

**Legend**

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

**U134 FLOODABLE AREAS ONLY**

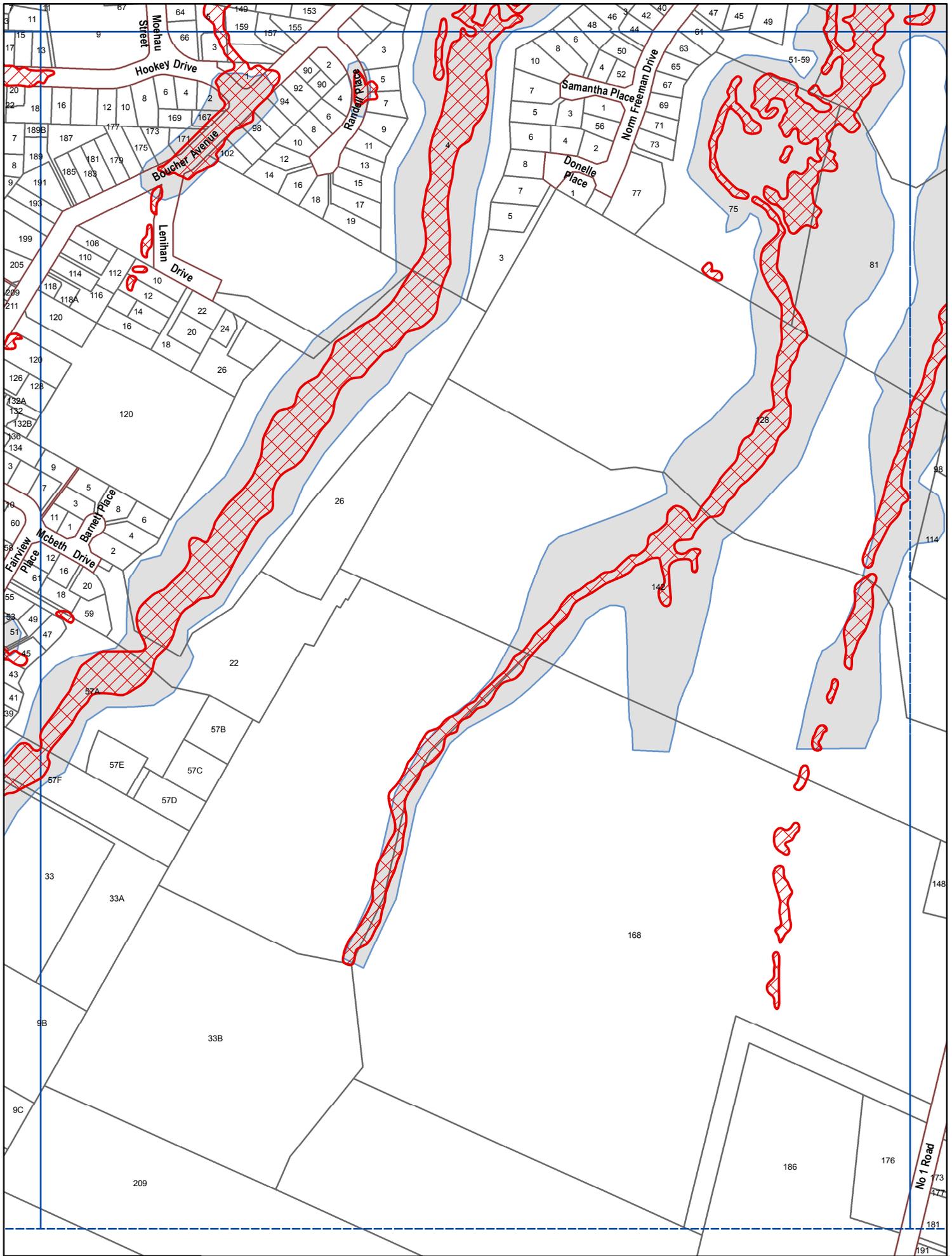
**Te Puke**

 **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

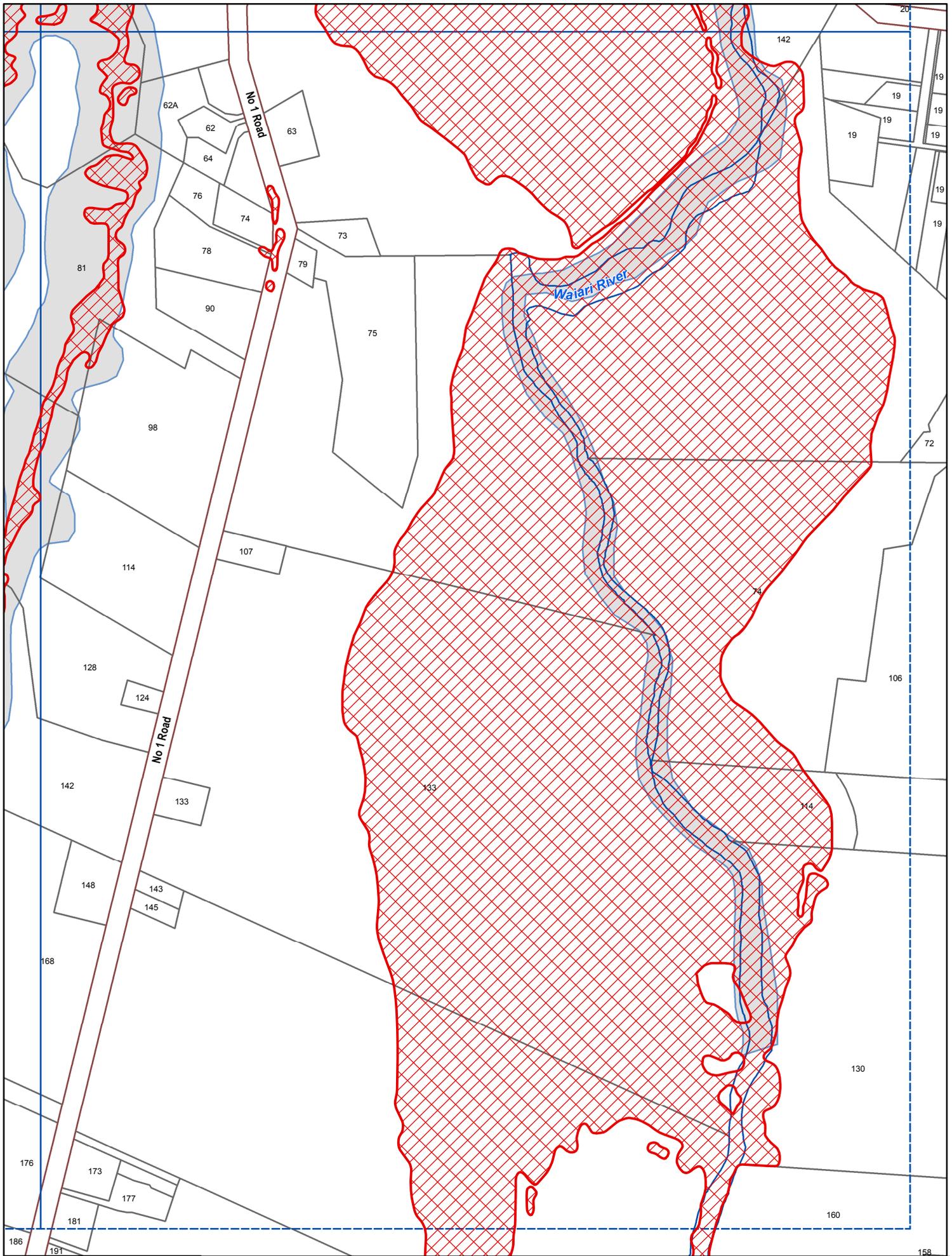




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



**Legend**

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

**U136**

**FLOODABLE AREAS ONLY**

**Te Puke**

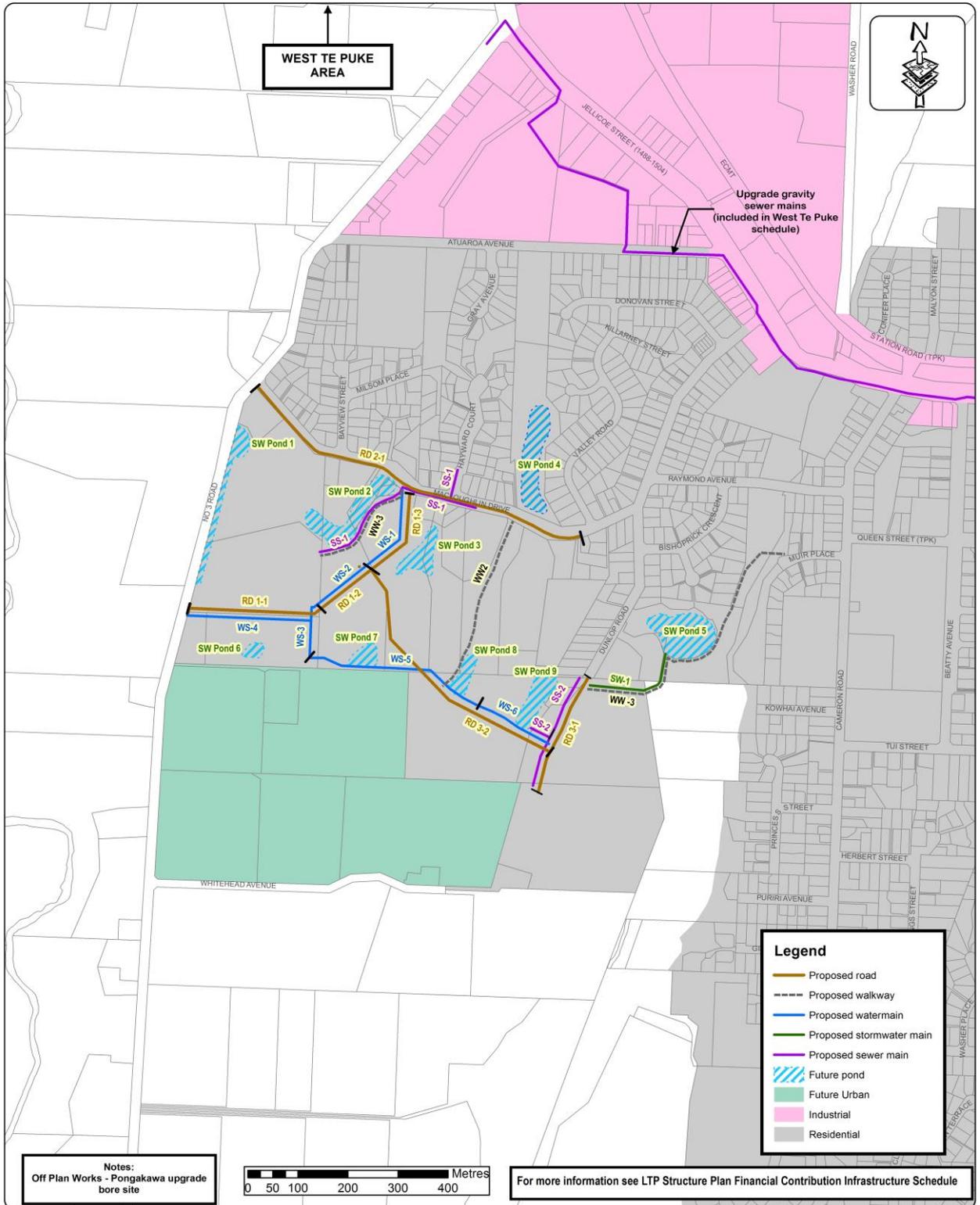


Scale 1:5000 (A4)

Revision Date: June 2016

# Attachment C

## 8.2 Te Puke Area 3 – Infrastructure



# Attachment E

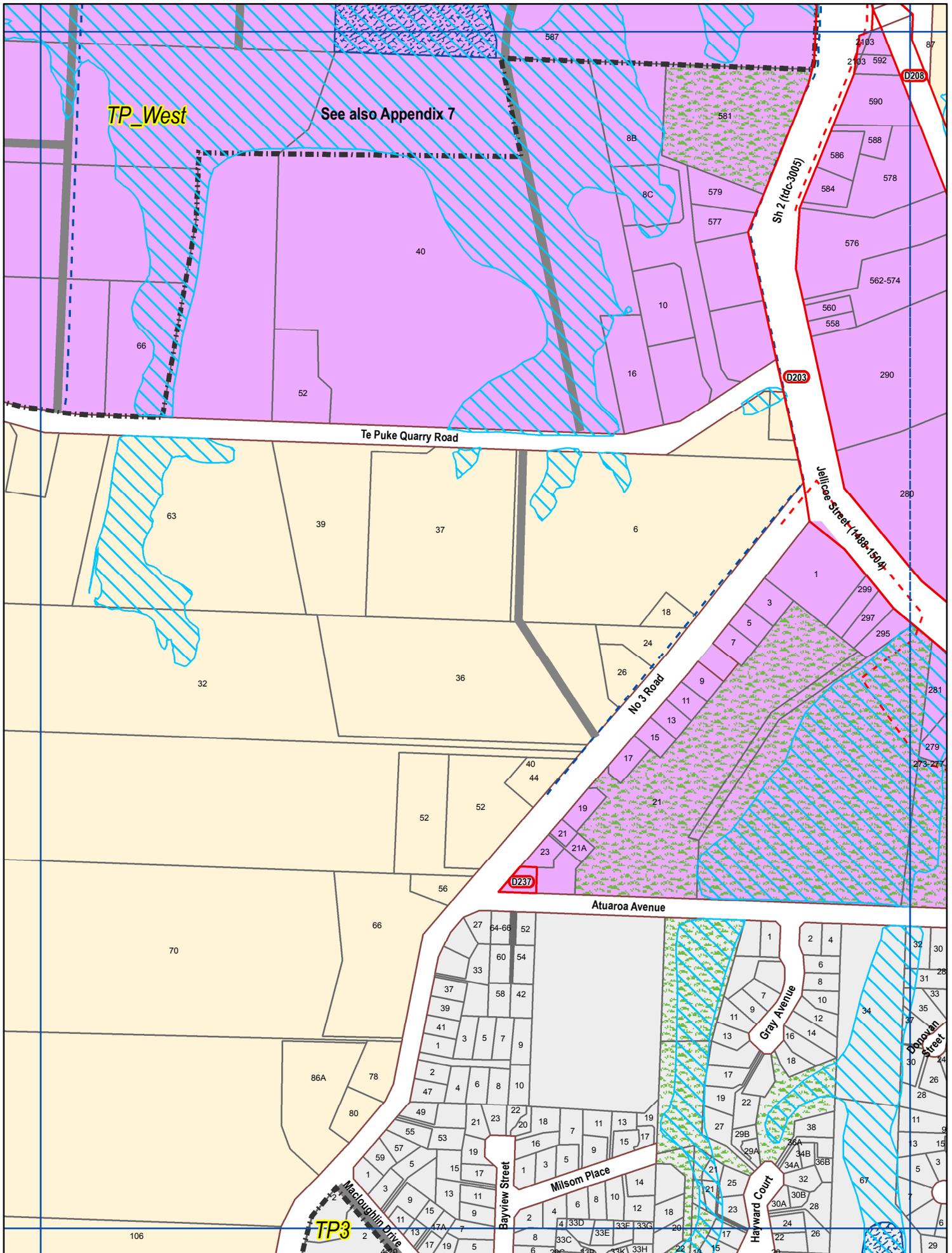
## 8.1 Infrastructure Schedule

<b>Te Puke Utilities</b>						
<b>Project Number</b>	<b>Project</b>	<b>Proposed Construction Year</b>	<b>Project Costs \$</b>	<b>Funding Source(%age)</b>		
				<b>Developer</b>	<b>Financial Contributions</b>	<b>Rates</b>
-	<b>New Water supply</b>			-	-	-
<b>Area 3</b>	<b>Eastern Water Supply</b>			-	-	-
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%	-
<b>Area 3 Total</b>	<b>Eastern Water Supply</b>		<b>360,000</b>	-	-	-
<b>Area 4</b>	<b>Eastern Water Supply</b>			-	-	-
WS 5	Pressure management	2017	50,000	-	100%	-
<b>Area 4 Total</b>	<b>Eastern Water Supply</b>		<b>50,000</b>	-	-	-
<b>Area 3</b>	<b>New Wastewater</b>			-	-	-
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%	-
<b>Total</b>	<b>New Wastewater</b>		<b>479,250</b>	-	-	-
<b>Area 3</b>	<b>New Stormwater</b>			-	-	-
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%	-
<b>Total</b>	<b>New Stormwater</b>		<b>2,955,000</b>	-	-	-

<b>Te Puke Urban Roding</b>					
<b>Project Number</b>	<b>Project</b>	<b>Proposed Construction Year</b>	<b>Project Cost Total (\$)</b>	<b>Funding Source(%age)</b>	
				<b>Developer Funded</b>	<b>Catchment Allocation</b>
<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>	<b>Total</b>		<b>7,853,740</b>	<b>-</b>	<b>-</b>

## **Attachment F**

### **District Plan Maps U124, U129 and U130**



**U124**

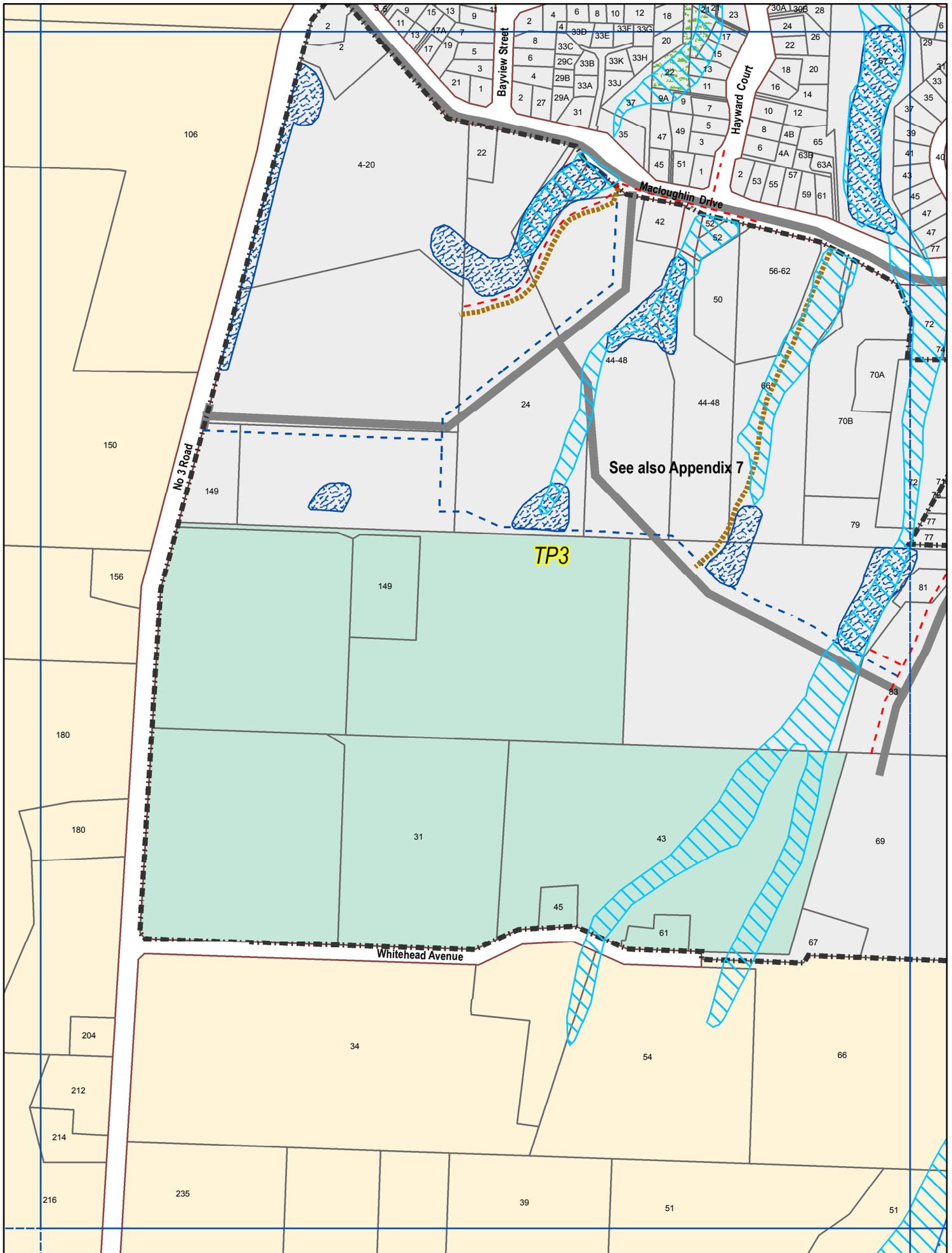
**Te Puke**

U120	U121	U122
U123	U124	U125
U128	U129	U130



Scale 1:5000 (A4)

Revision Date: PC 75  
August 2016

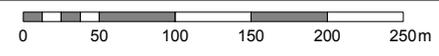


See also Appendix 7

TP3

U129

Te Puke



Scale 1:5000 (A4)

Revision Date: PC 75 August 2016



# Plan Change 76 - Floodable Areas and Coastal Inundation Areas – Various

## Proposed Changes to the District Plan

- Amend sub-clause (iii) of Rule 8.3.1(c) (as set out below) to require property owners to enter into an agreement with Council to confirm they accept the risks associated with inundation from flooding:

(iii) *Uninhabited farm buildings including, but not limited to, pump sheds, implement sheds and storage sheds, provided ~~that an appropriate notice under s73 of the Building Act has been attached to the title~~ the property owner(s) enter into an agreement with the Council confirming that they:*

- *acknowledge the property is subject to the risk of inundation from flooding;*
- *accept the risks of any damage to the building and/or its contents arising from that hazard; and*
- *undertake not to take any action (legal or otherwise) against the Council in relation to any damage to the building and/or its contents as a result of the location of the building within the Floodable Area.*

- Retain the requirement for resource consent and amend the explanatory note to the matter of discretion within Rule 8.5.1.2(b) to identify that Council may grant resource consents for non-habitable buildings without the required minimum finished floor level if the property owner enters into an agreement with the Council confirming they accept the risks associated with inundation as follows:

(b) *The appropriate minimum finished floor level of the proposed building/structure.*

### **Explanatory Notes:**

*This is the combination of the flood level plus an additional freeboard height as stipulated in Council's Development Code.*

*Council will consider granting consent for sheds and garages (used for non-habitable purposes) without meeting minimum finished floor levels provided the property owner of the property and building enters into an agreement with the Council confirming the owner:*

- *acknowledges that the property is subject to the risk of inundation from flooding or coastal inundation;*
- *accepts the risks of any damage to the building and/or its contents arising from that hazard; and*
- *undertakes not to take any action (legal or otherwise) against the Council in relation to the issue of a resource consent without imposing the required minimum finished floor levels.*

*Council can provide specific flood levels for all Coastal Inundation Areas and for some but not all of the Floodable Areas. Where specific flood levels are unknown, applicants may be required to engage a suitably qualified engineer to undertake a flood level assessment for the property.*

*For Waihi Beach Floodable Areas (Planning Maps A03 and U01-U04) this shall be based on the 2% AEP (inclusive of climate change).*

- Include matters of assessment for subdivisions within Floodable Areas and Coastal Inundation Areas (new section 8.5.2(c) as follows:

### **8.5.2 Discretionary / Non Complying Activities**

*The matters in 8.4.1 and 8.5.1 and the following matters shall be used as a guide for assessing Discretionary Activities and Non-Complying Activities:*

#### **(c) Floodable Areas & Coastal Inundation Areas**

- (i) *The effect of the proposed subdivision (including, but not limited to any building site, building/structure, or earthworks) on the capacity of ponding areas and function of overland flow paths.*
- (ii) *The provision of finished site levels to mitigate adverse effects associated with inundation. For Waihi Beach (Planning Maps A03 and U01-U04) the flood level shall be based on the 2% AEP (inclusive of climate change).*
- (iii) *In the case of Floodable Areas, any verifiable new information which demonstrates that the subject site is not in fact under threat from flooding.*

- Include for earthworks, closed board fences, retaining walls, raised gardens and concrete and block walls within permitted activity Rule 8.3.1(c)(i) as follows:

- (i) *Buildings/Structures, earthworks, closed board fences, retaining walls, raised gardens and concrete and block walls* where evidence establishes:
  - *The activity ~~A building/structure~~ will be located clear of the floodable area irrespective of the extent of the floodable area shown by the Planning Maps; or*
  - *The activity ~~A building/structure~~ will not be affected by the floodable area.*

# Plan Change 77 - Cleanfill Not Originating from the Site

## Proposed Changes to the District Plan

- Amend Rules 4C.2.3.1(a) and 4C.2.3.2 to clarify cleanfill is permitted regardless of origin as follows:

### *4C.2.3.1 Permitted Activities*

*(a) Disposal on private land (i.e. not to an authorised landfill) of the following solid waste materials:*

- Cleanfill, whether originating from the site on which it is disposed or not:*
- Organic waste (e.g. shelter trimmings, home composting) that originates from the site itself.*

### *4C.2.3.2 Discretionary Activities*

*Storage or disposal on private land (i.e. not to an authorised landfill) of solid waste (excluding cleanfill) that is does not ~~derived~~ originate from the site on which it is located, whether man-made or natural.*

# Plan Change 78 - Rural Yard Rules

## Proposed Changes to the District Plan

- Amend Rule 18.4.1(c)(i)(e) to refer to building sites approved through subdivision consents and other consented developments on adjacent properties which are yet to be constructed, as set out below:

*A side or rear yard may be reduced to not less than 10m in one or more of the following circumstances;*

- (e) *Where any new dwelling, minor dwelling, accommodation facility or education facility (including any additions or alterations to these) can meet all of the following permitted activity performance standards;*
- *Shall not be located any closer than 60m to any existing or consented dwelling, minor dwelling, accommodation facility, education facility or rural contractors depot, or any approved building site assessed as part of a subdivision in accordance with Rule 12.4.1(b), that is located on a title separate to that of the subject site and in different ownership;*
  - *Shall not be located any closer than 35m to any other existing or consented buildings/structures that ~~are~~ is located on a title separate to that of the subject site and in different ownership;*
  - *Shall not be within 300m of any existing or consented intensive farming activity that is located on a title separate to that of the subject site and in different ownership.*

*Except that:*

*As provided for in (iii), (iv), (v) and (vi) below.*

### ***Explanatory Notes:***

*(a) – (e) above are provided for subject to submission to Council of a written statement from the applicant accepting any adverse environmental effect which may be created by the reduced yard.*

*The term “consented” within clause (e) above refers to activities that have been approved through a building consent and/or resource consent (if required), and where the relevant consent or consents have not lapsed.*

- Amend Rule 18.4.1(c)(i)(c) to remove the decisions date so that the exemption applies to all subdivisions with approved building sites and reduced yards as set out below:

*A side or rear yard may be reduced to not less than 10m in one or more of the following circumstances;*

- (c) *For titles that have obtained subdivision consent ~~prior to 30 January 2010 or for which a subdivision application was lodged on or before 30 January 2010~~ and which have an approved building site in accordance with Rule 12.4.1 (b) with a reduced yard where this infringement was assessed at the time of subdivision (this applies only to the building site assessed through the subdivision and new locations will require land use consent); or*

# Plan Change 79 – Screening in Commercial and Industrial Zones

## Proposed Changes to the District Plan

Delete rule 19.3.2(d) and consequentially renumber 19.3.2(e) to 19.3.2(d), as shown below:

### 19.3.2 Controlled Activities

- (a) Subdivision.
- (b) Dwellings provided they are located above ground floor level.
- (c) Works and network utilities as provided for in Section 10.
- ~~(d) With respect to screening, any activity in Rule 19.3.1 which has a common boundary with or is separated by a road from a Residential, Rural or Future Urban zone or a public reserve.~~
- (e) With respect to financial contributions only:
  - (i) The erection or undertaking of one or more commercial activities other than the first such activity on a site or significant expansion of an existing activity (significant expansion is an increase of more than 0.5 of a household equivalent for services);
  - (ii) Any activity in 19.3.1 which has a household equivalent for water and wastewater greater than one as listed in Rule 11.3.3 (c).

Amend rule 4C.5.3.1 as follows:

#### 4C.5.3.1 General

The following performance standards shall be ~~met by all Controlled Activities that are required to be screened by a specific rule in the District Plan, and shall be~~ used as a guide for all Discretionary and Non-Complying Activities. At Omokoroa Stage 2, such screening is additional to the 10m buffer landscaping required about Industrial Zones.

Amend Rule 4C.5.3.2 as follows:

#### 4C.5.3.2 Screening in Industrial and Commercial Zones

The following landscape areas and requirements will be implemented either at the time of subdivision or development as the case may require.

- (a) Unless otherwise required by a rule in the District Plan any activity which has a common boundary with ~~or is separated by a road from~~ a Residential, Rural-Residential, Future Urban or Rural Zone, or a public reserve shall be screened

by landscape planting to a minimum depth of 3m and a minimum height of not less than 2m.

The screen must be a minimum of 1.2m high at the time of planting and be capable of achieving a height of 2m within two years.

# Plan Change 80 - Omokoroa Financial Contributions

## Proposed Changes to the District Plan

- Modify the Structure Plan and Financial Contribution Schedule to incorporate the necessary roading infrastructure required for the Special Housing Area and to improve access to the land to the east of Omokoroa Road.

Amend 4.2 Omokoroa Structure Plan Roding Schedule and 4.3 Omokoroa Roding Projects Plan (in Appendix 7) as outlined in **Attachment A**.



Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District Rate (%)
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
O-07-1	Omokoroa Road	Seagull Right Turn Bay entrance to residential on east side	2018	400,000	0	20	10	45	25
O-07-2	Omokoroa Road	Roundabout construction: single lane	2032	620,000	0	20	10	45	25
O-08	Omokoroa Road	Commercial area roundabout to Railway line: 2 lanes	2028	2,963,200	0	20	20	45	15
<u>O-08-1</u>	<u>Omokoroa Road</u>	<u>Special Housing Area – Roundabout</u>	<u>2026</u>	<u>600,000</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>45</u>	<u>15</u>
O-10	Omokoroa Road	Railway Line to Lynley Park boundary	2008	2,163,479	0	20	20	45	15
O-11-1	Omokoroa Road	Lynley Park to Margaret Drive	2024	1,413,677	0	20	20	45	15
O-11-2	Omokoroa Road	Margaret Drive to Tralee Street	2024	2,590,000	0	20	20	45	15
P-01	Prole Road	Omokoroa Road to Hamurana Cycleway	2032	3,604,000	0	100			
P-02	Prole Road	Hamurana Cycleway to end	2032	1,612,000	0	100			
U-01	Midblock Connection	Mid block connection Margaret Place extension to Omokoroa Road, plus Link Road walkway	2011	2,200,000	100				
U-02-1	Link Road access	Access to Link Road by selected properties	2011	600,000	100				
U-02-2	Margaret PI Extension	From Margaret Place to mid block connection (U01)	2011	2,794,010	100				
U-03	Walkway Link	From Link Road to Lynley Park	2009	112,000	0	100			
				2,026,400					