

Resource Management Act 1991

Public Notice of Proposed Change to the Western Bay of Plenty District Plan First Review And Notice of Requirement for Active Reserve

The Western Bay of Plenty District Council intends changing the District Plan in respect to the following matters:

1. Plan Change 92: Omokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters
2. Notice of Requirement Omokoroa Active Reserve

Public submissions are invited on Plan Change 92 and the Notice of Requirement. Details of the proposals can be viewed at:

- Council's website www.westernbay.govt.nz/districtplanchanges
- Western Bay of Plenty District Council offices at Barkes Corner, Tauranga
- Katikati, Te Puke, Omokoroa and Waihi Beach Library and Service Centres

1. Plan Change 92

Plan Change 92 introduces new Medium Density Residential Standards for all the residential areas of Omokoroa and Te Puke. In addition to the residential intensification changes, new residential areas are being added to those towns. For Omokoroa provision is also being made for additional industrial land, a new Natural Open Space zone to protect the gullies, and a large active reserve.

2. Notice of requirement by territorial authority

The site is located generally at the corner of Ōmokoroa Road and Prole Road extending approximately 340m along Ōmokoroa Road toward SH2. The purpose is to establish an Active Reserve to provide additional recreational facilities to serve the projected population growth. The Active Reserve will consist of playing fields, changing sheds and clubrooms, playgrounds, access, car parking, public amenities, and could include an indoor sports venue and an aquatic centre.

Statutory Process

For Plan Change 92 Council is required to follow the Intensification Streamlined Planning Process as set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. The NoR follows the standard process.

Submissions for Plan Change 92 and the NoR close at **4pm on Friday 16 September 2022** and can be:

- Made online (for Plan Change 92 only) via Council's eplan website <https://eplan.westernbay.govt.nz/eplan/>; or
- Emailed to: districtplan@westernbay.govt.nz; or
- Posted to: Chief Executive Officer, Western Bay of Plenty District Council, Private Bag 12803, Tauranga Mail Centre, Tauranga 3143; or
- Delivered to the main Council Office at Barks Corner, Tauranga or one of Council's service centres at 21 Main Road, Katikati; 28 Western Avenue, Omokoroa; 130 Jellicoe Street, Te Puke; or 106 Beach Road, Waihi Beach.

Submission forms for both the Plan Change and NoR are available from Council to assist you and can be downloaded from www.westernbay.govt.nz/districtplanchanges. The submission form must be dated, signed and include the following information:

1. Name, address, email and telephone number
2. The specific provisions of the plan change/s or NoR to which the submission relates
3. Whether you wish to be heard
4. Whether you would be prepared to present a joint case at a hearing
5. Details of the submission
6. The decision sought from Council

When submissions close, Council will prepare a summary of all submissions received which is anticipated to be publicly notified in October March 2022. For Plan Change 92 further submissions will then be sought in response to the original submissions. Planning reports will then be prepared on both the Plan Change and NoR to address the issues raised, followed by a public hearing which is anticipated to be in the second quarter of 2023. All submitters will be given an opportunity to present their submission. A decision will then be issued including the reasons for accepting or rejecting submissions.

If you have any questions about the Plan Change or Notice of Requirement, please contact Council's Customer Service Team on 07 571 8008 or 0800 926 732.

John Holyoake
Chief Executive Officer