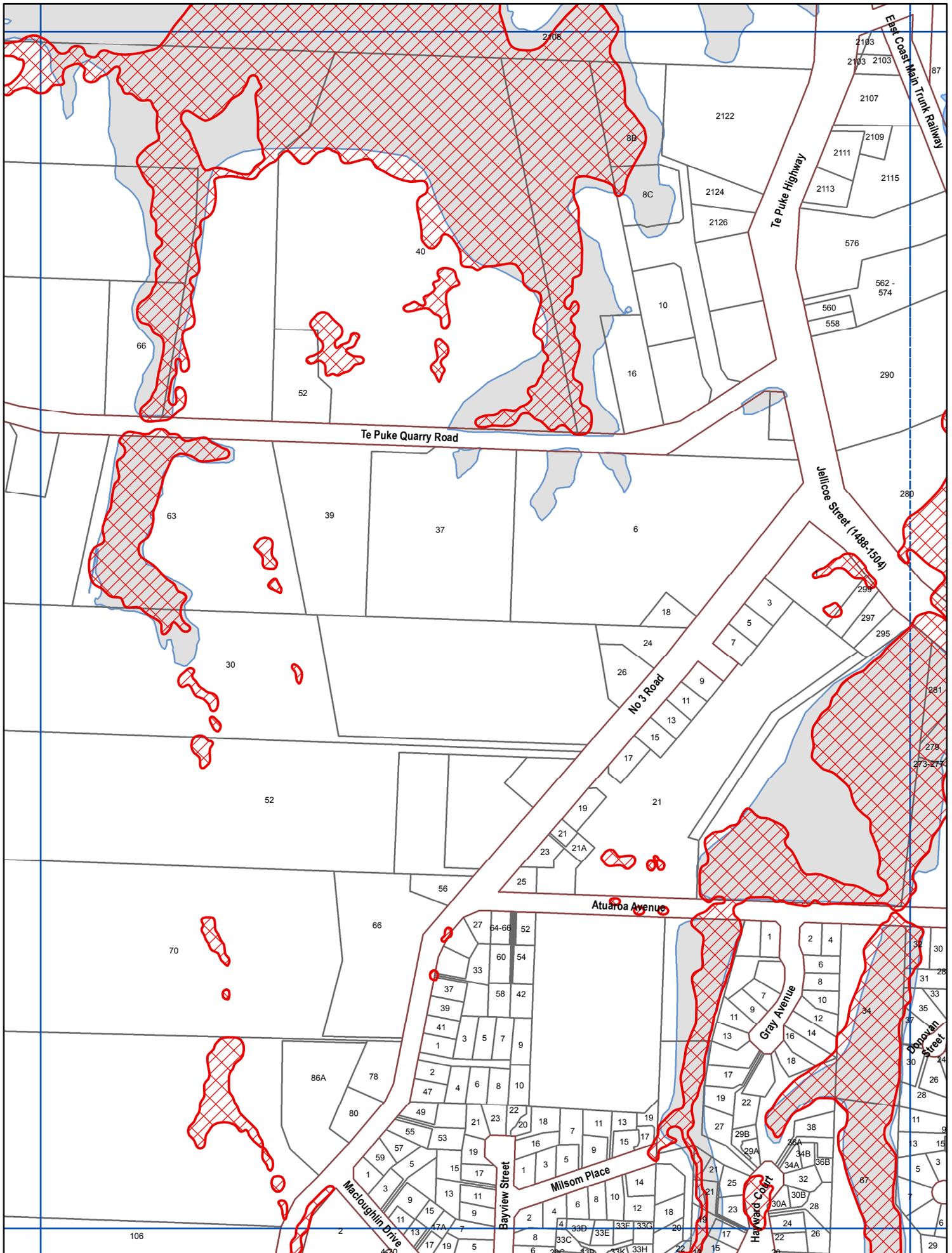




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U124

FLOODABLE AREAS ONLY

Te Puke



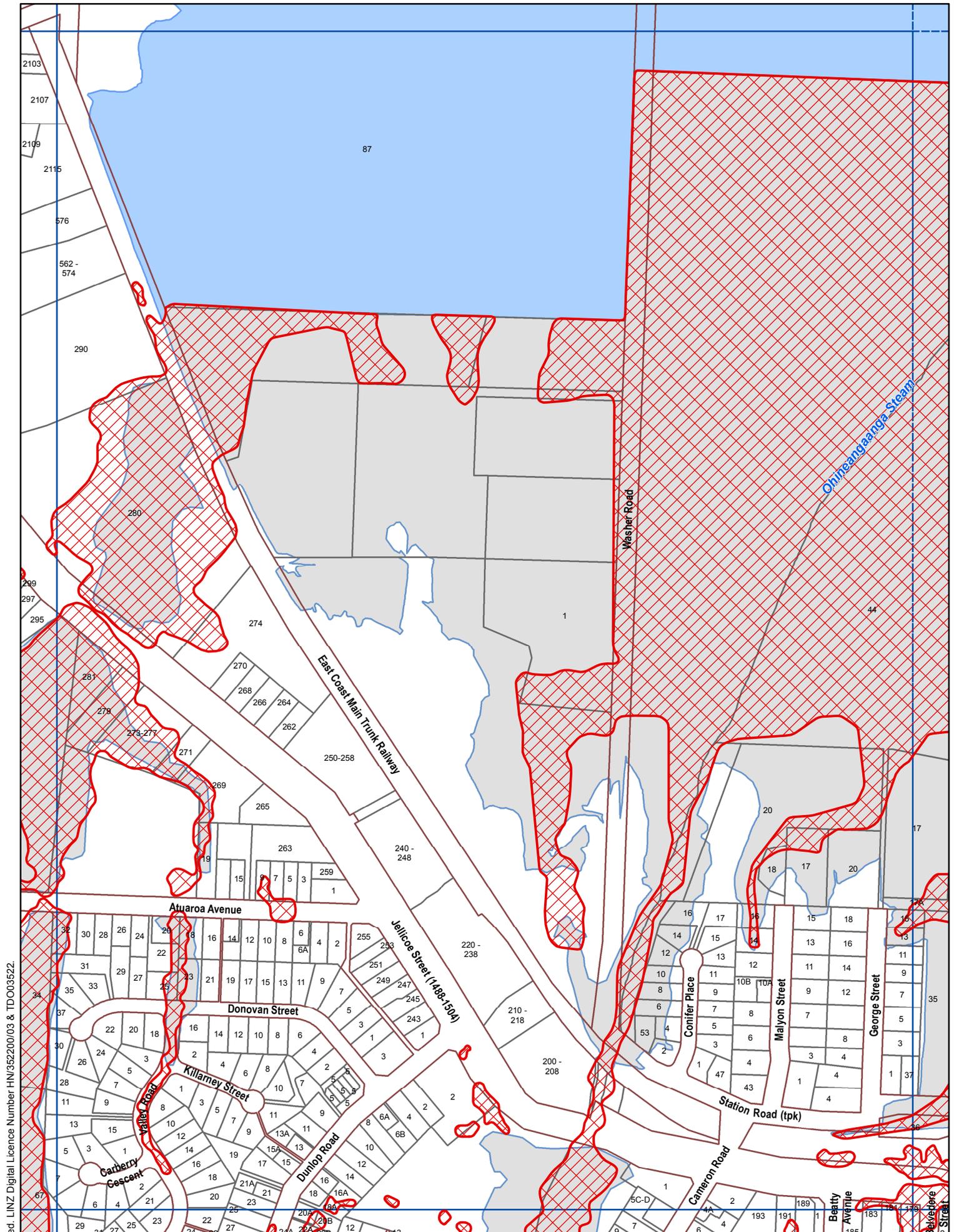
Western Bay of Plenty District Council





Scale 1:5000 (A4)

Revision Date: June 2016



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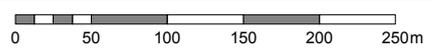
Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U125

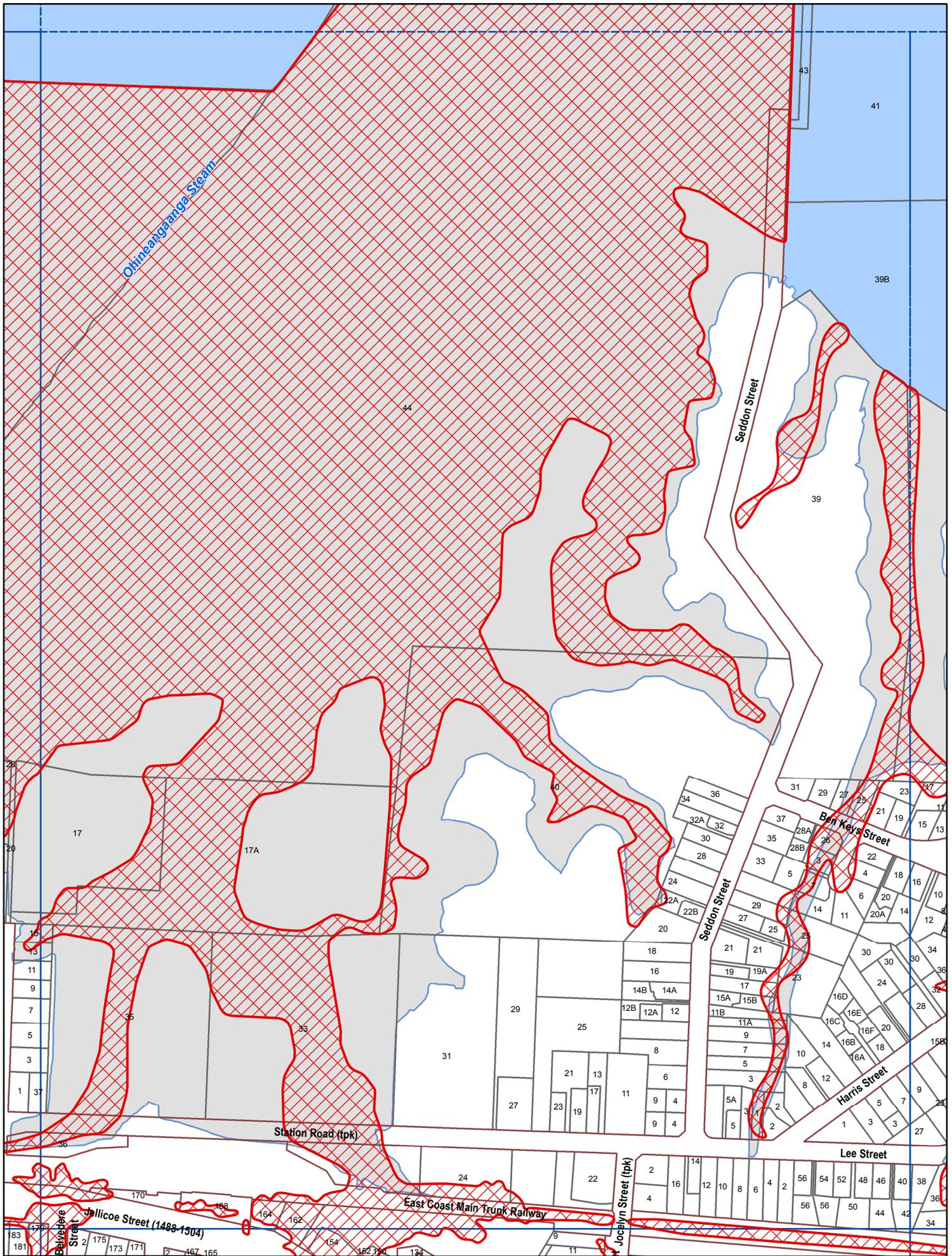
FLOODABLE AREAS ONLY

Te Puke



Scale 1:5000 (A4)

Revision Date: June 2016



Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U126

FLOODABLE AREAS ONLY

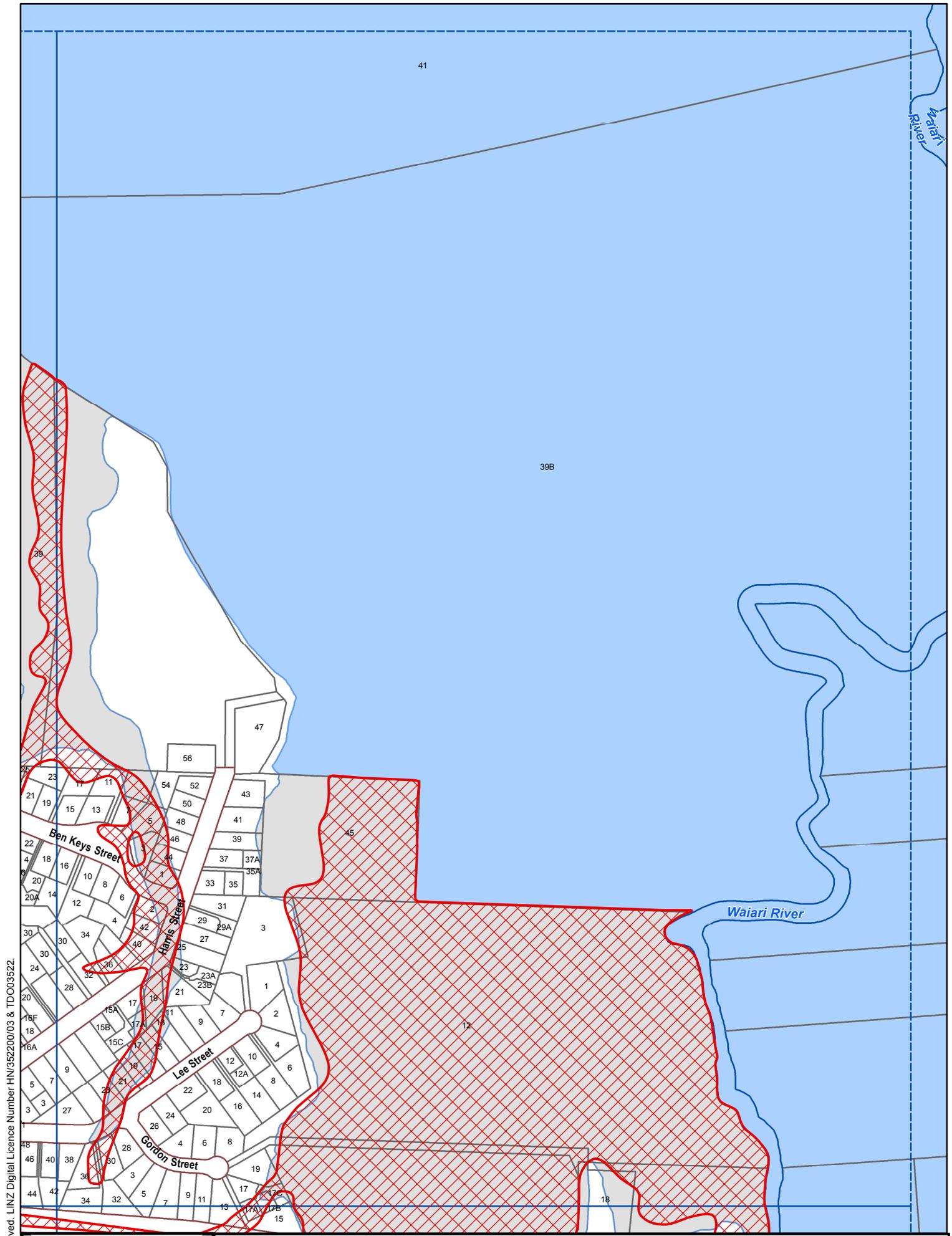
Te Puke

Western Bay of Plenty
District Council

0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016

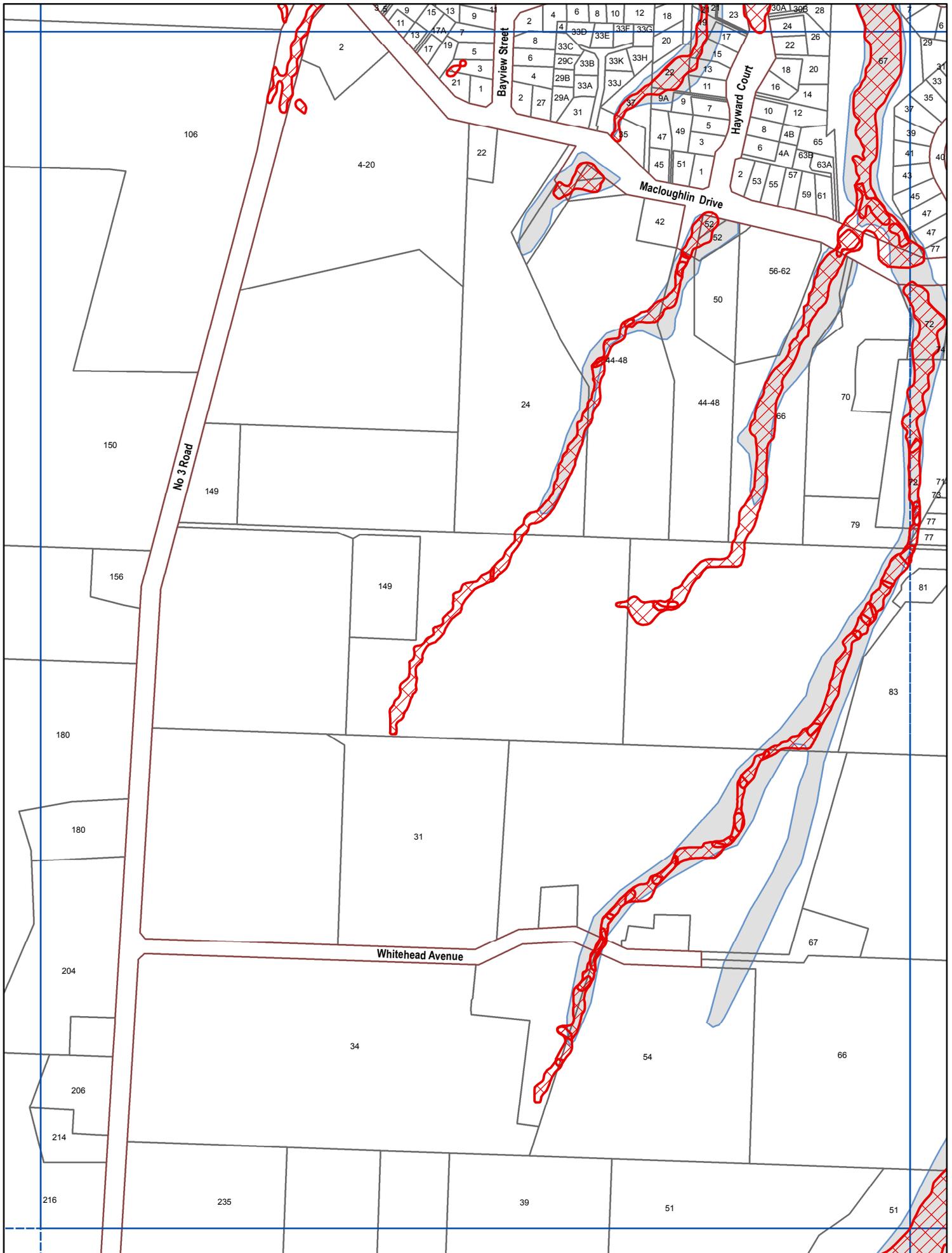


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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U127	FLOODABLE AREAS ONLY	Te Puke	 Western Bay of Plenty District Council
	 0 50 100 150 200 250m	Scale 1:5000 (A4)	Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study
-  Existing Flood Hazard area

U129

FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty
District Council

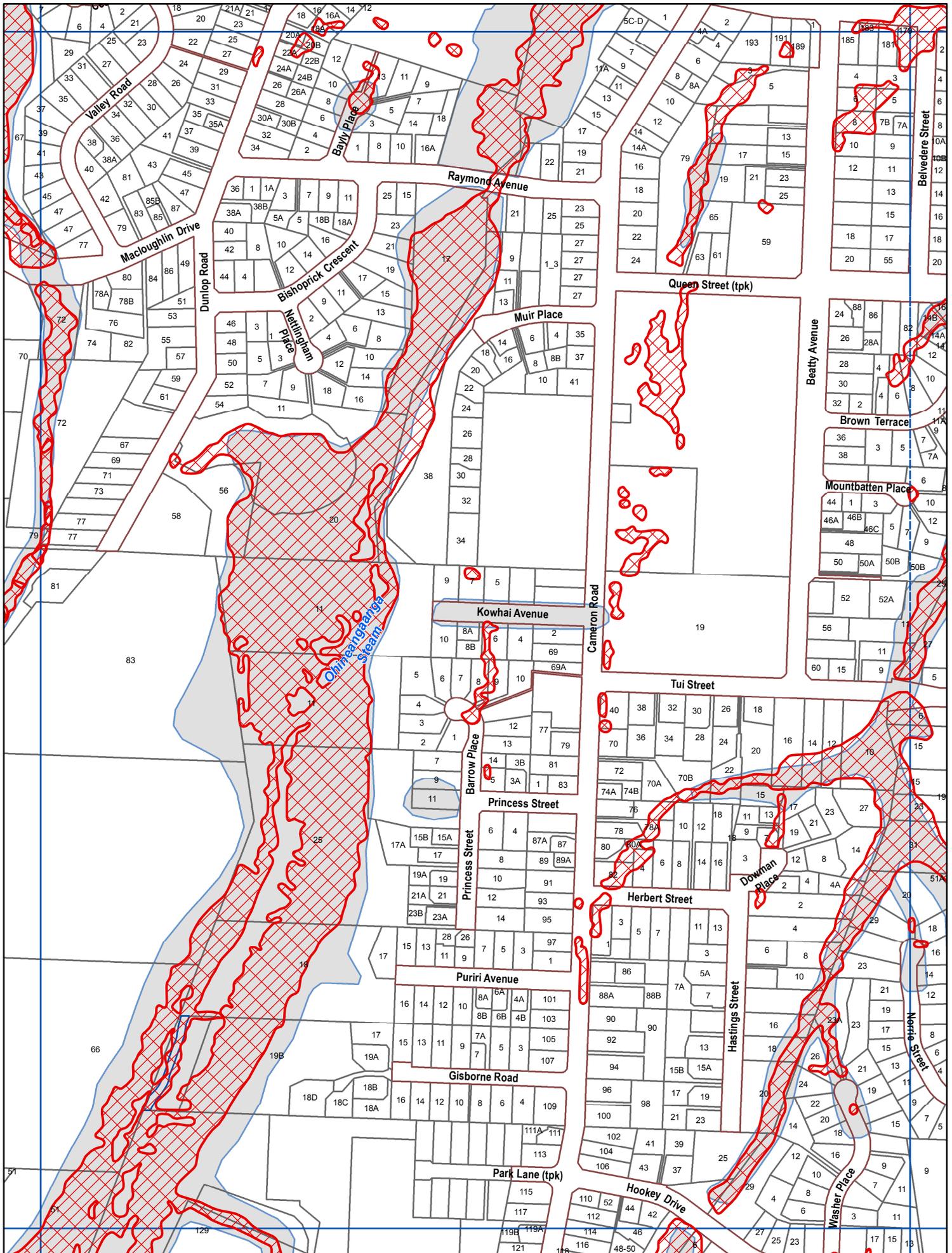




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

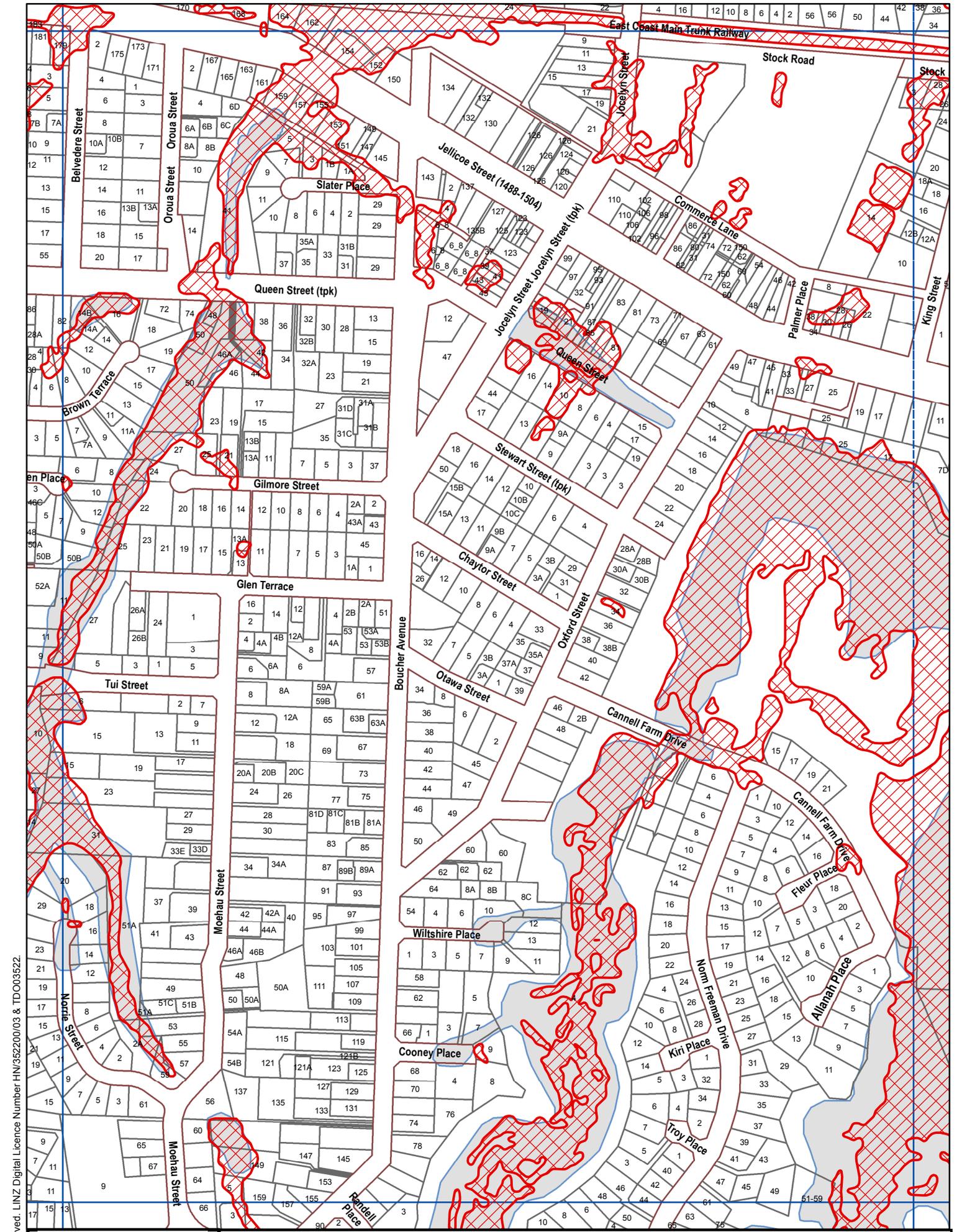
-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study

U130 FLOODABLE AREAS ONLY Te Puke

 **Western Bay of Plenty District Council**

Scale 1:5000 (A4) Revision Date: June 2016

0 50 100 150 200 250m



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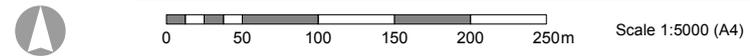
Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U131

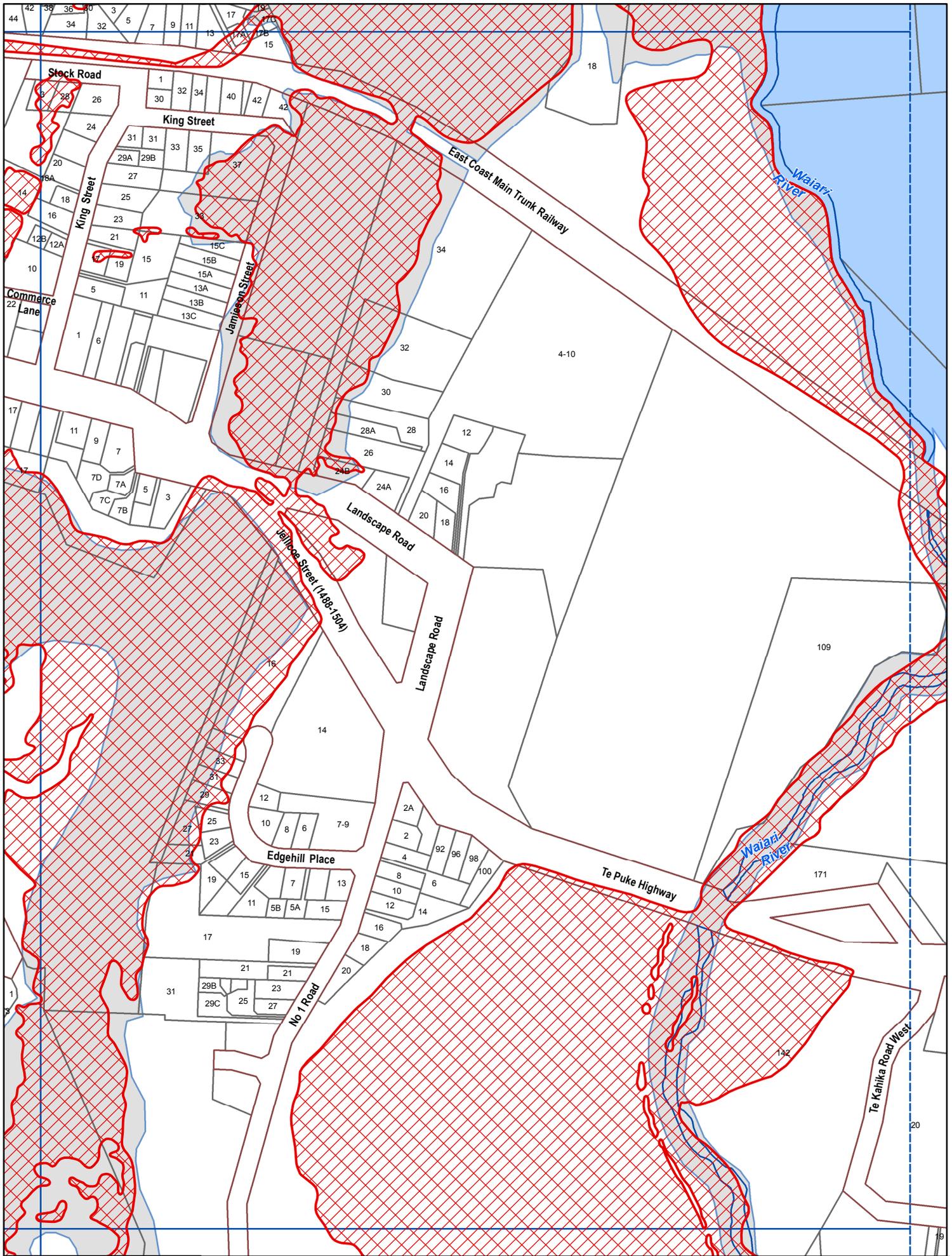
FLOODABLE AREAS ONLY

Te Puke



Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U132 FLOODABLE AREAS ONLY

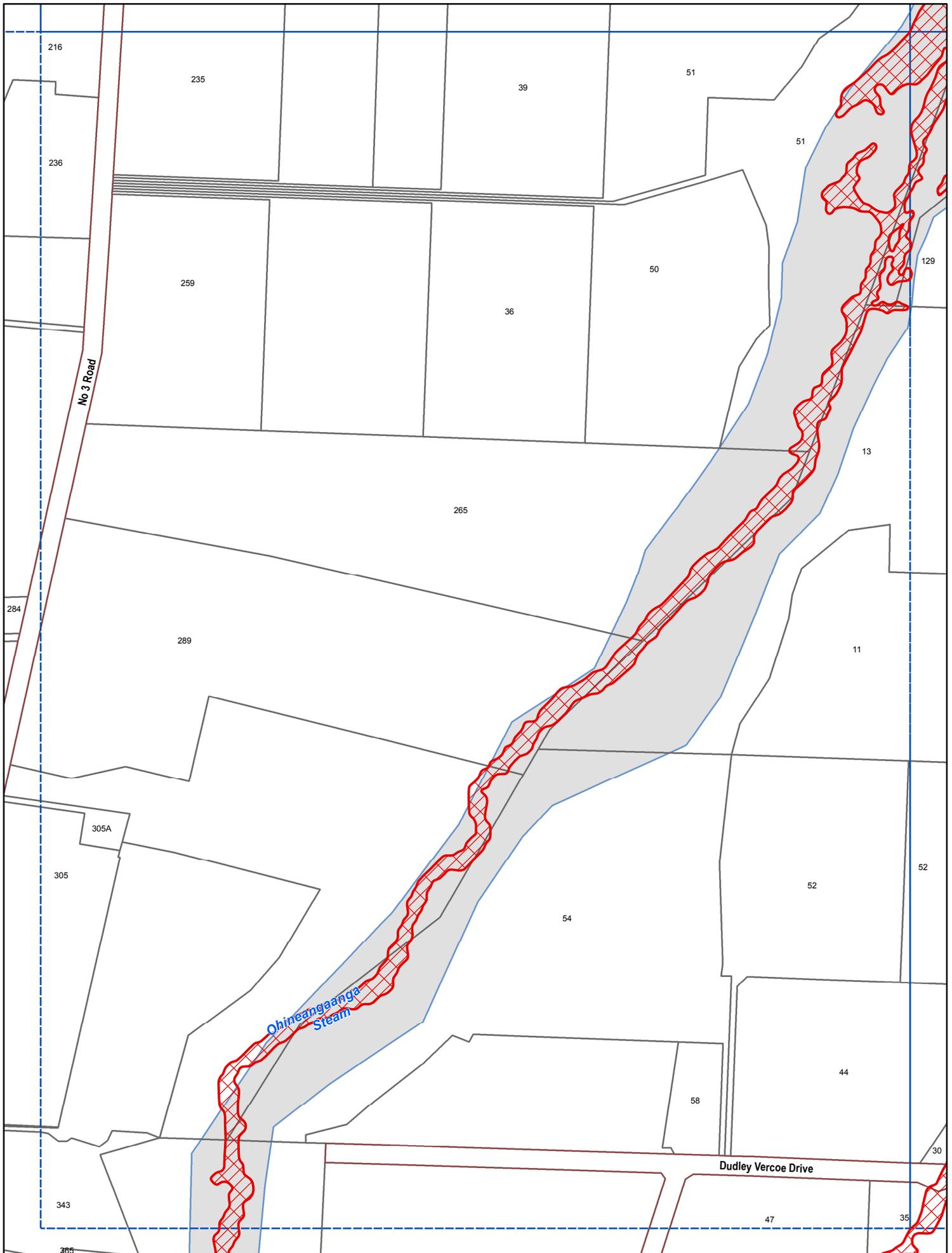
Te Puke

 **Western Bay of Plenty District Council**

Revision Date: June 2016

Scale 1:5000 (A4)

0 50 100 150 200 250m



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U133 FLOODABLE AREAS ONLY

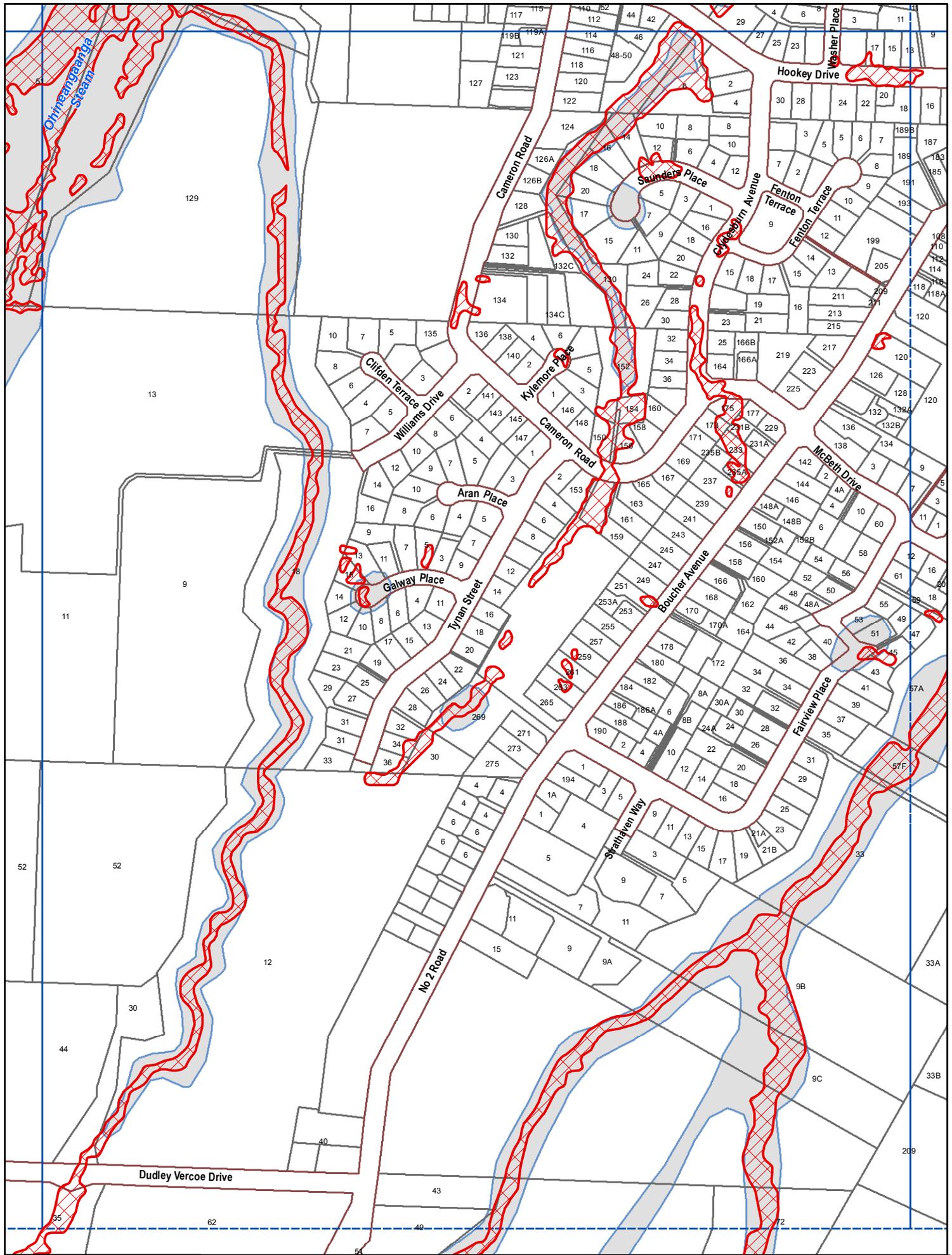
Te Puke

 **Western Bay of Plenty District Council**

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

U134 FLOODABLE AREAS ONLY

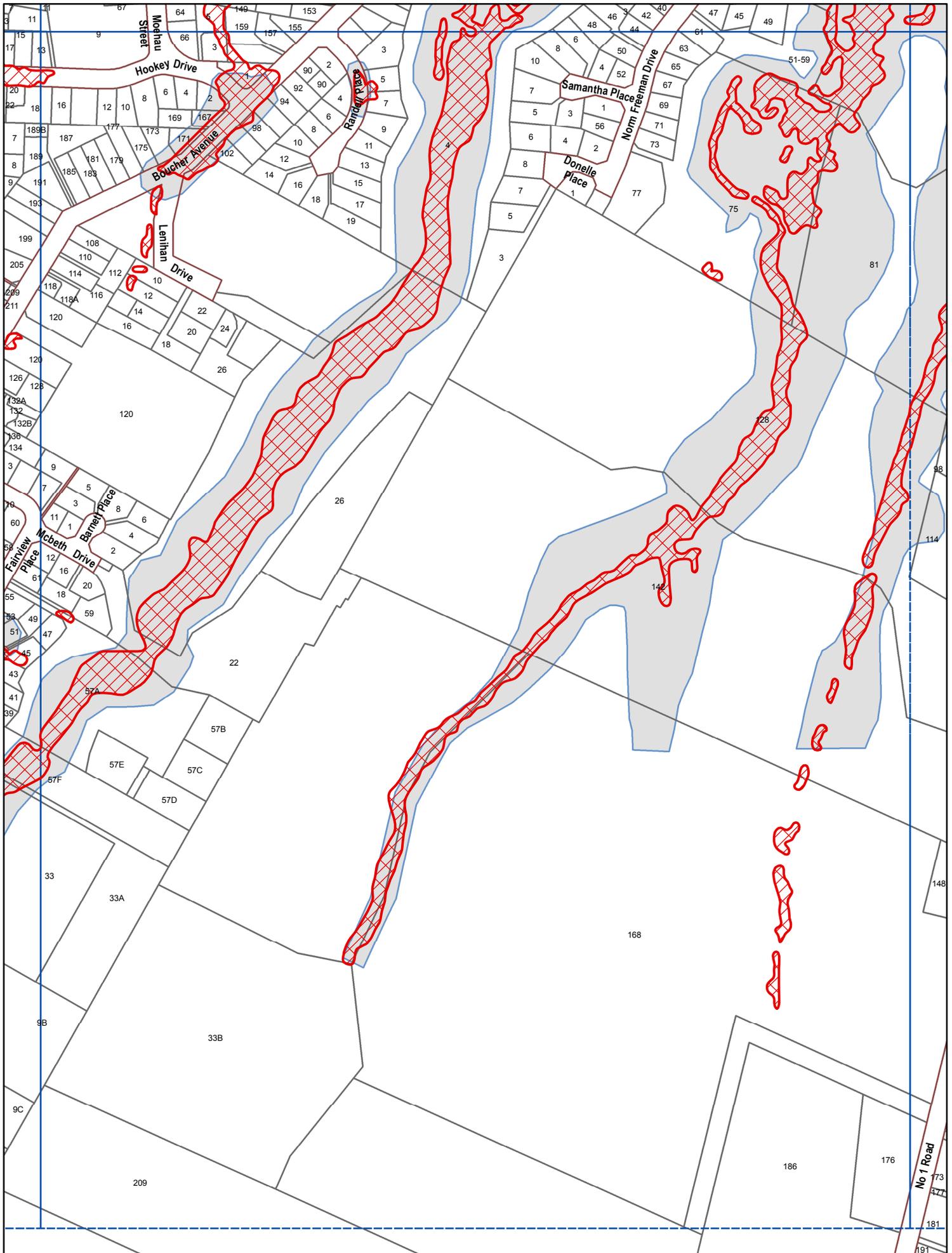
Te Puke

 **Western Bay of Plenty District Council**

Scale 1:5000 (A4)

Revision Date: June 2016

0 50 100 150 200 250m



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

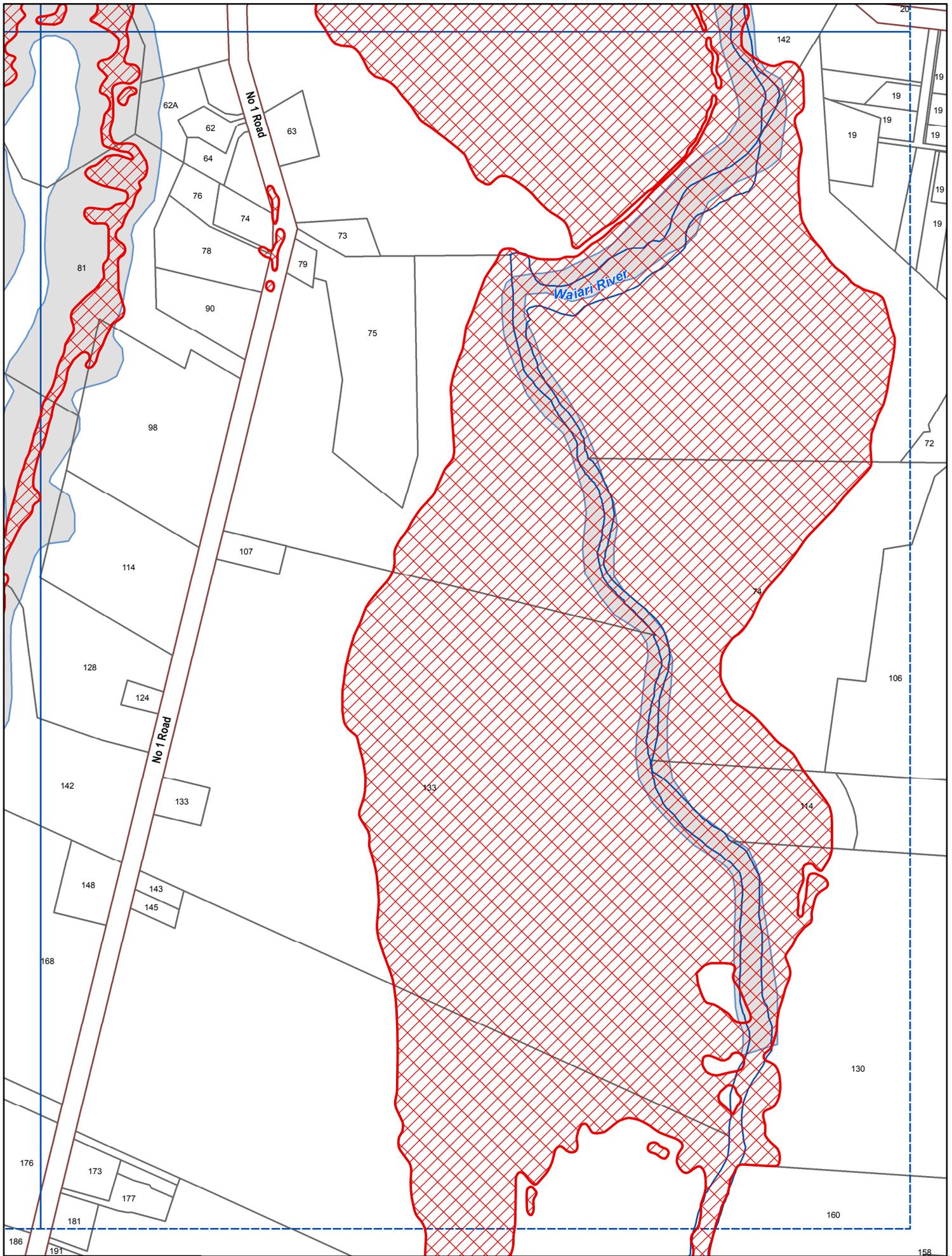
U135 FLOODABLE AREAS ONLY

Te Puke

 **Western Bay of Plenty District Council**

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study

U136 FLOODABLE AREAS ONLY Te Puke

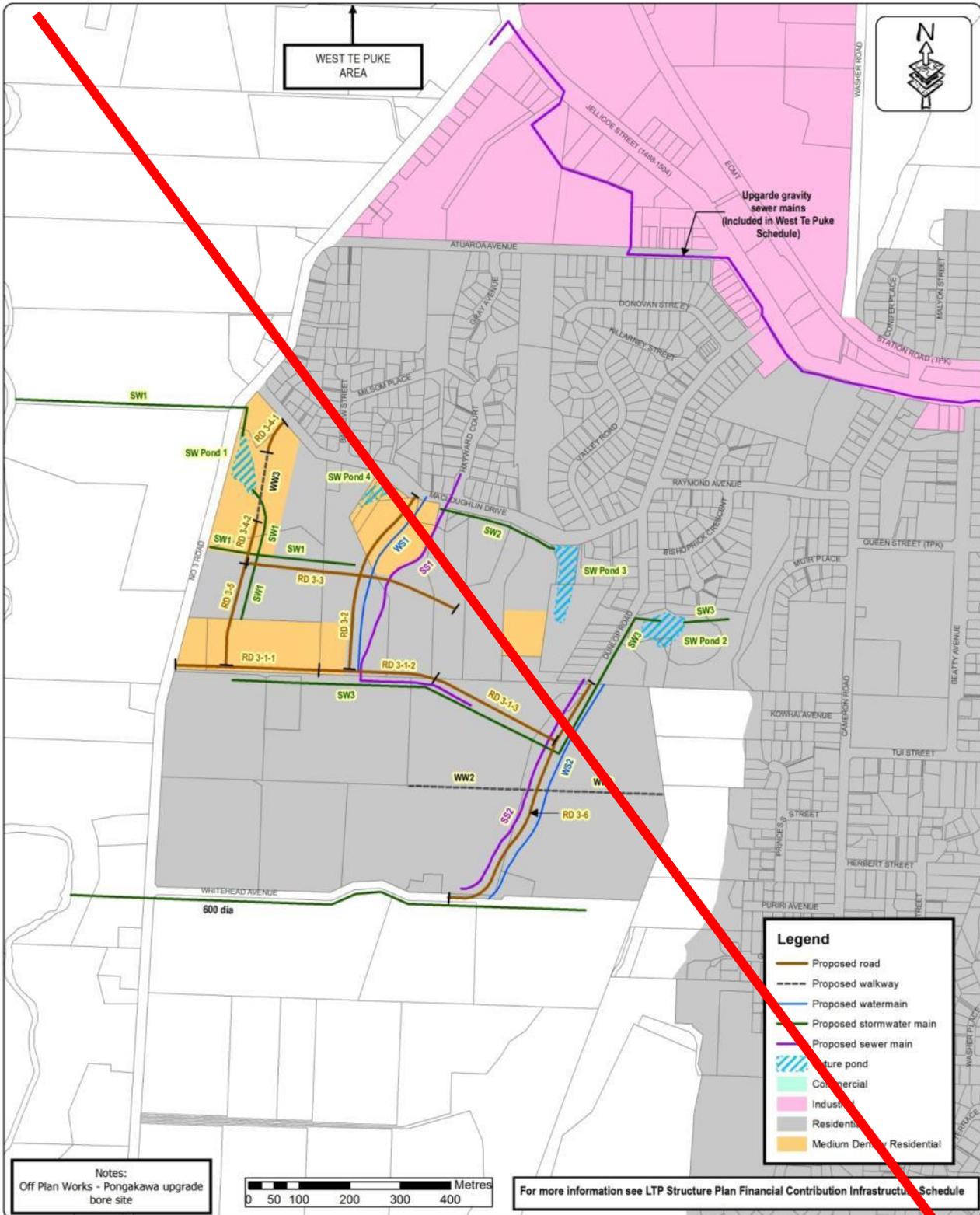
Western Bay of Plenty District Council

Revision Date: June 2016

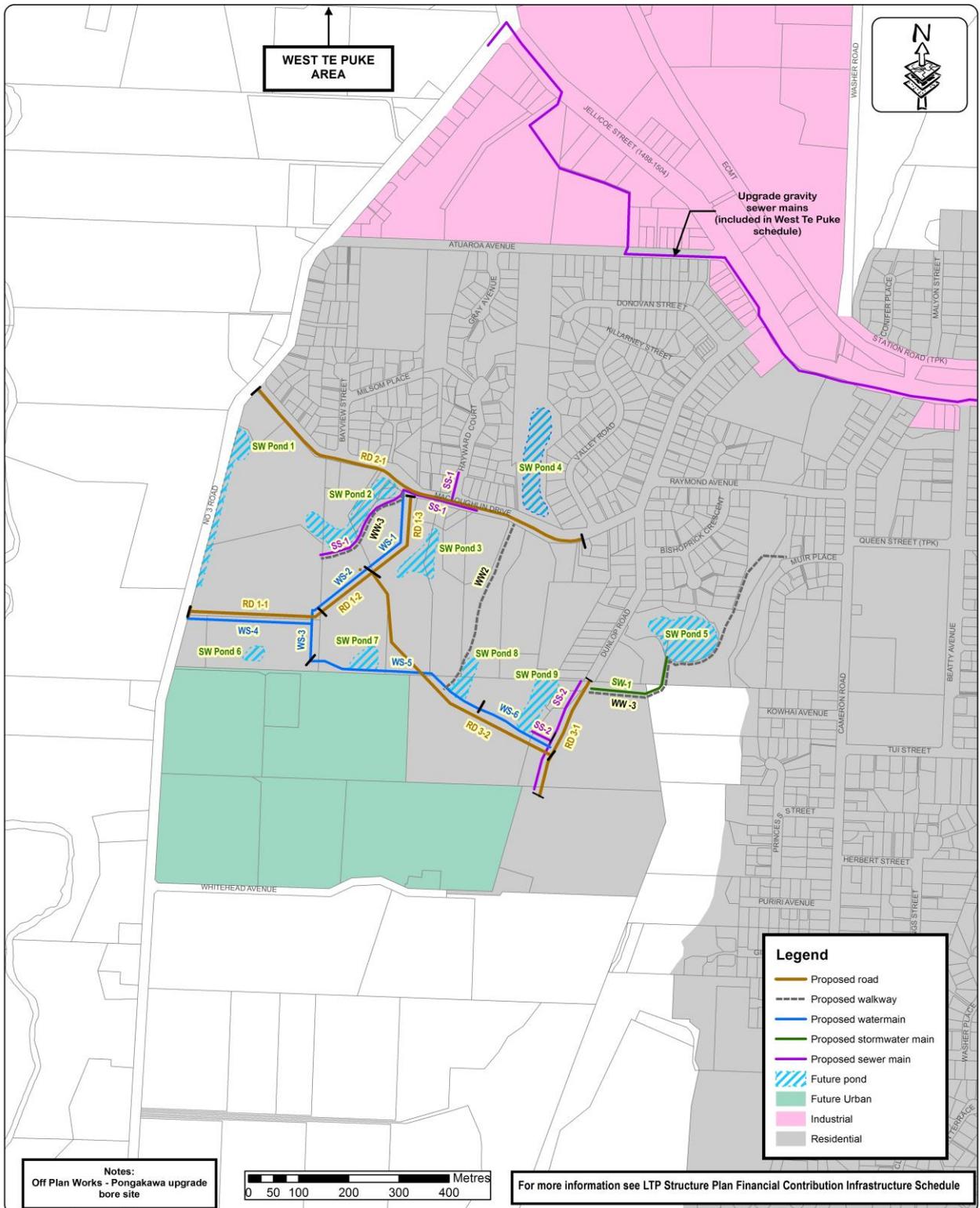
Scale 1:5000 (A4)

0 50 100 150 200 250m

8.2 Te Puke A – Infrastructure



8.2 Te Puke Area 3 – Infrastructure



8. Te Puke Structure Plan

8.1 Infrastructure Schedule

Project		Funding Source(%)			
		Developer	Council Financial Contributions	Council Rates	Other
Water Supply	Area 3, 4, 5 - Pongakawa Pipe Upgrade	0%	100%	0%	0%
	Area 3 Macloughlin Drive 150mm pipe	0%	100%	0%	0%
	Area 3 Dunlop Road 100mm pipe	0%	100%	0%	0%
	Area 4 new water pump	0%	100%	0%	0%
	Area 4 - Tynan Street - Dudley Vercoe 200mm pipe	52.50%	47.50%	0%	0%
	Area 5 - Cannell Farm Drive 100mm pipe	100%	0%	0%	0%
Wastewater	Area 3	0%	100%	0%	0%
	Area 4 and Area 5	100%	0%	0%	0%
Stormwater	Area 3	0%	100%	0%	0%
	Area 4 and Area 5	100%	0%	0%	0%
Transport	Roading Area 3 Phase 1, 3, Area 4 and Area 5	85%	15%	0%	0%
	Roading Area 3 Phase 2	75%	25%	0%	0%
	Area 3 No 3 Road Roundabout	0%	80%	20%	0%
	Area 3 No 3 Road link to Te Puke Quarry Road	0%	50%	30%	20%
	Area 3 State Highway Median	0%	0%	0%	100%
	Area 5 No 1 Road/Village Heights Link Road	0%	20%	80%	0%
	Walk/cycleways and Recreational Land				
	Area 3, 4, 5	0%	100%	0%	0%
	MacLoughlin Drive Reserve	0%	100%	0%	0%

Attachment E

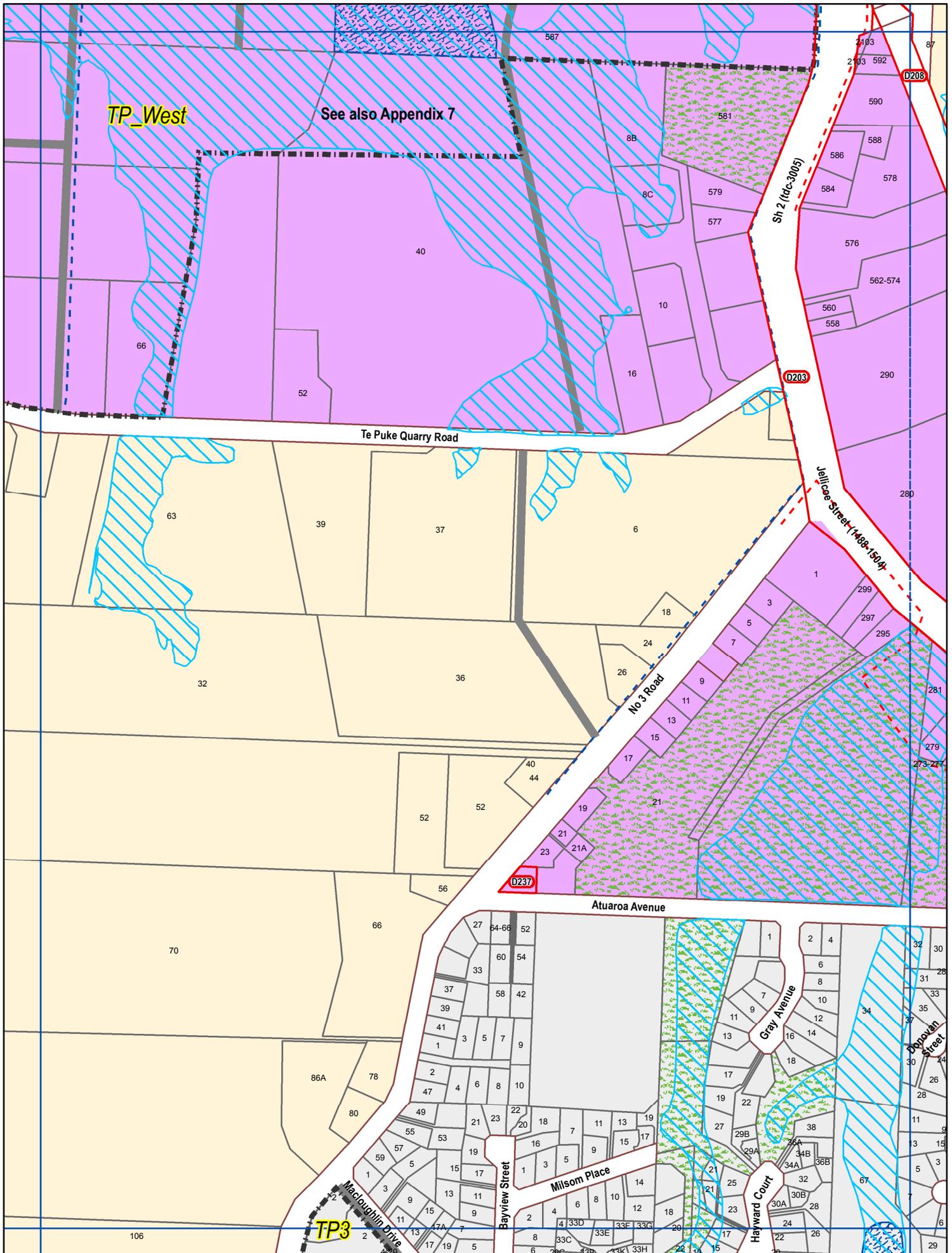
8.1 Infrastructure Schedule

Te Puke Utilities						
Project Number	Project	Proposed Construction Year	Project Costs \$	Funding Source(%age)		
				Developer	Financial Contributions	Rates
-	New Water supply			-	-	-
Area 3	Eastern Water Supply			-	-	-
WS1	Along RD1-3	2024	52,500	-	100%	-
WS2	Along RD1-2	2024	52,500	-	100%	-
WS 3	Connector	2019	22,500	-	100%	-
WS 4	Along RD 1-1	2019	75,000	-	100%	-
WS 5	Along Boundary & RD 3-2	2024	108,000	-	100%	-
WS 6	Along RD 3-2 from RD 3-1 to first shelter belt	2030	49,500	-	100%	-
Area 3 Total	Eastern Water Supply		360,000	-	-	-
Area 4	Eastern Water Supply			-	-	-
WS 5	Pressure management	2017	50,000	-	100%	-
Area 4 Total	Eastern Water Supply		50,000	-	-	-
Area 3	New Wastewater			-	-	-
SS-1	W/W line near RD 1-3	2019	200,250	-	100%	-
SS-2	W/W line along RD 3-1	2020	126,000	-	100%	-
Off site of Area 3	Upgrade to downstream system to prevent surcharging and enable connection	2025	153,000	-	100%	-
Total	New Wastewater		479,250	-	-	-
Area 3	New Stormwater			-	-	-
SW 1	Cut off from RD 3	2020	205,000	0%	100%	-
SWP 1	Pond 1 By Developer	2019		100%	0%	-
SWP 2	Pond 2 extension by developer	2019		100%	0%	-
SWP 3	Pond 3 by Developer	2024		100%	0%	-
SWP 4	Pond 4 by Finco	2024	850,000	0%	100%	-
SWP 5	Pond 5 by Finco	2020	1,000,000	0%	100%	-
SWP 6	Pond 6 by Developer	2020		100%	0%	-
SWP 7	Pond 7 by Developer	2024		100%	0%	-
SWP 8	Pond 8 by Finco	2030	350,000	-	100%	-
SWP 9	Pond 9 by Finco	2030	550,000	-	100%	-
Total	New Stormwater		2,955,000	-	-	-

Te Puke Urban Roding					
Project Number	Project	Proposed Construction Year	Project Cost Total (\$)	Funding Source(%age)	
				Developer Funded	Catchment Allocation
<u>RD 1-1</u>	<u>Collector Road</u>	<u>2019</u>	<u>1,017,600</u>	<u>74%</u>	<u>26%</u>
<u>RD 1-2</u>	<u>Collector Road</u>	<u>2024</u>	<u>518,400</u>	<u>74%</u>	<u>26%</u>
<u>RD 1-3</u>	<u>Collector Road C</u>	<u>2024</u>	<u>710,400</u>	<u>74%</u>	<u>26%</u>
<u>RD 3-1</u>	<u>Collector Road C</u>	<u>2020</u>	<u>960,000</u>	<u>74%</u>	<u>26%</u>
<u>RD 3-2</u>	<u>Collector Road C</u>	<u>2030</u>	<u>2,054,400</u>	<u>74%</u>	<u>26%</u>
<u>RU</u>	<u>Urbanisation Macloughlin</u>	<u>2018</u>	<u>1,058,400</u>	<u>74%</u>	<u>26%</u>
<u>5-3</u>	<u>New Collector Road Intersection No 1 Road</u>	<u>2025</u>	<u>340,000</u>	<u>74%</u>	<u>26%</u>
<u>WalkWay1</u>	<u>Walkway along area</u>	<u>2020</u>	<u>248,400</u>	<u>0%</u>	<u>100%</u>
<u>WalkWay2</u>	<u>Walkway along gully</u>	<u>2025</u>	<u>319,740</u>	<u>0%</u>	<u>100%</u>
<u>WalkWay3</u>	<u>Walkway towards school</u>	<u>2022</u>	<u>626,400</u>	<u>0%</u>	<u>100%</u>
<u>-</u>	Total		7,853,740	-	-

Attachment F

District Plan Maps U124, U129 and U130



U124

Te Puke

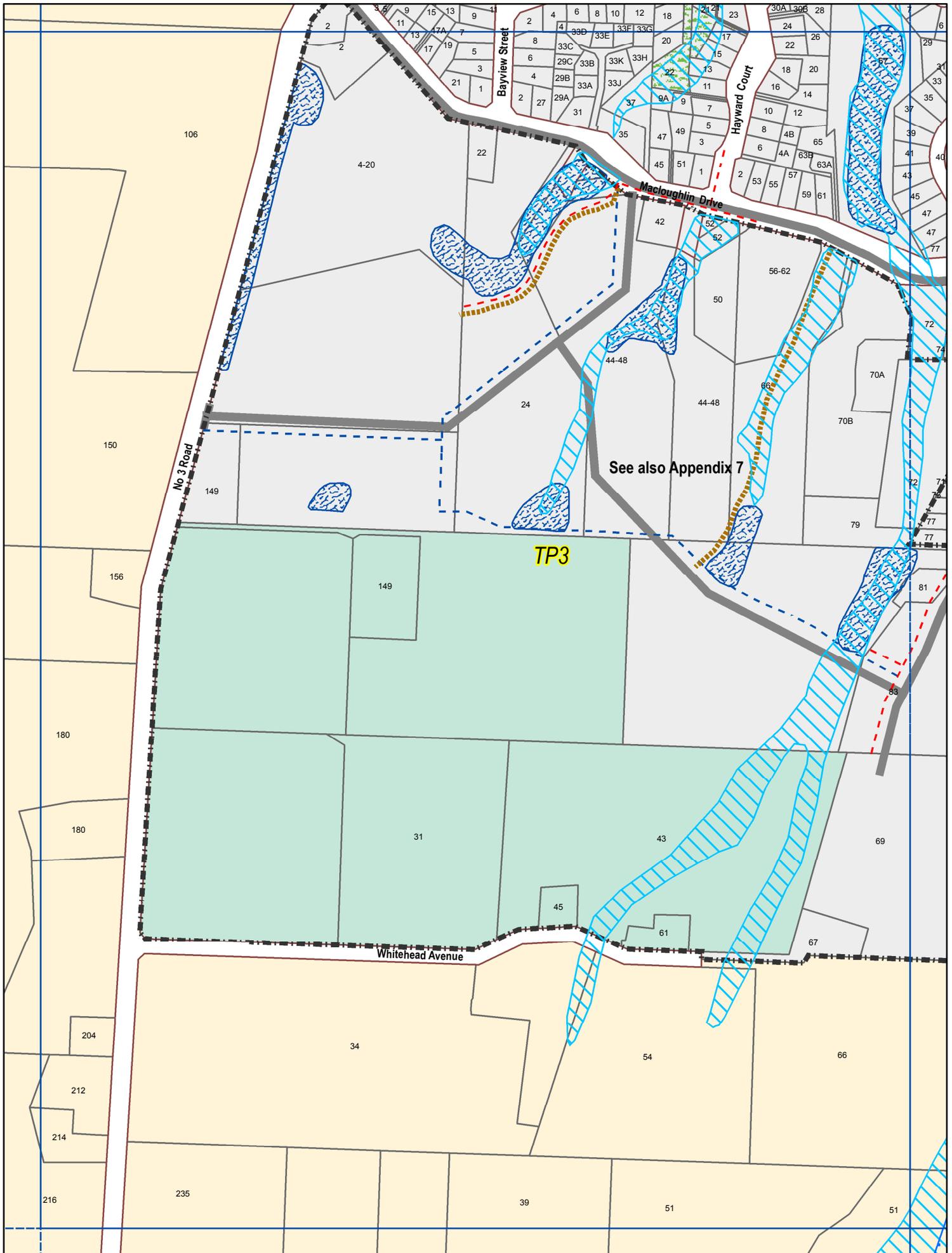
U120	U121	U122
U123	U124	U125
U128	U129	U130



Revision Date: PC 75
August 2016



Scale 1:5000 (A4)

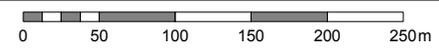


See also Appendix 7

TP3

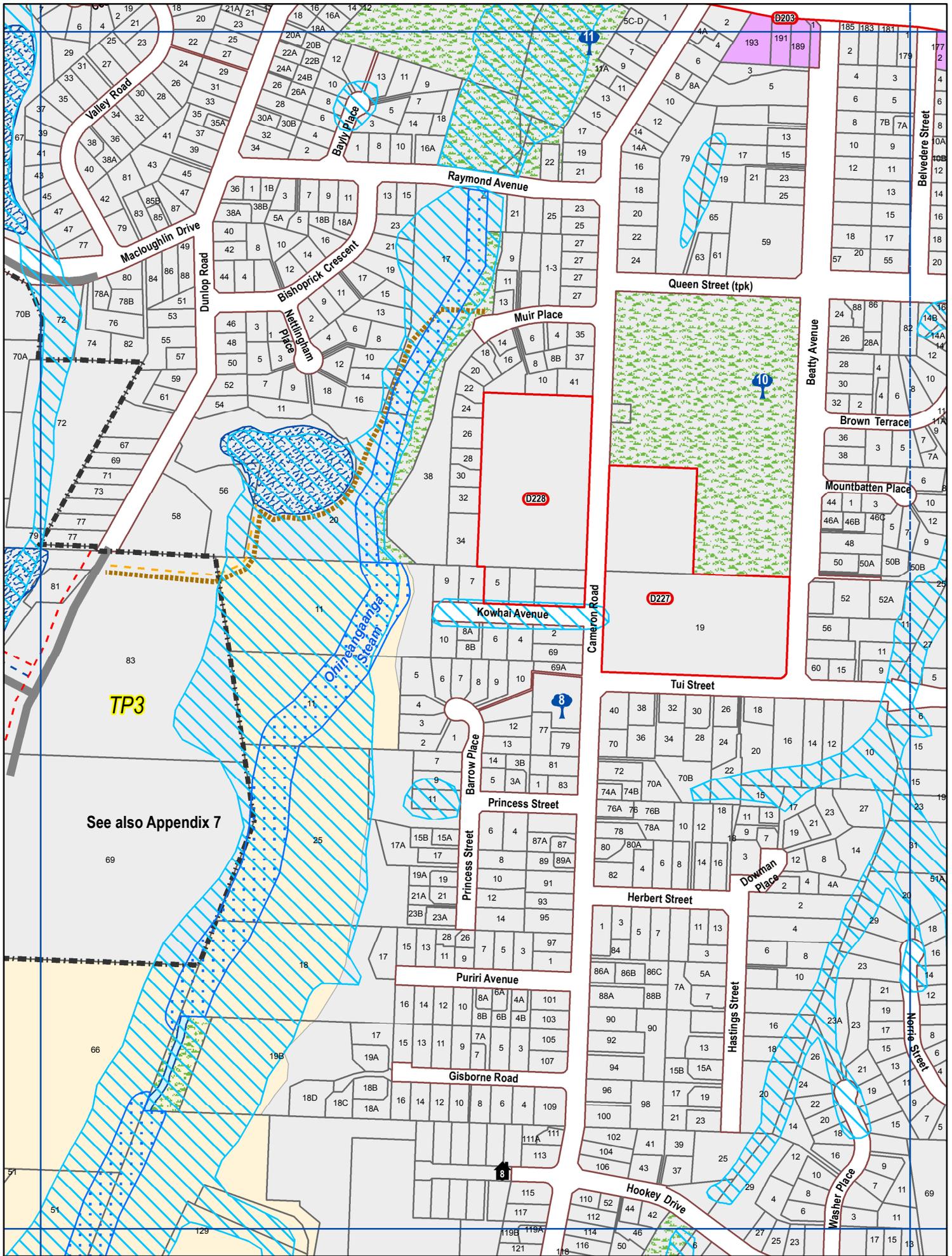
U129

Te Puke



Scale 1:5000 (A4)

Revision Date: PC 75
August 2016



TP3

See also Appendix 7

U130

Te Puke



Scale 1:5000 (A4)



Revision Date: PC 75
August 2016