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GENERAL MATTERS

TOPIC 1 – WHOLE OF PLAN CHANGE

RECOMMENDATION

That Option 2 be accepted.

Retain Plan Change 92 as notified subject to recommended amendments in other parts of the Section 42A Report in response to the submitters' specific requests.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
39	1	Urban Taskforce for Tauranga
34	1	Retirement Villages Association
56	1	Ōmokoroa Country Club
41	1	Waka Kotahi
29	1	Kāinga Ora
29	2	Kāinga Ora
FS 71	3	KiwiRail

TOPIC 2 – URBAN ENVIRONMENTS UNDER THE NPS-UD

RECOMMENDATION

That Option 1 be accepted.

Retain Plan Change 92 as proposed with an assessment against Policy 3 of the NPS-UD limited to Ōmokoroa and Te Puke.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
21	1	Joshua Marshall

TOPIC 3 – CONSULTATION

RECOMMENDATION

That Option 1 be accepted.

Continue to proceed with the Plan Change process as set out in the RMA.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
65	1	Russel Prout

REJECTED

Submission	Point Number	Name
16	4	Penny Hicks
4	12	Robert Hicks

TOPIC 4 – SUPPORT FOR OTHER SUBMISSIONS

RECOMMENDATION

That Option 2 be accepted.

Accept in part the support for other submissions.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
46	1	Summerset Group Holdings
35	1	Ryman Healthcare

OMOKOROA ZONING MAPS

TOPIC 1 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – INCLUDING REQUESTS FOR ALTERNATIVE ZONINGS

RECOMMENDATION

That Option 1 be accepted.

Retain proposed Medium Density Residential Zone as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
38	1	TDD Limited
42	1	Brian Goldstone

ACCEPTED IN PART

Submission	Point Number	Name
1	1	Richard Hewison
16	1	Penny Hicks
4	4	Robert Hicks

4	5	Robert Hicks
4	6	Robert Hicks
16	3	Penny Hicks

REJECTED

Submission	Point Number	Name
45	2	Ian Yule
62	2	Angela Yule
27	2	David & Diana Bagley
36	2	Susan Phinn

TOPIC 2 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST FOR AREAS IDENTIFIED AS 3C TO BE CHANGED TO HIGH DENSITY RESIDENTIAL ZONE

RECOMMENDATION

That Option 1 be accepted.

Retain proposed Medium Density Residential Zone as notified for areas identified as 3C.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
29	5	Kāinga Ora - Homes and Communities
FS 71	9	KiwiRail
41	2	Waka Kotahi
FS 70	24	Kāinga Ora - Homes and Communities

TOPIC 3 – PROPOSED ŌMOKOROA MIXED USE RESIDENTIAL PRECINCT – REQUEST FOR BOUNDARY CHANGES AND ADDITIONAL AREAS

RECOMMENDATION

That Option 1 be accepted:

Retain overlay as notified for Ōmokoroa Mixed Use Residential Precinct.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
19	4	Pete Linde
59	29	Jace Orchards Limited and Kiwi Green

TOPIC 4 – PROPOSED RURAL-RESIDENTIAL ZONE – REQUESTS FOR ALTERNATIVE ZONINGS

That Option 3 be accepted.

Retain proposed new Rural-Residential zonings as notified except for 425 Ōmokoroa Road (Lot 1 DPS 65152) rezone entire site to Medium Density Residential with site specific residential development yield standards.

This requires that the District Plan be amended in the following ways:

Amend the District Plan Maps to show the entirety of 425 Ōmokoroa Road (Lot 1 DPS 65152) as Medium Density Residential.

Amend the “Area Specific Overlays” map in the explanatory statement of Section 14A – Ōmokoroa and Te Puke Medium Density Residential to identify Lot 1 DPS 65152 and identify it as 3A.

Amend Rule 14A.4.2.a (Residential Unit Yield) and Rule 14A.4.3.c (Subdivision Standards – Yield Requirements) to provide exceptions that the maximum number of residential units and related residential lots for that part of Lot 1 DPS 65152 within Ōmokoroa Stage A shall be four with a minimum lot size of 800m² gross area and an average lot size of no less than 1000m² gross.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
FS 79	3	Waka Kotahi NZTA
13	1	Mathew Hardy

REJECTED

Submission	Point Number	Name
31	2	N&M Bruning

TOPIC 5 – PROPOSED INDUSTRIAL ZONE – INCLUDING REQUESTS TO CHANGE INDUSTRIAL ZONE BOUNDARIES AND FOR ALTERNATIVE ZONINGS

See Table 1 (B) of Council's decision regarding recommendations of the IHP rejected by Council.

RECOMMENDATION

That Option 2 be accepted.

Retain proposed Industrial Zone boundaries as notified, except remove the Industrial Zone on the south-western side of the current Francis Road (rezone to future urban).

That Option 3 be accepted (in part).

For the other proposed Industrial Zone boundaries which are to be retained as notified include more explicit parameters for development along the Francis Road interface with the proposed Medium Density Residential Zone.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
31	1	N&M Bruning

ACCEPTED IN PART

Submission	Point Number	Name
28	1	Foodstuffs North Island Limited
37	1	Sylvia Oemcke
27	1	David & Diana Bagley
45	1	Ian Yule
62	1	Angela Yule
65	2	Russell Prout
54	1	Christine Prout
16	2	Penny Hicks
36	1	Susan Phinn

TOPIC 6 – PROPOSED NATURAL OPEN SPACE ZONE – INCLUDING REQUESTS FOR BOUNDARY CHANGES AND ALTERNATIVE ZONINGS

See Table 1 (C) of Council's decision regarding recommendations of the IHP rejected by Council.

RECOMMENDATION

That Option 2 be accepted.

Retain proposed Natural Open Space Zone but modify boundaries to better reflect specific area characteristics and in response to other specific requests for parts of the Natural Open Space Zone to be changed to alternative zonings. These alternative zonings include Medium Density Residential, Rural-Residential, Commercial and Industrial.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS67	37	Bay of Plenty Regional Council
61	4	Paul and Maria van Veen

ACCEPTED IN PART

Submission	Point Number	Name
31	3	N & M Bruning
59	2	Jace Orchards Limited and Kiwi Green New Zealand Limited

58	7, 28 & 29	Jace Investments and Kiwi Green New Zealand Limited
19	28	Pete Linde
16	5	Penny Hicks
4	1	Robert Hicks
25	2	Bay of Plenty Regional Council
25	4	Bay of Plenty Regional Council
FS67	38	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
50	7	Mike & Sandra Smith
41	5	Waka Kotahi The New Zealand Transport Agency
FS79	1	Waka Kotahi The New Zealand Transport Agency
31	3	N&M Bruning

TE PUKE ZONING MAPS

TOPIC 1 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST FOR ADDITIONAL AREA

RECOMMENDATION

That Option 1 be accepted.

Retain the existing Rural Zone for this land (22 Landscape Road) as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
8	1	Armadale Properties

TOPIC 2 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST FOR AREAS TO BE CHANGED TO HIGH DENSITY RESIDENTIAL ZONE

RECOMMENDATION

That Option 1 be accepted.
Retain proposed Medium Density Residential Zone as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
29	6	Kāinga Ora
41	2	Waka Kotahi
FS 70	24	Kāinga Ora
FS 71	9	KiwiRail

TOPIC 3 – MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST TO CHANGE TO COMMERCIAL ZONE OR MIXED USE ZONE

RECOMMENDATION

That Option 1 be accepted.
Retain proposed Medium Density Zone as notified at the 'Zest' site.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
40	1	Vercoe Holdings

SECTION 1 – PLAN OVERVIEW

RECOMMENDATION

That Section 1 – Plan Overview be retained as notified.

SECTION 4A – GENERAL

RECOMMENDATION

That Section 4A– General be retained as notified.

SECTION 4B – TRANSPORTATION, ACCESS, PARKING AND LOADING

TOPIC 1 – RULE 4B.3.4(A)(II) NON-COMPLYING ACTIVITY STATUS FOR VEHICLE CROSSINGS TO ŌMOKOROA ROAD

RECOMMENDATION

That Option 1 be accepted.

Status quo – Retain existing District Plan Rule 4B.3.4(a)(ii).

The following submission is therefore:

REJECTED

Submission	Point Number	Name
58	13	Jace Investments and Kiwi Green New Zealand

TOPIC 2 – RULE 4B.4.6 – ON-SITE MANOEUVRING

RECOMMENDATION

That Option 1 be accepted.

Retain proposed changes to District Plan Rule 4B.4.6 which exempt dwellings in Medium Density Residential Zones from on-site maneuvering requirements.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	1	Fire and Emergency New Zealand
FS 78	18	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
18	2	Fire and Emergency New Zealand

REJECTED

Submission	Point Number	Name
18	3	Fire and Emergency New Zealand

SECTION 4C – AMENITY

TOPIC 1 – ACTIVITY PERFORMANCE STANDARD 4C.1.3.2 (C) – NOISE SENSITIVITY

RECOMMENDATION

That Option 1 be accepted.
Retain Rule 4C.1.3.2(c)(i) as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
34	6	Retirement Villages Association
FS 70	20	Kāinga Ora

TOPIC 2 – INDOOR RAILWAY NOISE AND VIBRATION

RECOMMENDATION

See Table 1 (A) and (D) of Council's decision regarding recommendations of the IHP rejected by Council

That Option 2 be accepted (in part).
Insert indoor railway noise and vibration rules and matters of discretion subject to wording changes recommended in Council's right of right reply and further changes by the panel.
Do not insert definition of "noise sensitive activity" as the specific activities sensitive to noise and vibration have been drafted into these rules.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
30	4	KiwiRail
30	5	KiwiRail
30	6	KiwiRail

REJECTED

Submission	Point Number	Name
FS 68	2	Classic Group
FS 70	15	Kāinga Ora
FS 70	16	Kāinga Ora
FS 73	4	New Zealand Housing Foundation
FS 73	5	New Zealand Housing Foundation
FS 73	6	New Zealand Housing Foundation

FS 76	2	Retirement Villages Association
FS 76	3	Retirement Villages Association
FS 76	4	Retirement Villages Association
FS 77	2	Ryman Healthcare
FS 77	3	Ryman Healthcare
FS 77	4	Ryman Healthcare

SECTION 4D – SIGNS

RECOMMENDATION

That Section 4D– Signs be retained as notified.

ECOLOGICAL AND LANDSCAPE FEATURES

TOPIC 1 – SIGNIFICANT ECOLOGICAL FEATURE U14/135 MANGAWHAI BAY INLET

RECOMMENDATION

That Option 3 be accepted.

Reduce the size of Significant Ecological Feature U14/135 but not to the extent requested. This includes removing one further area as recommended in Council’s evidence. The revised ecological feature is shown as the yellow line in Figure 1B: Primary Areas of Ecological Significance and on the map entitled 467E Ōmokoroa Road – Recommended Significant Ecological Feature Change.

The following submission is therefore

ACCEPTED IN PART

Submission	Point Number	Name
50	3	Mike and Sandra Smith

TOPIC 2 – TAURANGA HARBOUR LANDSCAPE MANAGEMENT AREA (S8/S8A)

RECOMMENDATION

That Option 1 be accepted.

Retain operative District Plan Tauranga Harbour Landscape Management Area (S8/S8A) and associated provisions in Section 6 – Landscape as assessed previously.

The following submission is therefore:

REJECTED

Submission	Point Number	Name
25	23	Bay of Plenty Regional Council

SECTION 8 - NATURAL HAZARDS AND PLANNING MAPS

TOPIC 1 – LOCATING NATURAL HAZARDS MAPS OUTSIDE OF THE DISTRICT PLAN

RECOMMENDATION

That Option 1 be accepted.

Locate the proposed natural hazard maps within the District Plan (except in response to specific recommendations in the topics to follow).

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
29	3	Kainga Ora

TOPIC 2 – NATURAL HAZARDS EXPLANATORY STATEMENT

RECOMMENDATION

That Option 2 be accepted.

Amend the explanatory statement to clarify that the natural hazards maps shown in the Non District plan layers of the ePlan do not form part of the District Plan.

That Option 3 be accepted.

Amend the explanatory statement in response to recommendations in other topics to delete the proposed liquefaction maps and provisions and proposed Te Puke flood maps.

The following submissions are therefore

ACCEPTED

Submission	Point Number	Name
15	2	Western Bay of Plenty District Council
26	5	Classic Group

32	5	New Zealand Housing Foundation
39	4	Urban Task Force
FS 67	39	Bay of Plenty Regional Council
FS 70	1	Kāinga Ora

ACCEPTED IN PART

Submission	Point Number	Name
32	5	New Zealand Housing Foundation

TOPIC 3 – LIQUEFACTION MAPS – ŌMOKORO A AND TE PUKE

RECOMMENDATION

That Option 2 be accepted.

Delete the proposed liquefaction maps for Ōmokoroa and Te Puke.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
15	15	Western Bay of Plenty District Council
25	35	Bay of Plenty Regional Council
70	7	Kainga Ora
70	8	Kainga Ora

TOPIC 4 – LIQUEFACTION PROVISIONS – ŌMOKORO A & TE PUKE

RECOMMENDATION

That Option 2 be accepted.

Delete the proposed liquefaction provisions.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
14	2	Peter Musk
15	3, 4, 5, 6, 7	Western Bay of Plenty District Council
25	36, 37, 38, 39	Bay of Plenty Regional Council
29	8	Kāinga Ora
58	18	Jace Investments and Kiwi Green New Zealand
FS 67	40, 41, 42, 43, 44	Bay of Plenty Regional Council
FS 70	1, 2, 3, 4, 9, 10, 11	Kāinga Ora

ACCEPTED IN PART

Submission	Point Number	Name
47	1, 2, 3	The North Twelve Limited Partnership
18	4	Fire and Emergency New Zealand

TOPIC 5 – FLOODING MAPS – ŌMOKOROA

RECOMMENDATION

That Option 2 be accepted.

Delete the proposed flooding maps from 60 Prole Road and 467B & E Ōmokoroa Road as requested in submissions.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
50	8	Mike and Sandra Smith
19	5	Pete Linde

ACCEPTED IN PART

Submission	Point Number	Name
25	32	Bay of Plenty Regional Council

TOPIC 6 – FLOODING MAPS – TE PUKE

RECOMMENDATION

That Option 4 be accepted.

Delete the proposed flooding maps for Te Puke and retain the operative flooding maps.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
10	1	Blair Reeve
23	1	Frank Hodgson
44	1	Ken and Raewyn Keyte
63	1	Dawn Mends
66	1	Steve Chalmers
7	1	David Marshall
12	1	Vortac New Zealand Limited
43	1	Jac Field
48	1, 2, 3	Warren Dohnt

49	1	Paul and Julie Prior
51	1	Torrey Hilton
52	1	Maxine Morris
55	1	Zealandia Trust
57	1	Kirsty Mortensen
60	1	David Crawford
64	1	Ross List
FS 72	1	Prem Gill

REJECTED

Submission	Point Number	Name
25	32	Bay of Plenty Regional Council
15	14	Western Bay of Plenty District Council
FS 67	46, 47	Bay of Plenty Regional Council

TOPIC 7 – SECTION 8 – MATTERS OF DISCRETION FOR SAFE EVACUATION ROUTES

RECOMMENDATION

That Option 1 be accepted.

No changes to the matters of discretion for floodable areas in Rule 8.5.1.3.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
25	40, 41	Bay of Plenty Regional Council

TOPIC 8 – COASTAL INUNDATION MAPS – ŌMOKOROĀ

RECOMMENDATION

That Option 1 be accepted.

Retain proposed coastal inundation maps for Ōmokoroā as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	33	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
32	3	New Zealand Housing Foundation

TOPIC 9 – COASTAL EROSION MAPS – ŌMOKOROA

RECOMMENDATION

That Option 1 be accepted.
Retain proposed coastal erosion maps as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	34	Bay of Plenty Regional Council

TOPIC 10 – REQUEST TO EXCLUDE LAND FROM THE MEDIUM DENSITY RESIDENTIAL ZONE WHICH IS SUBJECT TO NATURAL HAZARDS

RECOMMENDATION

That Option 1 be accepted.
Retain proposed Medium Density Residential Zones as notified.

The following submissions are therefore

REJECTED

Submission	Point Number	Name
14	4	Peter Musk

SECTION 9 – HAZARDOUS SUBSTANCES

RECOMMENDATION

That Section 9 – Hazardous Substances be retained as notified.

SECTION 10 – INFRASTRUCTURE, NETWORK UTILITIES AND DESIGNATIONS

TOPIC 1 – RULE 10.4 (R) – SETBACKS FOR PUBLIC TRAILS

RECOMMENDATION

That Option 1 be accepted.
Retain operative Rule 10.4(r).

The following submission is therefore:

REJECTED

Submission	Point Number	Name
19	10	Pete Linde

SECTION 11 – FINANCIAL CONTRIBUTIONS

TOPIC 1 – RULE 11.4.2 – COUNCIL’S INFRASTRUCTURE NETWORK TO WHICH FINANCIAL CONTRIBUTIONS APPLY

RECOMMENDATION

That Option 1 be accepted.

Retain proposed changes showing that financial contributions will now be taken through the building consent process for one or two additional units in the Ōmokoroa and Te Puke Medium Density Residential Zone.

The following submissions are therefore

ACCEPTED

Submission	Point Number	Name
18	5	Fire and Emergency New Zealand

TOPIC 2 – RULE 11.5.3 – ONE OR TWO PERMITTED ADDITIONAL RESIDENTIAL UNITS ON A SITE

RECOMMENDATION

That Option 3 be accepted.

Improve the readability of Rule 11.5.3 by deleting wording already in other rules including that the first unit does not pay and that financial contributions are assessed and imposed through building consent and payable prior to the issue of that consent.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
29	9	Kāinga Ora
41	8	Waka Kotahi
FS 74	10	Ōmokoroa Country Club

TOPIC 3 – RULES 11.5.4, 11.5.5 AND 11.5.7 – SUBDIVISION, AND FOUR OR MORE RESIDENTIAL UNITS ON A SITE INCLUDING WITHIN RETIREMENT VILLAGES – CONSIDERATION OF A PER HECTARE CHARGE

RECOMMENDATION

That Options 4 (in part) and 5 be accepted.

Delete Rules 11.5.4 and 11.5.5 to revert to existing rules (11.5.2) including removing roads, reserves and accessways from the developable area and allowing a special assessment.

Amend Rule 11.5.7 to reinstate 0.5 of an HHE for retirement village dwellings and independent apartments and a specific assessment for other facilities.

That further editorial changes are made to Rule 11.5.2 as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
15	8	Western Bay of Plenty District Council
15	9	Western Bay of Plenty District Council
15	10	Western Bay of Plenty District Council
26	1	Classic Group
29	11	Kāinga Ora
34	7	Retirement Villages Association
34	8	Retirement Villages Association
39	2	Urban Taskforce
40	2	Vercoe Holdings
42	2	Brian Goldstone
47	4	The North Twelve Limited Partnership
56	3	Ōmokoroa Country Club
58	19	Jace Investments and Kiwi Green New Zealand
FS 70	5	Kāinga Ora
FS 70	6	Kāinga Ora
FS 74	1	Ōmokoroa Country Club
FS 74	4	Ōmokoroa Country Club
FS 74	11	Ōmokoroa Country Club
FS 74	19	Ōmokoroa Country Club
FS 74	29	Ōmokoroa Country Club
FS 74	36	Ōmokoroa Country Club
FS 76	5	Retirement Villages Association
FS 77	5	Ryman Healthcare
FS 78	2	The North Twelve Limited Partnership

FS 78	11	The North Twelve Limited Partnership
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REJECTED

Submission	Point Number	Name
29	10	Kāinga Ora

SECTION 12 – SUBDIVISION AND DEVELOPMENT

TOPIC 1 – 12.2.1 OBJECTIVES, 12.2.2 – POLICIES AND 12.3.5 – MATTERS OF DISCRETION

RECOMMENDATION

That Option 3 be accepted.

Change the existing objectives and policies in response to recommended changes to proposed Rule 12.4.5.17 (Stormwater in Ōmokoroa and Te Puke urban zones) to better provide for the implementation of Catchment Management Plan objectives, methods and options as part of subdivision and development.

That further changes are made as recommended in Council's right of reply. This includes a new Objective 8 and Policy 10 in relation to the effects of stormwater discharge instead of changing existing Objective 6 and Policy 7 which apply beyond Omokoroa and Te Puke.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
19	2	Pete Linde
19	21	Pete Linde
19	22	Pete Linde
26	6	Classic Group
25	14	Bay of Plenty Regional Council
25	15	Bay of Plenty Regional Council
25	43	Bay of Plenty Regional Council

TOPIC 2 – RULE 12.3.7 – INFORMATION REQUIREMENTS – SUBDIVISION PLAN

RECOMMENDATION

That Option 1 be accepted.

Retain the information requirements for subdivision plans in Rule 12.3.7 as notified.

The following submission is therefore:

REJECTED

Submission	Point Number	Name
25	17	Bay of Plenty Regional Council

TOPIC 3 – RULE 12.3.8 – INFORMATION REQUIREMENTS – SUBDIVISION PLAN – REQUEST FOR NEW RULE REGARDING ŌMOKOROA STAGE 3 CATCHMENT MANAGEMENT PLAN

RECOMMENDATION

That Option 1 be accepted.

No changes to the existing information requirements for subdivision applications in Rule 12.3.8.

The following submission is therefore:

ACCEPTED IN PART

Submission	Point Number	Name
25	15	Bay of Plenty Regional Council

TOPIC 4 – RULE 12.3.10.1(B) – INFORMATION REQUIREMENTS – DETAILED CONTOUR PLAN

RECOMMENDATION

That Option 2 be accepted.

Delete the requirement for a detailed contour plan from Rule 12.3.10.1(b).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	9	Classic Group
39	5	Urban Taskforce for Tauranga
40	4	Vercoe Holdings Limited
42	3	Brian Goldstone

TOPIC 5 – RULE 12.4.1(G) – SITE SUITABILITY – CONNECTING TO RETICULATED WATER, WASTEWATER AND STORMWATER INFRASTRUCTURE AND FORMED AND SEALED ROADING

RECOMMENDATION

That Option 1 be accepted.

Retain the addition of Medium Density Residential Zones to Rule 12.4.1(g) as notified.

The following submission is therefore:

ACCEPTED

Submission	Point Number	Name
18	6	Fire and Emergency New Zealand

TOPIC 6 – RULE 12.4.1(J) – SITE SUITABILITY – CONTROLLED EARTHWORKS IN THE ŌMOKOROĀ STAGE 2 AND 3 STRUCTURE PLAN AREAS

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 12.4.1(j) to confirm it applies to Ōmokoroā Stages 2 and 3 as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
26	10	Classic Group
39	6	Urban Taskforce for Tauranga
40	5	Vercoe Holdings
FS 76	6	Retirement Villages Association
FS 76	7	Retirement Villages Association
FS 76	8	Retirement Villages Association

FS 77	6	Ryman Healthcare
FS 77	7	Ryman Healthcare
FS 77	8	Ryman Healthcare

TOPIC 7 – RULES 12.4.3.2 AND 12.4.3.3 – EXTENSION OF SERVICES

RECOMMENDATION

That Option 1 be accepted.

Retain Rules 12.4.3.2 and 12.4.3.3 as notified to add the Medium Density Residential and Natural Open Space Zones to the requirements for extension of services.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	8	Fire and Emergency New Zealand

REJECTED

Submission	Point Number	Name
18	7	Fire and Emergency New Zealand

TOPIC 8 – RULES 12.4.4.2 (TABLE 1) AND 12.4.4.4(E)(V) – ROAD RESERVE AND PAVEMENT WIDTHS FOR PRIVATEWAYS

RECOMMENDATION

That Option 1 be accepted.

Retain proposed changes to Rule 12.4.4.2 (Table 1: Urban Roads) and Rule 12.4.4.4(e)(v) to confirm that the existing privateway widths and reductions for urban zones apply to the Medium Density Residential Zone.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS 69	1	Jace Investments
FS 76	9	Retirement Villages Association
FS 76	10	Retirement Villages Association
FS 77	9	Ryman Healthcare
FS 77	10	Ryman Healthcare
FS 78	12	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
18	12	Fire and Emergency New Zealand
18	9	Fire and Emergency New Zealand

TOPIC 9 – RULE 12.4.4.4(C) – ACCESS ONTO ŌMOKOROA ROAD AND PROLE ROAD

RECOMMENDATION

That Option 2 be accepted.

Make changes to Rule 12.4.4.4(c) in response to supported submissions, to the effect that it:

- Clarifies access points to Ōmokoroa Road shown on the Approved Ōmokoroa Town Centre Masterplan are appropriate.
- Clarifies that existing access to Prole Road and Francis Road only needs to be closed where alternative access has been provided.
- Includes Francis Road and restricts direct access from residential and industrial activities, to promote an acceptable interface between the land use activities.
- Includes additional notes to guide decisions on activities which require temporary or permanent access to Ōmokoroa, Prole or Francis Road. The notes also identify a change in activity status if written approval is not obtained from the Western Bay of Plenty District Council.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
4	1	Robert Hicks
11	2	Elles Pearse-Danker
29	12	Kāinga Ora
58	11	Jace Investments and Kiwi Green New Zealand

ACCEPTED IN PART

Submission	Point Number	Name
FS 68	29	Classic Group
FS 74	12	Ōmokoroa Country Club

TOPIC 10 – RULES 12.4.5.1 AND 12.4.5.3 – STORMWATER SYSTEMS TO BE PROVIDED AND EXTENDED

RECOMMENDATION

That Option 1 be accepted.

Retain Rules 12.4.5.1 and 12.4.5.3 as proposed.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	11	Classic Group
39	7	Urban Taskforce for Tauranga
FS 67	2	Bay of Plenty Regional Council

TOPIC 11 – RULE 12.4.5.17 – STORMWATER IN ŌMOKOROĀ AND TE PUKE IN THE MEDIUM DENSITY RESIDENTIAL, COMMERCIAL AND INDUSTRIAL ZONES

RECOMMENDATION

That Option 2 be accepted.

Amend proposed Rule 12.4.5.17 so that it:

- Requires subdivision and development to comply with the relevant *Catchment Management Plan* for Ōmokoroā or Te Puke and demonstrate compliance through a site-specific *Stormwater Management Plan*.
- Announces key expectations relating to stormwater management methodology.
- Includes an update to the design storm events which require management, and the attenuation requirement.
- Clarifies the terms *Catchment Management Plan* and *Stormwater Management Plan* for clarity.

That a further change is made to (a) (relating to stormwater attenuation) to add reference to people, property and buildings as recommended in Council's evidence.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	6	Bay of Plenty Regional Council
25	8	Bay of Plenty Regional Council

25	16	Bay of Plenty Regional Council
26	13	Classic Group
26	14	Classic Group
39	9	Urban Taskforce for Tauranga
39	10	Urban Taskforce for Tauranga
40	6	Vercoe Holdings Limited
42	4	Brian Goldstone
47	5	The North Twelve Partnership
FS67	4	Bay of Plenty Regional Council
FS67	5	Bay of Plenty Regional Council
FS67	6	Bay of Plenty Regional Council
FS67	7	Bay of Plenty Regional Council
FS67	8	Bay of Plenty Regional Council
FS67	9	Bay of Plenty Regional Council
FS67	10	Bay of Plenty Regional Council
FS69	3	Jace Investments and Kiwi Green New Zealand Limited
FS69	2	Jace Investments and Kiwi Green New Zealand Limited

ACCEPTED IN PART

Submission	Point Number	Name
25	9	Bay of Plenty Regional Council
25	11	Bay of Plenty Regional Council
25	12	Bay of Plenty Regional Council
25	15	Bay of Plenty Regional Council
29	13	Kāinga Ora
47	6	The North Twelve Limited Partnership
47	7	The North Twelve Limited Partnership
47	8	The North Twelve Limited Partnership
FS67	3	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
58	14	JACE Investments and Kiwi Green New Zealand Limited

TOPIC 12 – RULE 12.4.6.3 – WASTEWATER

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 12.4.6.3 as proposed.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
11	3	Elles Pearse-Danker

REJECTED

Submission	Point Number	Name
29	14	Kāinga Ora

TOPIC 13 – RULES 12.4.7.1 AND 12.4.7.2 – WATER SUPPLY

RECOMMENDATION

That Option 1 be accepted.

Retain Rules 12.4.7.1 and 12.4.7.2 as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	11	Fire and Emergency New Zealand

REJECTED

Submission	Point Number	Name
18	12	Fire and Emergency New Zealand

TOPIC 14 – RULE 12.4.11.2 – ŌMOKOROĀ STRUCTURE PLAN – STREETSCAPE

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 12.4.11.2 by:

- Clarifying that Rule 12.4.11(a) which requires planting of canopy trees applies only to new (not existing) roads.

- Adding a new sub-clause (iii) to Rule 12.4.11.2(b) in order to require subdivision and development to plant maple trees within Ōmokoroa Road, if planting is proposed as part of a resource consent
- Deleting Rule 12.4.11.2(c) to remove the general rule requirement for maple trees to be planted on Ōmokoroa Road as this is now replaced with a new sub-clause (iii).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	15	Kāinga Ora
58	15	Jace Investments and Kiwi Green New Zealand
FS 76	11	Retirement Villages Association
FS 77	11	Ryman Healthcare
FS 67	11	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
25	19	Bay of Plenty Regional Council

TOPIC 15 – RULE 12.4.11.5(B) – ŌMOKOROA STRUCTURE PLAN – ROADING

RECOMMENDATION

That Option 2 be accepted.

Makes changes to Rule 12.4.11.5(b) by deleting sub-clauses (iii) and (iv) which restrict direct access to Prole and Ōmokoroa Road.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
11	4	Elles Pearse-Danker
29	16	Kāinga Ora
59	3	Jace Investments and Kiwi Green New Zealand
FS 69	5	Jace Investments
FS 70	25	Kāinga Ora
FS 74	33	Ōmokoroa Country Club

REJECTED

Submission	Point Number	Name
19	7	Pete Linde
41	3	Waka Kotahi
FS 69	9	Jace Investments

TOPIC 16 – RULE 12.4.11.5(C) – ŌMOKOROA STRUCTURE PLAN – ACTIVITY STATUS FOR NON-COMPLIANCE

RECOMMENDATION

That Option 3 be accepted.

Amend Rule 12.4.11.5(c) so it assigns a discretionary activity status to subdivision and development which does not comply with the Ōmokoroa structure plan.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
FS 67	12	Bay of Plenty Regional Council
FS 67	13	Bay of Plenty Regional Council
FS 67	14	Bay of Plenty Regional Council
FS 67	15	Bay of Plenty Regional Council
FS 69	7	Jace Investments

REJECTED

Submission	Point Number	Name
18	13	Fire and Emergency New Zealand
19	14	Pete Linde
25	2	Bay of Plenty Regional Council
26	15	Classic Group
29	17	Kāinga Ora
58	16	Jace Investments and Kiwi Green New Zealand
FS 69	8	Jace Investments
FS 69	9	Jace Investments

TOPIC 17 – RULE 12.4.11.6(A) – ŌMOKOROA STRUCTURE PLAN – REIMBURSEMENT FOR PROVISION OF INFRASTRUCTURE

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 12.4.11.6 (a) as notified which only allows developers to be reimbursed for the costs of providing completed infrastructure shown on the Ōmokoroa Structure Plan.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
19	8	Pete Linde
19	13	Pete Linde
26	16	Classic Group
26	17	Classic Group
58	17	Jace Investments and Kiwi Green New Zealand

TOPIC 18 – RULE 12.4.11 – ŌMOKOROA STRUCTURE PLAN – REQUEST FOR NEW RULE TO ENSURE COMPLIANCE WITH THE ŌMOKOROA STAGE 3 CATCHMENT MANAGEMENT PLAN

RECOMMENDATION

That Option 1 be accepted.

Do not add new rules in 12.4.11 to require subdivision within Stage 3 of the Ōmokoroa Structure Plan to demonstrate compliance with the relevant draft Ōmokoroa catchment management plan.

The following submission is therefore:

ACCEPTED

Submission	Point Number	Name
25	14	Bay of Plenty Regional Council

TOPIC 19 – RULE 12.4.11 – ŌMOKOROA STRUCTURE PLAN – REQUEST FOR NEW RULE FOR INTEGRATED MANAGEMENT FOR STORMWATER, EARTHWORKS AND SUBDIVISION

RECOMMENDATION

That Option 1 be accepted.

Do not make changes to the proposed rules for the purpose of requiring integrated management by way of joint regional and district resource consent applications for subdivision, development, stormwater discharge and earthworks.

The following submission is therefore:

REJECTED

Submission	Point Number	Name
25	13	Bay of Plenty Regional Council

TOPIC 20 – 12.4.11 – ŌMOKOROA STRUCTURE PLAN – REQUEST FOR NEW RULE TO PROTECT RAILWAY INFRASTRUCTURE FROM STABILITY AND FLOODING

RECOMMENDATION

That Option 1 be accepted.

Do not include a new rule requiring a hydraulic assessment to be provided for any subdivision or development within stormwater sub-catchment N1.

The following submission is therefore:

REJECTED

Submission	Point Number	Name
25	18	Bay of Plenty Regional Council

TOPIC 21 – ŌMOKOROA STRUCTURE PLAN – RECOMMENDED NEW RULE FOR FRANCIS ROAD INDUSTRIAL ZONE

RECOMMENDATION

That Option 2 be accepted.

Add a new rule which includes pre-requisites for the development of the Francis Road Industrial Zone. This includes closure of Francis Road, the link road between Ōmokoroa Road and Francis Road being in accordance with the Francis Road Structure Plan Area Typical 25m Cross-section, and being serviced by sewerage, water and stormwater infrastructure.

That a further change be made to provide an alternative option prior to Francis Road being closed. This being the use of a legal mechanism to ensure that there is no access into the Industrial Zone from the existing Francis Road intersection with State Highway 2. This is consequential to the recommendation on industrial zoning.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
16	2	Penny Hicks
27	1	David & Diana Bagley
36	1	Susan Phinn
37	1	Sylvia Oemcke
45	1	Ian Yule
54	1	Christine Prout
62	1	Angela Yule
65	2	Russell Prout

TOPIC 22 – RULE 12.4.14 AND 12.4.14.1 – TE PUKE STRUCTURE PLAN

RECOMMENDATION

That Option 1 be accepted.

Retain Rules 12.4.14 and 12.4.14.1 as notified.

The following submission is therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	9	The North Twelve Limited Partnership

Rejected

Submission	Point Number	Name
25	27	Bay of Plenty Regional Council

TOPIC 23 – RULE 12.4.14 AND 12.4.14.1 – TE PUKE STRUCTURE PLAN

RECOMMENDATION

That Option 1 be accepted.

Retain Rules 12.4.14 and 12.4.14.1 as notified.

The following submission is therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	9	The North Twelve Limited Partnership

TOPIC 24 – RULE 12.4.14.2 – TE PUKE STRUCTURE PLAN – STREETSCAPE

RECOMMENDATION

That Option 2 be accepted.

Make a minor change to proposed Rule 12.4.14.2 to clarify that the requirement for canopy street trees only applies to new roads.

The following submission is therefore:

ACCEPTED

Submission	Point Number	Name
29	18	Kāinga Ora

TOPIC 25 – RULE 12.4.14.3 – TE PUKE STRUCTURE PLAN – PROVISION OF INFRASTRUCTURE IN GENERAL PROXIMITY OF THE LOCATIONS SHOWN ON THE STRUCTURE PLAN

RECOMMENDATION

That Option 1 be accepted.
No changes to proposed Rule 12.4.14.3.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	14	Fire and Emergency New Zealand

REJECTED

Submission	Point Number	Name
29	19	Kāinga Ora

SECTION 13 – RESIDENTIAL

RECOMMENDATION

That Section 13 – Residential be retained as notified.

SECTION 14 – MEDIUM DENSITY RESIDENTIAL

RECOMMENDATION

That Section 14 – Medium Density Residential be retained as notified, except for consequential changes resulting from the recommendation regarding labelling below.

SECTION 14A – OMOKOROA AND TE PUKE MEDIUM DENSITY RESIDENTIAL – PART 1 – LABELLING, EXPLANATORY STATEMENT, ISSUES, OBJECTIVES & POLICIES

TOPIC 1 – SECTION LABELLING AND APPLICABILITY

RECOMMENDATION

That Option 3 be accepted.
One Medium Density Residential Zone with two sub-sections retained as proposed but change titles to be clearer to read as: s14 Medium Density Residential; 14A Ōmokoroa and

Te Puke Medium Density Residential; 14B Waihi Beach and Katikati Medium Density Residential. Subsequential renumbering.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS 79	6	Waka Kotahi

ACCEPTED IN PART

Submission	Point Number	Name
29	1	Kāinga Ora – Homes and Communities
29	4	Kāinga Ora – Homes and Communities
FS73	3	KiwiRail

REJECTED

Submission	Point Number	Name
34	9	Retirement Villages Association
34	10	Retirement Villages Association

TOPIC 2 – EXPLANATORY STATEMENT

RECOMMENDATION

That Option 3 be accepted.

Amend explanatory statement wording in part.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	19	Classic Group
39	11	Urban Task Force for Tauranga
26	20	Classic Group
39	12	Urban Task Force for Tauranga
40	7	Vercoe Holdings
26	21	Classic Group
39	13	Urban Task Force for Tauranga
40	8	Vercoe Holdings
42	5	Brian Goldstone
29	1	Kāinga Ora
29	22	Kāinga Ora

ACCEPTED IN PART

Submission	Point Number	Name
34	11	Retirement Villages Association of New Zealand
FS 7	13	KiwiRail

TOPIC 3 – EXPLANATORY STATEMENT – AREA SPECIFIC OVERLAYS MAP

RECOMMENDATION

That Option 3 be accepted (in part).

The Ōmokoroa Medium Density Residential – Area Specific Overlays Map as notified be retained. This is except for the recommended change on the Ōmokoroa Zoning Maps (Topic 4) and consequential changes in response to other recommendation on zoning maps.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	13	North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
61	5	Paul and Maria van Veen
19	26	Pete Linde

TOPIC 4 – SIGNIFICANT ISSUES

RECOMMENDATION

That Option 2 be accepted:

Include specific 'Significant Issues' for the Ōmokoroa and Te Puke Medium Density Zone area.

That a further change is made to Significant issue 6 as recommended in Council's evidence regarding water quality and quantity effects and flood risk on the receiving environment.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	21	Classic Group
39	13	Urban Task Force for Tauranga
40	8	Vercoe Holdings
42	5	Brian Goldstone
29	4	Kāinga Ora

ACCEPTED IN PART

The submission from the Bay of Plenty Regional with regard to Significant issue 6 (it is unclear which specific submission point or points were made on this).

TOPIC 5 – RULE 14A.4.2.1 – OBJECTIVES

RECOMMENDATIONS

That Option 3 be accepted.

Amend proposed District Plan objectives as requested in part.

That a change to Objective 7 is made as recommended in Council’s evidence relating to management of flooding risk and effects of the receiving environment.

That a further objective is added on the diverse and changing residential needs of communities as recommended in Council’s right of reply.

That a further objective is added regarding a high level of land use and transport integration as recommended in Council’s right of reply.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	24	Kāinga Ora
41	3	Waka Kotahi
47	17	North Twelve Limited Partnership
FS 74	5	Ōmokoroa Country Club
FS 76	17	Retirement Villages Association of New Zealand
FS 77	17	Ryman Healthcare Ltd
47	19	North Twelve Limited Partnership
58	21	Jace Investments and Kiwi Green New Zealand Limited

ACCEPTED IN PART

Submission	Point Number	Name
34	14	Retirement Villages Association of New Zealand
47	16	North Twelve Limited Partnership
47	18	North Twelve Limited Partnership

ACCEPTED IN PART

The submission from the Bay of Plenty Regional with regard to Objective 7 (it is unclear which specific submission point or points were made on this).

REJECTED

Submission	Point Number	Name
29	23	Kāinga Ora
39	14	Urban Task Force for Tauranga
26	22	Classic Group
34	15	Retirement Villages Association of New Zealand
FS 76	16	Retirement Villages Association of New Zealand

FS 77	16	Ryman Healthcare Ltd
40	9	Vercoe Holdings Ltd
39	15	Urban Task Force for Tauranga
42	6	Brian Goldstone
FS 76	18-21	Retirement Villages Association of New Zealand
FS 77	18-21	Ryman Healthcare Ltd
26	23	Classic Group
34	16	Retirement Villages Association of New Zealand
29	25	Kāinga Ora
FS 71	6	KiwiRail

TOPIC 6 – RULE 14A.4.2.2 – POLICIES

RECOMMENDATION

That Option 3 be accepted.

Amend proposed District Plan policies as requested in part.

That a minor editorial change is made to Policy 15 as recommended in Council's right of reply.

That a further objective is added regarding development in sequence with the staged upgrade of the intersection of Ōmokoroa Road and State Highway 2 as recommended in Council's right of reply.

That a further objective is added regarding greater transport choice. greater transport choice and a reduction in per capita vehicle kilometres travelled.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	17	Fire and Emergency New Zealand
19	23	Pete Linde
19	24	Pete Linde
29	26	Kāinga Ora
47	26	The North Twelve Limited Partnership
FS 76	22	Retirement Villages Association of New Zealand Incorporated
FS 77	22	Ryman Healthcare Ltd
24	5	Ara Poutama Aotearoa the Department of Corrections
18	18	Fire and Emergency New Zealand
FS 67	17	Bay of Plenty Regional Council

FS 67	20	Bay of Plenty Regional Council
FS 74	6	Ōmokoroa Country Club
FS 67	18	Bay of Plenty Regional Council
FS 67	19	Bay of Plenty Regional Council
47	27	The North Twelve Limited Partnership
24	7	Ara Poutama Aotearoa the Department of Corrections
29	29	Kāinga Ora
47	30	The North Twelve Limited Partnership
25	42	Bay of Plenty Regional Council
FS 67	22	Bay of Plenty Regional Council
FS 67	23	Bay of Plenty Regional Council
FS 67	24	Bay of Plenty Regional Council
29	33	Kāinga Ora
58	24	Jace Investments and Kiwi Green New Zealand Limited
FS 76	13	Retirement Villages Association
FS 77	13	Ryman Healthcare
41	7	Waka Kotahi NZTA
41	3	Waka Kotahi NZTA

ACCEPTED IN PART

Submission	Point Number	Name
47	25	The North Twelve Limited Partnership
34	22	Retirement Villages Association of New Zealand Incorporated
26	24	Classic Group
39	16	Urban Task Force for Tauranga
47	28	The North Twelve Limited Partnership
FS 74	22	Ōmokoroa Country Club
56	5,6	Ōmokoroa Country Club
47	29	The North Twelve Limited Partnership
24	8	Ara Poutama Aotearoa Department of Corrections
FS 74	23	Ōmokoroa Country Club
FS 74	24	Ōmokoroa Country Club
47	29	The North Twelve Limited Partnership
39	17	Urban Task Force for Tauranga
29	30	Kāinga Ora
58	22	Jace Investments and Kiwi Green
58	23	Jace Investments and Kiwi Green New Zealand Limited
29	34	Kāinga Ora
FS 71	7	KiwiRail
FS 70	22	Kāinga Ora

FS 76	23-26	Retirement Villages Association of New Zealand Incorporated
FS 77	23-26	Ryman Healthcare
FS 74	7	Ōmokoroa Country Club

REJECTED

Submission	Point Number	Name
25	43	Bay of Plenty Regional Council
FS 67	21	Bay of Plenty Regional Council
29	27	Kāinga Ora
34	23	Retirement Villages Association
34	24	Retirement Villages Association
FS 74	21	Ōmokoroa Country Club
29	27	Kāinga Ora
34	25	Retirement Villages Association
34	26	Retirement Villages Association
74	13	Ōmokoroa Country Club
34	27	Retirement Villages Association
47	32	The North Twelve Limited Partnership
39	18	Urban Task Force for Tauranga
26	25	Classic Group
40	10	Vercoe Holdings Ltd
42	7	Brian Goldstone
FS 69	10	Jace Investments
47	33	The North Twelve Limited Partnership
29	31	Kāinga Ora
34	28	Retirement Villages Association
29	32	Kāinga Ora
34	29	Retirement Villages Association
39	19	Urban Task Force for Tauranga
42	8	Brian Goldstone
40	11	Vercoe Holdings
26	26	Classic Group
29	35	Kāinga Ora
18	19	Fire and Emergency New Zealand
34	22	Retirement Villages Association
34	30	Retirement Villages Association
56	7	Ōmokoroa Country Club
FS 74	20	Ōmokoroa Country Club

SECTION 14A – OMOKOROA AND TE PUKE MEDIUM DENSITY RESIDENTIAL – PART 2 – DEFINITIONS, ACTIVITY LISTS & ACTIVITY PERFORMANCE STANDARDS

TOPIC 1 – DEFINITIONS – INCORPORATING THE MDRS

RECOMMENDATION

That Option 1 be accepted.

As proposed – All definitions are contained within Section 3 – Definitions and an “except that” note is provided for each duplicated definition to explain that it has a different meaning in the Medium Density Residential Zones of Ōmokoroa and Te Puke.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
29	7	Kāinga Ora
FS 71	5	Kiwirail

TOPIC 2 – DEFINITIONS – QUALIFYING MATTER

RECOMMENDATION

That Option 1 be accepted.

Add the definition of qualifying matter as requested in the Western Bay of Plenty District Council’s submission, except as modified by the following recommendation.

That Option 4 also be accepted.

Add further wording to reflect the relief sought by KiwiRail in relation to setbacks and controls for noise and vibration.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS 71	1	Kiwirail
FS 79	4	Waka Kotahi

ACCEPTED IN PART

Submission	Point Number	Name
15	1	Western Bay of Plenty District Council

FS 78	9	The North Twelve Limited Partnership
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REJECTED

Submission	Point Number	Name
FS 67	45	Bay of Plenty Regional Council
FS 73	7	New Zealand Housing Foundation
FS 75	1	Powerco

TOPIC 3 – DEFINITIONS – RESIDENTIAL UNIT, RESIDENTIAL ACTIVITY, RETIREMENT VILLAGE, RETIREMENT VILLAGE DWELLING AND RETIREMENT VILLAGE INDEPENDENT APARTMENT

RECOMMENDATION

That Option 1 is accepted.

Retain the definitions of residential unit, residential activity, retirement village, retirement village dwelling and retirement village independent apartment.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
24	3, 4	Ara Poutama
56	2	Ōmokoroa Country Club

REJECTED

Submission	Point Number	Name
24	2	Ara Poutama
34	2, 3, 4, 5	Retirement Villages Association
FS 74	16, 17, 18	Ōmokoroa Country Club
FS 76	1	Retirement Villages Association
FS 77	1	Ryman Healthcare

TOPIC 4 – RULE 14A.3.1 – PERMITTED ACTIVITIES

RECOMMENDATION

That Option 3 is accepted.

Amend Rule 14A.3.1 (g) (maximum gross floor area for non-residential activities in the Ōmokoroa Mixed Use Residential Precinct) so it is clear that it applies “per activity”.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
24	9	Ara Poutama
24	10	Ara Poutama
29	38	Kāinga Ora

ACCEPTED IN PART

Submission	Point Number	Name
47	34	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
29	37	Kāinga Ora

TOPIC 5 – RULE 14A.3.2 – CONTROLLED ACTIVITIES

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.3.1(b) (controlled activities) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	35	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
29	39	Kāinga Ora

TOPIC 6 – RULE 14A.3.3 – RESTRICTED DISCRETIONARY ACTIVITIES

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.3.3 (restricted discretionary activities) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	36	The North Twelve Limited Partnership
FS 70	21	Kāinga Ora

REJECTED

Submission	Point Number	Name
26	27	Classic Group
34	31	Retirement Villages Association
34	32	Retirement Villages Association
39	2	Urban Task Force
40	12	Vercoe Holdings
FS 74	8, 25, 26, 30, 32	Ōmokoroa Country Club

TOPIC 7 – RULES 14A.3.4 AND 14A.3.5 – DISCRETIONARY & NON-COMPLYING ACTIVITIES

RECOMMENDATION

That Option 2 be accepted.

Clarify the intention of discretionary subdivision under Rule 14A.3.4(i) and delete the non-complying activity status for subdivision under Rule 14A.3.5(a).

That Option 3 also be accepted.

Amend Rule 14A.3.4 to make emergency services activities a discretionary activity and add associated definition as recommended in Council's evidence.

That Option 4 (request for a non-complying activity status) be accepted in part by instead amending Rule 14A.3.3 to provide a restricted discretionary activity status for subdivision and development in the Ōmokoroa Stage 3 Structure Plan to manage traffic effects on the State Highway 2 intersection.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
18	20	Fire and Emergency New Zealand
47	37, 38, 39	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
41	3	Waka Kotahi
FS 69	5	Jace Investments
FS 70	25	Kāinga Ora
FS 74	33	Ōmokoroa Country Club

TOPIC 8 – RULE 14A.4.1 – DENSITY STANDARDS – GENERAL

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.1 as proposed (except where recommended in other topics).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
56	8	Ōmokoroa Country Club
29	21	Kāinga Ora
FS71	8	KiwiRail

ACCEPTED IN PART

Submission	Point Number	Name
8	2	Armadale Properties Ltd
56	5	Ōmokoroa Country Club
FS 76	12	Retirement Villages Association
FS 77	12	Ryman Healthcare

REJECTED

Submission	Point Number	Name
29	36	Kāinga Ora
76	14	Retirement Villages Association
77	14	Ryman Healthcare

TOPIC 9 – RULE 14A.4.1 (A) – DENSITY STANDARDS – NUMBER OF RESIDENTIAL UNITS

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.1(a) (number of residential units per site) as notified subject to a note clarifying that this rule applies to papakainga.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
34	33	Retirement Villages Association
47	40	The North Twelve Limited Partnership

ACCEPTED

The submission from Kainga Ora with regard to the note about papakainga (it is unclear which specific submission point or points were made on this).

REJECTED

Submission	Point Number	Name
2	1	Lesley Blincoe
17	1	John Wade
53	1	Liz Gore

TOPIC 10 – RULE 14A.4.1(B) – DENSITY STANDARDS – BUILDING AND STRUCTURE HEIGHT

RECOMMENDATION

That Rule 14A.4.1(b) (building and structure height) be amended to allow a height limit of 22m and a maximum of six stories in Ōmokoroa 3C and the Omokoroa Mixed Use Residential Precinct as recommended in Council's evidence and right of reply.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
34	34	Retirement Villages Association
47	41	The North Twelve Limited Partnership
FS 69	11, 12, 13	Jace Investments

ACCEPTED IN PART

The submission from Kainga Ora with regard to increasing the height limit (it is unclear which specific submission point or points were made on this).

REJECTED

Submission	Point Number	Name
2	2	Lesley Blincoe
4	3	Robert Hicks
16	6	Penny Hicks
61	2, 3	Paul and Maria van Veen

TOPIC 11 – RULE 14A.4.1(C) – DENSITY STANDARDS – HEIGHT IN RELATION TO BOUNDARY

RECOMMENDATION

That Option 1 be accepted

Retain Rule 14A.4.1(c) (height in relation to boundary) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	42	The North Twelve Limited Partnership
FS 69	13	Jace investments

ACCEPTED IN PART

Submission	Point Number	Name
34	35	Retirement Villages Association

REJECTED

Submission	Point Number	Name
14	3	Peter Musk
32	8	New Zealand Housing Foundation

TOPIC 12 – RULE 14A.4.1(D) – DENSITY STANDARDS – SETBACKS

RECOMMENDATION

That Option 3 be accepted.

Amend Rule 14A.4.1(d)(ii)(e) so that written approval does not apply to front yards, subject to a further editorial change as recommended in Council's evidence.

That Option 6 be accepted.

Amend the definition of front boundary to exclude access lots and privateways as being considered part of the road boundary (and delete associated diagram). This is subject to further editorial changes made as recommended in Council's right of reply including consequential changes to the related definition of front yard.

That Rule 14A.4.1(d)(ii)(b) be amended to reduce the railway setback from 10m to 5m and remove wording which limits the setback to sites created through subdivision consent approved after 1 January 2010 as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
15	11	Western Bay of Plenty District Council
26	2	Classic Group
FS 74	2	Ōmokoroa Country Club
FS 76	27	Retirement Villages Association
FS 77	27	Ryman Healthcare
FS 78	3	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
30	1	Kiwirail
30	2	Kiwirail
FS 71	11	Kiwirail
34	36	Retirement Villages Association
47	43	The North Twelve Limited Partnership
FS 70	12	Kāinga Ora
FS 70	13	Kāinga Ora
FS 73	2	New Zealand Housing Foundation

REJECTED

Submission	Point Number	Name
18	21	Fire and Emergency New Zealand
29	40	Kāinga Ora
32	9	New Zealand Housing Foundation
FS 70	18	Kāinga Ora
FS 74	3	Ōmokoroa Country Club

TOPIC 13 – RULE 14A.4.1(E) – DENSITY STANDARDS – BUILDING COVERAGE

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 14A.4.1(e) to increase building coverage (to 60%) in Ōmokoroa 3C.

That Option 3 be accepted (in part).

Update the diagram to say, “residential unit/s”. The same amendments are also to be made to the same diagram in other parts of Section 14A.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
34	37	Retirement Villages Association
47	44	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
29	41	Kāinga Ora
FS 70	17	Kāinga Ora
FS78	1	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
32	4	New Zealand Housing Foundation

TOPIC 14 – RULE 14A.4.1(F) – DENSITY STANDARDS – OUTDOOR LIVING SPACE

RECOMMENDATION

That Option 3 be accepted (in part).

Amend Rule 14A.4.1(f) to allow communal outdoor living spaces in retirement villages to count towards meeting the standard.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS 76	28	Retirement Villages Association
FS 77	28	Ryman Healthcare

ACCEPTED IN PART

Submission	Point Number	Name
34	38	Retirement Villages Association
47	45	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
18	22	Fire and Emergency New Zealand

TOPIC 15 – RULE 14A.4.1(G) – DENSITY STANDARDS – OUTLOOK SPACE (PER UNIT)

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.2(g) (outlook space) as notified.

The following submissions are therefore

ACCEPTED

Submission	Point Number	Name
47	46	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
34	39	Retirement Villages Association

TOPIC 16 – RULE 14A.4.1(H) – DENSITY STANDARDS – WINDOWS TO STREET

RECOMMENDATION

That Option 3 be accepted.

Retain Rule 14A.4.2(h) (windows to street) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	46	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
26	28	Classic Group
34	40	Retirement Villages Association

TOPIC 17 – RULE 14A.4.1(I) – DENSITY STANDARDS – LANDSCAPED AREA

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.1(i) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	48	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
34	41	Retirement Villages Association

TOPIC 18 – RULE 14A.4.2 – OTHER STANDARDS – GENERAL

RECOMMENDATION

That Option 1 be accepted.

Retain the other standards in Rule 14A.4.2 as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
34	42	Retirement Villages Association

TOPIC 19 – RULE 14A.4.2(A) – OTHER STANDARDS – RESIDENTIAL UNIT YIELD

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.2(a) (residential unit yield) as notified.

That Option 4 be accepted.

Amend the definition of “developable area” to remove the note saying that the Natural Open Space Zone is unsuitable for the construction of residential units.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
19	19	Pete Linde
32	10	New Zealand Housing Foundation
FS 69	15	Jace Investments
FS 69	16	Jace Investments

ACCEPTED IN PART

Submission	Point Number	Name
FS 74	14	Ōmokoroa Country Club

REJECTED

Submission	Point Number	Name
29	42	Kāinga Ora
47	49	The North Twelve Limited Partnership
61	1	Paul and Maria Van Veen
FS 73	1	New Zealand Housing Foundation

TOPIC 20 – RULE 14A.4.2(B) – OTHER STANDARDS – RESIDENTIAL UNIT TYPOLOGY

RECOMMENDATION

That Option 2 be accepted.

Delete Rule 14A.4.2(b) (residential unit typology).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	29	Classic Group
29	43	Kāinga Ora
39	21	Urban Task Force
40	13	Vercoe Holdings
42	9	Brian Goldstone
47	50	The North Twelve Limited Partnership
FS 69	17, 18	Jace Investments

REJECTED

Submission	Point Number	Name
32	11	New Zealand Housing Foundation
FS 74	34	Ōmokoroa Country Club

TOPIC 21 – RULE 14A.4.2(D) – OTHER STANDARDS – IMPERVIOUS SURFACES

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 14A.4.2(d) to remove the definition of net site area being used.

That Option 5 be accepted in part.

Amend the definition of impervious surfaces to remove “soil layers engineered to be impervious such as compacted clay” as recommended in Council’s evidence.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	45	Bay of Plenty Regional Council
FS 67	1, 25, 26, 27, 28, 29	Bay of Plenty Regional Council

ACCEPTED IN PART

Submission	Point Number	Name
26	3	Classic Group
39	3	Urban Taskforce for Tauranga
40	3	Vercoe Holdings Limited
FS 78	4	The North Twelve Limited Partnership
FS 78	5	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
19	15	Pete Linde
19	16	Pete Linde

25	31	Bay of Plenty Regional Council
26	4, 30	Classic Group
39	22	Urban Task Force
40	4	Vercoe Holdings
42	10	Brian Goldstone
47	51	The North Twelve Limited Partnership
FS 78	6	The North Twelve Limited Partnership
FS 78	7, 8	The North Twelve Limited Partnership

TOPIC 22 – RULE 14A.4.2(E) – OTHER STANDARDS – VEHICLE CROSSING AND ACCESS

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 14A.4.2(e) to allow vehicle crossings to cover 50% of the front boundary.

That a minor amendment be made to confirm that a vehicle crossing shall not exceed either the 5.4m width or 50% of the front boundary as recommended in Council's evidence.

That the associated diagram be amended as a result of the recommendations above. The same amendments are also to be made to the same diagram in other parts of Section 14A.

That a note be added to exempt retirement villages from meeting this standard as recommended in Council's right of reply.

The following submissions are therefore

ACCEPTED

Submission	Point Number	Name
26	31	Classic Group
FS 76	29	Retirement Villages Association
FS 77	29	Ryman Healthcare

ACCEPTED

Submission	Point Number	Name
34	42	Retirement Villages Association

REJECTED

Submission	Point Number	Name
18	23	Fire and Emergency New Zealand
29	44	Kāinga Ora

TOPIC 23 – RULE 14A.4.2(F) – OTHER STANDARDS – STREETSCAPE

RECOMMENDATION

That Option 3 be accepted.

Amend Rule 14A.4.2(f) to clarify that garage and other building width is to be measured at the façade of the dwelling.

That rest homes be exempted from being “other buildings” as recommended in Council’s right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
26	32	Classic Group
29	45	Kāinga Ora
34	42	Retirement Villages Association
47	52	The North Twelve Limited Partnership

TOPIC 24 – RULE 14A.4.2(G) – OTHER STANDARDS – EARTHWORKS

RECOMMENDATION

That Option 3 be accepted.

Delete Rule 14A.4.2(g) for earthworks. This requires a consequential change in Rule 12.4.1 – Site Suitability (controlled earthworks) to remove a cross reference back to Section 14A.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
8	3	Armadale Properties Limited
26	33	Classic Group
39	23	Urban Task Force
40	15	Vercoe Holdings
42	11	Brian Goldstone
58	25	Jace Investments and Kiwi Green New Zealand
FS 68	3, 4, 5, 6	Classic Group
FS 69	19	Jace Investments and Kiwi Green New Zealand

ACCEPTED IN PART

Submission	Point Number	Name
29	46	Kāinga Ora
47	53	The North Twelve Limited Partnership

TOPIC 25 – RULE 14A.4.2(H) – OTHER STANDARDS – HEIGHT OF FENCES, WALLS AND RETAINING WALLS

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.2 (h) (heights for fences, walls and retaining walls) as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	54	The North Twelve Limited Partnership

TOPIC 26 – RULE 14A.4.2(J) – OTHER STANDARDS – ACCOMMODATION FACILITIES

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.4.2(j) (accommodation facilities) as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
29	47	Kāinga Ora
FS 69	20	Jace Investments

TOPIC 27 – RULE 14A.4.2 (K) – OTHER STANDARDS – HOME ENTERPRISES

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 14A.4.2(k) to allow home enterprises to occur in more than one unit of a multi-unit and/or apartment building.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
29	48	Kāinga Ora

TOPIC 28 – RULES 14A.4.2(L)-(Y) – OTHER STANDARDS – REFERENCES TO OTHER SECTIONS

RECOMMENDATION

That Option 2 be accepted.

Retain cross references to other sections of the District Plan as notified and add a new reference to Section 12 – Subdivision and Development.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
15	12	Western Bay of Plenty District Council
18	24, 25	Fire and Emergency New Zealand
22	1	Heritage New Zealand Pouhere Taonga

TOPIC 29 – REQUEST FOR NEW RULE – OTHER STANDARDS – OVERHEAD ELECTRICITY LINES

RECOMMENDATION

That Option 3 be accepted.

Add non-statutory maps of overhead electricity lines to the District Plan and advice notes (in Sections 10 and 14A) informing readers of the New Zealand Electrical Code of Practice for Electrical Safe Distances.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
33	1	Powerco
FS 70	91	Kāinga Ora

TOPIC 30 – RULE 14A.4.3 – SUBDIVISION STANDARDS

RECOMMENDATION

That Option 3 be accepted.

Amend Rules 14A.4.3(b)-(c) to reduce the shape factor from 10 x 15m to 8m x 15m.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	49, 51	Kāinga Ora
47	55, 56	The North Twelve Limited Partnership
FS 68	7	Classic Group
FS 69	21	Jace Investments

ACCEPTED IN PART

Submission	Point Number	Name
FS 69	22	Jace Investments

REJECTED

Submission	Point Number	Name
29	50	Kāinga Ora
29	52	Kāinga Ora
47	57	The North Twelve Limited Partnership

TOPIC 31 – RULE 14A.5 – NOTIFICATION

RECOMMENDATION

That Option 1 be accepted.

Retain Rule 14A.5 (notification requirements as notified).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	58	The North Twelve Limited Partnership
FS 71	10	Kiwirail

REJECTED

Submission	Point Number	Name
26	34	Classic Group
26	35	Classic Group
29	53	Kāinga Ora
29	54	Kāinga Ora
32	12	New Zealand Housing Foundation
34	43	Retirement Villages Association
39	24	Urban Task Force
39	25	Urban Task Force
56	9	Ōmokoroa Country Club
58	27	Jace Investments and Kiwi Green New Zealand
FS 74	27	Ōmokoroa Country Club
FS 76	30	Retirement Villages Association
FS 77	30	Ryman Healthcare

SECTION 14A – OMOKOROA AND TE PUKE MEDIUM DENSITY RESIDENTIAL – PART 3 – MATTERS OF CONTROL AND MATTERS OF DISCRETION

TOPIC 1 – MATTERS OF CONTROL 14A.6.1 – SUBDIVISION FOR THE PURPOSE OF THE CONSTRUCTION AND USE OF RESIDENTIAL UNITS

RECOMMENDATION

That Option 2 be accepted.

Retain proposed matters of control as notified except amend 14A.6.1.h (remove reference to amenity along footpaths) and 14.A.6.1.i (add “as much as practicable” with respect to lot designs being orientated towards the sun) and delete 14A.6.1.f (relating to extension of services to other properties).

That additional matters of control be included for earthworks relating to design and layout being sensitive to natural landform and topography, minimising the need for retaining walls, whether earthworks and retaining walls will cause a loss of privacy, cultural values associated with the existing natural landform, and the extent to which any resource consent/s have already addressed such matters.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	37	Classic Group
39	27	Urban Taskforce for Tauranga

ACCEPTED IN PART

Submission	Point Number	Name
26	36	Classic Group
26	38	Classic Group
39	26	Urban Taskforce for Tauranga
39	28	Urban Taskforce for Tauranga
40	16	Vercoe Holdings
42	12	Brian Goldstone
47	59	North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
18	26	Fire and Emergency New Zealand

TOPIC 2 – MATTERS OF DISCRETION 14A.7.1 – GENERAL, OBJECTIVES AND POLICIES, ACTIVITY PERFORMANCE STANDARDS, RELEVANT STRUCTURE PLAN AND URBAN DESIGN

RECOMMENDATION

That a revised Option 3 be accepted.

Amend 14A.7.1 in part in alignment with the Joint Witness Statement dated 1 August 2023 as applicable.

That a new matter of discretion (for four or more units on a site) be added under the heading “Other” and reading “Positive effects of the proposed activity” as recommended in Council’s right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
14	1	Peter Musk
18	27 & 30	Fire and Emergency New Zealand
29	55	Kāinga Ora
47	60	The North Twelve Limited Partnership
FS 69	29	Jace Investments
FS 74	15	Ōmokoroa Country Club
FS 74	9, 31, 35	Ōmokoroa Country Club
FS 76	31, 32, 35, 36, 46	Retirement Villages Association
FS 77	31, 32, 35, 36, 46	Ryman Healthcare

REJECTED

Submission	Point Number	Name
26	39	Classic Group
34	44	Retirement Villages Association
39	29	Urban Taskforce for Tauranga
40	17	Vercoe Holdings
42	13	Brian Goldstone
56	10	Ōmokoroa Country Club
FS 69	23	Jace Investments
FS 74	28	Ōmokoroa Country Club
FS 76	34	Retirement Villages Association
FS 76	37	Retirement Villages Association
FS 77	34	Ryman Healthcare
FS 77	37	Ryman Healthcare

TOPIC 3 – RULE 14A.7.2 – NON-COMPLIANCE WITH BUILDING AND STRUCTURE HEIGHT

RECOMMENDATION

That Option 1 be accepted.

Retain non-compliance with building / structure height matters of discretion as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	61	The North Twelve Limited Partnership
FS 76	38	Retirement Villages Association
FS 77	38	Ryman Healthcare

REJECTED

Submission	Point Number	Name
29	56	Kāinga Ora

TOPIC 4 – RULE 14A.7.3 – NON-COMPLIANCE WITH HEIGHT IN RELATION TO BOUNDARY

RECOMMENDATION

That Option 2 (as amended) be accepted.

Retain non-compliance with height in relation to boundary matters of discretion as notified but include an additional matter for “Any unusual site characteristics that may justify a height to boundary infringement”.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	62	The North Twelve Limited Partnership
FS 76	38	Retirement Villages Association
FS 77	38	Ryman Healthcare

ACCEPTED IN PART

Submission	Point Number	Name
32	13	New Zealand Housing Foundation
FS 76	39	Retirement Villages Association
FS 77	39	Ryman Healthcare

REJECTED

Submission	Point Number	Name
29	56	Kāinga Ora

TOPIC 5 – RULE 14A.7.A – NON-COMPLIANCE WITH SETBACKS

RECOMMENDATION

That a combination of Options 2 and 3 be accepted.

Retain non-compliance with setbacks matters of discretion as notified, except delete one matter (residential unit design enabling a visual connection between the unit and the road) and replace with a new matter (whether non-compliance is internalised within the development and provides a more efficient use of land and improved amenity outcomes).

That a further matter of discretion is added in relation to non-compliance with setbacks from the rail corridor as recommend in Council's evidence.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
19	18	Pete Linde
30	3	KiwiRail
47	63	The North Twelve Limited Partnership

REJECTED

Submission	Point Number	Name
18	28	Fire and Emergency New Zealand
FS 70	14	Kāinga Ora
FS 73	3	New Zealand Housing Foundation
FS 76	41	Retirement Villages Association
FS 77	41	Ryman Healthcare

TOPIC 6 – RULE 14A.7.5 – NON-COMPLIANCE WITH BUILDING COVERAGE

RECOMMENDATION

That Option 2 (amended) be accepted.

Option 2 – Retain non-compliance with setbacks matters of discretion as notified but delete matters related to other performance standards and amendreference to “additional storey” to more clearly address the issue related to the performance standard.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	58	Kāinga Ora
47	65	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
29	58	Kāinga Ora
FS 76	42	Retirement Villages Association
FS 77	42	Ryman Healthcare

TOPIC 7 – RULE 14A.7.6 – NON-COMPLIANCE WITH OUTDOOR LIVING SPACE (PER UNIT)

RECOMMENDATION

That Option 1 be accepted (in part).

Retain proposed matters of discretion for non-compliance with outdoor living space (per unit) as notified except for the addition of a new matter of discretion relating to internalising the potential adverse effects of a development as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	66	The North Twelve Limited Partnership

ACCEPTED IN PART

The submission from the Retirement Villages Association with regard to internalising adverse effects (it is unclear which specific submission point or points were made on this).

TOPIC 8 – RULE 14A.7.7 – NON-COMPLIANCE WITH OUTLOOK SPACE (PER UNIT)

RECOMMENDATION

That Option 1 be accepted (in part).

Retain proposed matters of discretion for non-compliance with outlook living space (per unit) as notified except for the addition of a new matter of discretion relating to internalising the potential adverse effects of a development as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	67	The North Twelve Limited Partnership

ACCEPTED IN PART

The submission from the Retirement Villages Association with regard to internalising adverse effects (it is unclear which specific submission point or points were made on this).

TOPIC 9 – RULE 14A.7.8 – NON-COMPLIANCE WITH WINDOWS TO STREET

RECOMMENDATION

That Option 1 be accepted.

Retain proposed matters of discretion for non-compliance with windows to street as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	68	The North Twelve Limited Partnership

TOPIC 10 – RULE 14A.7.9 – NON-COMPLIANCE WITH LANDSCAPED AREA

RECOMMENDATION

That Option 2 be accepted (in part).

Retain non-compliance with setbacks matters of discretion as notified except delete 14A.7.9(e).

That a new matter of discretion is added relating to internalising the potential adverse effects of a development as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	58	Kāinga Ora
FS 76	43	Retirement Villages Association
FS 77	43	Ryman Healthcare

ACCEPTED IN PART

Submission	Point Number	Name
47	69	The North Twelve Limited Partnership

ACCEPTED IN PART

The submission from the Retirement Villages Association with regard to internalising adverse effects (it is unclear which specific submission point or points were made on this).

TOPIC 11 – RULE 14A.7.10 – NON-COMPLIANCE WITH RESIDENTIAL UNIT YIELD

RECOMMENDATION

That Option 2 be accepted.

Retain non-compliance with residential unit yield matters of discretion as notified but delete clauses 14A.7.10(e), (i), (j), (k), (l) and (m).

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
29	60	Kāinga Ora

ACCEPTED IN PART

Submission	Point Number	Name
47	70	The North Twelve Limited Partnership

TOPIC 12 – RULE 14A.7.11 – NON-COMPLIANCE WITH RESIDENTIAL UNIT TYPOLOGY

RECOMMENDATION

That Option 1 be accepted.

Delete whole sub-section and all proposed matters of discretion for non-compliance with Residential Unit Typology as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	40	Classic Group
39	30	Urban Taskforce for Tauranga
40	18	Vercoe Holdings

42	14	Brian Goldstone
47	71	The North Twelve Limited Partnership

ACCEPTED IN PART

Submission	Point Number	Name
29	61	Kāinga Ora

TOPIC 13 – RULE 14.A.7.12 – NON-COMPLIANCE WITH MINIMUM STOREY REQUIREMENT IN THE ŌMOKOROA MIXED USE RESIDENTIAL PRECINCT

RECOMMENDATION

That Option 2 be accepted.

Retain proposed matters of discretion for non-compliance with the minimum storey requirement in the OMURP as notified except delete 14A.7.12.b

The following submission is therefore:

ACCEPTED

Submission	Point Number	Name
29	62	Kāinga Ora

TOPIC 14 – RULE 14A.7.13 – NON-COMPLIANCE WITH IMPERVIOUS SURFACES

RECOMMENDATION

That Option 3 be accepted.

Retain proposed matters of discretion for non-compliance with Impervious Surfaces as notified except delete clauses 14A.7.13. b-e, & f and amend wording of (a) to read “whether a site can hold, treat, and drain stormwater to the required standard”.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
19	17	Pete Linde

ACCEPTED IN PART

Submission	Point Number	Name
26	41	Classic Group
39	31	Urban Taskforce for Tauranga
40	19	Vercoe Holdings
42	15	Brian Goldstone
47	72	The North Twelve Limited Partnership
FS 67	30	Bay of Plenty Regional Council
FS 67	31	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
25	44	Bay of Plenty Regional Council

TOPIC 15 – RULE 14A.7.14 – NON-COMPLIANCE WITH VEHICLE CROSSINGS AND ACCESS

RECOMMENDATION

That Option 1 be accepted (in part).

Retain proposed matters of discretion for non-compliance with vehicle crossing and access as notified. This is except for an amendment to (c) (any need for extra width for alternative housing typologies) to confirm that alternative housing typologies include multi-unit developments within one site as recommended in Council's right of reply.

The following submissions are therefore:

ACCEPTED IN PART

The submission from the Retirement Villages Association with regard to multi-unit developments (it is unclear which specific submission point or points were made on this).

REJECTED

Submission	Point Number	Name
18	29	Fire and Emergency New Zealand

TOPIC 16 – RULE 14A.7.15 – NON-COMPLIANCE WITH STREETSCAPE

RECOMMENDATION

That Option 1 be accepted.

Retain proposed matters of discretion for non-compliance with streetscape as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	73	The North Twelve Limited Partnership

TOPIC 17 – RULE 14A.7.16 – NON-COMPLIANCE WITH EARTHWORKS

RECOMMENDATION

That Option 1 be accepted.

Delete whole sub-section and all proposed matters of discretion for non-compliance with earthworks as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
26	42	Classic Group
39	22	Urban Taskforce for Tauranga
40	20	Vercoe Holdings
42	16	Brian Goldstone

ACCEPTED IN PART

Submission	Point Number	Name
29	63	Kāinga Ora
47	74	The North Twelve Limited Partnership
FS 76	44	Retirement Villages Association
FS 77	44	Ryman Healthcare

REJECTED

Submission	Point Number	Name
58	26	Jace Investments and Kiwi Green New Zealand

TOPIC 18 – RULE 14A.7.17 – NON-COMPLIANCE WITH HEIGHT OF FENCES, WALLS AND RETAINING WALLS

RECOMMENDATION

That Option 1 be accepted.

Delete proposed matters of discretion for non-compliance with streetscape as notified.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	75	The North Twelve Limited Partnership

TOPIC 19 – RULE 14.A.7.19 – DISCRETIONARY AND NON-COMPLYING ACTIVITIES – GENERAL

RECOMMENDATION

That Option 2 be accepted.

Retain proposed matters of assessment for discretionary and non-complying activities as notified except remove repetition and unnecessary references.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
26	43	Classic Group
39	33	Urban Taskforce for Tauranga

SECTION 15 – FUTURE URBAN

RECOMMENDATION

That Section 15 – Future Urban be retained as notified, except where changes are required as a consequential amendment to the recommendations to retain some of the Future Urban Zone in Omokoroa.

SECTION 16 – RURAL RESIDENTIAL

TOPIC 1 – RULE 16.4.2 (C) – SUBDIVISION – MINIMUM LOT SIZE

RECOMMENDATION

That Option 3 be accepted.

Retain minimum lot size of 2000m² as notified for the Ōmokoroa Stage 3 Structure Plan Area but include additional criteria for assessment of proposed lots of less than 2000m². This requires that Section 16 be amended to provide for, as a discretionary activity, the creation of lots between 1500m² and 2000m². Matters relate to effects on the visual landscape, significant ecological features and public amenity values, how additional lots are able to be adequately serviced, and how stormwater management is being achieved in accordance with the Ōmokoroa Peninsula Stormwater Management Plan.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
6	1	Tim Laing
50	1	Mike & Sandra Smith

TOPIC 2 – RULE 16.4.1 (D) – IMPERMEABLE SURFACE LIMITS

RECOMMENDATION

That Option 3 be accepted.

Fixed impermeable surface limit of 450m² for lots under 3000m².

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
4	9	Robert Hicks

TOPIC 3 – RULE 16.4.2(C)(I) – ON-SITE EFFLUENT TREATMENT

RECOMMENDATION

That Option 3 be accepted.

Retain current and proposed provision which requires that all land to be subdivided shall be served by a Council reticulated sewerage scheme but provide for exceptions where the management of wastewater is by an efficient onsite wastewater treatment system.

That a further change is made to replace the words “unless there is no connection available within 100m of an existing Council reticulated sewerage scheme” with “where a newly created lot is further than 100m of an existing Council reticulated sewerage scheme”.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
4	10	Robert Hicks

TOPIC 4 – OTHER PERFORMANCE STANDARDS – REVERSE SENSITIVITY

RECOMMENDATION

That Option 1 be accepted.

Retain existing provisions which do not manage reverse sensitivity effects on use of the State Highway.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
41	6	Waka Kotahi
FS 71	5	KiwiRail

SECTIONS 19 AND 20 – COMMERCIAL AND COMMERCIAL TRANSITION

TOPIC 1 – POLICIES (19.2.2 AND 20.2.2) OF COMMERCIAL AND COMMERCIAL TRANSITION ZONES

RECOMMENDATION

That Option 1 be accepted.

Status quo – no changes to the policies in 19.2.2 and 20.2.2.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
34	45	Retirement Villages Association
34	49	Retirement Villages Association

TOPIC 2 – RULES 19.3.1 AND 20.3.1 – PERMITTED ACTIVITIES IN THE COMMERCIAL AND COMMERCIAL TRANSITION ZONES

RECOMMENDATION

That Option 4 be accepted.

Amend Rule 19.3.1(j) (permitted accommodation facilities) in the Commercial Zone by deleting the words “provided that retirement villages are excluded from locating within the Commercial Zone at Ōmokoroa Structure Plan Area 3”.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
24	11	Ara Poutama
24	12	Ara Poutama
34	46	Retirement Villages Association
34	50	Retirement Villages Association

REJECTED

Submission	Point Number	Name
24	1	Ara Poutama

TOPIC 3 – RULES 19.3.3 AND 20.3.3 – RESTRICTED DISCRETIONARY ACTIVITIES AND MATTERS OF DISCRETION OF THE COMMERCIAL AND COMMERCIAL TRANSITION ZONES

RECOMMENDATION

That Option 1 be accepted.

Retain the restricted discretionary activity lists in Rules 19.3.3 and 20.3.3 and matters of discretion in 19.7 and 20.6 as notified.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
58	4	Jace Investments and Kiwi Green New Zealand

REJECTED

Submission	Point Number	Name
34	47	Retirement Villages Association
34	48	Retirement Villages Association
34	50	Retirement Villages Association
34	51	Retirement Villages Association
34	52	Retirement Villages Association

TOPIC 4 – RULE 19.4.1(A)(III) – ACTIVITY PERFORMANCE STANDARDS – BUILDING HEIGHT IN THE COMMERCIAL ZONE

RECOMMENDATION

That Option 3 be accepted.

Amend Rule 19.4.1(a)(iii) with alternative wording (to that requested by the submitter).

That further amendments are made as recommended in Council's evidence including in relation to screening.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
58	6	Jace Investments and Kiwi Green New Zealand

TOPIC 5 – RULE 19.5 – DEVELOPMENT OF COMMERCIAL AREA MASTER PLAN FOR THE ŌMOKORO A STAGE 3 COMMERCIAL ZONE

RECOMMENDATION

That Option 3 be accepted.

Amend Rule 19.5 (explanatory note) to change non-compliance from a non-complying to discretionary activity. Also amend Matter of Discretion 19.7.4 to include “The ability for the effects of additional stormwater to be mitigated and the capacity of the local stormwater reticulation system to cope with any increase in stormwater discharge”.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
58	3	Jace Investments and Kiwi Green New Zealand

REJECTED

Submission	Point Number	Name
58	2	Jace Investments and Kiwi Green New Zealand

TOPIC 6 – RULE 19.6.2(C) – SUBDIVISION IN THE COMMERCIAL ZONE

RECOMMENDATION

That Option 2 be accepted (with respect to discretionary activity status).

Amend Rule 19.6.2(c) (matters of control) to make subdivision in the commercial area of Ōmokoroa Stage 3 a discretionary activity for failing to comply with the Ōmokoroa Stage 3 Structure Plan.

The following submission is therefore:

ACCEPTED

Submission	Point Number	Name
58	5	Jace Investments and Kiwi Green New Zealand

TOPIC 7 – RULE 19.7.2(A) – MATTERS OF DISCRETION – ŌMOKORO A STAGE 3 STRUCTURE PLAN AREA (RELATING TO THE COMMERCIAL ZONE)

RECOMMENDATION

That Option 3 be accepted.

Delete Rule 19.7.2(a) as there are no longer any stormwater management reserves or private conservation areas in the Ōmokoroa Stage 3 Commercial Zone.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
FS 76	45	Retirement Villages Association of New Zealand Incorporated
FS 77	45	Ryman Healthcare Limited

REJECTED

Submission	Point Number	Name
25	21	Bay of Plenty Regional Council

SECTION 21 - INDUSTRIAL

TOPIC 1 – RULE 21.3.1 – PERMITTED ACTIVITIES

RECOMMENDATION

That Option 1 be accepted.

Status quo – No changes to existing list of permitted activities in Rule 21.3.1.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
24	13	Ara Poutama

REJECTED

Submission	Point Number	Name
24	1	Ara Poutama

TOPIC 2 – RULE 21.4.1 (B) – SETBACKS FROM WATERCOURSES / ECOLOGICAL AREAS IN THE FRANCIS ROAD PROPOSED INDUSTRIAL ZONE

RECOMMENDATION

That Option 3 be accepted.

Add a new requirement for buildings/structures in Industrial Zones to be set back 10m from the Natural Open Space Zone.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
37	1	Sylvia Oemcke
FS 67	36	Bay of Plenty Regional Council

TOPIC 3 – RULE 21.6.4(B) – MATTERS OF DISCRETION FOR RESTRICTED DISCRETIONARY ACTIVITIES IN STORMWATER MANAGEMENT RESERVES IN ŌMOKOROĀ STAGE 3

RECOMMENDATION

That Option 2 be accepted.

Amend Rule 21.6.4(b) to include a reference to “treatment”.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	22	Bay of Plenty Regional Council

SECTION 24 – NATURAL OPEN SPACE

TOPIC 1 – EXPLANATORY STATEMENT, SIGNIFICANT ISSUES, OBJECTIVES & POLICIES

RECOMMENDATION

That Option 3 be accepted.

Modify explanatory statement, significant issues and policies in part to better reflect the intent of the zone and functions of a District council.

That further amendments are made to Policy 3 as requested by the Bay of Plenty Regional Council to add references to avoiding adverse effects on freshwater and coastal ecology including streams and wetlands. This requested wording is shown in Council’s right of reply.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
19	20	Pete Linde
19	31	Pete Linde
19	32	Pete Linde
19	33	Pete Linde
25	46	Bay of Plenty Regional Council
FS 69	19	Jace Investments
FS 69	25	Jace Investments
FS 69	26	Jace Investments
FS 67	32	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
31	4	N and M Bruning
FS 79	2	Waka Kotahi

TOPIC 2 – PLAN PROVISIONS – ACTIVITY LISTS, MATTERS OF DISCRETION AND OTHER METHODS

RECOMMENDATION

That Option 3 – be accepted.

Amend some activity list provisions and matters of discretion to provide greater clarity and more practical provisions in regard to providing for existing uses, land disturbance and vegetation clearance, and District council functions. Also add additional other methods including joint management plans with affected landowners, the Bay of Plenty Regional Natural Resources Plan and The Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
4	11	Robert Hicks
19	34	Pete Linde
19	35	Pete Linde
19	36	Pete Linde
19	37	Pete Linde
25	47	Bay of Plenty Regional Council
25	48	Bay of Plenty Regional Council
58	8	Jace Investments and Kiwi Green New Zealand
59	1	Jace Orchards and Kiwi Green New Zealand
FS 69	19	Jace Investments
FS 69	27	Jace Investments

APPENDIX 7 – STRUCTURE PLANS

TOPIC 1 – TE PUKE ROADING

RECOMMENDATION

That Option 2 be accepted.

Retain the Te Puke Structure Plan but update the roading infrastructure project cost estimates to current values within the corresponding infrastructure schedule/s.

Te Puke Structure Plan – Roading & Walkway / Cycleway Infrastructure map

There are no changes for the Te Puke Structure Plan – Roading & Walkway / Cycleway Infrastructure map.

Te Puke Structure Plan – Infrastructure Schedules

Changes for Te Puke Infrastructure Schedules are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans.

- Update the costs within the Te Puke: Urban Roading Infrastructure Schedule to reflect current cost estimates.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	10	The North Twelve Limited Partnership

TOPIC 2 – ŌMOKOROĀ ROADING

RECOMMENDATION

That Option 2 be accepted.

Amend the Ōmokoroā Structure Plan and/or Infrastructure Schedules for roading in response to supported submissions, to update project cost estimates to current values, and/or to correct omissions for either the structure plan or infrastructure schedules for critical infrastructure.

Ōmokoroā Structure Plan – Roading & Walkway / Cycleway Infrastructure map

Changes for the Ōmokoroā Structure Plan – Roading & Walkway / Cycleway Infrastructure map are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans.

- Change the Francis Road corridor from 20m to 25m and include a corresponding cross-section within Appendix 7

- Delete the developer funded structure plan road as it applies to 75, 83, 85, 101, 105, 113, 121 and 133 Prole Road from Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map.
- Add new roads RC3-2.1 and RD3-2.2 to the Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map for the purpose of cycle and pedestrian connectivity.
- Add a new developer funded road to the Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map, which provides road access to and within 118A and 118B Prole Road.

Ōmokoroa Structure Plan – Infrastructure Schedule

Changes for Ōmokoroa Infrastructure Schedules are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the below Ōmokoroa Structure Plan schedules to reflect current cost estimates.
 - (a) Transportation (Stages 1, 2 and 3)
 - (b) Remaining Stages 2 and 3 Urbanisation Projects and
 - (c) Ōmokoroa: New Stage 3 Projects
- Add new roads RC3-2.1 and RD3-2.2 to the Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map for the purpose of cycle and pedestrian connectivity.
- Update the costs within the below Ōmokoroa Structure Plan schedules to reflect the 25m wide Francis Road transport corridor.
 - (a) Ōmokoroa: New Stage 3 Projects

That the structure plan map is further amended as recommended in Council’s evidence so that the location of the roundabout serving 60 Prole Road matches the current detailed engineering design, and make consequential changes to roading alignment.

Further amend the structure plan map for Ōmokoroa Three Waters in Appendix 7 as recommended in Council’s evidence to make consequential changes as a result of relocating the roundabout serving 60 Prole Road.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
4	7	Robert Hicks
4	8	Robert Hicks
11	1	Elles Pearse-Danker
50	2	Mike and Sandra Smith
56	11	Ōmokoroa Country Club
FS69	28	Jace Investments
58	1	Jace Investments and Kiwi Green New Zealand

ACCEPTED IN PART

Submission	Point Number	Name
19	25	Pete Linde

REJECTED

Submission	Point Number	Name
19	29	Pete Linde
58	10	Jace Investments and Kiwi Green New Zealand
58	12	Jace Investments and Kiwi Green New Zealand

TOPIC 3 – TE PUKE WALKWAYS/CYCLEWAYS

RECOMMENDATION

That Option 2 be accepted.

Retain the Te Puke Structure Plan for walkways/cycleways as proposed but update walkway/cycleway project cost estimates to current values within the corresponding infrastructure schedules.

Te Puke Structure Plan – Roading & Walkway / Cycleway Infrastructure map

There are no changes for the Te Puke Structure Plan – Roading & Walkway / Cycleway Infrastructure map

Te Puke Structure Plan – Infrastructure Schedules

Changes for Te Puke Infrastructure Schedules are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Te Puke: Urban Roading Infrastructure Schedule to reflect current cost estimates.

There are no submissions to accept or reject:

TOPIC 4 – ŌMOKOROA WALKWAYS/CYCLEWAYS

RECOMMENDATION

That Option 2 be accepted.

Amend the Ōmokoroa Structure Plan and/or Infrastructure Schedules for walkways/cycleways in response to supported submissions, to update project cost estimates to current values, and/or to correct omissions for either the structure plan or infrastructure schedules for critical infrastructure.

Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map

Changes for the Ōmokoroa Structure Plan – Roading & Walkway / Cycleway Infrastructure map are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans:

- Adjust the alignment of the walkway/cycleway as it relates to 476E Ōmokoroa Road.
- Further adjust the alignment of the walkway/cycleway as it relates to 476E Ōmokoroa Road as recommended in Council’s right of reply.

Ōmokoroa Structure Plan – Infrastructure Schedule

Changes for Ōmokoroa Infrastructure Schedules are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the following Ōmokoroa Structure Plan – Ōmokoroa Structure Plan schedules to reflect current estimates and allow for the cost of walkways/cycleways within Stage 3 of the structure plan.
 - (a) Transportation (Stages 1, 2 and 3)
 - (b) Ōmokoroa Stages Two and Three: Pedestrian and Cycleway Projects

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
50	5	Mike and Sandra Smith

ACCEPTED IN PART

Submission	Point Number	Name
19	9	Pete Linde

REJECTED

Submission	Point Number	Name
50	6	Mike and Sandra Smith

TOPIC 5 – TE PUKE STORMWATER

RECOMMENDATION

That Option 2 be accepted.

Retain the Te Puke Structure Plan as proposed but update the stormwater infrastructure project cost estimates to current values within the corresponding infrastructure schedule/s and reinstate funding for pond 8 for the purpose of additional stormwater management in Te Puke Area 3, if it is assessed additional management is required for this urban catchment.

Te Puke Structure Plan – Three Waters Infrastructure Map

There are no Changes for the Te Puke Structure Plan – Three Waters Infrastructure Map.

Te Puke Structure Plan – Infrastructure Schedules

Changes for Te Puke Infrastructure Schedule (table entitled Te Puke: New Stormwater Area) are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Te Puke: New Stormwater Area Infrastructure Schedule to reflect today's estimates.
- Reinstate SW Pond 8 funding within the Te Puke: New Stormwater Area Infrastructure Schedule with a note advising that funding may be allocated to an extension of pond 9 if this has wider structure plan benefit **(subject to change if further information received on the need for pond 9 extension)**.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	12	The North Twelve Limited Partnership

TOPIC 6 – ŌMOKOROA STORMWATER

RECOMMENDATION

That Option 2 be accepted.

Amend the Ōmokoroa Plan and/or Infrastructure Schedules for stormwater in response to supported submissions, to update project cost estimates to current values, and/or to correct omissions for either the structure plan or infrastructure schedules for critical infrastructure.

Ōmokoroa Structure Plan – Three Waters Infrastructure Map

Changes for Ōmokoroa are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans:

- Alter the location and annotation shape of engineered stormwater wetlands N1, N1a, W1, W2a and W2b so that they avoid natural freshwater features, dwellings and future infrastructure whilst ensuring they are in a functional position.
- In addition, alter the location of engineered stormwater wetland E1 (renamed E1a) for the same reasons, but also include an alternative option (annotated E1b), as this reflects alternative outcomes associated with the State Highway interchange.
- Replace the term “pond” with “wetland” on the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.
- Delete stormwater reticulation FP-N1a from the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.
- Update the shape of the stormwater pond layer shown over 75 Kaylene Place (Lot 2 DP557551) to align with the boundary of 77 Kaylene Place (Lot 1 DP557551).

Ōmokoroa Structure Plan – Infrastructure Schedule

Changes for Ōmokoroa Infrastructure Schedule (table entitled Ōmokoroa: Stormwater) are described as follows with the updated infrastructure schedule showing in Appendix 7 – Structure Plans.:

- Add new infrastructure schedule Ōmokoroa Stormwater: Stage 2 and Stage 3 New Ponds/Wetlands
- Update the costs within the Ōmokoroa: Stormwater Infrastructure Schedule to reflect today's cost estimate.
- Delete stormwater reticulation FP-N1a from the Ōmokoroa: Stormwater Infrastructure Schedule.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
4	2	Robert Hicks
15	13	Western Bay of Plenty District Council
25	7	Bay of Plenty Regional Council
25	25	Bay of Plenty Regional Council
32	2	New Zealand Housing Foundation
56	4	Ōmokoroa Country Club
FS 67	34	Bay of Plenty Regional Council
FS 69	4	Jace Investments

ACCEPTED IN PART

Submission	Point Number	Name
19	25	Pete Linde
19	29	Pete Linde
19	12	Pete Linde
25	1	Bay of Plenty Regional Council
25	3	Bay of Plenty Regional Council
25	5	Bay of Plenty Regional Council
25	10	Bay of Plenty Regional Council
FS 67	35	Bay of Plenty Regional Council

REJECTED

Submission	Point Number	Name
25	23	Bay of Plenty Regional Council

REJECT IN PART

Submission	Point Number	Name
FS 67	35	Bay of Plenty Regional Council

TOPIC 7 – TE PUKE WASTEWATER

RECOMMENDATION

That Option 2 be accepted.

Amend the Te Puke Structure Plan and/or Infrastructure Schedules for wastewater to update project cost estimates to current values, and/or to correct omissions for either the structure plan or infrastructure schedules for critical infrastructure.

Te Puke Structure Plan – Three Waters Infrastructure Map

Changes for the Te Puke Structure Plan – Three Waters Infrastructure Map are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans:

- Add WWIB to the Te Puke Structure Plan – Three Waters Infrastructure Map.
- That projects WWINT-1 and WWINT-2 are deleted from the structure plan as recommended in Council’s evidence.

Te Puke Structure Plan – Infrastructure Schedules

Changes for Te Puke Infrastructure Schedule (table entitled Te Puke: New Wastewater Supply) are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Te Puke: New Wastewater Supply Infrastructure Schedule to reflect today’s estimates.
- Add WWIB to the Te Puke: New Wastewater Supply Infrastructure Schedule
- That projects WWINT-1 and WWINT-2 are deleted from the infrastructure schedule.

The following submissions are therefore:

ACCEPTED IN PART

Submission	Point Number	Name
47	10	The North Twelve Limited Partnership

TOPIC 8 – ŌMOKOROĀ WASTEWATER

RECOMMENDATION

That Option 2 be accepted.

Amend the Ōmokoroā Structure Plan and/or Infrastructure Schedules for wastewater in response to supported submissions, to update project cost estimates to current values, and/or to correct omissions for either the structure plan or infrastructure schedules for critical infrastructure.

Ōmokoroā Structure Plan – Three Waters Infrastructure Map

Changes for the Ōmokoroā Structure Plan – Three Waters Infrastructure are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans:

- Add WW-Dev and WW-PS to the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.
- Add WW8 label to the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.

Ōmokoroa Structure Plan – Infrastructure Schedule

Changes for Ōmokoroa Infrastructure Schedule (table entitled Ōmokoroa: Wastewater) are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Ōmokoroa: Wastewater Infrastructure Schedule to reflect today's cost estimate.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
19	30	Pete Linde
26	18	Classic Group

ACCEPTED IN PART

Submission	Point Number	Name
58	9	Jace Investments and Kiwi Green New Zealand

REJECTED

Submission	Point Number	Name
19	6	Pete Linde

TOPIC 9 – TE PUKE WATER SUPPLY

RECOMMENDATION

That Option 2 be accepted.

Retain the Te Puke Structure Plan but update the water infrastructure project cost estimates to current values within the corresponding infrastructure schedule/s.

Te Puke Structure Plan – Three Waters Infrastructure Map

There are no Changes for the Te Puke Structure Plan – Three Waters Infrastructure Map.

Te Puke Structure Plan – Infrastructure Schedules

Changes for Te Puke Infrastructure Schedule (table entitled Te Puke: New Wastewater Supply) are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Te Puke: New Water Supply Infrastructure Schedule to reflect today's estimates.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
47	10	The North Twelve Limited Partnership

TOPIC 10 – ŌMOKOROA WATER SUPPLY

RECOMMENDATION

That Option 2 be accepted.

Retain the Ōmokoroa Structure Plan for water as proposed but update infrastructure project cost estimates to current values within the infrastructure schedules.

Ōmokoroa Structure Plan – Three Waters Infrastructure Map

There are no changes for the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.

Ōmokoroa Structure Plan – Infrastructure Schedule

Changes for Ōmokoroa Infrastructure Schedule (table entitled Ōmokoroa: Water) are described as follows with the updated infrastructure schedule shown in Appendix 7 – Structure Plans:

- Update the costs within the Ōmokoroa: Water Infrastructure Schedule to reflect today's cost estimate.

There are no submissions to accept or reject.

TOPIC 11 – OTHER MATTERS

RECOMMENDATION

That Option 2 be accepted.

Retain the Te Puke Structure Plan and Infrastructure Schedules, retain the Ōmokoroa Infrastructure Schedules, but amend the Ōmokoroa Structure Plan (Concept Plan) in response to supported submissions.

Ōmokoroa Structure Plan – Concept Plan

Changes for the Ōmokoroa Structure Plan – Concept Plan are described as follows with the updated structure plan shown in Appendix 7 – Structure Plans:

- Delete the layer entitled “Waka Kotahi NZ Transport Agency possible interchange alignment and buffer layer” from the Ōmokoroa Structure Plan – Concept Plan.
- Other consequential amendments due to other recommendations.

Ōmokoroa Structure Plan – Three Waters Infrastructure Map

There are no changes for the Ōmokoroa Structure Plan – Three Waters Infrastructure Map.

Ōmokoroa Structure Plan – Infrastructure Schedule

There are no changes for the Ōmokoroa Structure Plan – Infrastructure Schedule.

Te Puke Structure Plan – Three Waters Infrastructure Map

There are no Changes for the Te Puke Structure Plan – Three Waters Infrastructure Map.

Te Puke Structure Plan – Infrastructure Schedules

There are no changes for the Te Puke Structure Plan – Infrastructure Schedule.

The following submissions are therefore:

ACCEPTED

Submission	Point Number	Name
25	26	Bay of Plenty Regional Council
25	28	Bay of Plenty Regional Council
59	1	Jace Orchards and Kiwi Green New Zealand
59	4	Jace Orchards and Kiwi Green New Zealand

REJECTED

Submission	Point Number	Name
19	11	Pete Linde
19	27	Pete Linde
41	4	Waka Kotahi
50	4	Mike and Sandra Smith
67	33	Bay of Plenty Regional Council
FS79	5	Waka Kotahi