

DECISION REPORT

PLAN CHANGE 91 – RANGIURU BUSINESS PARK – WATER SUPPLY OPTION

Pursuant to Section 10(1) of Schedule 1 of the Resource Management Act 1991, the District Plan Committee makes the following decisions on the provisions of the District Plan First Review and matters raised in submissions and further submissions to Plan Change 91 – Rangiuru Business Park – Water Supply Option.

The decision is set out as follows:

- Decisions on submissions and further submissions
- Decisions on the provisions of the District Plan First Review

DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

The purpose of this part of the report is to show the decisions made on submissions and further submissions with reasons. Decisions are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red, and further changes as the result of decisions in blue.

DECISION

That the Plan Change be adopted as notified subject to the following amendments:

12.4.13.3 Water Supply – General

- (a) *Water supply servicing in the Rangiuru Business Park is possible via ~~two~~ three distinct options as follows:*
- (b) *~~Both~~ The three options are viable options. All options ~~A and B will~~ require resource consent from the Regional Council.*

The following submissions are therefore:

Accepted

Submission	Point Number	Name
23	1	Pine Valley Orchard Ltd

Accepted in Part

Submission	Point Number	Name
11	5	Te Puke Economic Development Group
FS34	12	Federated Farmers of NZ
20	7	NZ Transport Agency
21	12	NZ Kiwifruit Growers
23	2	Pine Valley Orchard Ltd
17	8	BOP Regional Council

1	35	Kinnoch, Daniel
17	9	BOP Regional Council

Rejected

Submission	Point Number	Name
19	8	Federated Farmers of NZ

REASONS

1. The provision of a third option for water supply (a second bore at Pongakawa) is a cost-effective solution to help establishing the Rangiora Business Park.
2. The inclusion of the third option being Option C (second bore) in the Financial Contributions Schedule will allow the developer of the Rangiora Business Park to recoup costs.
3. The selection of Option C (second bore) will not affect the ability of future users of water in the eastern part of the District to apply for water from other sources.
4. The minor change to wording is to provide certainty and clarification with regard to there now being three options and these all requiring resource consent from the Bay of Plenty Regional Council. If Option C is taken up, there will be no surplus capacity for municipal supply to service the possible expansion of Paengaroa. Urban expansion of Paengaroa is subject to a separate process being undertaken by SmartGrowth.
5. Concerns raised about the need for co-ordination with NZTA regarding installation of pipes in the State Highway road reserve, and from NZKGI regarding potential impact on archaeological sites from pipeline construction, are standard operating procedures and are covered by separate legislation.

DECISIONS ON THE PROVISIONS OF THE DISTRICT PLAN FIRST REVIEW

The purpose of this part of the report is to show the decisions to change the provisions of the District Plan First Review.

Decisions are shown as follows; existing District Plan text in black and decisions in red.

Section 12 – Subdivision and Development

Amend as follows:

12.4.13.3 Water Supply – General

(a) *Water supply servicing in the Rangiora Business Park is possible via ~~two~~ three distinct options as follows:*

(i) *Option A - Eastern Water Supply Network, which constitutes:*

- *New reservoir at Rangiora Road (5,500m³);*
- *Gravity supply main from Rangiora Road reservoir to Business Park (450mm diameter, approximately 7.8km length);*

- *Rising main from existing Eastern Supply water source to new reservoir at Rangiora Road (225mm diameter, approximately 9.0km length);*
- *Temporary pump station, Stage 1;*
- *Pah Road/Young Road/ State Highway 2 reticulation loop (375mm diameter, approximately 5.3km length);*
- *Internal Park trunk reticulation.*

(ii) Option B – On site water bore and treatment plant, which constitutes:

- *On site water bores;*
- *Treatment plant;*
- *On site reservoirs;*
- *Associated and ancillary equipment;*
- *Internal Park trunk reticulation as shown on the structure plan.*

(iii) Option C – Pongakawa bore, which constitutes:

- *New pump(s) and controls for bore ESZ10 at Pongakawa;*
- *Upgrade of the water treatment plant (WTP) at Pongakawa and new pump(s) and controls; and*
- *New trunk mains (315 mm OD diameter, approximately 9.2 km length) from ESZ10 to the WTP and then from the WTP to proposed Rangiora Business Park reservoirs.*
- *On-site reservoirs and associated ancillary equipment.*
- *Internal Park trunk reticulation as shown on the structure plan.*

(b) Both The three options are viable options. ~~Options A and B will~~ All options require resource consent from the Regional Council. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1 who must provide sufficient capacity for 50% of the land in Stage 1.

(c) Once a preferred option is chosen this is the option to serve the entire Business Park. A combination of options is not permissible unless demonstrated as being more cost effective.

Appendix 7 – Structure Plans

Add to Appendix 7 - Structure Plans (7.11 Rangiora Business Park) a financial contributions schedule and map as shown in Attachment 1.

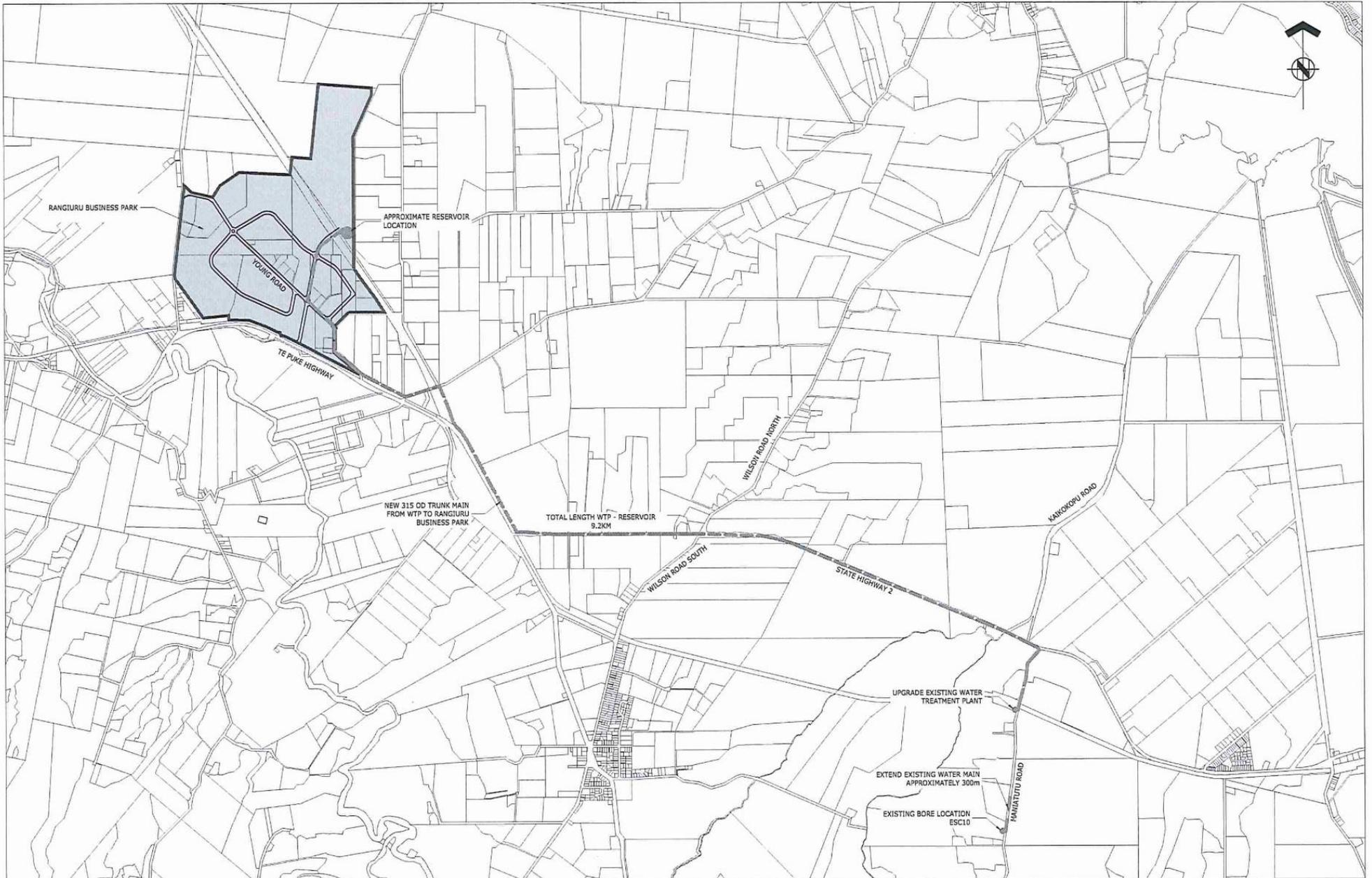
ATTACHMENT 1

Add to Appendix 7.11 Rangiuuru Business Park the following table and map:

Financial Contributions schedule - Water Option (off site) Ex PONGAKAWA

TABLE 4 A: FINANCIAL CONTRIBUTIONS SCHEDULE						ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN EACH STAGE			
OFF-SITE (EASTERN WATER SUPPLY NETWORK) PONGAKAWA BORE OPTION						1	2	3	4
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	COST (\$)				
3.1 A	150 mm uPVC/PE Watermain	m	2,310	130.15	300,646.50	100%	0%	0%	0%
3.2 A	200 mm uPVC/PE Watermain	m	620	184.95	114,669.00	0%	100%	0%	0%
3.3 A	250 mm uPVC/PE Watermain	m	3,950	274.00	1,082,300.00	28%	34%	20%	18%
3.4 A	Isolation Valves/Fittings (150-200 mm Watermain)	No.	9	4,795.00	43,155.00	66%	34%	0%	0%
3.5 A	Isolation Valves/Fittings (250 mm Watermain)	No.	16	7,261.00	116,176.00	31%	38%	19%	12%
3.6 A	Air/Scour Valves (150-200 mm Watermain)	No.	4	20,550.00	82,200.00	75%	25%	0%	0%
3.7 A	Air/Scour Valves (250 mm Watermain)	No.	6	35,620.00	213,720.00	33%	34%	17%	16%
3.8 A	Fire Hydrants	No.	65	5,480.00	356,200.00	42%	33%	14%	11%
3.9 A	Water Treatment Plant Upgrade (WTP)- Pongakawa	LS	1	7,535,000.00	7,535,000.00	45%	28%	0%	27%
3.10 A	Storage Reservoir - Rangiuuru	LS	4	1,849,500.00	7,398,000.00	50%	0%	25%	25%
3.11 A	Booster Pump Station -Rangiuuru	LS	1	3,425,000.00	3,425,000.00	100%	0%	0%	0%
3.12 A	Pongakawa Bore - Pump and control	No.	1	191,800.00	191,800.00	100%	0%	0%	0%
3.13 A	Pongakawa Bore -250mm trunk main extension (315OD)	LS	300	435.66	130,698.00	100%	0%	0%	0%
3.14 A	Secondary Bore, Pumps and Pipework - Pongakawa	LS	1	959,000.00	959,000.00	0%	0%	0%	100%
3.15 A	250mm PE Trunk Main to Rangiuuru (315OD)	m	9200	672.67	6,188,564.00	100%	0%	0%	0%
3.16 A	Land Purchase and Legal	Ha	1.57	107,500.00	168,775.00	100%	0%	0%	0%
Total Cost of Water					28,305,903.50				
Total area			148.60ha						
Per square metre rate			\$ per m ²	19.05					

ATTACHMENT 1



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