

Plan Change 93 (Te Puna Springs) Application to WBOPDC

Statement of Evidence

by Josephine Gravit

on Behalf of Te Puna Memorial Hall Committee

I have been a member of Te Puna Memorial Hall Committee (TPMHC) since 2012 and I believe that I am familiar with matters brought to the Committee's attention at meetings since that time. However I note a letter of 28th June 2018 tabled by Annaiese Michel that I have not previously seen. This gave TPMHC support for an early (but later much changed) Plan Change proposal that was only explained in principle by the Council representatives at that time. This letter has not since been brought to the Committee's notice until this last week and everyone's circumstances, the key personnel and the actual proposal, have changed in that four year period.

Prior to that I was a WBoPDC Councillor for the Kaimai Ward for nine years and a certificated Commissioner for RMA purposes. Our TPMH Committee over the years has acted responsibly within our powers to represent the interests of the Te Puna community. It responded as best it could when it had few opportunities for input during the site acquisition and building project which were controlled by contractors for WBOPDC and Waka Kotahi respectively.

I have been an active leader within both the 2007 and 2017 Te Puna Plan community engagement processes, a support person to the Pirirakau Hapu Management Plan 2017 process, and I have contributed to any other local consultation processes of which I have been aware or to which I have been invited.

I am speaking as an advocate for the best possible future operating environment for our community hall and its village neighbourhood, and in support of the values and objectives that have been identified by local people. These are stated in the Te Puna Plan which gives guidance to relevant local government policy development.

This application has suffered from a lack of clarity on how it may fit into the specific future spatial planning and integrated policies from WBOPDC for our side of Tauranga city, particularly when SmartGrowth policies provide a general framework for future directions over the next thirty years. The impact of the coming Takitimu Northern Link and the future disposal of adjacent excess land has not been assessed. This strategic overview could have been better addressed in the Economic Report when considering the location and demand for additional

commercial zoning.

TPMHC does not oppose the application for rezoning of the PC93 area for commercial purposes as stated in the District Plan 17.2 Objectives and Policies. Our ongoing participation in this PC93 process is to ensure that our practical "layman's" local concerns are given weight along with the many and changing papers presented by technical advisers over the last few years.

This has been very time consuming and challenging as Committee members were not party to earlier consultation processes after the site was confirmed in the 2017-18 period. It appears that any discussions affecting the Hall site were negotiated by Waka Kotahi and WBOPDC representatives with Te Puna Springs representatives. Our Committee has no records nor members of that time any memory, of attending the consultation meetings with neighbours that are referred to in other evidence. For example we would immediately have suggested relocating the initially offered Village Green and spring area due to local knowledge. - not having to wait to respond after the Application was made.

My statement of evidence is being provided following the format of the Planner's Report circulated by Anna Price

A - Topic 1: Zoning

1. The Hall site title of 4500 s.m. appears to be included in all the reports as part of the zoning change application. It is owned by WBoPDC on a separate title and has a Resource Consent for its landuse. TPMHC owns the hall building. We require clarification on whether it retains its current independent commercial status, whether it is to be changed to reserve status or whether it is affected at all by being included in this proposed structure plan. We would have expected Council to be proactively involved in this submission process as an affected neighbouring landowner and providing guidance on their future expectations for the Village area.
2. Option One is supported by the Planner to rezone to Commercial. This is proposed due to rural production already being compromised. Prior to the applicant undertaking various activities this site was a typical small grazing unit on natural contour with an owner's dwelling in one corner. The peri-urban nature of the area is not specific to this site and the term has no technical weight. The small site area cannot be used as a justification as intensive horticulture is now on fully enclosed well positioned blocks often smaller than this. Such reasons for a change of zoning could be offered in many areas.
3. The Hall Committee accepts that the zoning may be changed but we would have expected more valid reasons related to creating a village community meeting place with special character and to enable future opportunities to be better integrated with the community hall site, the western stormwater reserve and the spring reserve. Condition notes could be given encouraging

more focus on varied small to medium enterprises with associated urban design in accordance with Council standards. We note special conditions for the Omokoroa commercial zone to offer a higher level of amenity and connectivity. Several reports indicate that a large proportion of the northern area will be one large footprint entity, but this has not been envisaged as a high need in earlier community consultation.

4. A commercial zone offers provision for second level accommodation, but it appears that there is no capacity built in for extra affordable residential units in the transport or wastewater calculations. Our Committee would welcome some people living in the vicinity.

B - Topic 3 Structure Plan Map

1. We commend the extent of the alterations that have been made and regret that earlier consultation did not enable this increased focus on stormwater management and ecological enhancement along with restricted through traffic.
2. Please add the proposed walking and cycling track from SH2 and the slip road at the Spring reserve through the site to Te Puna Road to the Plan to avoid later misunderstandings.
3. We note Regional Council concern about the specific location of the attenuation pond/s in relation to the freshwater natural stream flows. We recommend the outlet/s size and depth be indicated in some detail with a profile scale diagram in the consent documents. The application indicates that Pirirakau hapu and local care groups will be asked to partner in enhancement projects. Therefore the Consent must give certainty to the nature of the likely tasks and the areas that are to be vested in Council.
4. The Structure Plan should identify the Village green and it being a separate public entity to the other green stormwater reserve spaces
5. The Hall activities and open outdoor spaces are orientated to the north and open directly opposite where an internal intersection is indicated. Although there is proposed screen planting we all know the disruption that vehicle noise on intersections can cause. The Transport Report states that the new entrance to Te Puna Road is planned where the existing one is, in the middle of the site. We recommend this is adopted, rather than directly on our boundary. Internal roads could then be arranged so as not to affect the Hall site's amenity from braking, night vehicle lights shining in, and especially trucks revving to change gears. This social impact on the quiet enjoyment of the Hall facilities must be better addressed as it will not be covered by Commercial Zone rules.

C- Topic 4 Rural Amenity and Reverse Sensitivity

1. The Te Puna Village area has suffered from not being guided by a comprehensive structure plan and associated policies, as was approved to be undertaken about fifteen years ago but was later removed from the work

programme. This would have given strong guidance on community expectations on future land use in the area and options for subsequent proposals such as PC 93.

2. We support the Planner's statement that '*Commercial Zones are important as they provide a sense of identity and belonging for individuals and the community in general*' We request that the Hall site users can have confidence that the structure plan and associated provisions ensures that the proposed green areas are well protected to preserve a rural village amenity feel that gives an open space connection through the area.
3. Commercial Zone District Plan rules and the proposed boundary buffer screening are expected to protect the amenity values and the full range of uses permitted on the Hall site.

D - Topic 5 Urban Design

1. As earlier noted we hope that the the site will have conditions that ensure a level of urban design that gives a positive design outcome for the community. The village Hall has provided a construction style that reflects its rural village meeting place heritage. We hope for a similar theme throughout the development being adopted. A dominant large footprint facility is unlikely to meet such expectations unless innovatively designed.
2. In particular the area adjacent to SH2 and Te Puna Road must fully comply with Commercial Zone rules related to glass shop frontages, verandahs, safe pedestrian access and good customer amenity. We also expect integrated design with other possible adjacent retail redevelopments that will be highly visible from the main road, - (currently SH 2) when this area is later developed.
3. The Hall Committee recommends that some priority is given by the developer, and/or or through Council consent incentives to incorporating residential units above the commercial units. This mixed use, as occurs elsewhere, gives us a safer and more vibrant neighbourhood and better meets the stated live, work and play expectations of our community
4. We supported the earlier agreement to retain the 9 meter building height but note the applicant has again changed their proposal to a 12 m bulding height. This appears to be on the suggestion of the landscape architect who may not be familiar with the community expectations for a rural commercial feel, such as identified for Maketu and Paengaroa. There is no economic evidence supplied supporting this requested exemption. The nearby packhouse in a different zone should not be considered a generally approved precedent. 12 meters is opposed

E - Topic 5 Cultural

1. We acknowledge the previous efforts and future intentions to consult with

Pirirakau and the plans to continue to work in partnership with the hapu. However, our understanding of cultural issues is wider and includes the range of human historical and current endeavours related to this area. As previously submitted, our TPMH Strategic Plan identifies the local community Hall role and all its associated present and future activities on the site. This issue should also be referred to under this Culture topic and the Hall Committee asks to be included in future engagements during the development process.

2. Natural water flow from a restored spring and a public gathering space must be incorporated and stated in the design along with the integrated planting plan for the whole Commercial zone.
3. We expect a strong partnership between all parties, including Council as the future owner, in the detailed planning for the Puna (spring area) reserve so that it becomes the central feature of the Village.
4. Signage in the Hall vicinity should be coordinated to meet all stakeholders' expectations.

F - Topic 7 Transport

1. The removal of the connector private road through the zone is supported.
2. A safe walking and cycling connection through the site is supported. It needs to be shown on the structure plan as connecting to the existing SH2 pedestrian crossing by the bus stop.
3. We expect the road surfaces to meet the required Development Code standards, but with a request that if the access road on the north boundary of the hall is not agreed to be relocated further north, that it is in smooth asphalt that is also designed to ensure on site stormwater management.
4. We repeat that future planned uses for our Hall northern outdoors site must not be compromised by an indicated tee road intersection directly north of the Hall external gathering area. We request a change to the Te Puna Road access road to the middle of the site. The consent for the exit only road opposite, that leaves DMS must be better enforced to avoid future conflict on Te Puna Road.

G - Topic 8 Stormwater

1. Our general concerns will be addressed if a detailed approved plan for all the site is adhered to, fully integrated with ecological desired outcomes and is closely monitored. We defer to expert recommendations to ensure our interests are protected and that surface flooding and stormwater contamination is avoided throughout the area.
2. We understand that Council Policy expects that stormwater reserves are to be vested in Council, and we have not seen any evidence that this application will be exempt from this Council requirement. A significant area of the site is affected by the three Oturu waterways. Council control ensures accountability for levels of service, planting programmes and

wetland capacity being maintained, and the community will have certainty about outcomes. There are significant characteristics to this site that must be well managed.

3. It is stated that riparian planting and catchment management will proceed when there is building or subdivision. We recommend that the site plan is started, especially around the Puna as soon as a zone change is in place as it will be a long term project.

H - Topic 9 Wastewater

1. The very recent decision by Council to extend sewer reticulation to the site if the zone change is approved is noted and we assume it was expedited through Council due to this application being scheduled to be heard only a few weeks later.
2. It is estimated in the application that the extra discharge will be around 9.5 cu.m. per day. As earlier stated, as neighbours we wish to encourage significant second storey residential use. A suggested water use per day per person is approximately 230 litres. No residential wastewater volume has been listed in the site calculations and we do not wish this to be a barrier at a later building consent stage. We request assurances that extra pipe capacity is available to all commercially zoned land users in the Village, as it is likely that our Hall site could be further developed and other commercial sites are also likely to seek more intensification and mixed use.
3. However Councillors apparently do not have this concern as they gave the approval for this extension from the original reticulation plan without any consultation with those who may later be affected. Indeed the mover of the resolution is chairing this panel while the only dissenter is not involved.

I - Topic 11 Freshwater

1. Our support for the Wildlands Ecological assessment has been previously stated and the Hall site will benefit from the enhancement projects on our western boundary.
2. The proposed rewording by Te Puna Springs as applicant, in 8.8 should be further clarified by inserting the words 'and puna and stream beds' following the stated intention to restore and enhance the ripartan margins.

J - Topic 13 Activities List

1. As neighbours we support the return to the certainty of District Plan Commercial Zone rules being applied to any future activities on the Te Puna Springs site.
2. Mixed use to include residential spaces should be expected as part of larger proposals

K - Topic 18 Performance Standards - Screening

1. The 2020 Catchment Management Plan referred to by the Planner ipresumably is the four party Nga Wai o Te Puna agreement outlined in our original submission. This was a WBOPDC response to the community seeking freshwater protection and fish species enhancement during the Central Stormwater consenting process, rather than about site screening. Again we request commitment to this document to be incorporated in this application
2. Please amend 4C.5.3.2 – h (ii) to include consultation with Te Puna Heartland Inc. as well as Pirirakau, in recognition of this agreement.

L - Topic 14 – Activity Performance Standards – Height

1. We repeat our concern that the applicant now again seeks to raise this to 12m. maximum. No supporting evidence is provided to explain this or to assess the impact on the neighbouring commercial owners and the amenity values of the Hall site. The 9 metre zone rule should be retained as stated in the Planner's report.

On behalf of the TPMH Committee I again confirm that we do not oppose a new Te Puna Springs Commercial Zone being approved, provided our concerns are understood, fully considered and are incorporated in some form into the final consent documents. If these matters are not addressed by the Applicant we remind the District Plan Committee panel of the significance of your final decisions to the future wellbeing of our Te Puna community. We remind you of the range of local government policies and consultation documents that support our community expectations.

Thank you.

Jo Gravit

pandjgravit@xtra.co.nz

0275526063