



*Western Bay of Plenty
District Council*

Change to the District Plan - First Review

Plan Change 91

Rangiuru Business Park - Water Supply Option

Section 32 Report



1.0 Introduction

1.1. General Introduction and Background

The Rangiuru Business Park is an area of land (250 ha) zoned for future long term industrial use beyond 2021, as included in the Western Bay of Plenty District Plan, which was made operative on 16 June 2012.

Currently, under the District Plan water supply servicing for Rangiuru Business Park is dependent on one of two options, being either via the Eastern Water Supply Network (new Rangiuru Road reservoir), or via an on-site bore and treatment plant.

This plan change proposes a third option, being water supply from a second bore at Pongakawa.

2.0 Resource Management Act 1991

2.1. Section 32 – Requirements for Preparing Evaluation Reports

Before a proposed plan change can be publicly notified the Council is required under section 32 ("s.32") of the Resource Management Act 1991 ('the Act' or 'RMA') to carry out an evaluation of alternatives, costs and benefits of the proposal. With regard to the Council's assessment of the proposed plan change s.32 requires the following:

- (1) An evaluation report required under this Act must—*
 - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) summarising the reasons for deciding on the provisions; and*
 - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

- (2) An assessment under subsection (1)(b)(ii) must—*
 - (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
 - (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

- (3) *If the proposal (an amending proposal) will amend a standard, statement, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*
- (a) the provisions and objectives of the amending proposal; and*
 - (b) the objectives of the existing proposal to the extent that those objectives—*
 - (i) are relevant to the objectives of the amending proposal; and*
 - (ii) would remain if the amending proposal were to take effect.*
- (4) *If the proposal will impose a greater prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.*
- (4A) *If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—*
- (a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and*
 - (b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.*

2.2. Section 74 – Iwi Management Plans

In accordance with Section 74(2A) of the Act, Council must take into account any relevant planning document recognised by an iwi authority lodged with Council. The following iwi have interests in the Rangioru and Pongakawa areas:

- Ngāti Pīkiao
- Tapuika
- Ngāti Whakaue
- Ngāti Mākino
- Ngāti Rangiwēhē
- Ngāti Rangitīhi
- Ngāti Pūkenga
- Ngāi Te Rangi

Subsequently, the following iwi planning documents are deemed relevant:

- Ngāti Pīkiao Iwi Resource Management Strategy Plan 1993
- Tapuika Environmental Management Plan 2014
- Ngāti Whakaue ki Maketu Hapū Iwi Resource Management Plan 2009
- Ngāti Rangiwēhē Iwi Environmental Management Plan 2012
- Ngāti Rangitīhi Iwi Environmental Plan 2011
- Ngāti Pūkenga Resource Management Plan 1993
- Ngāi Te Rangi Iwi Resource Management Plan 1995

None of the iwi/hapū management plans lodged with Council raise any issues of particular relevance to this plan change. In particular, the District Plan already provides for water supply to Rangiuru Business Park from within the Eastern Water Supply Network. The Pongakawa bore is located within the Eastern Water Supply Network. However, it is noted that groundwater allocation is a common issue amongst iwi/hapū management plans.

The Pongakawa bore (ESZ10) is also consented as Consent 62957. This consent expires on 31 August 2025 and is attached as Appendix 1.

2.3. Clause 3 of Schedule 1 - Consultation

Clause 3(1) of Schedule 1 of the RMA requires the Council to consult the following during the preparation of a proposed plan:

- a. The Minister for the Environment;
- b. Other Ministers of the Crown who may be affected;
- c. Local authorities who may be affected;
- d. Tangata Whenua of the area who may be affected (through iwi authorities); and
- e. Any customary marine title group in the area.

None of the preceding parties have been consulted with during the preparation of this plan change, given that the additional water supply option is from within the Eastern Water Supply Network.

No other consultation has been completed, although we note that the Pongakawa bore has an existing resource consent.

3.0 Issue 1 – Water supply to Rangiuru Business Park

The Rangiuru Business Park has the option of obtaining water supply from the second bore at Pongakawa, being within the Eastern Water Supply Network. This will require an amendment to section 12.4.13.3 of the District Plan, as well as an additional financial schedule and a schematic structure plan.

The Rangiuru Business Park requires access to water to commence development. However, the Pongakawa bore option cannot be utilised unless it is added to the District Plan. The Pongakawa bore option includes:

- New pump(s) and controls for bore ESZ10 at Pongakawa;
- Upgrade of the water treatment plant (WTP) at Pongakawa and new pump(s) and controls;
- New trunk mains from ESZ10 to the WTP and then from the WTP to Rangiuru Business Park;
- On site reservoirs and associated ancillary equipment; and
- Internal Park Trunk Reticulation.

The District Plan contains the following rule:

12.4.13.3 Water Supply – General

- (a) *Water supply servicing in the Rangiuru Business Park is possible via two distinct options as follows:*
- (i) *Option A - Eastern Water Supply Network, which constitutes;*
- *New reservoir at Rangiuru Road (5,500m³);*
 - *Gravity supply main from Rangiuru Road reservoir to Business Park (450mm diameter, approximately 7.8km length);*
 - *Rising main from existing Eastern Supply water source to new reservoir at Rangiuru Road (225mm diameter, approximately 9.0km length);*
 - *Temporary pump station, Stage 1;*
 - *Pah Road/Young Road/ State Highway 2 reticulation loop (375mm diameter, approximately 5.3km length);*
 - *Internal Park trunk reticulation.*
- (ii) *Option B – On site water bore and treatment plant, which constitutes:*
- *On site water bores;*
 - *Treatment plant;*
 - *On site reservoirs;*
 - *Associated and ancillary equipment;*
 - *Internal Park trunk reticulation as shown on the structure plan.*
- (b) *Both options are viable options. Option B will require resource consent from the Regional Council. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1 who must provide sufficient capacity for 50% of the land in Stage 1.*
- (c) *Once a preferred option is chosen this is the option to serve the entire Business Park. A combination of options is not permissible unless demonstrated as being more cost effective.*

It is up to the developer as to whether Option A or B is taken. This is a decision that will be made by the developer of the first land use or subdivision within Stage 1, and who must provide sufficient capacity for 50% of the land in Stage 1. Under part (c) of this rule, whichever option that is chosen will serve the entire business park. A combination of options is not permissible, unless this is shown to be more cost effective.

Option A provides for water supply from the Eastern Water Supply Network, via a new reservoir at Rangiuru Road. However, costings have been completed to use the Pongakawa bore (ESZ10). Consent 62957 for this bore provides for a take of 4,320 m³/day or 50 L/sec and expires on 31 August 2025. These costings are provided in an updated Financial Schedule appended as Appendix 2 to this report.

Such a change to provide for the Pongakawa bore in Rule 12.4.13.3 would appear as stated below in section 4.0 of this report.

3.1. Option 1 – Status Quo

The District Plan retains the requirement for water supply servicing of Rangiuru Business Park being dependent on one of two options, being either via the Eastern Water Supply Network (new Rangiuru Road reservoir), or via an on-site bore and treatment plant.

Costs	<ul style="list-style-type: none"> Development of Rangiuru Business Park will be delayed, as the on-site water bore and reticulation, and Rangiuru reservoir options are more expensive, and less attractive to developers. Delayed operation of the business park, with delayed potential for new business and job creation.
Benefits	<ul style="list-style-type: none"> Existing water supply options have already been forecasted in the District Plan.
Effectiveness/ Efficiency	<ul style="list-style-type: none"> Effective in that water supply is provided to the business park. Not an efficient use of capital to build infrastructure – Options A and B are more expensive.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> No regional consents are in place for either Option A or B.

3.2. Option 2 – Addition of Option C (Pongakawa bore)

Utilise Pongakawa bore ESZ10 (see Map in Appendix 3) and associated infrastructure to provide water to Rangiuru Business Park.

Costs	<ul style="list-style-type: none"> The route traverses two areas of potential archaeological interest. These areas are within the road reserve and Te Puke Golf Course. There is the potential for archaeological or cultural finds to be made in these locations.
Benefits	<ul style="list-style-type: none"> Utilises an existing consented bore that has capacity to provide water for Rangiuru Business Park. Provides a more cost effective water supply option than other options listed in the District Plan. Construction will occur primarily within modified land and the road reserve. Enables earlier operation of Rangiuru Business Park than would be possible under other water supply options, including business and employment options.
Effectiveness/ Efficiency	<ul style="list-style-type: none"> Effective in that water supply is provided to Rangiuru Business Park, via an existing consented take. Water supply can be provided to Rangiuru Business Park in the most cost efficient way.

Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter	<ul style="list-style-type: none"> • Additional archaeological investigation will likely be required, including an authority from Heritage New Zealand. • Additional negotiations will be required to construct the main through SH 2, Te Puke Golf Course, railway and Maketu Road.
---	--

3.3. Preferred Option

The preferred option is Option 2.

3.4. Reasons

Use of the Pongakawa bore and associated infrastructure enables water supply to be provided to Rangiuru Business Park in a cost effective manner compared to other options. This enables operation of the business park to occur sooner and as a consequence attract new business and employment opportunities. The Pongakawa bore has an existing regional consent. Neither of the Rangiuru or on site water supply options have regional consents in place.

Additional archaeological investigations will be required. Negotiations will be required to enable access for construction of the pipeline. However, these are considered to be low risk matters to address. In any case, the use of the other existing water supply options remain available in the District Plan.

4.0 Recommended Changes to the District Plan

12.4.13.3 Water Supply – General

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

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

- *New reservoir at Rangiuru Road (5,500m³);*
- *Gravity supply main from Rangiuru Road reservoir to Business Park (450mm diameter, approximately 7.8km length);*
- *Rising main from existing Eastern Supply water source to new reservoir at Rangiuru Road (225mm diameter, approximately 9.0km length);*
- *Temporary pump station, Stage 1;*
- *Pah Road/Young Road/ State Highway 2 reticulation loop (375mm diameter, approximately 5.3km length);*
- *Internal Park trunk reticulation.*

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

- *On site water bores;*
- *Treatment plant;*

- *On site reservoirs;*
 - *Associated and ancillary equipment;*
 - *Internal Park trunk reticulation as shown on the structure plan.*
- (iii) *Option C – Pongakawa bore, which constitutes:*
- *New pump(s) and controls for bore ESZ10 at Pongakawa;*
 - *Upgrade of the water treatment plant (WTP) at Pongakawa and new pump(s) and controls; and*
 - *New trunk mains (315 mm OD diameter, approximately 9.2 km length) from ESZ10 to the WTP and then from the WTP to proposed Rangiora Business Park reservoirs.*
 - *On-site reservoirs and associated ancillary equipment.*
 - *Internal Park trunk reticulation as shown on the structure plan.*
- (b) ~~Both~~ *The three options are viable options. Options A and B will require resource consent from the Regional Council. Selection of the option to serve the Business Park to be determined by the developer of the first land use or subdivision within Stage 1 who must provide sufficient capacity for 50% of the land in Stage 1.*
- (c) *Once a preferred option is chosen this is the option to serve the entire Business Park. A combination of options is not permissible unless demonstrated as being more cost effective.*

Appendix 1

Consent Number: 62957

Bay of Plenty Regional Council

Resource Consent

Pursuant to section 105 of the Resource Management Act 1991, the **Bay of Plenty Regional Council**, by a decision dated 21 October 2005, **Hereby Grants to:**

WESTERN BAY OF PLENTY DISTRICT COUNCIL

Private Bag 12023
Greerton
TAURANGA

A water permit pursuant to section 14(1)(a) of the Resource Management Act 1991 to undertake a discretionary activity being to **Take Water From Two Bores for Public Water Supply**, subject to the following conditions:

1 Purpose

To authorise and set conditions on the taking of water for the purpose of public water supply, from two bores located on the permit holder's property on Maniatutu Road, Pongakawa.

2 Source of Supply

At Maniatutu Road, Pongakawa as shown on BOPRC Plan No. 62957/1.

3 Map Reference

Bore ESZ8 - At or about map reference: NZMS 260 V15:1417-6945 and

Proposed Bore At or about map reference NZMS 260 V15:1411-6916.

4 Legal Description

Road Reserve, Block VIII, Maketu SD, (Western Bay of Plenty District).

5 Quantity and Rate

5.1 The daily quantity of water taken from Bore ESZ8, shall not exceed 4320 cubic metres and the rate of taking shall not exceed 50 litres per second.

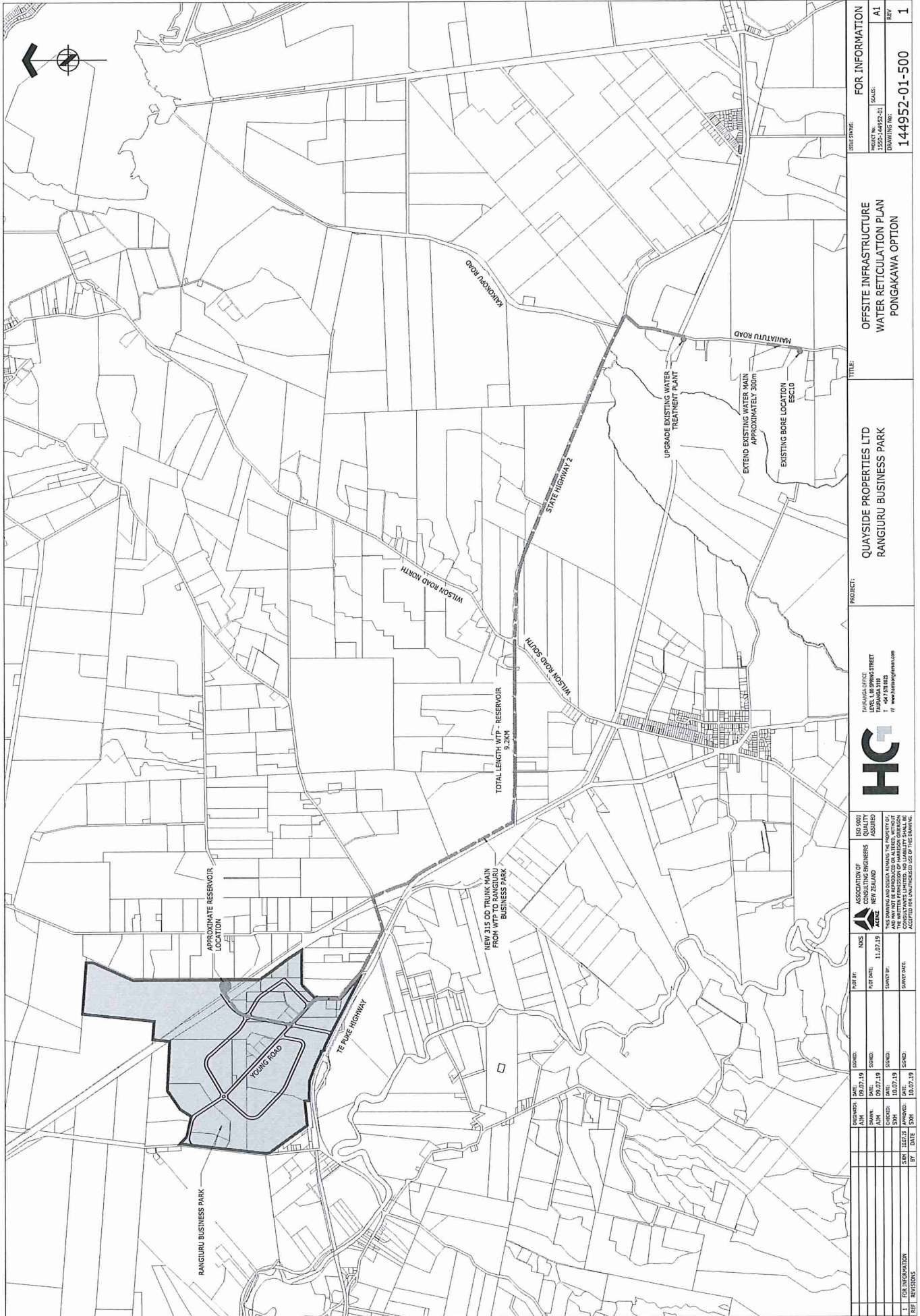
5.2 Following the installation of a second production bore, the cumulative daily quantity of water taken from the two bores, shall not exceed 8640 cubic metres and the cumulative rate of taking shall not exceed 100 litres per second.

Appendix 2

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

TABLE 4 A: FINANCIAL CONTRIBUTIONS SCHEDULE		OFF-SITE (EASTERN WATER SUPPLY NETWORK) PONGAKAWA BORE OPTION				ESTIMATED PERCENTAGE OF WORKS TO BE COMPLETED IN EACH STAGE			
ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	COST (\$)	1	2	3	4
3.1 A	150 mm uPVC/PE Watermain	m	2,310	130.15	300,646.50	100%	0%	0%	0%
3.2 A	200 mm uPVC/PE Watermain	m	620	184.95	114,669.00	0%	100%	0%	0%
3.3 A	250 mm uPVC/PE Watermain	m	3,950	274.00	1,082,300.00	28%	34%	20%	18%
3.4 A	Isolation Valves/Fittings (150-200 mm Watermain)	No.	9	4,795.00	43,155.00	66%	34%	0%	0%
3.5 A	Isolation Valves/Fittings (250 mm Watermain)	No.	16	7,261.00	116,176.00	31%	38%	19%	12%
3.6 A	Air/Scour Valves (150-200 mm Watermain)	No.	4	20,550.00	82,200.00	75%	25%	0%	0%
3.7 A	Air/Scour Valves (250 mm Watermain)	No.	6	35,620.00	213,720.00	33%	34%	17%	16%
3.8 A	Fire Hydrants	No.	65	5,480.00	356,200.00	42%	33%	14%	11%
3.9 A	Water Treatment Plant Upgrade (WTP)- Pongakawa	LS	1	7,535,000.00	7,535,000.00	45%	28%	0%	27%
3.10 A	Storage Reservoir - Rangijuru	LS	4	1,849,500.00	7,398,000.00	50%	0%	25%	25%
3.11 A	Booster Pump Station -Rangijuru	LS	1	3,425,000.00	3,425,000.00	100%	0%	0%	0%
3.12 A	Pongakawa Bore - Pump and control	No.	1	191,800.00	191,800.00	100%	0%	0%	0%
3.13 A	Pongakawa Bore -250mm trunk main extension (3150D)	LS	300	435.66	130,698.00	100%	0%	0%	0%
3.14 A	Secondary Bore, Pumps and Pipework - Pongakawa	LS	1	959,000.00	959,000.00	0%	0%	0%	100%
3.15 A	250mm PE Trunk Main to Rangijuru (3150D)	m	9200	672.67	6,188,564.00	100%	0%	0%	0%
3.16 A	Land Purchase and Legal	Ha	1.57	107,500.00	168,775.00	100%	0%	0%	0%
Total Cost of Water					28,305,903.50				
Total area					148.60ha				
Per square metre rate					\$ per m ²				
					19.05				

Appendix 3



FOR INFORMATION DRAWING No. 144952-01 DRAWING No. 144952-01-500 REV 1	
TITLE: OFFSITE INFRASTRUCTURE WATER RETICULATION PLAN PONGAKAWA OPTION	
PROJECT: QUAYSIDE PROPERTIES LTD RANGURU BUSINESS PARK	
PLANNING OFFICE: TAIARAPA STREET TAIRANUI 5115 P 442 788 888 F 442 788 888 WWW.PONGAKAWA.CO.NZ	
HC ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND ACTIC THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THE UNITED PROFESSIONS OF HAMBURG CONSULTING ENGINEERS AND IS NOT TO BE REPRODUCED OR USED FOR ANY UNAUTHORIZED USE OF THIS DRAWING.	
ISO 9001 QUALITY ASSURED	
DATE: 11.07.19 BY: SHN CHECKED: SHN DATE: 11.07.19 BY: SHN CHECKED: SHN DATE: 11.07.19 BY: SHN	DATE: 11.07.19 BY: SHN CHECKED: SHN DATE: 11.07.19 BY: SHN