



*Western Bay of Plenty
District Council*

Active Reserves Ōmokoroa - Stage 3

Discussion Paper

April 2021

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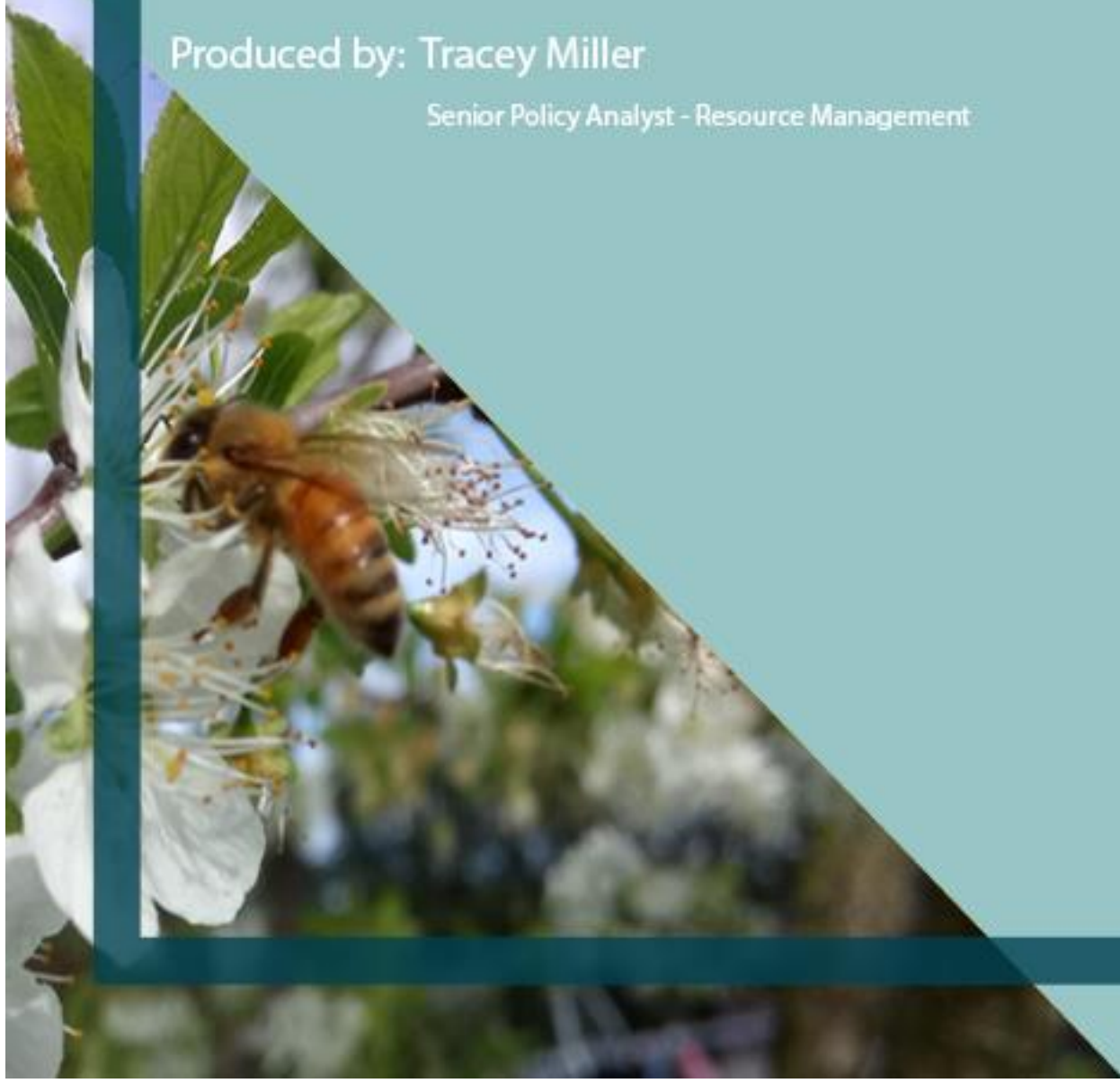


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1. Introduction

Identification of land for a future active reserve is required within Stage 3 of the Structure Plan. Council has previously consulted with the community on the Structure Plan and has shown possible locations for future sportsfields. The location of the land for sportsfields has changed over time due to development changes within Stage 3. The use of the Jace owned land for future town centre, which is still to be confirmed at the time of writing this discussion paper, would free up Council owned land at 426 Ōmokoroa Road (on the basis the application is approved as recommended by Council) and as identified previously in the paper presented to the Policy Committee on 23 March. Council owned land at 426 Ōmokoroa Road offers several advantages as a sportsfields site. A further detailed desktop assessment on the site at 426 Ōmokoroa road (and surrounds) as well as 6 other sites within Stage 3 is provided below.

2. Purpose of this paper

The purpose of this paper is to provide an update to Council on possible locations for future sportsfields within Stage 3 of Ōmokoroa. After a recent workshop with Councillors on 23 March staff were asked to investigate two additional sites for the use of sportsfields. In total 7 sites have been reviewed by way of desktop analysis. Before the final round of informal consultation with the community we would like to ensure that Council is satisfied with a preferred option for the use of sportsfields. The preferred option will then be included in the draft Structure Plan for consultation in late May where we will seek final feedback from the community before formally notifying the Structure Plan either through the Standard Schedule 1 Plan Change Process or the Streamlined Planning Process as previously discussed with Councillors.

3. Background

Structure Plan Development

The Stage 1 Structure Plan was produced in 2002. In 2004 Ōmokoroa was reinforced as an urban growth area through the SmartGrowth Strategy. Council has been working on the current Structure Plan since 2017. Community engagement days were held in November 2017 to get general community feedback, and again in September 2018 where four possible options of how the area could be laid out were presented. Council subsequently selected a preferred option.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments, this includes enabling people and communities to provide for their social, economic and cultural wellbeing. Planning decisions need to contribute to well-functioning urban environments.

As a Tier 1 high growth area the NPS includes specific requirements to facilitate intensification. These include ensuring building heights and density are not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

A discussion paper was provided to Council in December 2020 on the Ōmokoroa Structure Plan and the proposed residential rules. In addition, the infrastructure schedule and the Ōmokoroa Gully Reserve Concept document was discussed.

The Ōmokoroa Gully reserve concept plan provides an indication on how the gully network could be developed. Stage 3 has a substantial network of gullies and river margin. Council and the community view this network as being critical to the development of the area in terms of amenity, recreation, pedestrian and cycling connectivity, biodiversity, cultural purposes and stormwater management.

The Resource Management Team recently (February 2021) reported to Council to seek direction on the use of the Streamlined Planning Process (SPP) for the Plan Change/Structure Plan. The outcome of this was that the Resource Management Team will continue to investigate the use of the SPP while preparing necessary information for either the SPP or the standard Schedule 1 plan change process. The Resource Management Team will report back to Council in May 2021 to confirm which plan change process will be used and to provide a final update prior to lodging an application with the Minister (SPP) or prior to notifying the Plan Change (through the standard Schedule 1 process) to Council on the proposed residential rules and structure plan.

On the 23 of March a workshop was held to discuss updates to the Structure Plan. The report included information on financial contributions, the Jace town centre hearing, the future use of Council owned land at 426 Ōmokoroa Road and an update on open space requirements within stage 3 with a focus on location of future sportsfields. The discussion at the workshop was centred around potential sportsfield locations. Since this workshop staff have reviewed two additional sites for sportsfields and commentary on this is provided in Section 7 below.

4. Recreation and Open Space Strategy

As the population increases demands on our recreation spaces increase too. Council needs to ensure that we keep pace with demand for recreation so that we can continue to meet the needs of the growing district. An open space network within the Western Bay contributes to positive community outcomes including;

- Feeling connected with a sense of belonging
- Being active and healthy
- Getting into the outdoors
- Connecting with the natural environment; and
- Protecting important natural and cultural areas within our District.

The above community outcomes will be achieved through:

- Providing opportunities to access the recreation and open space network through implementing appropriate levels of service
- Connecting spaces and places to each other through an integrated network, within Stage 3 of Ōmokoroa this can be achieved through walking and cycling connections within the existing gully network.
- Protecting and enhancing environmental, cultural and heritage values. Within Stage 3 of Ōmokoroa these values will be protected and enhanced through the open space network e.g., through planting programmes and acknowledgement of sites of cultural and historical significance in conjunction with hapū partners.
- Providing spaces and places that our community are proud of and that encourage participation. Within Stage 3 Crime Prevention through Environmental Design (CPTED) principles will be applied to the open space network and through providing a range of high-quality open space opportunities within the area that cater for the populations needs.
- Collaborating and partnering with tangata whenua. Within Stage 3 we will continue to work with iwi/hapu to identify potential sites that require protection and identify sites that will protect cultural and environmental values. There is also an opportunity to highlight culturally significant sites (as appropriate) this is being worked on through the Ōmokoroa Cultural Overlay report in partnership with Pirirakau.
- Proactively planning for future recreation and open space needs taking into consideration the range of factors that influence growth, current provision, changing trends and environmental factors. Within Stage 3 this is ensured through recreation and open space being included within the development of the Ōmokoroa Structure Plan. Agreed levels of service will be implemented through the Structure Plan and through ongoing development.

5. Regional Spaces and Places Strategy

The Bay of Plenty Regional Spaces and Places Strategy provides a high-level strategic framework for regional sport and recreation facilities in the region. The Strategy was developed in conjunction with Sport Bay of Plenty and the regions local authorities. The regional based approach provides consistency across the Bay of Plenty and in particular assists in identifying strategic priority areas.

To help achieve consistent, strategic decision making [the Strategy](#) sets out Decision Criteria and a Facility Investment Decision Making Process (see Section 6). The criteria and process are considered vital to determine the specific types of facilities required and regional and local investment priorities. The evaluation criteria include guiding principles which underpin the strategy, these are; investing strategically (alignment with existing planning), maximising value (matching the projected needs of the community), sustainability (track record of organisation) and accessibility (access to wide ranging community).

6. Levels of Service

The Ōmokoroa Sports Ground on Western Avenue currently supports active organised sports on the Ōmokoroa peninsula. Ōmokoroa Sports Ground is 5.8 hectares in size and has one full size playing field and three junior sized football fields for winter use. These fields are also used during summer for touch, rippa rugby and junior cricket. There are four tennis courts and a further two hardcourts proposed in the reserve concept plan. A recent partnership between Council and the Ōmokoroa Sports and Recreation Society has seen the construction of a new pavilion combined with Council's area office and library.

The stage three structure plan anticipates an additional 2,400 dwellings (4,800 people). The additional demand on the current facilities from these residents is highly unlikely to be met by the existing Ōmokoroa Sports Ground. Consideration needs to be applied to the structure plan process for additional land for active sports.

Consideration also needs to be given to the future location of the Ōmokoroa bowling greens, which, long term, may be affected by coastal erosion at their current location.

The draft Recreation and Open Space Activity Plan and associated levels of service were recently confirmed by way of adoption into the proposed Long Term Plan process (2021/2031). Feedback on the levels of service reviews for active reserves (as well as swimming pools, indoor recreation centres and neighbourhood reserves) has been received through the LTP pre-engagement process.

The level of service (LOS) adopted for the provision and development of active reserves is based on a qualitative assessment process of demand and provision (as opposed to a ha/1000 population ratio).

The Sport and Recreation Park level of Service assessment criteria for the purchase and development of Sport and Recreation Parks is outlined in **Attachment 1**.

7. Open space requirements

To support the growing Ōmokoroa community it is important that sufficient land is secured in strategic locations for recreational facilities to meet the community's needs. In addition to sportsfields there is an identified need for aquatic facilities and indoor multi-use sports facilities and events space to serve a fully developed Ōmokoroa and the wider catchment area. Neighbourhood reserve requirements also need to be considered. A significant feature of Stage 3 is the existing gully network which is proposed to be utilised for walking and cycling connections as well as stormwater purposes in some instances. Ideally the gully network and walking and cycling connections will be used to form linkages and connectivity between different areas of open space, active reserve, the school and town centre.

Due to higher density housing proposed within Stage 3 it is important that sufficient levels of open space are provided for. A central area (approximately 10ha in size) of active reserve is proposed. In addition to this a future aquatic centre and indoor stadium are also identified on the Structure Plan. Due to the scale of the reserve it

is necessary to identify the area and specifically include it within the Structure Plan. The purchase of 10ha of land has been included in 2024 and 2026 in the 2021/31 Long Term Plan.

The future active reserve needs to be centrally located, accessible, relatively flat and linked to the wider reserve network. It would be advantageous if the site was in close proximity to the future school site at 426 Ōmokoroa Road to potentially share resources and costs of development with the Ministry of Education as identified in the Regional Spaces & Places Strategy.

Various locations for the active reserve have been considered within Stage 3. An assessment of these is provided in the table below. Refer to **Attachments 2 and 3** for maps which shows the locations of each of the sites that have been investigated for active reserve purposes.

| # | Options for Active Reserves | Topography and soil suitability | Estimated acquisition cost based on capital value, refer to Attachment 4 | Strategic alignment | Overall benefit | Overall constraints |
|----|---|---|--|---|--|---|
| 1. | 452 Ōmokoroa Road (and adjoining land to make up to 10ha) | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system) wet / water logged soils <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat to sloping. Towards the north east of the site it slopes away with an approximately 6m fall. This lower portion of this site may be suited to indoor recreation activities, e.g., indoor sports centre. | \$8,115,000 | <ul style="list-style-type: none"> - Good access from existing road network, opportunities for Park and Ride connectivity - Close proximity to proposed future town centre and proposed medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network - Connection with school site, opportunity to partner with MoE for recreation needs of students | <ul style="list-style-type: none"> - Adjacent to (across the road) the future school site. - Good visibility from Ōmokoroa Road. - Suitable entrance way available from Prole Road and Francis Road extension. - Relatively flat land. - A contiguous rectangle could be configured (through additional land acquisition) that would be suitable for sports field development. - Provide prominent entrance into Ōmokoroa, with views to the north including Kaimais and possibly Bowentown. - Link to open space network through walking and cycling connections via | <ul style="list-style-type: none"> - Requires approximately 6 willing landowners to sell land to Council to create 10ha. (PWA process or designation could be undertaken). |

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| | | <p>Shape</p> <ul style="list-style-type: none">- The site is likely able to be configured to suit large rectangular sportsfields. This would require the acquisition of approximately 6 existing sites. | | | <p>gully system.</p> | |
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| 2. | Middle of Prole Road (eastern side) | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields | \$8,725,000 | <ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network | <ul style="list-style-type: none"> - Suitable accessibility - Relatively flat land - Large contiguous sites - Close proximity to school site - Link to open space network through walking and cycling connections via gully system. | <ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing |
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| 3. | Middle of Prole Road (western side) | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to rear of the site. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat. <p>Shape</p> <ul style="list-style-type: none"> - The site would be able to be configured to suit large rectangular sportsfields. | \$9,290,000 | <ul style="list-style-type: none"> - Access available from Prole Road - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network | <ul style="list-style-type: none"> - Accessibility - Relatively flat land - Large contiguous sites - Relatively close proximity to school site - Link to open space network through walking and cycling connections via gully system. | <ul style="list-style-type: none"> - Currently being progressed by landowner for medium/high density housing |
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| 4. | K,Francis orchard property | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure). Gley (wet) soils over gully system to east of the site. Raw soil over esplanade area of River (to the west). Young soil with no distinct topsoil development found along braided rivers and tidal estuary locations. <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat but slopes down towards the northern aspect. <p>Shape</p> <ul style="list-style-type: none"> - The site is narrow in the | \$5,540,000 | <ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be surrounded by medium / high density development in future - Walking and cycling connection potential through adjoining gully system. | <ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network - Relatively flat land | <ul style="list-style-type: none"> - Poor visibility of site with little/no road frontage - Poor shape factor for sportsfield configuration - Not centrally located - Poor transportation access |
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| | | northern portion (approximately 2ha) the remainder of the site could be configured to provide sportsfields however avoiding the poor draining soil in this location would be difficult. | | | | |
| 5. | End of Prole Road | <p>Soil condition</p> <ul style="list-style-type: none"> - Gley (wet) soils over almost entire site. <p>Slope</p> <ul style="list-style-type: none"> - The site is flat. <p>Shape</p> <ul style="list-style-type: none"> - The site is unusual in configuration. Approximately 100m in width | \$1,965,000 | <ul style="list-style-type: none"> - No prominent access points available - Not close to town centre, MoE site but would be near medium / high density development in future - Walking and cycling connection potential through adjoining gully system and open space network. | <ul style="list-style-type: none"> - Link to future walkways and cycleways through gully network | <ul style="list-style-type: none"> - Poor soil structure and type. - Not centrally located - Natural hazard issue - Potential large scale geotechnical constraints due to fill site |

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| | | <p>across the majority of the length of the site.</p> <p>Other</p> <ul style="list-style-type: none"> - The site adjoins the Waipapa River and has been used as a cleanfill site for a number of years. - The site is being investigate for future stormwater wetlands for Prole Road and surrounding residential development | | | | | <ul style="list-style-type: none"> - Poor transportation access |
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| 6. | Prole Francis Link | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) - Gley (through gully system adjoining property on both sides) wet / water logged soils <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately flat to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is likely able to be configured to support some rectangular sportsfields but the shape is narrow (adjoining Francis Road and to the northern end of the site) | \$7,940,000 | <ul style="list-style-type: none"> - Good access from future road network, - Not in close proximity to proposed future town centre or school site. - Close proximity to medium / high density residential neighbourhoods - Walking and cycling connections through gully - Opportunities for ecological enhancement in gully network | <ul style="list-style-type: none"> - Access via future Francis Road link. - Link to future walkways and cycleways through gully network | <ul style="list-style-type: none"> - Shape factor is not ideal for sportsfields. - Adjoins wet gully system on either side. - Dissected by future road |
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|----|--------------------------|--|-------------|--|--|--|
| | | <ul style="list-style-type: none"> - Site is bisected by future Francis Road link. | | | | |
| 7. | R and G Francis Property | <p>Soil condition</p> <ul style="list-style-type: none"> - Allophanic Soil (very porous low density structure) <p>Slope</p> <ul style="list-style-type: none"> - The site is predominately steep to sloping. <p>Shape</p> <ul style="list-style-type: none"> - The site is not likely to be able to be configured to support sportsfields due to the proposed road by Waka kotahi. | \$3,139,000 | <ul style="list-style-type: none"> - Would provide good access and connectivity with future road network however this depends on future road alignment in partnership with Waka kotahi. | <ul style="list-style-type: none"> - Access is to be determined. Could have walking and cycling connection opportunities. | <ul style="list-style-type: none"> - Waka Kotahi interchange utilises a large section of this site. - A small section could be used for sportsfields but it is small and steep in contour. |

8. Summary of table

The desktop analysis shows that Option 1 has a high level of suitability for future sportsfields. With the potential decision to approve the JACE site as the future Town Centre within Stage 3, the council owned land at 452 could be considered for active reserve. This site has good access opportunities with access from Ōmokoroa Road via the future Francis Road extension as well as Prole Road. The site is also immediately opposite the future school site creating the possibility of shared use and cost sharing of facilities.

The council owned land at 452 Ōmokoroa Road has two distinct levels, both are relatively flat however there is a noticeable distance between the levels. Large structures, such as the aquatic centre could be located on the lower level with sportsfields on the top level. The embankment between the two levels is not too dissimilar to the Western Avenue Sportsground.

The use of this site for sportsfields also provides an additional benefit of providing a high level of amenity as an entranceway into Ōmokoroa. The use of this site for sportsfields and active purposes would also mean that Council doesn't need to purchase land in the middle of Prole Road from developers who already have preliminary development plans for medium/high density residential housing. Land acquisition will be required from private landowners to enable the development of a contiguous area of 10ha. Informal preliminary discussions have been held with potentially affected landowners. The main concerns that were raised were in relation to landowners being able to secure suitable land elsewhere within Ōmokoroa for their business activity.

Both options 2 and 3 are also suitable for sportsfield development given their flat topography, well draining soils and contiguous rectangular shape. However, options 2 and 3 will come at significant cost to Council. Both of these sites are currently being progressed by established land development companies who are preparing development plans and resource consent applications to be lodged when the new residential rules are in place for Ōmokoroa.

Option 4 and option 5 are located towards the end of Prole Road adjoining the Waipapa River. The sites do not have good visibility or access for the public when considering the high number of users that will access future sportsfields. The sites are not located centrally and do not have good connectivity to the town centre or future school site. Option 5 is also unsuitable due to the soil type and configuration of the site. In addition, Option 5 is likely to be purchased for the use of stormwater purposes for the development of Prole Road and surrounding residential land.

Option 6 is suitable from a soil type and contour perspective however is limited due to the gully which adjoins the site on either side of the site. In addition, the future Prole to Francis link road will bisect the site which reduces the suitability

of the site for contiguous playing fields. The southern end of the site is also very narrow and visibility from Francis Road is reasonably restricted.

Option 7 is significantly impacted by the Waka kotahi SH2 and Ōmokoroa Interchange upgrade and existing designation. There is some land that could be leftover as shown on Map 7, however, it is impacted by steep slopes and is not large enough for sportsfield development.

9. Next steps

Consultation was scheduled for early April (2021) but this has been postponed because of the delay in the Jace town centre hearing decision. The consultation is now likely to be in May. It will comprise of a session with landowners within stage 3, followed by two events for the wider Ōmokoroa community.

The purpose of the consultation events is to present the updated Structure Plan and proposed residential rules before Council makes a final decision on what is to be formally notified. We will be seeking feedback from the community to inform any necessary changes that may be needed prior to notification.

Following the completion of upcoming consultation events Council will summarise feedback received and report to Council on any necessary changes to the Structure Plan and proposed residential rules.

The Resource Management Team will either prepare the formal reporting documentation through the Streamlined Planning Process or the standard Schedule 1 Plan Change Process for Council to adopt. Both processes will require formal notification where the public and key stakeholders will be invited to make submissions on the proposal.

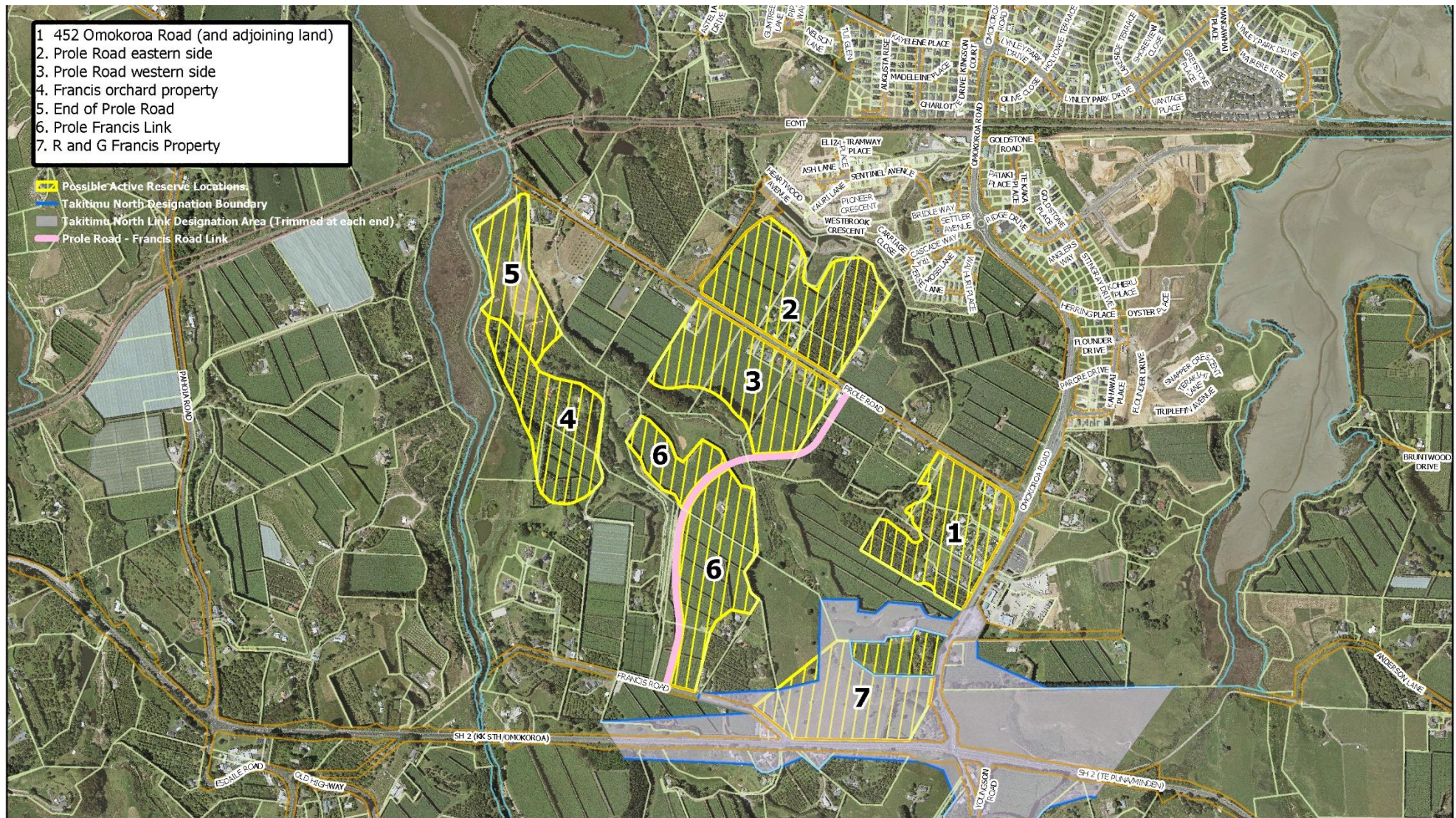
ATTACHMENT 1

| Consideration | Description | Further Information |
|----------------------|--|--|
| Purpose and Function | <p>Across the District, sport and recreation network achieves multiple objectives, including:</p> <ul style="list-style-type: none"> • Outdoor spaces and facilities for organised sport to occur, both training and competition • Outdoor spaces and facilities for informal sport and recreation to occur • Significantly contributing to increased ecological functions and amenity values of the surrounding areas. • Places for the community to interact, connect and attend community events (sport and non-sport) and engage in recreational activities. | <p>The types of activities and facilities provided by sport and recreation parks include:</p> <ul style="list-style-type: none"> • Organised sport and competitions with specialist's surfaces required • Informal sport and recreation • Community events and infrastructure e.g., clubrooms • Greenspace and amenity • Ecological corridors • Walking and cycling connections • Stormwater management |

| Consideration | Description | Further Information |
|--------------------|---|---|
| Guiding Principles | <p>Across the District, our sport and recreation parks network;</p> <ul style="list-style-type: none"> • Is accessible through endeavoring to ensure a reasonable geographic distribution of parks across the District particularly in larger urban areas and smaller towns. • Is efficient, Council will look for opportunities for making the most of what is available to respond to demand in the first instance • Supports the development of strong communities through providing places for recreation and community activities and events to occur. • Supports the development of successful and sustainable sports clubs that are meeting the needs of the community as a social, training and competition level. • Is developed and managed to primarily respond to the needs and demands of the local community in which the park is located. • Is delivered in partnership with local communities and other organisations | <p>Council will utilise a range of tools to make the most of current provision including drainage improvements.</p> <p>Council will apply best practice in development of sport and recreation parks in decision making on proposals for parks including provision of multi purpose facilities.</p> <p>Council will utilise Reserve Management Plan and Community Plan processes to understand local community needs.</p> |

| Consideration | Description | Further Information |
|---|---|---|
| Purchase of land for sport and recreation parks | <p>There are a range of factors that need to be considered when identifying the need for the purchase of land for sport and recreation parks.</p> <p>Council should fully explore what options are already currently available.</p> <p>Council will consider one or more of the following factors when identifying the potential to purchase land for sportsfields;</p> <ul style="list-style-type: none"> • Ability to improve the quality and function of existing parks • Ability to provide flexible and multi-use spaces to cater to wider needs • Ability to contribute to a sense of community, increased ecological functions and amenity values in higher density environments. • Where there is an identified equity issue and the access to sports and recreation facilities will provide benefits to the community. | Councils sports code supply and demand assessment will continue to be reviewed every 3 years to understand growth of codes. |

| Consideration | Description | Further Information |
|---|---|--|
| Development of sport and recreation parks | <p>Councils basic level of service for sport and rec park development is tow own, fund, develop and maintain the following;</p> <ul style="list-style-type: none"> • Carparks • Internal roads • Toilets, change facilities • Basic level of service for grass sportsfields and hardcourts • Pathways • Signage • Playground • Landscaping; tree planting and areas that can add links for ecological corridors. <p>If demonstrated demand is proven</p> <ul style="list-style-type: none"> • Floodlights • Clubrooms • A higher LOS than what Council provides. | Where clubrooms are provided on Council land Council can enter into a land lease only where the clubrooms can effectively demonstrate multiuse of the facility. Council may fund toiles/changing/storage rooms as part of the facility where this available to the general public. |



- 1 452 Omokoroa Road (and adjoining land)
- 2. Prole Road eastern side
- 3. Prole Road western side
- 4. Francis orchard property
- 5. End of Prole Road
- 6. Prole Francis Link
- 7. R and G Francis Property

- Possible Active Reserve Locations
- Takitimu North Designation Boundary
- Takitimu North Link Designation Area (Trimmed at each end)
- Prole Road - Francis Road Link

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

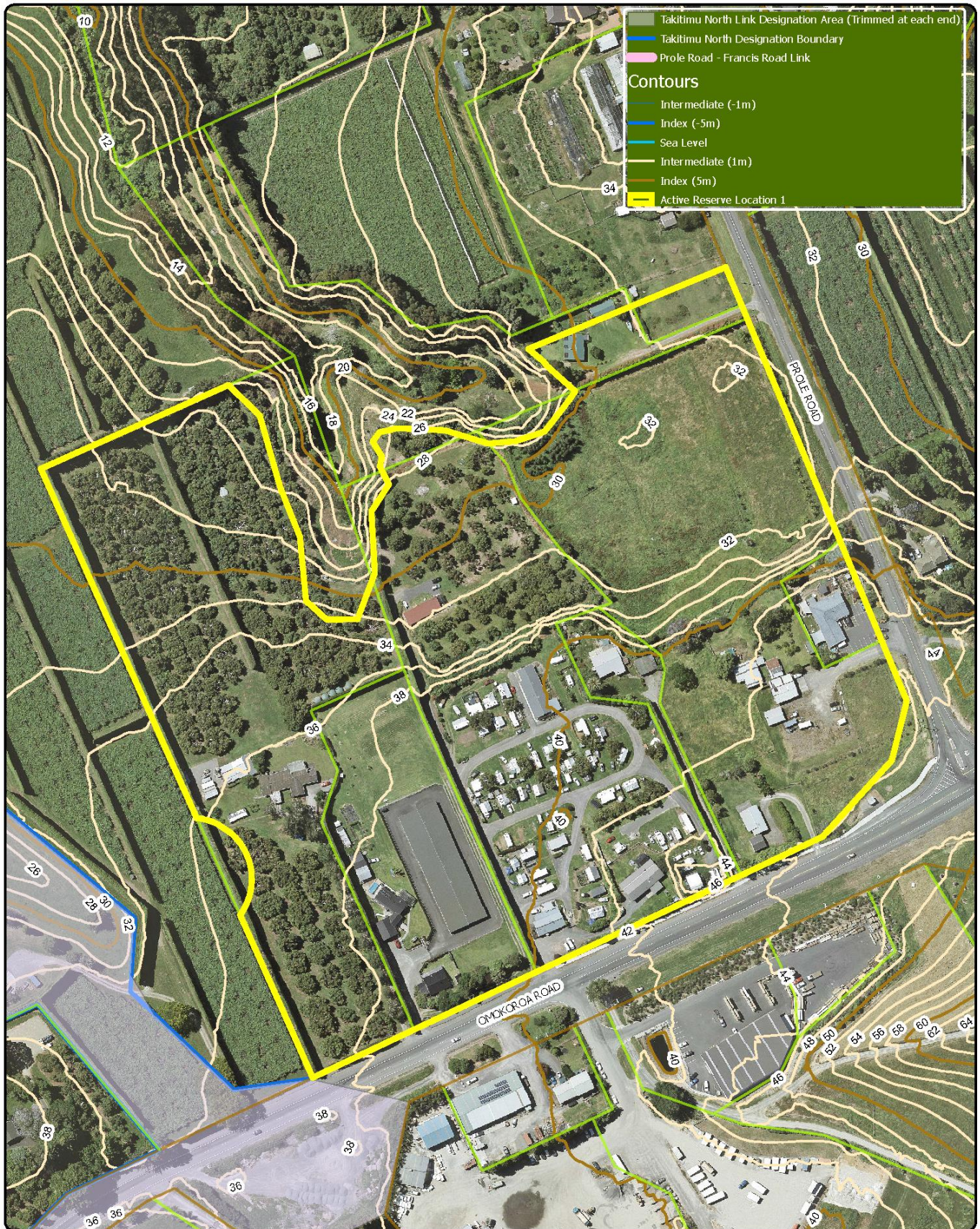
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**POSSIBLE ACTIVE RESERVE LOCATIONS
INDICATIVE ONLY**



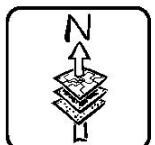


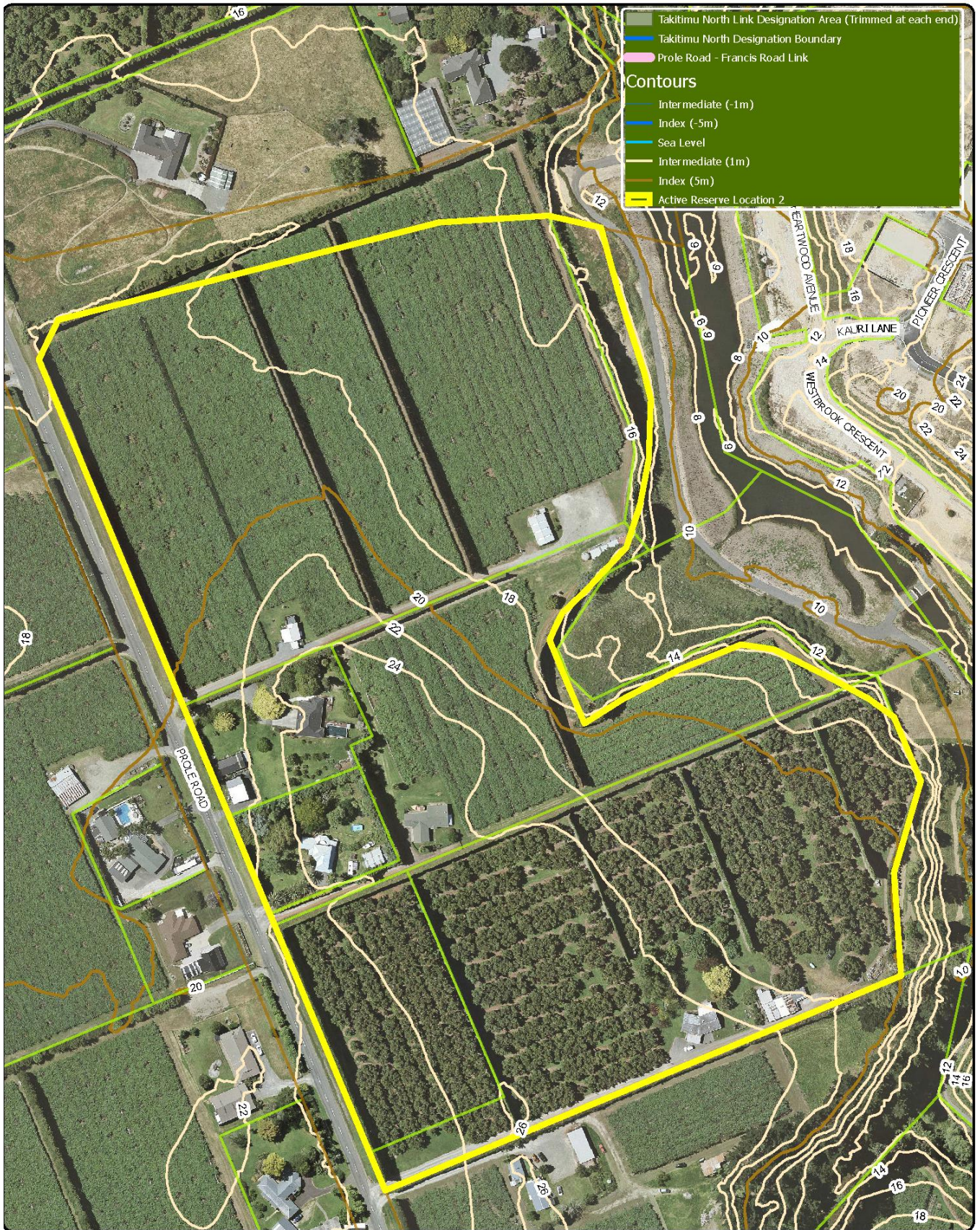
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Email: gis@westernbay.govt.nz
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 1 - AREA 9.26HA





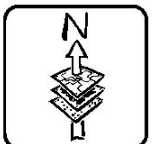
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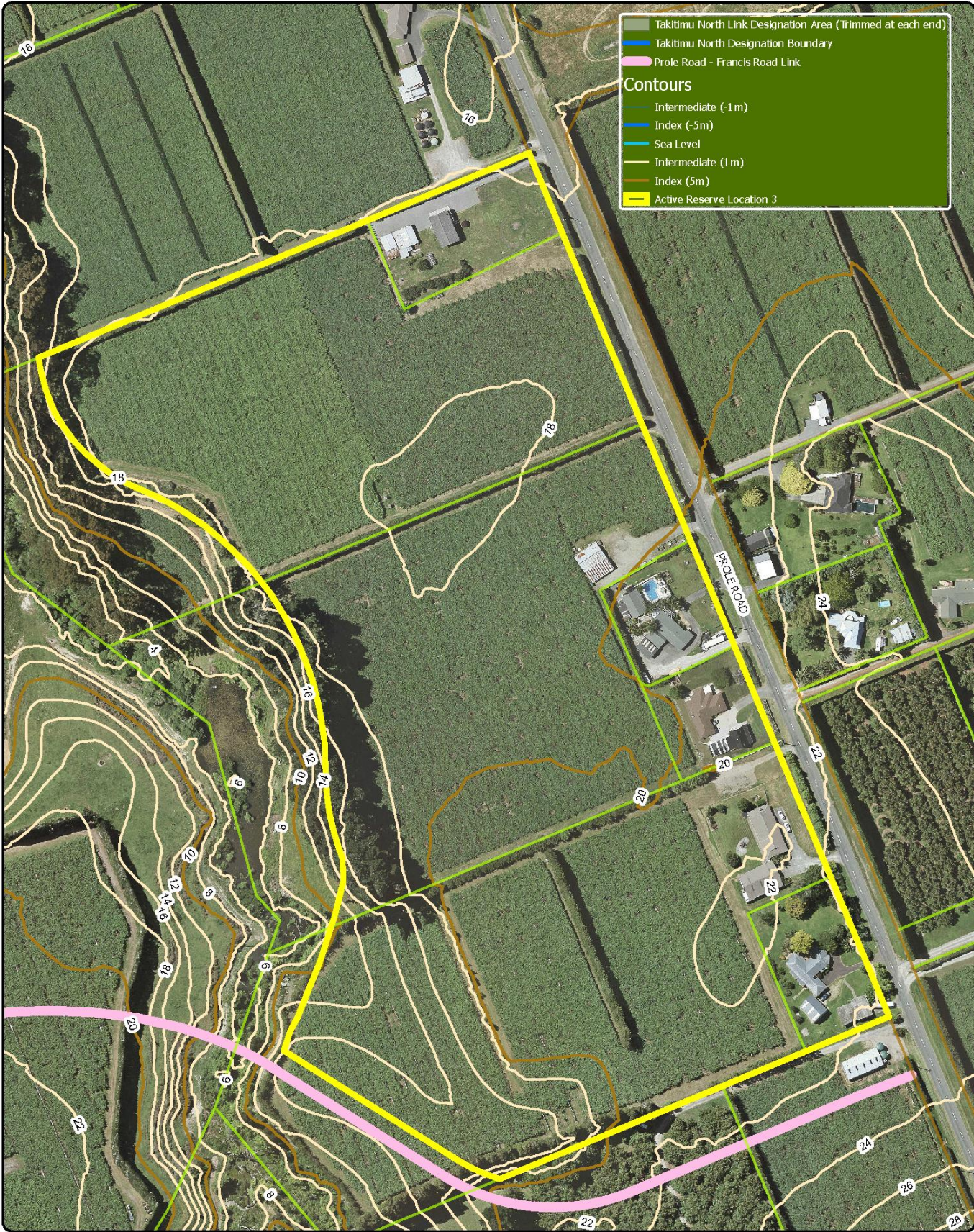
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 Date: 31/03/2021
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Scale A4 - 1:2,500
 0 10 20 40 60 80 Metres



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 2 - AREA 11.62HA





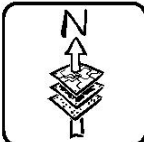
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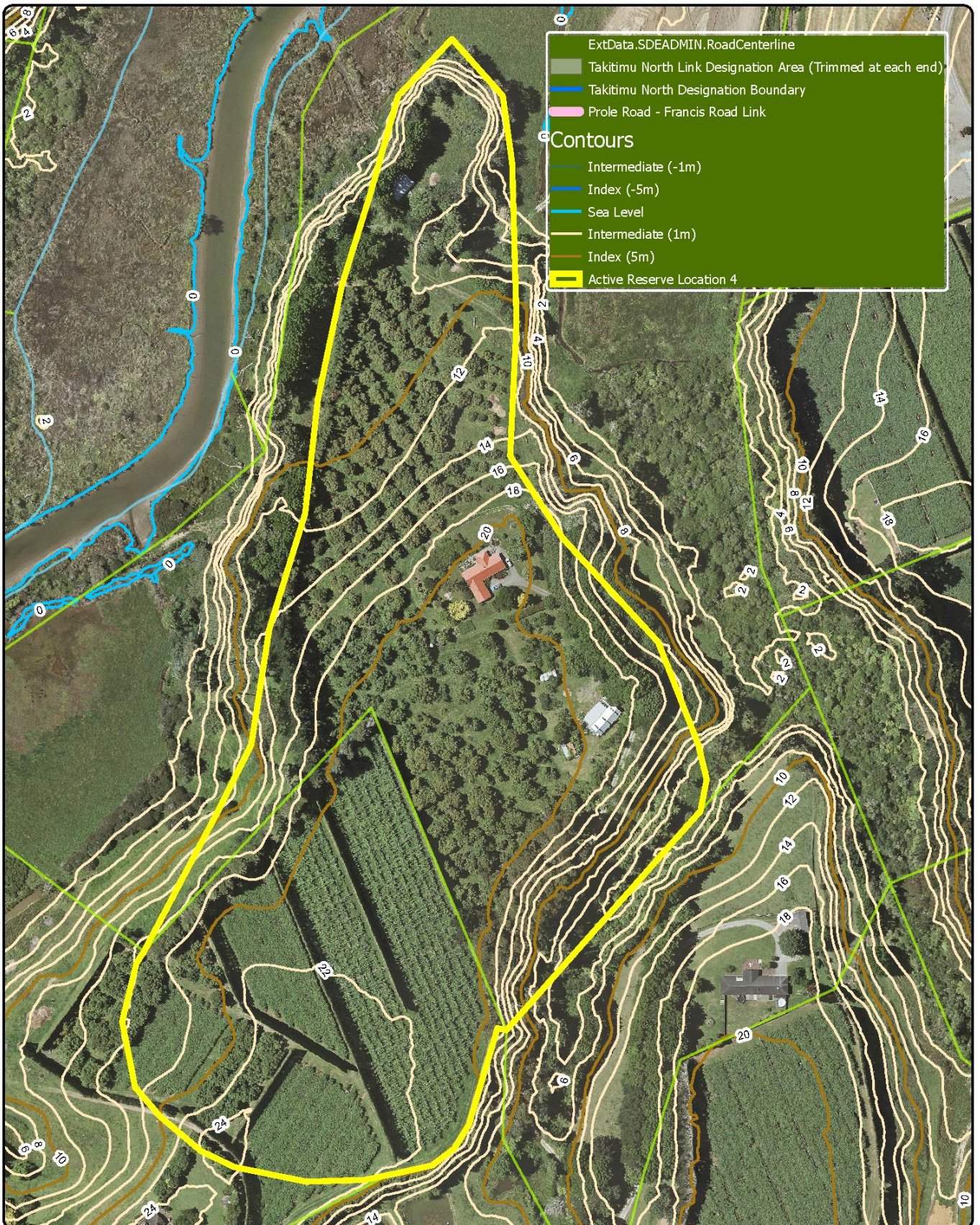
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 3 - AREA 10.50HA



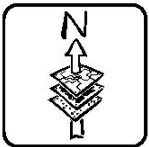


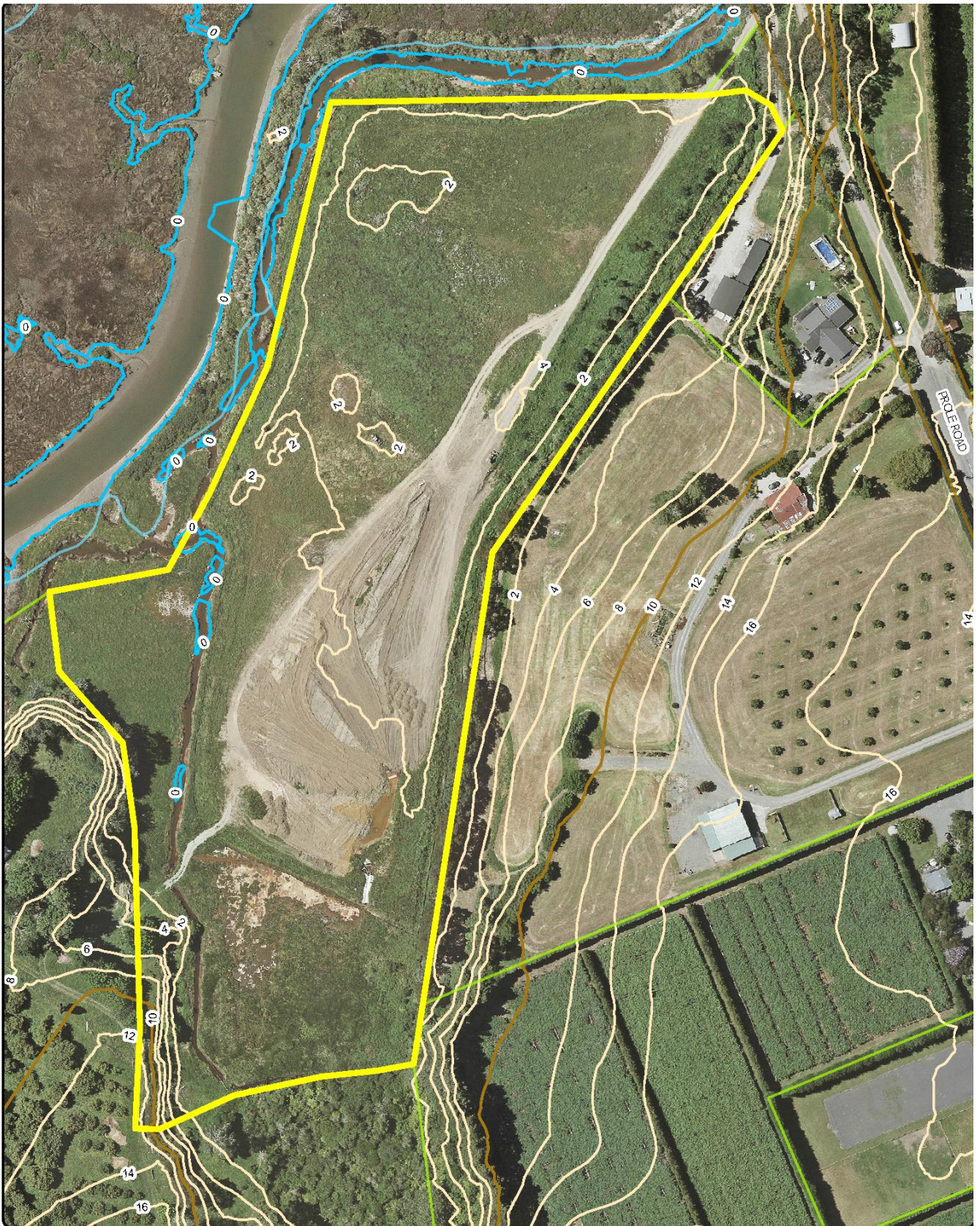
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Email: gis@westernbay.govt.nz
 Date: 31/03/2021
 Operator: mib
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OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 4 - AREA 7.95HA





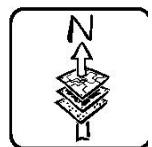
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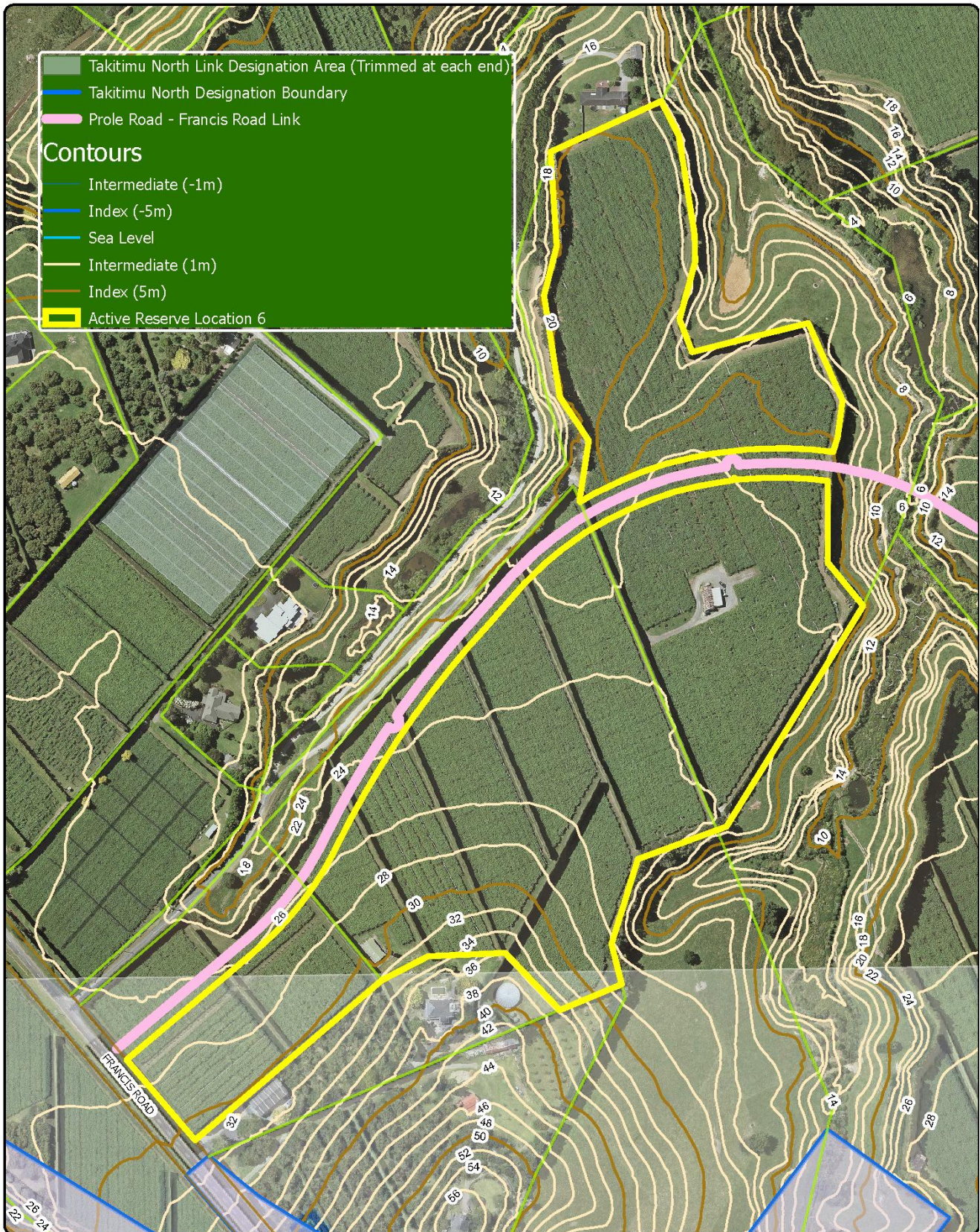
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 Date: 31/03/2021
 Operator: mlb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve

Scale A4 - 1:2,000
 0 10 20 40 60 80 Metres



**OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE
 LOCATIONS
 LOCATION 5 - AREA 5.37HA**





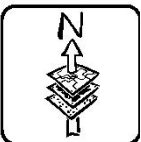
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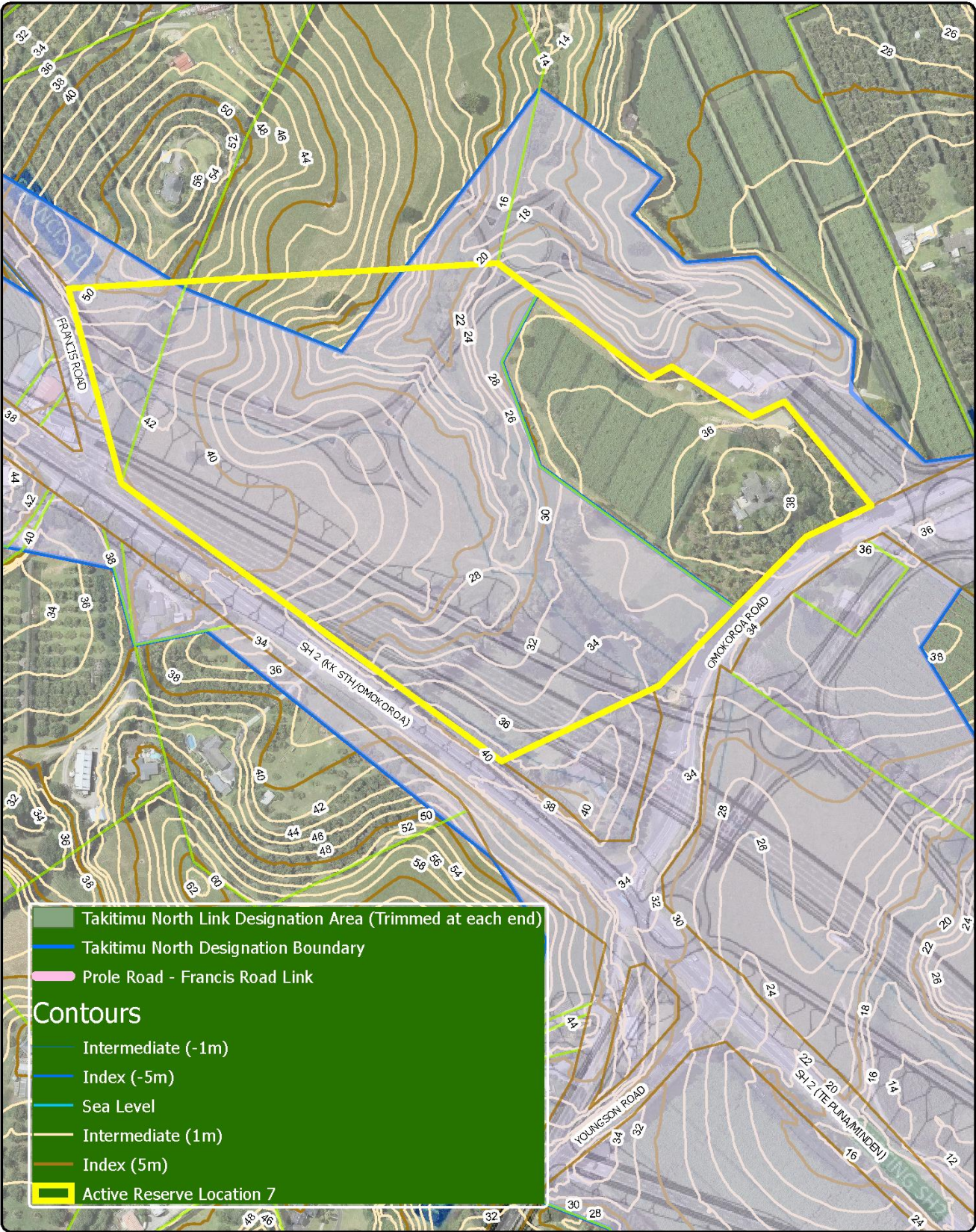
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 Date: 31/03/2021
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Scale A4 - 1:3,500
 0 25 50 100 150 200 Metres



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 6 - TOTAL AREA 11.50HA



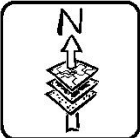


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Email: gis@westernbay.govt.nz Scale A4 - 1:3,500
 Date: 31/03/2021
 Operator: mb
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Stage 3 - Proposed Active Reserve



OMOKOROA STAGE 3 - POSSIBLE ACTIVE RESERVE LOCATIONS
LOCATION 7 - AREA 10.99HA



| Omokoroa Capital Values of proposed sportsfield sites | | | | | | | | | | | |
|---|----------------|--|------------|-------------------|------------------|---|--|--|--|--|--|
| Area on Map | Parcel Numbers | Address | Land Value | Improvement Value | Capital Value | | | | | | |
| 1 | 1206/46 | 7 PROLE ROAD | 375,000 | 605,000 | 980,000 | | | | | | |
| | 1207/304 | 452 OMOKOROA ROAD | 925,000 | 255,000 | 1,180,000 | | | | | | |
| | 1207/593 | 454 OMOKOROA ROAD | 515,000 | 235,000 | 750,000 | | | | | | |
| | 1207/491 | 468 OMOKOROA ROAD | 920,000 | 920,000 | 1,840,000 | | | | | | |
| | 1207/371 | 474 OMOKOROA ROAD | 685,000 | 905,000 | 1,590,000 | | | | | | |
| | 1207/365 | 476 OMOKOROA ROAD | 1,000,000 | 775,000 | 1,775,000 | | | | | | |
| | | | 4,420,000 | 3,695,000 | 8,115,000 | | | | | | |
| 2 | 1206/25 | 88 PROLE ROAD | 1,170,000 | 1,170,000 | 2,340,000 | | | | | | |
| | 1206/8 | 62 PROLE ROAD | 650,000 | 130,000 | 780,000 | | | | | | |
| | 1206/3 | 86 PROLE ROAD | 570,000 | 505,000 | 1,075,000 | | | | | | |
| | 1206/5 | 76 PROLE ROAD | 540,000 | 490,000 | 1,030,000 | | | | | | |
| | 1206/32 | 74 PROLE ROAD | 820,000 | 765,000 | 1,585,000 | | | | | | |
| | 1206/48 | 62 PROLE ROAD | 985,000 | 930,000 | 1,915,000 | | | | | | |
| | | | 4,735,000 | 3,990,000 | 8,725,000 | | | | | | |
| 3 | 1206/18 | PROLE ROAD | 1,500,000 | 1,570,000 | 3,070,000 | Adjoining | | | | | |
| | 1206/45 | 85 PROLE ROAD | 1,500,000 | 1,570,000 | 3,070,000 | Parcels | | | | | |
| | 1206/17 | 105 PROLE ROAD | 550,000 | 305,000 | 855,000 | | | | | | |
| | 1206/19 | 83 PROLE ROAD | 520,000 | 420,000 | 940,000 | | | | | | |
| | 1206/593 | 65 PROLE ROAD | 530,000 | 525,000 | 1,055,000 | | | | | | |
| | 1206/669 | 69 PROLE ROAD | 1,060,000 | 1,080,000 | 2,140,000 | | | | | | |
| | 1206/44 | 75 PROLE ROAD | 510,000 | 720,000 | 1,230,000 | | | | | | |
| | | | 4,670,000 | 4,620,000 | 9,290,000 | | | | | | |
| 4 | 1205/23 | 50D FRANCIS ROAD | 2,120,000 | 3,420,000 | 5,540,000 | Only small part of this parcel is on map and the rest of 4 is part of number 5 on map | | | | | |
| 5 | 1205/16 | 42 FRANCIS ROAD | 1,330,000 | 635,000 | 1,965,000 | | | | | | |
| 6 | 1205/272 | 28 FRANCIS ROAD | 2,110,000 | 3,130,000 | 5,240,000 | | | | | | |
| | 1205/10 | 42 FRANCIS ROAD | 1,400,000 | 1,300,000 | 2,700,000 | | | | | | |
| | | | 3,510,000 | 4,430,000 | 7,940,000 | | | | | | |
| 7 | 3002/2 | SH 2 (KK STH/ OMOKOROA) 6 HARBOUR VIEW ROAD | 1,470,000 | 29,000 | 1,499,000 | Parcel bigger as on map | | | | | |
| | 1207/165 | 492 OMOKOROA ROAD | 915,000 | 725,000 | 1,640,000 | | | | | | |
| | | | 2,385,000 | 754,000 | 3,139,000 | | | | | | |

Pirirakau Incorporated Society

Western Bay of Plenty District Omokoroa Structure Plan Urban
Design Cultural Overlay

Future
Planning

Pirirakau
cultural
values

Restoring
the Pirirakau
relationship

Omokoroa

November 2018

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This report has been jointly prepared by Shadrach Rolleston-Rolleston Advisory Services Ltd and Julie Shepherd – Pirirakau Incorporated Society Environment Manager sanctioned by the Pirirakau kaumatua.

1 Introduction

Western Bay of Plenty District Council (WBOPDC) have commissioned Rolleston Advisory Services Ltd, supported by Pirirakau Incorporated Society to develop a Pirirakau hapū cultural landscape overlay for the Omokoroa Structure Plan Stage 3. The cultural landscape overlay is an assessment of Pirirakau cultural values associated with the Omokoroa peninsular. The overlay is applied in this project to determine the types of landscape and urban design treatments and procedural aspects of earthworks for the structure plan area.

Pirirakau hapū are the mana whenua of Omokoroa, which forms part of the Pirirakau rohe (tribal estate). Pirirakau hapū have a long standing relationship with the area centred on ancestral and historical connections. The Crown confiscation of the Pirirakau estate in 1864 created a physical severance of Pirirakau dominance in Omokoroa. While Pirirakau have retained some traditional narratives associated with the area, there is a deterioration of knowledge regarding traditional site names.

The cultural landscape overlay will guide and inform the Omokoroa Structure Plan Stage 3 and Omokoroa 2050 Spatial Plan. It is envisaged that the rendering of the cultural landscape overlay will assist the hapū and WBOPDC to restore and reinstate a clear visible Pirirakau presence within the natural and built environment of Omokoroa.

Omokoroa contains a multitude of natural features, the inner harbour, Waipapa River, Mangawhai estuary and other landforms, although modified, they offer an alluring appeal to inbound denizens. Pirirakau acknowledge that long-term planning for growth in Omokoroa has occurred since the late 1970's which became more progressive after the installation of the Omokoroa wastewater line to Tauranga in 2007. The development of Omokoroa has leaned centrally on the physical landscape of the area. While it has retained some landform legibility, the landscape has been heavily modified through progressive development over time. The modification of the landscape has seen many archaeological sites destroyed, and those sites that are known have been retained, are relatively protected from development encroachment. The physical severance of Pirirakau has conceded to the "settler community" of Omokoroa. This has resulted in a community wearing its own korowai (cloak) devoid and barren of Pirirakau hapū identity. The enduring effects have annexed the cultural identity and memory of the hapū.

Pirirakau will continue to work collaboratively with WBOPDC and others, to reclaim and reinstate a Pirirakau cultural presence into Omokoroa. The Omokoroa Structure Plan Stage 3 and other projects (Omokoroa to Tauranga cycleway, Pa site restoration, Omokoroa Domain upgrade, etc) presents a unique opportunity for cultural reclamation.

1.1 Aim and Objectives

The aim of this report is primarily to inform and influence the Omokoroa Structure Plan Stage 3 through a Pirirakau cultural overlay. Pirirakau understand the cultural overlay forms one component to a suite of environmental, social, economic and technical considerations. The report details cultural values and the interpretation into a cultural landscape overlay through urban design and cultural amenity treatments.

1.2 Scope and Limitations

The scope of this report covers the following activities:

- Identify cultural values associated with the Omokoroa area as described by Pirirakau hapū:
 - through the literature:
 - Pirirakau Hapū Management 2017;
 - Nga taonga tuku iho, Pirirakau Hapū Environmental Plan 2004;
 - Te Awanui Tauranga Harbour Iwi Management Plan 2008;
 - Tauranga Moana Iwi Management Plan 2016-2026;
 - Pirirakau Cultural Report 2001-Assessment of cultural values for Omokoroa and Hamurana Road upgrade;
 - Report on the Tauranga Confiscation Claims;
 - Pirirakau Cultural Impact Assessment Neil Construction Ltd Proposal for Development of 423 Omokoroa Rd, Omokoroa, Bay of Plenty;
 - Pirirakau Cultural Impact Assessment Armadale Holdings Ltd Subdivision Consent Stages 1 and 2;
 - validation of cultural values by Pirirakau kaumatua;
- Assessment of cultural amenity treatments based on cultural values – testing of treatments with kaumatua

3 Pirirakau Hapū Cultural Values

The following is a summary of the cultural values associated with Omokoroa based on a review of relevant literature and discussions with Pirirakau kaumatua and kuia.

3.1 Literature Review

The review of Pirirakau traditions and existing literature, fortifies the cultural values which determine the cultural overlay for urban design of future planning in Omokoroa from a Pirirakau perspective. To summarise the collective findings without extensive citations reveals the echoes of Pirirakau understandings.

‘Protection’ combined with ‘preservation’ is a theoretical standpoint that has been adopted by the English language. The Oxford Dictionary defines ‘protection’ as; “a person or thing that protects someone or something” and ‘preservation’ as; “the action of preserving something” (Oxford University Press, 2018).

The nature of theory applied in this report is accentuated by a ‘Kaupapa Pirirakau theory’ to relay Pirirakau experiences and perspectives of the world; values and expectations around ethics; cultural practices and values; language and knowledge and the place and status of Pirirakau within their world view. Only Pirirakau can articulate what is ‘right’ for them. A Kaupapa Pirirakau standpoint responds with the following interpretation of ‘protection and preservation’ to define them equally. Tiakanga (circumstance of guarding, protection, preservation). Tiakanga is not to be confused with tikanga (protocols) but it is a protocol in itself.

It is important to make these expressions so that they are promoted under a WBOPDC and Pirirakau relationship. The dual theoretical approach can be applied when considering the preservation and protection of the gully systems and the Waipapa River corridor. These are the remnants of culturally significant sites that are potentially affected by the Omokoroa Stage 3 Structure Plan.

The Pirirakau Raupatu Report describes the name Pirirakau being derived from the Ngāi Te Rangi conquest of Mauao when the remnants of Ngāti Ranginui fled to their forest settlements. From that point on, the survivors became known as Pirirakau “clinging to the trees”. The authority of Pirirakau extends from the Wairoa River to the Waipapa River with usage rights through to the Aongatete river.

The Waitangi Tribunal notes that Ngāti Hāua lands lay to the west of the Kaimai Range, but held close ties with Ngāti Ranginui and Ngāti Te Rangi. They regularly crossed the range over the Wairere track to Omokoroa to gather kaimoana (seafood). At times Ngāti Hāua lived in Tauranga, however, their occupation and use were based on their alliance with Tauranga Māori, particularly Pirirakau and never asserted rights of their own. Pirirakau also has close whakapapa connections to Ngāti Hinerangi through Ngāti Tokotoko. They were afforded certain rights within the area, however, mana over the land always remained with Pirirakau.

Omokoroa Stages 1 & 2 cultural reports suggest that Omokoroa was largely a conflict free area with no battles talked of in the area and little evidence of fortifications are to be found. Omokoroa and Huharua (Plummers Point) were gateways for people travelling between the Waikato District and Tauranga moana. The major access way was the Wairere track. The highway system was not a single track but a network of tributaries starting in the Whakamarama area and branching down the spurs and ridges ending on the numerous peninsular on the harbour foreshore. The track provided a secure line of communication and contact between Pirirakau and tribes in the Waikato, particularly Ngati Haua, Ngāti Tokotoko and Ngati Raukawa. Waikato tribes were able to maintain access to coastal resources via the Wairere track and establish waahi nohoanga or seasonal settlements to collect and process fish and shell-fish. In that regard, the waahi nohoanga were never fortified and are not easily distinguishable in the landscape.

The Pirirakau Hapū Management Plan 2017 (J Shepherd, 2017) outlines that the Bay of Plenty Regional Council have recorded that over the last 150 years 90% of New Zealand natural wetlands have been lost. Through the visual recollections of Pirirakau hapū the losses of culturally significant natural water systems and their biodiversity has come because of development and infrastructure. Estuarine and freshwater wetlands, gully systems and Puna (springs) were highly regarded by Pirirakau as resource areas for food harvesting and textiles. Overall the importance of these areas is considered to represent the mauri (supporting life capacity) of the land the people and the spiritual realm this is described as Te Ao Marama the connection of all things. Te Ao Marama is exercised through the expression of kaitiakitanga and the many associated narratives of Pirirakau cultural values. The swamps on either side of the Omokoroa peninsular contain a number of significant sites.

Kaumatua talk of a traditional access way from the Waipapa estuary to the Mangawhai that skirted the foot of the hill already mentioned, on its northern side. They also know of a body buried just outside this block to the north in the estuarine wetland. The flat bench that creates a border between the land and the Mangawhai was a waahi nohoanga as a ford crossing the estuary to the Huharua peninsula was situated there. It is interesting to note that three pits or rua are found on top of the escarpment above the ford.

We know that certain types of swamps, including estuarine wetlands were used as burial grounds for bodies and artifacts. While we do not know whether interment occurred here, we do ask that the development proceed with caution in those areas (Pirirakau, 2000).

Wetlands were used for many purposes which included preservation of natural resources, this is observed as recently as December 2017. At a development in Omokoroa, Stage 2 (Neil Construction Ltd) where a wetland was partially removed, worked wooden taonga were recovered. Brigid Gallagher (Archaeologist) records these items as partial hoe, Ko, uprights and rākau (Gallagher B, 2018). The assemblage of the artefact collection is currently held by the Tauranga Heritage Collection under the mana of Pirirakau. A significant effort is required to retain and restore the diminutive remainders of these water systems. These efforts must consider initiatives within planning arrangements of Omokoroa Stage 3 which promote the opening of ephemeral sources which have been disconnected from these systems. We must encourage planning which responds to the necessity of mauri to support the preservation of taonga species (native fish, birds and plants) to thrive within an optimal habitat.

The Omokoroa peninsular was strategically important for Pirirakau given its proximity to the ranges, Te Puna, Otumoetai and nearby islands. Signs of habitation and use are evident along the length of the peninsular and two major pa are situated there – Rauhuia pa and Waihuri pa . The population fluctuated between times of seasonal gathering from the sea, preparation and preservation of seafood, and growing, tending and harvesting of food crops, grown throughout the peninsular. In times of conflict, inhabitants could withdraw to the safety of the nearby ranges, or across the water to Te Puna, Otumoetai, or the islands nearby.

All that changed with land confiscation policies that followed the land wars in the 1860's. In this way Pirirakau was stripped of its economic base and prevented from maintaining a cultural association with its traditional lands, forests and fisheries. As a result of the confiscation, Pirirakau were essentially left landless with reserves being set aside on Omokoroa for Ngāti Hāua and Ngāti Tokotoko.

3.2 Site Visit with Kaumatua

On the 12th of November 2018, Pirirakau kaumatua (elders), Hohepa and Taakahi Borell, Papu Borell, Kiritoha Tangitu and Tame Kuka were taken on a tour of Omokoroa. Most had not visited the Omokoroa peninsular within the last 5 years.

The Pirirakau kaumatua were initially overwhelmed and disorientated by the rapid change and transformation of Omokoroa. In that regard they felt emotionally and culturally disconnected from an environment they were traditionally familiar with. They lacked orientation to familiar landmarks and reference points that would connect them into the landscape. There was a sense of unfamiliarity and foreignness to the new development areas. While we understand it probably wasn't intended, they felt disenfranchised from the new development areas of Omokoroa.

They suggest that while Pirirakau hapū have been physically removed from Omokoroa the land remains - Whatungarongaro te tangata toitū te whenua — (People are disconnected, but the land remains). They console themselves by the future prospects of restoring the hapū to the land through Pirirakau collaborations with local government and the community. Pirirakau history depicts a tale that their people never surrendered their lands, this position holds relevance of today. When they visited the developed sites of Omokoroa and the remnant pa sites one kaumatua, Tame Kuka felt washed by the breeze of the day and claimed “he hau marangai (stormy)”. The physical and spiritual embodiment of how this visit affected them was sad yet inspiring to witness, that the natural world was so conversant and present with them.

The kaumatua host a burning desire to form a range of focus projects which revive wetlands, gully systems and Puna in the Pirirakau rohe to preserve and protect them as recognised culturally significant sites. They seek to reclaim the cultural traditions of Turangawaewae which historically assisted to establish and strengthen connections of Pirirakau and place that have deteriorated. This may include waka landings, waka passage, harvest areas with the replenishment of Rongoa species (Māori medicinal plants) and Maara kai (food gardens) where cultural observations are applied such as Maramataka (traditional Māori lunar calendar). Maramataka is the acknowledgement of Matariki (the Māori new year) which begins in June and is signified by the Matariki star cluster. This is discussed to increase abundance and practical application of cultural value to the

gully systems within Stage 3 which can be shared as a living resource for Pirirakau, local community, schools and tourism ventures to be united in the adage and fortification of Pirirakau traditional and living cultural practices. (Pirirakau kaumatua,2018).

Kaumatua

Validation of cultural values



Restoring
Pirirakau

Relationship
agreements

Cultural
impacts

3.3 Cultural values

The kaumatua have sanctioned the cultural values outlined in this section to develop urban design of Omokoroa as they reflect the tikanga of Pirirakau. It is also the inherent obligation of Pirirakau through this report to draw attention to the underlying cultural value of turangawaewae (a sense of identity and independence associated with having a particular home base). Pirirakau have identified that the outcome of this report is to enhance future planning which recognises and provides for the re-establishment of the hapū in Omokoroa. Thus, acknowledgement is required to understand the disenfranchisement of Pirirakau.

Manaaki whenua, Manaaki tangata, Haere whakamua — (Care for the land, care for the people, go forward).

To support the Omokoroa Stage 3 outcomes and to fulfil the Turangawaewae of Pirirakau the following cultural values are presented;

- Kaitiakitanga - the application of kaitiakitanga expresses a much deeper and broader context. The kaumatua support Merata Kawharu who articulates that “kaitiakitanga does not mean guardianship alone rather it forms the genesis of Māori resource management” (Kawharu, 2000). A kaitiaki has an obligation of ‘rights and responsibility’ to safeguard the inheritance of future generations and the legacy that is left to them;
- Kotahitanga - unity and solidarity for social and community connectivity and cohesion;
- Wairuatanga - embedded emotional and perceptive connection to space, place and people;
- Manaakitanga - social care and responsibility;
- Whanaungatanga - social and community interaction;
- Rangatiratanga - the right of Pirirakau hapū to determine their outcomes;
- **Turangawaewae - a sense of identity and independence associated with having a particular home base.**

3.4 Whakamutunga (the final words)

The kaumatua reignited the Pirirakau long-term plight of displacement. They also resonated the aspects of disenfranchised mataawaka (Māori living within a rohe who are not in a mana whenua group). Ultimately, they seek restoration of people and place. As a solution they proposed an Omokoroa shared Pirirakau and mataawaka cultural space in the form of an open marae with a small Papakainga (the ancestral home of a Māori kinship group) cluster. Under Pirirakau tikanga all taonga tūturu which is understood to encapsulate the notion of a treasure that's been lost and found, traces a direct lineage to the natural world. Humans, wood, rock, shells, sand and all-natural formation have an intrinsic cultural value of whakapapa (genealogy). As kaitiaki, Pirirakau host a responsibility to care for the natural world to ensure the whakapapa from which they collectively descend is unbroken. If broken there must be a process to restore that whakapapa. As the only kuia (female elder) participant of the

visit, Taakahi Borell supported by her husband Hohepa reiterated the need for the hapū to work closely with WBOPDC. To progress these outcomes, Taakahi communicated a desire to have respectful engagement between the two parties to reach relationship agreements.

Ki te kotahi te kakaho ka whati, Ki te kapuia e kore e whati — (Alone we can be broken. Standing together, we are invincible).



Figure 1 The Pirirakau emblem

4 Assessment of cultural values and potential cultural amenity treatments

The following table translates the Pirirakau hapū cultural values into potential cultural amenity treatments for Omokoroa.

| Cultural Value | Sub-Values | Expression | Description |
|--|---|---|---|
| Kotahitanga – social and community connectivity and cohesion | <ul style="list-style-type: none"> • Encourage community interaction and engagement in Pirirakau narratives and spaces • Restore Pirirakau connection to Omokoroa • Enhance the cohesion and continuity between existing (older) community and new communities | Community centre | Community centre provides opportunities for community connection and social interaction. The community centre could provide for community events, social forums, and clubs. The design of public spaces could reflect Pirirakau narratives. The location of the community centre needs to consider the physical relationships with the existing older parts of the community and other public spaces. |
| | | Parks (active and passive) and reserves | Parks and reserves provide opportunities for social interaction through formally organised sporting activities through to engaging with the environment and nature. Formal parks and reserves should be located within a 5-minute walk of residents. Stage 3 should utilise the natural gully system as passive reserves and could provide for other cultural values. The existing park and reserve networks should connect together to provide for continuity within Omokoroa. |
| | | Walkways and cycleways | Walking and cycling opportunities provide for a more physically active community. Walkways and cycleway will encourage a more active community. The use of passive reserves like the gully systems could provide opportunities to better link different parts of the community together. |
| | | Tauranga waka – boat ramp, pontoon | Public access to the water's edge |
| | | Share multi-functional community facilities and co-location | Provide opportunities for community services to co-locate in the same area. There |

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| | | <ul style="list-style-type: none"> ○ e.g. Council, education, kohanga, day-care, health, emergency services, marae | could be opportunities for social agencies to share facilities. The location and design of facilities needs to take into account the location of existing services and access. |
| Wairuatanga – embedded emotional and perceptive connection to space, place and people | <ul style="list-style-type: none"> • Restore tangata whenua memory back into landscape | Orientation and sightlines to geographical and cultural features | Design the streetscape and community space to capture important cultural geographic features. The orientation toward features will reconnect memory Streetscape furniture could be designed to reflect and capture community features and heritage. |
| | | Street furniture – benches | Opportunities for community to reflect on the physical and social environment |
| | | Memorials and heritage information boards | Creates opportunities for community to engage in tangata whenua narratives |
| | | Public cemetery and/or crematorium | Provision of cemetery with appropriate cultural acknowledgements |
| Manaakitanga – social care and responsibility | <ul style="list-style-type: none"> • Restore sense of community and tangata whenua connection and cohesion to Omokoroa | Traditional harvesting areas <ul style="list-style-type: none"> ○ medicinal, textiles and food resources | In reserves, restore natural environment to provide for mixed values – aesthetics, environmental enhancement, cultural use. |
| | | Communal gardens | While reducing section sizes and private space, there are opportunities to develop communal gardens |
| | | Fruit trees in public spaces | Fruit trees in public spaces provided opportunities for local and community harvesting |
| | | Free BBQ's in parks and reserves | Parks and reserve provide for community interaction |
| | | Access to public transport | Provides opportunities to reduces vehicle dependency |
| | | Walkways and cycleways | Active transport enables health and well-being |
| | | Outdoor fitness equipment | Active parks and reserves enables and builds health and well-being |
| | | Commercial neighbourhood centres | Commercial centres that are accessible and connected to the community |
| Traffic calming measures in residential streets | Reduces vehicle speed and promotes public safety | | |

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| | | <p>CPTED</p> <ul style="list-style-type: none"> ○ lighting ○ community surveillance ○ open space ○ eyes on the street - pedestrian | Creates community care and safety, particularly for families and the elderly |
| Whanaungatanga – social and community interaction | <ul style="list-style-type: none"> • Develop a sense of community and social care • Encourage social and community interaction | Common and civic spaces | Common and civic spaces could be designed to reflect local narratives and heritage |
| | | Multi-function communal shared facilities – Council, education, health etc. <ul style="list-style-type: none"> ○ community centre, library, civic facility, marae | Co-location of community and social service can create opportunities for efficiency of land use and create shared services |
| | | Access to public transport | Provides opportunities to reduce vehicle dependency |
| | | Street furniture in areas of high amenity value | Opportunities for community to reflect on the physical and social environment |
| | | Integration into surrounding communities | Old and new communities need to be integrated. |
| Kaitiakitanga – guardianship and stewardship of the physical and cultural environment | <ul style="list-style-type: none"> • Restoration of enhancement of wetlands and waterways • Restore indigenous flora and fauna back into landscape | Restoration of waterways and natural areas | Create community buy-in for environmental enhancement |
| | | On site treatment and disposal of stormwater where appropriate. Which avoids channelled displacement and promotes overland soakage. | Stormwater needs to be treated appropriately before being discharged into the environment. Allow for nature processes to treat stormwater. |
| | | Maximise indigenous or endemic vegetation in natural areas | Provide for indigenous vegetation in community areas, rather than exotic. Indigenous vegetation will encourage native wildlife. |
| | | Refuse and recycling centres | Encourage waste reduction within communities |
| Rangatiratanga – assertion of authority, presence, influence, control | <ul style="list-style-type: none"> • Re-instatement of traditional names into environment – through public spaces, reserves, streets, public centres • Protect culturally sensitive areas | Mixed use in commercial areas | Encourage and provide for mixed use in commercial areas. Provide for a mixture of housing typology. |
| | | High density with high public amenity | Encourage a higher density land use patters that also provides for mixed use |
| | | Pou and heritage markers | Restore tangata whenua place names to improve community knowledge of local narratives |

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| | <ul style="list-style-type: none"> • Recognise and provide for cultural heritage • Actively plan ahead | Memorials and heritage information boards | Restore tangata whenua place names to improve community knowledge of local narratives |
| | | Signage – restoration of traditional names through public space – parks, reserves, street | Restore tangata whenua place names to improve community knowledge of local narratives |
| | | Future proof transport network | Access to other community centres – Tauranga, Katikati etc, must be designed to provide for public transport and reduce the high reliance on vehicles |
| Turangawaewae - a sense of identity and independence associated with having a particular home base. | <ul style="list-style-type: none"> • Re-establishing Pirirakau in Omokoroa • Forming a cultural base • Mataawaka (Māori living within a rohe who are not in a mana whenua group) | Open Marae for Pirirakau and mataawaka | Re-establishing mana whenua and manaakitanga |

5 Earthwork Procedures

The current provisions for Omokoroa Stage 2 have been reviewed and amended to reflect an effects based protocol which responds to the cultural requirements of Pirirakau. The review is required as an evaluation of stage 2 experiences, to capture missed opportunity for Pirirakau and to reduce the notion that Pirirakau are a tool for developers as participants for the purpose of clearing and removing archaeological contents.

Omokoroa Stages 1 and 2 have not resulted in the improvement of a Pirirakau presence as there is an absence in the plans current format to encourage this. What has been formed to increase the Pirirakau presence has been achieved through Council relationships with the vesting of pa sites and the development of the cycleway which requires further cultural interpretation development (budgets). The rationale of the review accommodates better direction and clearer understandings as a start point between the developer and Pirirakau for Stage 3.

Please note the existing note of Stage 2 is sought to be replaced with a Stage 3 note;

Stage 2 note

Naming Rights Pirirakau, as Tangata Whenua of the area, retains the right to suggest names to Council and reasons for such suggestions for any areas or roads resulting from earthworks and/or construction of roads

Stage 3 note

Pirirakau are recognised as the manawhenua hapū of Omokoroa, the hapū retains the right to suggest names to Council and reasons for such suggestions for any roads resulting from earthworks and/or construction of roads. The developer/owner will be encumbered with associated costs of cultural (Māori origin) archaeological discovery, this may include the removal and reinterment (second burial or interment) of koiwi. To mitigate the cultural effects of activities of earthwork association, where it is deemed appropriate by Pirirakau a provision shall be made to provide recognition of Pirirakau through relationship agreements, cultural interpretation - signage, street furniture and or carved features.

Earthworks Procedures - Pirirakau

The following information is provided to give land developers information on Pirirakau agreed earthworks practice in the Omokoroa Stage 3 Structure Plan area.

Generally

1. Contractors involved in earthmoving or who disturb earth as part of their development need to consult with Pirirakau, so all parties are aware of protocols surrounding archaeological sites.

Consultation

2. Specifically, at least four weeks prior to significant earthworks on site Pirirakau is to be informed of the upcoming earthworks.

Earthworks

3. Prior to the works starting Pirirakau should be invited to carry out a blessing of the site.

4. All earthworks are to be monitored by a representative of Pirirakau and to this end an agreement between Pirirakau and the developer should be formed to enable site access for monitoring. It will be the developers responsibility to reach an agreement for payment of this service with Pirirakau and to ensure all Occupational Safety and Health requirements and other legal obligations are able to be met by the Pirirakau representative.

5. On discovery of any unrecorded sites of archaeological importance work shall cease immediately until an assessment can be made by a hapū representative. Pirirakau will retain an archaeologist for further opinion or recommend when or if one is required.

Archaeological

6. On discovering any archaeological find the following process will be instigated:

Koiwi (human remains)

- Site work will stop, and the designated Pirirakau representative will be notified and an inspection/assessment carried out.
- Rāhui (Customary closure) will be imposed on the site and immediate surrounds.
- Pirirakau and contractors will meet and assess implications and constraints.
- Pirirakau to notify relevant authorities.
- Koiwi site and location to be recorded and inspected by archaeologist.
- Site to be registered as waahi tapu where appropriate and practicable.
- Exhumation to be carried out according to tikanga and kawa.

- Construction work may continue in another area until the site has been made safe to continue works.
- A process for the removal and reinterment (second burial or interment) and associated costs will be encumbering on the site owner/development.

Stone Artefacts

- Work in the immediate area will stop and the Pirirakau representative will be notified.
- Rāhui will be imposed for duration of the assessment.
- Location will be recorded.
- Relevant authorities will be notified.
- Artefacts will be dated and removed from site by an approved archaeologist and Pirirakau.
- Taonga will be vested under mana of Pirirakau with the Tauranga Heritage Collection.
- Investigation of immediate vicinity will be carried out.
- Work may continue in another area until the site has been made safe to continue works.

Wooden Artefacts

- Work in immediate area will stop and the Pirirakau representative will be notified.
- Rāhui will be imposed for duration of assessment.
- Location will be recorded.
- Relevant authorities will be notified.
- If dry, artefact will need to be vacuum-packed and protected from deterioration.

- If wet, artefact will need to be submerged at the site. The artefact cannot be removed until a safe curing process is confirmed.
- Artefacts will be dated and removed from site by an approved archaeologist and Pirirakau.
- Taonga will be vested under mana of Pirirakau with the Tauranga Heritage Collection.
- Investigation of immediate vicinity will be carried out.
- Work may continue in another area until the site has been made safe to continue works.

Habitation/Midden/Cooking Sites

- Work in immediate area to stop and the Pirirakau representative will be notified.
- Rāhui will be imposed for duration of the assessment.
- Location will be recorded.
- Relevant authorities will be notified.
- Surface investigation/excavation to determine extent of the site.
- Archaeological investigation will be carried out because of the number of artefact remains which may be found.
- If wet, artefact will need to be submerged at the site. The artefact cannot be removed until a safe curing process is confirmed.
- Artefacts will be dated and removed from site by an approved archaeologist and Pirirakau.
- Taonga will be vested under mana of Pirirakau with the Tauranga Heritage Collection.
- Any significant find will be stored and recorded.
- Work may continue in another area until the site has been made safe to continue works.

6 Concessions

Pirirakau hapū via the endorsement of the Pirirakau Incorporated Society are prescribed as the preferred concessionary holder for the delivery of visual, oral or written cultural content within Omokoroa Stage 3 and the Pirirakau hapū rohe of the Omokoroa to Tauranga cycleway.

7 Next Steps

The values and sub-values can be viewed as vague and ambiguous, however, the types of treatments applied to Omokoroa will give expression to those values and assist Pirirakau in reasserting its presence into the landscape.

Pirirakau will continue to engage and work with WBOPDC and its consultants to interpret and integrate the cultural overlay into the structure plan.

8 Bibliography

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

Consultation Record

Summary of stakeholder engagement

WBOPDC has undertaken pre-notification engagement and consultation with the community, and in accordance with Schedule 1, Part 3 of the RMA.

There are no formal Mana Whakahono a Rohe agreements in place with WBoPDC.

In relation to the development of the Ōmokoroa Structure Plan, an ongoing project since 2017, consultation/engagement with stakeholders and the community generally has been extensive.

In accordance with Schedule 1, Part 3 WBOPDC has consulted with;

- The Ministry for the Environment
- The Ministry of Education
- Kainga Ora
- The Minister of Transport (Waka Kotahi)
- Bay of Plenty Regional Council and Tauranga City Council.
- Tangata whenua

The Council has actively engaged with representatives of the Ministry of Education in regard to the provision of secondary and primary school facilities within the Ōmokoroa area.

The upgrading of State Highway 2 and access into Ōmokoroa is a significant matter and Council has also actively engaged with Waka Kotahi.

Council met with Kainga Ora staff (April and June 2021) in Ōmokoroa and undertook a site visit and discussed the draft residential rules. Kainga Ora staff have provided written feedback for Council on the draft provisions. Since the RMA was amended in December 2021 to enable housing supply Council has provided updated medium density residential rules to Kainga Ora and staff have met twice (May and June 2022) to discuss the rules. Written feedback from Kainga Ora has been received and considered.

In accordance with the Resource Management Act Schedule 1, Part 6, WBOPDC advised (by way of letter / email correspondence on 15 July 2022) to the Minister for the Environment (and the Associate Minister), Minister of Education, Minister of Housing, Minister of Transport and Minister of Conservation that it is preparing a plan change in accordance with the amendment to the RMA (Enabling Housing Supply and Other matters Amendment Bill) to give effect to polices 3 and 4 of the National Policy Statement – Urban

Development and enable the Medium Density Residential Standards (MDRS). Information on the proposed plan change was provided, and feedback was requested.

Council has also undertaken consultation with:

- The Ōmokoroa and Te Puke communities
- The development community
- The wider public within Western Bay of Plenty.

Consultation with both the Ōmokoroa and Te Puke communities on the MDRS has included public events and meetings with the community and staff.

In addition, Council has worked closely with the development community on the proposed medium density rules.

WBOPDC has actively engaged with Tauranga City Council and the Bay of Plenty Regional Council at particular stages through SmartGrowth and UFTI (Urban Form and Transport Initiative) and related strategies. In addition, adherence to the requirements of the Regional Policy Statement and engagement with the Regional Council on matters included has been undertaken.

The Council has extensively engaged with the public and other key stakeholders. This has included a number of open “days”, meetings with individual parties, dissemination of information and feedback through the Western Bay “Have your say” portal. The open days and “Have your say” portal all provided opportunities to provide written comment.

Ōmokoroa - Community engagement events were held on 3 and 4 May 2022 at the Ōmokoroa Sports Pavilion. Approximately 150 people attended these events. A total of 112 survey responses were received electronically or via hard copy feedback forms.

Te Puke - Community engagement events were held on 26 and 27 April 2022 at the Te Puke Memorial Hall. Approximately 40 people attended these events. A total of 73 survey responses were received electronically or via hard copy feedback forms.

The Western Bay ‘Have your say’ engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Councils ‘one stop shop’ for project related information. The Ōmokoroa and Te Puke ‘Have your Say’ page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Following the engagement period council reviewed all of the feedback received and prepared summary reports for both Ōmokoroa and Te Puke which have been made available online on the ‘Have your Say’ page. A copy of these summary reports are provided in Appendix 7 of Plan Change 92 along with this Consultation Record. The feedback contributed towards amending rules and assisted in understanding the communities’ concerns with medium density housing.

In addition to the above the public were invited to book 1:1 sessions with staff if they had further questions about the proposed plan change. Approximately 20 meetings took place either in person or over the phone.

A workshop on the proposed rules was also held with the development community on 27 June. Kainga Ora were also invited to attend this meeting but were not able to attend. A range of feedback was received and has been incorporated into the draft rules.

Tangata whenua engagement

Hapu and iwi management plans

Te Puke

In the Te Puke area, we only have plans lodged by Ngāti Whakaue and Tapuika. Waitaha do not have a current iwi management plan lodged with Council (although they do have a plan).

Key issues identified in the Tapuika Plan are; the impacts of development on sites of significance (especially those on private land), effects of land use on waterways (discharges), and water allocation (setting of limits to ensure health of waterways but also sufficient water for Māori land development). Tapuika also note that they don't always have the capacity and capability to effectively participate in resource management processes, even though they have the desire to do so. This also links in with the feeling that there is, in some spaces, inadequate recognition and incorporation of Tapuika values and interests in the Resource Management space.

Ngāti Whakaue show Te Puke as part of their rohe within their management plan. Ngāti Whakaue identify very similar issues to Tapuika but also express specific concern about development reducing/impacting on wetlands.

Ōmokoroa

Within Ōmokoroa, Pirirakau have a hapu management plan lodged with Council. The Pirirakau HMP has very similar themes to the Tapuika and Ngāti Whakaue plans. Pirirakau specifically note that development and urbanisation affects natural landscapes and characteristics, taonga, strategic locations and sites which are important to the hapū.

Ngāti Ranginui, Ngai te Rangi and Ngāti Pukenga also have a joint iwi management plan (and harbour plan) which also impacts the Ōmokoroa area. The plan notes similar concerns to those mentioned above including concerns around the over allocation of water which locks out other users, particularly undeveloped/underutilised Māori Land.

Noting the above recognition by local iwi/hapu groups that there is a willingness and desire to be involved in council planning in the resource management space but a lack of resourcing and funding Council has engaged a planner to assist iwi/hapu to make a submission on the plan change if they wish. In particular this independent party will assist the iwi/hapu groups to understand the potential implications of the plan change and

identify any areas of improvement and work with them directly to respond to the plan change via the notification process.

Parties considered to be affected by the proposed plan change

Council has identified as affected parties the Ōmokoroa and Te Puke communities in general, Pirirakau, Ngāti Taka, Ngāti Ranginui, Waitaha and Tapuika as well as the stakeholders identified in the table below.

| Stakeholder | Consultation/engagement undertaken |
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| Bay of Plenty Regional Council (BoPRC) | Meetings, and workshops to facilitate discussions on NPS-FM, comprehensive stormwater consent, ecology, wetlands, transportation, natural hazards and Regional Policy Statement. BoPRC have also been involved through SmartGrowth as well as earlier workshops on the development of the Ōmokoroa Structure Plan. |
| Tauranga City Council (TCC) | Meetings and workshops to discuss draft residential rules have been carried out. TCC have also been involved through SmartGrowth as well as earlier workshops on the development of the Ōmokoroa Structure Plan. |
| Waka Kotahi | Meetings and workshops to discuss wider transportation network, in particular Tauranga Northern Link and the location of the Ōmokoroa interchange. Waka Kotahi were also involved in workshops early on in the development of the Structure Plan process. |
| Ministry for the Environment | Meetings to discuss project and specifically the use of Streamlined Planning Process for Ōmokoroa. Council provided a draft SPP report to MfE for their consideration, feedback has been incorporated into this final report document. Council staff have also met with MfE staff every month (alongside Tauranga City Council staff) to discuss any matters related to the MDRS and RMA amendments as they relate to both Ōmokoroa and Te Puke. |
| Ministry of Education | Meetings and workshops to discuss education requirements on the Ōmokoroa Peninsula. MoE purchased land from Council for the primary and secondary school site. Working with MoE on suitable road alignments and access requirements into site. |
| Kainga Ora | Meeting and site visit with Kainga Ora in April 2021. KO provided written feedback on the draft residential rules. Since the site visit staff have meet with Kainga Ora virtually to discuss specific points on the residential rules. Feedback from Kainga Ora has been incorporated into the draft residential rules. As outlined above we have also recently met with Kainga Ora in May and June 2022 and received written feedback on the draft rules. |

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| Ministry of Housing Urban Development | MHUD have been involved in discussions on Ōmokoroa through SmartGrowth and Priority Development Areas. |
| Tangata whenua | Refer below for record of iwi/hapu engagement/consultation. |

Record of iwi/hapu consultation for Ōmokoroa and Te Puke Enabling Housing Supply Plan Change 92

| Iwi / hapu | Date | Purpose | Outcome |
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| Pirirakau (Ōmokoroa) | February 2018 | Partook in technical workshop to prepare Structure Plan options. | 4 options prepared to progress with more detail. |
| Ngāti Hauā (Ōmokoroa) | 18 June 2018 | Meeting to discuss consultation and aspirations for their land. | Discussed consultation package and discussed long term aspirations for their land. |
| Ngāti Hauā (Ōmokoroa) | 14 August 2020 | Update on the Structure Plan process, including CIP funding for the upgrade of Prole Road (and other roading projects in Ōmokoroa). | Ngāti Hauā's main concern is any effect on their orchard operation that they wish to continue with indefinitely at this time. |
| Ngāti Taka, Pirirakau (Ōmokoroa) | October 2020 | Hui with WBoPDC and BoPRC staff about potential uses of the Waipapa River environs. | Support from hapu about possible land uses. Both Councils more aware of hapu concerns and how they could be taken into account with future planning. |
| Pirirakau (Ōmokoroa) | 7 January 2021 | Meeting with Julie Shepard (Environmental liaison for Pirirakau) update on Structure Plan, draft residential rules and Cultural Overlay report. Seeking update on actions for Cultural Overlay report. | |
| Pirirakau (Ōmokoroa) | 24 February 2021 | Meeting with Julie Shepard (Environmental liaison for Pirirakau) update on Structure Plan, draft residential rules and Cultural Overlay report. Seeking update on | Julie raised incorporating cultural representation / imagery into Councils communication. Phillip raised needing input into updating the Cultural overlay report. |

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| | | actions for Cultural Overlay report. | <p>Julie raised introducing eel weirs to support reintroduction of species into targeted sites.</p> <p>Tracey raised use of SPP for Structure Plan / Plan Change.</p> <p>Discussion on future lockable Waka-ama area for Pirirakau.</p> |
| Ngāti Hauā (Ōmokoroa) | 3 May 2021 | Ngāti Hauā Trustees travelled to Council to meet with the Mayor, CEO and General Managers as well as other staff to discuss a range of matters associated with their land at 150 Prole Road. | <p>The key matters discussed were;</p> <p>Future development of the peninsular and broad implications of Structure Plan</p> <p>The urbanisation of Prole Road and the impact outside of 150 Prole Road.</p> <p>The cycleway project and the proposed lease agreement between Council and Ngāti Hauā.</p> |
| Ngāti Ranginui (iwi) (Ōmokoroa) | 4 May 2021 | Update on Ōmokoroa Structure Plan and draft residential rules as well as using SPP. | <p>Met with Des Heke (environmental representative of Ngāti Ranginui iwi).</p> <p>Tracey and Phillip provided overview of the Structure Plan process, timeframes, use of SPP and draft residential rules. Des confirmed previous discussions that feedback should be sought from hapu of the area.</p> <p>Des raised the need for more consideration in our District Plan on protecting cultural features and if they are to be destroyed through development then the hapu/iwi should be given 'credit' in some form to compensate / provide mitigation for the loss of history.</p> |
| Ngāti Hauā | 7 May 2021 | Further discussion on Structure Plan and proposed zoning over | The land is currently used for horticultural purposes and the Trust would like to continue this activity for the foreseeable future. |

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| | | Ngāti Hauā owned land at 150 Prole Road. | <p>Discussion on zoning options lead to the outcome that the site should be zoned Rural. However this is to be confirmed by the Trust. Agreed that Council will provide information in writing for further discussion among the Trust.</p> <p>The Trust would also like to understand the rating implications based on different zonings, e.g., residential.</p> <p>The end of Prole (towards the Waipapa River) was also discussed in terms of landscaping and working together to come up with a plan that would suit both parties. Ngāti Hauā adjoin the end of Prole Road towards the Waipapa River.</p> |
| Ngāti Taka (Ōmokoroa) | 21 May 2021 | Update and overview of Structure Plan and draft residential rules | <p>Met with representative from Ngāti Taka to provide overview of Structure Plan and discuss next steps.</p> <p>The representative from Ngāti Taka raised the following points</p> <ul style="list-style-type: none"> - Consideration needs to be given to capturing and storing rain water for grey water usage on site. Tracey explained that this would be encouraged by way of the sustainability outcome in the design guides. - Wastewater capacity was raised and specifically why we were not proposing to have treatment within the Peninsula. Enquired whether or not Chapel Street has enough capacity for the ever expanding population. Tracey explained that careful consideration to wastewater capacity has been undertaken |

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| | | | <p>by staff in conjunction with Tauranga City Council.</p> <ul style="list-style-type: none"> - Water supply was discussed and whether due consideration had been given to supply needs and in particular whether or not this was futureproofed. - Energy use and sustainability were also raised generally. It was discussed that one of the outcomes in the sustainability guide was to encourage and support sustainable development. - Discussion on sufficient green space being provided. Tracey explained that the existing gully network would be the 'lungs' of the development as well as a large area of active reserve land and smaller neighbourhood reserves throughout. - We discussed the medium density nature of Stage 3 and it was reinforced that open space was critical to allow people sufficient area to recreate. - Ngāti Taka would like to be informed by way of phone call or face to face meeting during key milestones of the project or at least every quarter. |
| Pirirakau – Eru Tuhakaraina (Ōmokoroa) | 8 June 2021 | Bring Eru up to speed with the Ōmokoroa project (new cultural advisor for Pirirakau) | Covered all aspects of the SP and residential rules, and the SPP. Advised of the upcoming open days. Eru expressed a desire for Pirirakau to establish a housing presence but acknowledged their lack of land and funds. He may talk to Ngāti Hauā. Sent him a copy of the Cultural Overlay. |
| Pirirakau (Ōmokoroa) | 22 March 2022 | Discussion regarding SPP application and MfE contact. | Provided an overview of SPP application and discussed MfE consultation requirements. |

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| Ngāti Taka (Ōmokoroa) | 23 March 2022 | Update on Structure Plan and SPP application | Provided an update on the draft structure plan, and SPP application. |
| Waiataha (Te Puke) Vivienne Robinson Veroni Leota | 30 March 2022 | RMA amendment (enabling housing) and opportunities for tangata whenua | Discussed the Plan Change required as a result of changes to the RMA and future opportunities within the rohe. |
| Pirirakau Gabrielle Rolleston | 31 March 2022 | Update on SPP | Provided an update on the SPP application. |
| Pirirakau, Gabrielle Rolleston, Noelene Tuhakaraina | 14 April 2022 | Update on SPP process, stage 3 structure plan and the RMA amendment | Actions from the meeting (to send Pirirakau some further information) completed. |
| Waitaha (Te Puke) Veroni Leota, Vivienne Robinson (Waitaha), Phillip Martelli, Julie Shepherd (WBOPDC) | 27 th of April 2022 | Plan Change 92 | Detailed planning programme for Te Puke where Papakainga matters could be addressed. Maori special purpose zone was discussed. |
| Ngāti Hauā (Ōmokoroa) | 20 May 2022 | Board meeting with Ngāti Hauā to provide update on plan change | Discussed withdrawing SPP, use of ISPP and general plan change process. Ngāti Hauā are interested in learning more about special maori purpose zones to accommodate papakainga and purpose built housing. Interested in future involvement in the District Plan Review |
| Ngāti Taka (Ōmokoroa) | 3 June 2022 | Phone call, email and letter advising of withdrawal of SPP application. | General discussion about SPP and ISPP process and plan change process for Ōmokoroa and Te Puke. |
| Pirirakau (Ōmokoroa) | 8 June 2022 | Phone call, email and letter advising of withdrawal of SPP application. | General discussion about SPP and ISPP process and plan change process for Ōmokoroa and Te Puke. |

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| Tapuika (Te Puke) | 17 June 2022 | Discussed proposed plan change and opportunities for Tapuika | Discussed the plan change generally, future opportunities for the iwi and council engaging a consultant to assist the iwi to review the new rules at notification stage and provide a submission on behalf of the iwi. |
| Te Kapu o Waitaha (Te Puke) Chief Executive, Vivienne Robinson and Director-Chair, Veroni Leota | 13 July 2022 | Meeting (WBoPDC General Manager Strategy and Community, Rachael Davie) to discuss District Plan and Housing in Te Puke. | Discussion on District Plan review and Plan Change process as well as housing in Te Puke. |
| Tapuika (Te Puke) | 15 July 2022 | Liaison (Email) regarding a consultant to review rules for the iwi | Discussed engaging consultant planner to assist the iwi to review the proposed rules and assist in providing a submission on behalf of the iwi. |
| Tapuika (Te Puke) Andy Gowland-Douglas | 15 July | General catch up (meeting) (General Manager WBoPDC Rachael Davie) with Tapuika regarding the RMA amendments and Plan Change. | Discussed the District Plan review, Plan Change 92 and the next round of planning for Te Puke after the Plan Change and the consultants role in preparing a submission on the plan change on behalf of the iwi. |
| Waitaha (Te Puke) | 15 July 2022 | Liaison (email to Vivienne) regarding a consultant to review rules for the iwi | Discussed council engaging a consultant to assist the iwi to review the new proposed rules at notification stage and provide a submission on behalf of the iwi. |
| Waitaha (Te Puke) | 26 July 2022 | Preliminary meeting between Vivienne Robertson and Veroni Leota with consultant Shae Crossan on PC92. | Discussed provisions of proposed PC92. Not too much concern about the plan change. Considerably more interested in Papakainga/Marae community type zonings at Manoeka. |
| Tapuika (Te Puke) | 27 July 2022 | Preliminary meeting between Andy Gowland-Douglas and Helen Biel with | Discussed provisions of proposed PC92. Not too much concern about the plan change. |

| | | | |
|-------------------------------|---------------|--|--|
| | | consultant Shae Crossan on PC92. | Considerably more interested in Papakainga/Marae community type zonings at Waitangi. |
| Tapukia and Waitaha (Te Puke) | 5 August 2022 | Meeting between Tapuika (Andy Gowland-Douglas) and Waitaha (Vivienne Robertson and Veroni Leota). Consultant advisor Shae Crossan. Rachael Davie, Phillip Martelli and Chris Nepia (WBoPDC). | Summarised previous discussions between Shae and iwi representatives (minutes circulated). The iwi do not have any concerns about the MDRS and related provisions about to be notified. Some of their members will take advantage of the ability to add an additional dwelling to existing properties to house whanua. Both iwi are interested in the second phase of planning for Te Puke. In particular opportunities for papakainga zonings for Maoeka and Waitangi. |
| | | | |

Summary Report community engagement April 2022



Ōmokoroa Have your Say community engagement

Background / reason for engagement

Western Bay of Plenty District Council is required to update the District Plan to speed up and enable more housing in both Te Puke and Ōmokoroa. In December 2021 the Resource Management Act 1991 was amended (Enabling Housing Supply and Other Matters Amendment Bill) to improve housing supply in New Zealand.

More housing will be achieved by increasing the density of urban areas which will give people more choices about where they can live affordably with a wider variety of housing types.

A set of standards has been developed by central government, known as the Medium Density Residential Standards (MDRS). The MDRS will enable medium density to be built across much more of our urban areas, but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

The Ōmokoroa community

As at 2022, the population in Ōmokoroa is projected to be at 4,947 residents and in ten years projected to increased to 8,943 residents. The current 2022 year to date total dwellings is 2,364. By 2032, a further 1068 dwellings (3,972) dwellings are projected to be in Ōmokoroa.

The age structure in Ōmokoroa from the 2018 Census indicates that there is a higher proportion of seniors and elders in the town but there is also a growing age group of 5-9 year olds and 10-14 year olds. In future years, it is expected that the age-sex structure will change dynamics due to the growing younger population, people in the "young workforce age group "(25-35 years).

The 2018 census recorded household composition in Ōmokoroa and found that nearly 50% of occupied dwellings in Ōmokoroa were couples, 20% of the remaining dwellings were occupied by couples with child/ren and a further 19% of those dwellings were one-person households.

The 2013 and 2018 census highlighted that couples with children increased by 34%, indicating that the household and family type is changing, and those family orientated households are expected to increase.

In 2018 95% of people in Ōmokoroa identify as European and 10.3% identify as having Māori descent.

Overview of engagement and planning to date

A significant amount of work has been carried out to date to plan for growth in Ōmokoroa. Planning for stage 3 of the Structure plan began in 2017 with consultation and community engagement occurring then. Four options were developed showing village centre, residential land, schools, commercial and industrial land as well as open space network including active reserves. Council selected a preferred option based on community feedback and specialist advice.

The Ministry for the Environment purchased land for two schools in 2019 and this was designated in 2021. In 2020 Council received funding from the Crown (\$14 million) to be spent on 'shovel ready' projects (roading). Later in 2020 Council received a private application for a town centre development, this was granted by an independent hearing panel in May 2021.

Throughout this time changes to legislation have meant that Council has had to enable housing intensification (as a Tier 1 high growth area). The National Policy Statement for Urban Development (NPS-UD) requires Council to have sufficient development capacity for housing, business land and available infrastructure to support growth as well as quality liveable urban environments and future development strategies in place.

In July 2021, Council applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) for the Structure Plan and Plan Change. The main reason for this was to enable housing to be built / the plan change to be implemented as efficiently as possible (due to the limited ability to appeal the Plan Change to the Environment Court). Council consulted with the community on this matter (June 2021). In December 2021 the Resource Management Act (RMA) was amended requiring Council to implement medium density residential standards (as explained above) to enable medium density housing, and this would apply to the whole peninsula. The changes to the RMA also introduced an 'Intensified Streamlined Planning Process' (ISPP) which is another tool to create a Plan Change.

The most recent round of engagement in May 2022 (the subject of this report) was required to highlight the changes to the RMA and the new medium density standards for housing.

How have we consulted recently?

The Western Bay 'Have your say' engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Council's 'one stop shop' for project related information. The Ōmokoroa 'Have your Say' page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Community engagement events were held on 3 and 4 May 2022 at the Ōmokoroa Sports Pavilion. Approximately 150 people attended these events. A total of 112 survey responses were received electronically or via hard copy feedback forms.

Purpose of this summary report

The purpose of this summary report is to provide an overview of the feedback received from the community engagement and highlight how Council intends to progress any issues highlighted.

The summary report provides an overview of the open-ended questions that were asked and highlights some of the most common response received.

A copy of the survey questions is also available at the end of this summary report.

Survey responses

'What makes Ōmokoroa a great place to live?'

The survey asked the community 'What makes Ōmokoroa a great place to live?' a snapshot of the most common responses is provided below.

- 'The sense of community and friendliness – neighbours know each other and look out for each other'
- 'The appeal of Ōmokoroa is its village feel'
- 'The extensive natural coastal environment'
- 'The old beach holiday feel, a place to relax and unwind'
- 'Walking tracks, sportsfields for youth, open spaces'
- 'Larger sections in the old village'
- 'harbour and foreshore views'
- 'The village character of Ōmokoroa must be protected in future development'
- 'Great community'
- 'The best thing about Ōmokoroa is that there is not much infill housing'
- 'Ōmokoroa is a great place to live because it is on a peninsula, and less people and places to ruin it'.

The survey asked what type of housing is needed in Ōmokoroa

Survey respondents selected the most important types of housing from the following list.

- Affordable housing
- First home buyers
- Housing for elders
- Rental housing
- Smaller houses (1 or 2 bed)
- Social / public housing

'First home buyers' was the most selected response (60% of respondents who answered the question selected this answer). The second most selected response was 'housing for elders' (50%), followed by 'Smaller houses' (45%). Other responses to this question included:

- A mix of housing typologies is important
- Reasonable outside space is always needed
- Housing for all people
- Family housing with 3 or 4 bedrooms with a section
- Large houses on 700m²+ sites / 800m²
- Single level
- Factory built / kit set houses
- Multi generational housing
- 'normal 3-4 bedroom homes'
- Tiny houses on shared land

- Quality houses
- Eco-friendly houses (solar panels and water recovery tanks)
- Houses with suitable outdoor living areas / large areas of open space
- 'Upmarket housing definitely not cheap or social housing this is where you end up with more crime'
- Retirement villages.

The survey asked;

'with more people and homes in the same space, buildings like low rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?'

'what challenges could more houses and more people bring to the town?'

Key focus - challenges of higher density

Retaining the character and amenity of our place - Ōmokoroa

Some survey respondents expressed concern at the potential loss of the 'village feel' that Ōmokoroa has as the result of increased population / housing density. People value the peninsula's coastal and small-town feel. Feedback included;

- 'The character of existing residential streets must be retained'
- Intensification will de-value existing houses
- Street beautification
- Retain existing vegetation
- Power lines underground in older part of the peninsula
- 'Higher density population may lead to loss of sense of belonging and close knit community feeling' From knowing your neighbours or people in the street. Communication can be lost and leads to people feeling isolated (yet people all around them) and happiness gets lost.
- 'Ōmokoroa is a great place to live, don't ruin it by building cheap slums'.
- 'Don't allow low rise apartments as this is not in keeping with what Ōmokoroa is. They do not belong here. Our community is a safe haven for families, professional people and the elderly'.
- 'We loved visiting here for years when the entrance was orchards, and Ōmokoroa almost felt rural, it was so peaceful'.
- 'Road noise, quality of life living next to a busy road'.
- 'I wouldn't want apartment blocks in our street'.
- 'Could we have areas with definite characters, keep the original village area for more quality larger homes with sea views'.

Council has been planning to enable growth in the area of Stage 3 for several years. (Between the railway and SH2). As the Resource Management Act was recently amended and requires medium density housing to be enabled Council must apply the medium density housing standards over the majority of the Peninsular.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area

Open Space, walking and cycling

There were several respondents who provided feedback in relation to open space, walking, cycling and the importance of planting / trees. In general people feel that intensification needs to be offset by an increase in the level of open space being provided. Feedback from the community includes:

- 'Green spaces are critical to the success, happiness and overall wellbeing of all age groups'
- 'Ōmokoroa only has two green space areas for families, the Domain by the beach (limited parking) and the sports fields and skate park at Western Ave'.
- 'More green spaces'
- 'People need room to socialise, green spaces'
- 'Intensification needs to be balanced with green space and public amenities'
- Street beautification
- 'Playing areas for children close to their homes'
- 'Planting to avoid the concrete jungle effect'
- Open spaces with seating for relaxing
- Open spaces for free play as well as playgrounds
- More trees needed, including fruit trees for communal food sharing
- 'Allow berms to be planted with edible crops for food sharing'
- Green belt around the peninsula
- Cycle / pedestrian friendly pathways
- 'Green spaces are a must'
- 'High density living definitely benefits from green spaces (including trees), play areas, and community spaces.'
- 'Community gardens and parks are needed'
- Sport and recreation facilities needed

- ‘Needs not to turn into a concrete jungle. Needs to retain green spaces’.
- ‘Protected green space for bird life on the peninsular’
- ‘Green reserves with space for big trees. Without trees the place will get too hot, and more energy will be needed and wasted.’
- ‘More reserves on the south side would be good’
- ‘We need to encourage people out of their vehicles reducing carbon emissions and exercise for health benefits’
- ‘Protect bird life, wetlands, native trees and restrict dog access, support pest control’
- ‘Pave the cycleway to Bethlehem’
- ‘In the future a dog park will be necessary’.
- ‘Maintain existing planting in Kaimai Views’

Council has agreed levels of service which it will meet as the population grows. New development contributes to the provision of open space, either by it being included within the new development (usually in the case of ‘greenfields’ development, which are the large-scale developments on land that is zoned residential but is not currently in residential use) or by paying financial contributions for the provision of open space and increased amenity to offset the loss of onsite amenity.

Council undertakes a sportsfield supply and demand study on a three yearly basis. This report takes into account both winter and summer sporting codes and assesses the provision of sports fields across the District against population growth projections. The most recent report undertaken has identified the need for further provision of sports fields in Ōmokoroa which further supports the acquisition of land for the development of active reserves in Ōmokoroa. Land is proposed to be designated for sportsfields (corner Prole Road and Ōmokoroa Road) as part of the upcoming notification of the Plan Change (20 August 2022).

In addition to this, structure planning processes in Ōmokoroa will also take into account areas identified as ‘natural open space’ in order to form a gully reserve network which will provide recreation and open space value for residents.

Key delivery of Council’s levels of service are through reserve management planning supported by existing plans and strategies including Council’s Walking and Cycling Action Plan and Recreation and Open Space Activity Plan. Council will continue to review its levels of services against what is provided in Ōmokoroa to ensure we are meeting the expectations of our residents and providing a recreation and open space network which continues to contribute to the social, environmental, cultural and economic wellbeing of our community.

Community facilities

- Art and music facilities
- Areas for teenagers to use
- Sport facilities, schools, parks, banks, NZ post, police, after hours health centre
- ‘A space for teenagers to hang out. The current skate park has turned into a little kids’ playground policed by parents. Teenagers roam the streets because they have nothing to do and nowhere to go. Not sure what they need but perhaps a survey targeted at them would help’.
- Library / Council hub needed
- ‘a good size heated swimming pool’
- ‘Support shared communication, facilities community spaces, for example neighbourhood support, TOLO, settler’s hall, menz shed, sports clubs, policing groups, volunteer fire brigade, art groups, cyberspace, community website’.
- Upgrade boat / wharf facilities to accommodate increase in population /use.

To meet the increased demand of the growing population, Council has agreed to purchase land in Ōmokoroa for future swimming pool development Feedback received through Council’s Long Term Plan 2021-31 consultation process supported this and the new pool will be constructed by 2040. Through the Structure Plan process a swimming pool is currently proposed to be located on the active reserve site on the corner of Prole Road and corner of Ōmokoroa Road.

Council has opened an interim Library and Service Centre in Ōmokoroa which will act as a holding space until a new library and service centre is provided in the new town centre.

A review of boat ramps in the District identified that all tide or ‘premier’ boat ramps will continue to come under pressure from growth and Council have planned for this through a mix of capacity upgrades and new provision throughout the District.

Rules / Zoning

- ‘High rise and infill housing needs to be close to town centre, public transport and public services, not 20km away with poor roading’.
- ‘Requirement for geotechnical assessments must be mandatory in sensitive areas, e.g., proximity to cliffs etc and earthquake prone areas’.
- Intensification in hazardous areas must not be allowed
- Cross lease under the MDRS, how does this work?
- ‘The rural-residential zoning should stay as is’

- Medium density housing should only be in greenfield area, e.g., Prole Road
- 'A mix of houses and apartments will never be a great place to live in'
- High density housing needs to be near commercial centre
- 'consistent plan rules across streets and subdivisions, with a focus on quality homes and street design so property values are maintained'
- 'Don't build apartment style housing in the older Ōmokoroa area, it would lose its character and become another Auckland'.
- 'Decent parking and a variety of buildings, not all low rise or multi dwelling properties together or in a row'.
- Let people park a campervan and paint their house in colours that are not just grey and brown
- 'Why does it need to be jammed into Ōmokoroa. There is so much rural land that could be subdivided.'
- 'Shops within walking distances to the houses'
- Medium high-density housing needs to consider areas for clothes drying.
- Aircon units should not be allowed on the top of buildings.
- Multi-unit developments should be notified to all neighbours.
- Multi-unit developments should not be allowed in existing residential areas.
- 'The Council are not insisting that developers provide playing areas for children and green spaces when development occurs'.
- 'MDRS will lead to increased social issues with anti social behaviour both on and off the streets'.
- Commercial facilities should be required to provide underground car parking.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments. Western Bay is a Tier 1 (high growth) area and as a result must enable medium density housing in their towns with projected populations of 10,000 or more.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. Private amenity relates to the quality of living on individual sites, including access to sunlight, outdoor

living areas and privacy. Development should aim to retain and respect the natural landform characteristics of an area. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area

Shadowing and privacy

- 'Nobody wants or needs to have a 3-storey building right on their boundary'
- Blocking sun and views
- Frost all 3+ storey windows like in Adelaide for privacy
- 'Multi story buildings should not interfere with existing views for neighbours'
- 'Should not impact on light and sunlight, should not impact on existing privacy of residence'.
- Multi story complexes need reasonable green space and safe places for the resident children to play, for families to be able to grow their own fruit and vegetables and should be able to have the option to have their washing outside to reduce power usage.
- Privacy in peoples' gardens

Some survey respondents highlighted the issue of shadowing from multi-story buildings blocking sunlight to neighbouring properties and some raised concerns around the lack of privacy with too many buildings on a site.

The medium density residential standards (MDRS) have nine rules that must be included in the District Plan as a permitted activity. This means no resource consent is needed and Council has no control over these aspects. In relation to shadowing and privacy the following rules will apply.

Rules in relation to shadowing and privacy

| | |
|------------------|---|
| No. of dwellings | up to 3 |
| Height | up to 11 metres (3 storeys) |
| Overshadowing | up to 4m high and 60° recession |
| Setbacks | as close as 1.5m on front boundary 1m on side boundaries |

The MDRS says buildings must be set back a minimum of 1.5m on the front boundary and a minimum of 1m on side boundaries. This setback will be larger depending on the height of the building, to avoid overshadowing neighbouring properties.

The MDRS says buildings must be setback from the boundary at a distance where the edge of the roof is on a 60-degree recession plane measured from 4 metres vertically above ground level from all boundaries. This means that taller buildings must be further away from their boundaries.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments.

As a Tier 1 high growth area the NPS-UD includes specific requirements to facilitate intensification. These include ensuring building heights and density are not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

The proposed design guidelines aim to guide medium and high-density development so that it is provided in such way to minimise adverse effects such as lack of privacy and noise and to provide attractive streetscapes.

Iwi engagement

Concern was raised by one respondent at the lack of mention of mana whenua and that no Te Reo was used during the engagement period and the lack of indication to uphold the principles of the Te Tiriti o Waitangi.

Council has been working with iwi/hapu within Ōmokoroa for many years, specifically those with mana whenua, discussing the Ōmokoroa Plan Change. In the upcoming District Plan review Council envisions working in partnership with iwi/hapu groups who are interested in developing special purpose zones for papakainga housing. Inclusion of tangata whenua is wholeheartedly acknowledged and recognised as significantly important.

Traffic, carparking, public transport, footpaths and streetlighting

Traffic

Some survey respondents raised the issues regarding traffic safety. In particular:

- More speed cameras
- No parking lines on one side of the Esplanade from Harbourview to boat ramp, traffic makes it a one-way road at times.
- More pedestrian crossings needed (signalised)

Council will need to consider measures such as traffic calming and speed limits to ensure medium density environments are safe. statement on how we manage increased traffic on local roads

Speed limits bylaw 2020 allows Council to set speed limits in accordance with the Land Transport Rule, Setting of Speed Limits 2017 on all roads under the care, control, or management of Council.

Council does not manage state highways, these are controlled by Waka Kotahi (New Zealand Transport Agency).

State Highway 2

There were several respondents who identified the need for the State Highway to be improved. The road is identified as extremely dangerous and the cause of many accidents, some of which have been fatal. People feel that additional housing should not be allowed before the road is fixed.

- Road must be upgraded to cater for thousands more people
- 4 lane highway from Ōmokoroa to Tauranga before major development of infill houses
- The roundabout needs to be a priority before anymore houses are built and SH2 needs to be a proper highway instead of these upgrades, which do nothing for congestion.
- 'Until there is a motorway from Ōmokoroa to Tauranga the building rules should not be changed. Cart before the horse'
- 'The road into Tauranga through Te Puna is already one of the most dangerous highways and its going to be impossible to get out for work in the morning with only one road out of Ōmokoroa.
- 'Entering and exiting Ōmokoroa is already extremely dangerous and causes many accidents. This should be addressed before more houses are built'

Ōmokoroa has been identified as a growth area as far back as the 1970s. It gradually grew over time and this along with growth in the surrounding rural area and the northern corridor in general resulted in NZTA (Transit at the time) putting in place designations to improve SH2.

In 1998 the NOR for the TNL (Tauranga Northern Link - Tauranga to Te Puna) was lodged. This was followed in 2001 by the NOR for Four-laning Te Puna to Ōmokoroa. Traffic modelling in 2007 showed that the upgrade would be needed by 2015. The planning by Council for the urbanisation followed. Council has invested in substantial infrastructure based on those proposed upgrades.

Council recognises the critical importance of a safe entry / exit into and out of the Peninsula. Council is working to have the interchange or at least safety improvements to the main intersection funded through the Infrastructure Acceleration Fund (IAF). Kainga Ora recently announced (3 May 2022) that Western Bay of Plenty District Council's \$38.4 million application will now progress to the negotiation stage of the \$1 billion IAF. While this does not mean that funding has been secured it does mean that Council is one step closer to securing funding to improve the road. This is an interim intersection treatment option until the funding is made available by Waka Kotahi to build a full interchange.

Roads

Several survey respondents raised issues around access in and out of the peninsula as well as concerns around road widths. Examples of responses received include:

- One way bridge, alternative access in an emergency / disaster
- Two entry/exit points from the peninsula with roundabout or traffic lights needed
- Width of roads need to cater for off-site parking
- Roads need to allow for refuse collection
- Kayelene Place needs speed bumps
- 'A roundabout for a safer and improved entrance and exit at the entrance to the peninsular'
- 'Improvement of roading both ways, e.g., to Tauranga and to Katikati'.

The recently completed pedestrian/cycle bridge over the railway is sufficiently strong to take a light vehicle in emergencies if the road bridge is closed. The walkway/cycleway bridge soon to be constructed over the railway between Tui Glen and Heartwood Avenue will also be able to be used in an emergency.

Council is aware of the issue of narrow carriageway widths and overflow of parking. The Infrastructure Development Code is being reviewed currently and this matter needs to be taken into consideration. In addition, Council will work with developers through the consenting process to ensure as much consideration as possible is given to this matter.

Parking

There were several respondents who provided feedback on carparking. The most common areas of concern seem to be around roadway widths being too narrow to accommodate carparking (when no onsite parking is provided) and a lack of public parking at the wharf.

- 'Parking needs to be off the road, many families work away from Ōmokoroa and need 2 cars'
- 'Extend angle parking along the Esplanade
- Esplanade boat ramp and ferry access
- Keep parks free of campervans and overnight parking
- Onsite parking needed to avoid congestion in the road corridor
- If car parking is not being provided on site, the road width needs to be able to accommodate car parking
- 'Our streets are already hard to navigate with parked vehicles as driveways and garages are full'
- Boat parking is needed
- Additional car parking needed at destination playgrounds
- 'Not enough parking at harbour /beach area and not enough parking space in individual properties. Cars need to be off the street to permit emergency vehicles access'.

The Council can no longer require onsite car parking as required by central government. This is due to the requirements set out in the National Policy Statement on Urban Development (NPS-UD). This doesn't stop on-site car parking being provided by choice, but those decisions will be made by landowners and property developers. It was suggested by a submitter that Council should consider clearly marking car parking on local roads.

The Council's Infrastructure Development Code sets the requirements for road widths for urban and rural roads. This includes design guidance for cycle lanes. The Development Code is currently being reviewed and will need to consider appropriate design solutions in medium density areas particularly in relation to off site parking. This may include creating carparks in existing berms.

Council sets requirements for parking and control of traffic on roads, public places and parking areas under the care, control or management of Western Bay through the Traffic and Parking Enforcement Bylaw 2019.

A review of boat ramps in the District identified that all tide or 'premier' boat ramps will continue to come under pressure from growth and Council have planned for this through a mix of capacity upgrades and new provision throughout the District.

Public transport

Specific feedback included:

- An increase in public transport is needed
- Consider shared transport rather than public transport due to cost inefficiencies
- High density of housing is not suitable where there is no public transport
- 'Public transport' is not working. 90% of buses have no more than 1-2 passengers (if that)."
- Consider buses, ferries and trains
- Public transport needs to be affordable
- Covered bus stops to protect from sun and rain.
- 'Improved regular transport matching work times'.
- 'Buses, we need to be able to get from one public space to another'.
- Buses to get to Mount Maunganui and Tauranga are needed throughout the day.

The intention of the National Policy Statement on Urban Development is that medium density housing would be developed in centres with good links to public transport options.

Western Bay of Plenty District needs to work closely with the Bay of Plenty Regional Council to ensure the best possible public transport solutions are being provided.

Footpaths / berms and streetlighting

Feedback from the community in relation to footpaths and streetlighting includes;

- Accessible footpaths are needed
- Safety for disabled and elderly with mobility scooters
- Allow berms to be planted with edible crops for food sharing
- 'Subdued street lighting to avoid light pollution and facilitate sleeping but adequate for public safety'
- 'Good footpaths/cycleways increase the options for safe local travel for all age-groups'.
- 'Ensure new streets are well lit, are attractive and or reasonable width'.

Council needs to investigate options for better walkway and cycleway connections throughout the town and review the existing maintenance schedule of footpaths.

Infrastructure general

Feedback on infrastructure generally was related to:

- Water, wastewater and stormwater capacity
- Need to upgrade infrastructure to keep up with demand from increased population
- Remove power poles and take powerlines underground.

The community of Ōmokoroa have raised the need to have adequate infrastructure provision to keep up with population growth.

Water supply

A new bore and reservoir are currently being constructed to ensure there is sufficient water infrastructure to cater for the growth and several upgrades have been identified within Ōmokoroa.

Wastewater

Ōmokoroa's wastewater network relies on the transfer pipeline that pumps all wastewater to Tauranga City's treatment plant. The capacity of this pipeline is constrained as it was only originally designed for a population of 10,000. It is therefore important that wastewater flows within Ōmokoroa are carefully managed to ensure there is capacity to cater for the future growth within stage 3. Council has adopted a number of different measures to ensure wastewater is catered for including;

- Requiring all wastewater infrastructure within stage 3 to be a sealed wastewater system, minimising any stormwater entering the network
- Increased storage at the main pumpstation to buffer peak flows
- Upgrade to the main pumpstation to increase capacity of the transfer pipeline.

Stormwater

Council is developing a catchment management plan (CMP) that will guide the key principals for how stormwater will be managed within stage 3. The overarching objective of this CMP is to minimise the generation of stormwater and entrained contaminants within Area 3 to ensure the quality of urban sourced stormwater entering Te Awanui (Tauranga Harbour) is enhanced, when compared to other existing urban catchments in Western Bay adjoining Tauranga Harbour.

Stormwater quantity will be reduced, and quality will be enhanced through:

- Extended detention of stormwater to reduce the potential for stream erosion and slope instability.
- Applying a water sensitive urban design (“WSUD”) based hierarchy of controls. Specifically:
 - Minimising generation of stormwater runoff and contaminants through source control.
 - Managing stormwater as close to the source as possible.
 - Treating and slowing stormwater as it moves through the catchment.
 - Using green infrastructure to achieve multiple objectives.
 - Protecting and enhancing the natural environment.

The primary measures for achieving the above are to reduce impermeable areas, reserve and enhance stream corridors, and develop treatment trains for individual land use related sub-catchments.

Commercial

Some survey respondents stated that retail services are needed within the peninsula and that people should be able to walk and cycle to access these (on safe footpaths and roads).

The new town centre within Ōmokoroa will provide a range on commercial and community opportunities.

Education

Some survey respondents noted the need for education facilities within Ōmokoroa. Highlighting that there is currently insufficient capacity for schooling across all age ranges.

A school site has been designated on the corner of Prole Road and Ōmokoroa Road (2021). This site will cater for primary and secondary school students. Western Bay has been working with the Ministry of Education to ensure the best possible planning outcomes can be achieved. The Ministry has commenced the design process and aiming for a 2025 opening.

Community wellbeing and safety

Many survey respondents raised the issue of safety. People felt that an increase in population would lead to an increase in crime. Respondents explained that there is already an issue on the peninsula that would only become worse over time.

- ‘More security needed’
- More policing to keep law and order.
- More security cameras
- CCTV needed

- Graffiti
- Loss of privacy
- A police station is needed
- ‘We already have a crime problem now that has developed over the last couple of years. Breaking into cars parked outside of properties’.
- Upgrade fire station
- ‘With an increase in population we need to consider having more of a police presence. There have already been multiple break-ins to the shops in the last 4 months’.

Neighbourhood Support and Night Owls have been operating in Ōmokoroa for a number of years. The Police presence will need to grow as the population grows. Population thresholds are needed for an increasing police presence to be triggered.

Attachment 1 Survey Questions

Imagine Ōmokoroa in 2050.

The peninsula will be fully developed and home to an estimated 13,000 residents.

The town feels similar but there are more houses in the original village as well as the newer developments. There are also more housing options to suit people’s lifestyles, including low-rise apartment buildings, townhouses and units.

1. What types of housing does Ōmokoroa need the most [tick which are the most important – no limitation on ticks]
 - Affordable housing
 - First home buyers
 - Housing for elderly
 - Rental housing
 - Social/public housing
 - Smaller houses (one / two-bedroom)
 - Others we may have missed [free text box]
2. With more people and homes in the same space, buildings like low-rise apartments up to three storeys could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone? Examples to think about: footpaths, green spaces, public transport, infrastructure.
3. What makes Ōmokoroa a great town to live in? What do we need to protect and grow now, so Ōmokoroa remains a great place to live?
4. What challenges could more houses and more people bring for the town?
5. Is there anything else we need to consider?

Summary Report community engagement April 2022



Te Puke Have your Say community engagement

Background / reason for engagement

Western Bay of Plenty District Council is required to update the District Plan to speed up and enable more housing in both Te Puke and Ōmokoroa. In December 2021 the Resource Management Act 1991 was amended (Enabling Housing Supply and Other Matters Amendment Bill) to improve housing supply in New Zealand.

More housing will be achieved by increasing the density of urban areas which will give people more choices about where they can live affordably with a wider variety of housing types.

A set of standards has been developed by central government, known as the Medium Density Residential Standards (MDRS). The MDRS will enable medium density to be built across much more of our urban areas but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

The Te Puke community

As at 2022, the population in Te Puke is projected to be at 9,882 residents and in ten years projected to increased to 12,583 residents. The current 2022 year to date total dwellings in Te Puke is 3,138. By 2032, a further 1,074 dwellings (4,212) dwellings are projected to be in Te Puke. Development and population in Te Puke is increasing much quicker than originally anticipated, meaning that there needs to be an increase of housing to support the growth.

The age structure in Te Puke from the 2018 Census indicates that there is a higher proportion of people in the “young workforce age group” (25-35 years). The 2018 census also indicated that just over 60% of residents in Te Puke identified as European ethnicity, 26.5% of residents identify as Māori and 19.4% identify as Asian (15.3% of these residents identified as Indian) ethnicity. The ethnic diversity of Te Puke can be linked to the most prominent industry type of agriculture (kiwi fruit), forestry and fishing (close to 20%) in Te Puke as indicated by the 2018 census.

Overview of the engagement to date

The Western Bay ‘Have your say’ engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Council’s ‘one stop shop’ for project related information. The Te Puke ‘Have your Say’ page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Community engagement events were held on 26 and 27 April 2022 at the Te Puke Memorial Hall. Approximately 40 people attended these events. A total of 73 survey responses were received electronically or via hard copy feedback forms.

Purpose of this summary report

The purpose of this summary report is to provide an overview of the feedback received from the community engagement and highlight how Council intends to progress any issues highlighted.

The summary report provides an overview of the open-ended questions that were asked and highlights some of the most common response received.

A copy of the survey questions is also available at the end of this summary report.

Survey responses

‘What makes Te Puke a great place to live?’

The survey asked the community ‘What makes Te Puke a great place to live?’ a snapshot of the most common responses is provided below.

- The People
- A strong sense of community
- Multicultural, a diverse community with a range of interests and religions

- We embrace cultural diversity, but there is more we could do
- Low traffic environments
- Strong economy
- Geographically diverse and near seaside, native bush, agricultural / horticultural capability in a compact area.
- Rural nature
- Location to other towns
- Climate
- Fertile soil
- Schools
- Easy walking and cycling
- Small enough to feel connected
- The combination of both residential and rural living
- A place of opportunity.

The survey asked what type of housing is needed in Te Puke

Survey respondents selected the most important types of housing from the following list.

- Affordable housing
- First home buyers
- Housing for elders
- Rental housing
- Smaller houses (1 or 2 bed)
- Social / public housing

'Affordable housing' was the most selected response (84% of people that answered this question selected this answer). Rental housing was the second most selected option (65%).

Other responses to this question included:

- Seasonal workers accommodation
- Housing suitable for multiple generations
- Large rental properties for large families
- Mixed housing typologies to cater for seasonal workers, large families and single occupancy.

The survey asked;

'with more people and homes in the same space, buildings like low rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?'

'what challenges could more houses and more people bring to the town?'

Key focus - Challenges of higher density

- Retaining the character and amenity of our place

Many respondents expressed concern over the potential loss of the existing character and amenity of Te Puke that could occur with a significantly higher and more dense population.

Several respondents explained that they prefer the 'slower pace' of Te Puke, and they enjoy the current lifestyle Te Puke offers compared with busy town centres. Specific points that were raised in relation to retaining amenity values include;

- mature trees
- character and history of some of the buildings
- birdlife
- native vegetation
- Maintenance of vegetation
- large section sizes providing a feeling of open space
- quiet areas
- green spaces
- Rural/ country / small town feel
- New developments being consistent with the existing landscape

The Resource Management Act describes Amenity values as the natural and physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. It is also generally accepted that amenity values also relate to other factors such as noise, lighting, and odour.

Amenity values are maintained via District Plan standards and controls such as zoning, building sizes and location in relation to neighbours' boundaries, and noise limits. However local perceptions of amenity values are also important which is a key reason why engagement on the matter of the Medium Density Residential Standards is important.

In considering the values and perceptions that the community place on amenity values it is important that Council considers how these can be enhanced and protected in parallel with increasing the density of housing.

In some instances, Council will have little or no control over private on-site amenity aspects under the new Medium Density Residential Standards because of what will become permitted as of right. For example, three dwellings on one property will become a permitted activity. Medium density housing will overtime undoubtedly change the amenity of Te Puke. That is why it is important that Council carefully considers ways in which it can enhance the existing amenity in streets and shared spaces, i.e., the things that Council can have control over.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and

off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. Private amenity relates to the quality of living on individual sites, including access to sunlight, outdoor living areas and privacy. Development should aim to retain and respect the natural landform characteristics of an area. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area.

Heritage

Respondents shared that a part of what makes Te Puke special is the heritage of Te Puke. Bungalows, villas and the green environment contribute to the character of Te Puke. People referred to the 'rural heritage' nature of the town and described that increasing housing density puts this at significant risk of being lost. "Te Puke prides itself on being a leafy town with mature trees with an abundance of character homes".

A survey respondent felt that there is a need to 'take stock of the existing flavour and character of the Te Puke town and designate it as a character area in order to protect the existing trees/villa that make up the character of the area'.

The history of pre and post European settlement within the District has provided a rich legacy of trees, buildings, objects and sites of historic heritage value to both Māori and non-Māori. Examples range from residential and commercial buildings of architectural and/or historic value through to trees of historic or botanical value and sites of sacred and cultural value to tāngata whenua. New residential development needs to consider the environment, cultural, historical and community context and identify opportunities that contribute to the neighbourhoods wider sense of place. This includes protection and retention of heritage items and sites of cultural significance. Historic heritage is protected by the District Plan (Chapter 7).

The identification and conservation of these heritage elements of the District's historic heritage is a means that their distinct values can be safeguarded from disturbance, unsympathetic use or development, or outright destruction.

The District Plan includes a Schedule of Identified Significant Historic Heritage Features and Council may also implement Heritage Protection Orders. The latter type of protection is likely to be provided to items of national significance.

Open Space, walking and cycling

Several respondents to the survey recognised the need for an increase in open space provision and the need to make medium density areas suitable for walking and cycling.

Council has agreed levels of service which it will meet as the population grows. New development contributes to the provision of open space, either by it being included within the new development (usually in the case of 'greenfields' development, which are the large-scale developments on land that is zoned residential but is not currently in residential use) or by paying financial contributions for the provision of open space and increased amenity to offset the loss of onsite amenity.

Council undertakes a sportsfield supply and demand study on a three yearly basis. This report takes into account both winter and summer sporting codes and assesses the provision of sports fields across the District against population growth projections. The most recent report undertaken has identified the need for further provision of sports fields in Te Puke which will be considered through structure planning processes.

Key delivery of Council's levels of service are through reserve management planning supported by existing plans and strategies including Council's Walking and Cycling Action Plan and Recreation and Open Space Activity Plan. Council will continue to review its levels of services against what is provided in Te Puke to ensure we are meeting the expectations of our residents and providing a recreation and open space network which continues to contribute to the social, environmental, cultural and economic wellbeing of our community.

Community facilities

Survey respondents raised the need for adequate social infrastructure to keep up with the growing population.

- Swimming pool
- Library
- Community event centre
- Shared spaces

To meet the increased demand of the growing population, Council has budgeted for a new swimming pool and a new Library & Community Centre in Te Puke. The projects are included in Council's Long-Term Plan 2021-2031. The swimming pool is planned to be constructed by 2026 and the Library & Community Centre by 2028. It is planned that the new Library and

Community Centre will provide a community events venue and shared space for residents to use.

It's also important to also consider provision of schools. There has been growth in primary school and intermediate school populations in Te Puke however Te Puke High School has a lower population now than 10 years ago, probably due to the opening of Papamoa College.

Shadowing and Privacy

Some survey respondents highlighted the issue of shadowing from multi-story buildings blocking sunlight to neighbouring properties and some raised concerns around the lack of privacy with too many buildings on a site.

The MDRS has nine rules that must be included in the District Plan as a permitted activity. This means no resource consent is needed and Council has no control over these aspects. In relation to shadowing and privacy the following rules will apply.

Rules in relation to shadowing and privacy

| | |
|------------------|---|
| No. of dwellings | up to 3 |
| Height | up to 11 meters (3 storeys) |
| Overshadowing | up to 4m high and 60° recession |
| Setbacks | as close as 1.5m on front boundary 1m on side boundaries |

The MDRS says buildings must be set back a minimum of 1.5m on the front boundary and a minimum of 1m on side boundaries. This setback will be larger depending on the height of the building, to avoid overshadowing neighbouring properties. The MDRS says buildings must be setback from the boundary at a distance where the edge of the roof is on a 60 degree recession plane measured from 4 metres vertically above ground level from all boundaries. This means that taller buildings must be further away from their boundaries.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments. As a Tier 1 high growth area the NPS-UD includes specific requirements to facilitate intensification. These include ensuring building heights and density are

not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

The proposed design guidelines aim to guide medium and high-density development so that it is provided in such way to minimise adverse effects such as lack of privacy and noise and to provide attractive streetscapes.

Traffic, Carparking, Public Transport, Footpaths and Streetlighting

Traffic congestion

Some survey respondents raised the issue of traffic congestion and safety in general as a result of more people living in Te Puke. Specific examples include;

- Traffic congestion on Jellicoe Street.
- Speed and safety of traffic in Oxford Street, Boucher Ave, and Cameron Road.

Council will need to consider measures such as traffic calming and speed limits to ensure medium density environments are safe. statement on how we manage increased traffic on local roads.

Council is currently developing a project to investigate traffic volumes/movements on Te Puke Highway and identify intersections that need to be upgraded with traffic signals to improve traffic efficiency and pedestrian safety.

Council does not manage state highways, these are controlled by Waka Ko Tahi (New Zealand Transport Agency).

Road network maintenance levels of service will be reviewed as part of the procurement process for the next Maintenance Contract.

Carparking

Many survey respondents raised the issue of needing adequate on-site parking so that the road carriageway does not become clogged up by cars parking on the road. Pedestrians and cyclists can be at greater risk with reliance on more on street carparking.

The Council can no longer require onsite car parking as required by central government. This is due to the requirements set out in the National Policy Statement on Urban Development (NPS-UD). This doesn't stop on-site car parking being provided by choice, but those decisions will be made by landowners and property developers.

It was suggested by a submitter that Council should consider clearly marking car parking on local roads.

The Council's Infrastructure Development Code sets the requirements for road widths for urban and rural roads. This includes design guidance for cycle lanes. The Development Code is currently being reviewed and will need to consider appropriate design solutions in medium density areas particularly in relation to off site parking.

Council will work with developers to ensure that appropriate recessed car parking is provided wherever possible which will enable on-street parking without restricting lane widths.

Council sets requirements for parking and control of traffic on roads, public places and parking areas under the care, control or management of Western Bay through the Traffic and Parking Enforcement Bylaw 2019.

Public transport

Specific feedback included;

General

- Medium density housing must be in close proximity to public transport options
- Public transport needs to be improved to mitigate the increase demand on the roads as a result of more housing
- A transport plan is needed
- NZ has a strong car culture, we do not have the density to affordably support efficient public transport
- Transport planning for seasonal workers to get to and from place of work

Different types of Public Transport needed

- Passenger trains from Te Puke to Tauranga are needed
- A need for more shared transport options
- A more regular public transport system needed
- Public transport within town and out of town to beaches, Papamoa Hills Park etc.

Buses

- Buses are not always practical for people's lifestyles
- A need for more designated bus stops/public transport stops.

The intention of the National Policy Statement on Urban Development is that medium density housing would be developed in centres with good links to public transport options.

Western Bay of Plenty District needs to work closely with the Bay of Plenty Regional Council to ensure the best possible public transport solutions are being provided.

Footpaths and streetlighting

Feedback from the community in relation to footpaths and streetlighting includes;

- Footpaths needed on both sides of the road
- Existing footpath issues need fixing
- Footpaths need to connect throughout the town to allow people to walk where they need to go
- More streetlighting is needed
- Greater focus needed on prioritising pedestrians over vehicles
- Footpaths need to be accessible for all, including those with mobility scooters
- Footpaths need to be improved and made safe for elderly people

Council need to investigate options for better walkway and cycleway connections throughout the town and review the existing maintenance schedule of footpaths. Council currently has a list of sites where small sections of cycle-path are required to connect existing sections of the cycle-path network. The Te Puke Community Board has set aside \$100k to fund construction of 'infills' at locations to be approved by the Board.

Water supply

Feedback from the community in relation to water supply includes;

- The need for support to provide water supply to more remote areas
- Sufficient water supply for increase of population
- Existing water restrictions are of concern
- Our water is used to supply other towns
- Need for onsite water storage in new homes
- Sustainable water use, grey water tanks supplying homes, composting toilets
- Incentivise water tanks for irrigation and emergencies
- Water infrastructure has to keep up with growth

As part of the Plan Change process Council is reviewing the water supply network to see where improvements are needed. Greater use of onsite storage and sustainable options will be looked as part of the wider District Plan Review.

Wastewater

A few respondents noted the issue of sufficient wastewater capacity in terms of demand and growth being restrained by the capacity of the wastewater pipeline.

The Wastewater treatment plant is being upgraded currently to meet the future demand. The network is also being reviewed to see where specific upgrades may be needed.

Stormwater

- Protect the gullies for stormwater and biodiversity
- Better stormwater drainage measures are needed.

New structure plan rules are set to limit the impervious services within Te Puke to 50% - 70%. This will enable better management of stormwater runoff from development and ensure that downstream impacts are minimised. A series of modelling is being undertaken to ensure the increased intensification will not result in additional flooding. WBOPDC has a catchment management plan (CMP) for Te Puke which aims to ensure that stormwater runoff does not have any impact on gullies or biodiversity. This CMP will be reviewed and updated to reflect new intensification within Te Puke.

Community wellbeing and safety

It was highlighted in some feedback from the community that Te Puke has a high level of social deprivation. With an increase in housing density the possibility of an increase in social housing may result in the need for more social services.

Accessible Properties Limited have taken over the previous State Housing in Te Puke and are looking to upgrade housing stock in terms of quality and quantity.

It was also raised that living in densely populated areas has an impact on peoples wellbeing, due to reduced access to open spaces and sunlight.

Refer to page 5 on open space and page 6 regarding housing standards for medium density residential development.

Attachment 1 – Survey Questions

Survey tool

Imagine Te Puke in 20 years in the future

There are 3000 more people living in town than there is now.

The streets feel similar but there are more houses in each street more variety in housing options to suit people's lifestyles, including low-rise apartment buildings, terraced houses and units.

1. What types of housing do you think Te Puke needs the most [tick which are the most important – no limitation on ticks]
 - Affordable housing
 - First home buyers
 - Housing for elderly
 - Rental housing
 - Social/public housing
 - Smaller houses (one / two-bedroom)
 - Others we may have missed [free text box]
2. With more people and homes in the same space, buildings like low-rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?
Examples to think about: footpaths, green spaces, public transport, infrastructure.
3. What makes Te Puke a great town to live in? What do we need to protect and grow now, so Te Puke remains a great place to live?
4. What challenges could more houses and more people bring for the town?
5. Is there anything else we need to consider?