

# Proposed Change 4 (Tauriko West Urban Limit) to the Bay of Plenty Regional Policy Statement

## STAFF RECOMMENDATIONS ON PROVISIONS WITH SUBMISSIONS

This report presents the changes to Proposed Change 4 as recommended by staff prior to the Hearing.

Bay of Plenty Regional Council PO Box 364 Whakatāne 3158 New Zealand

Chapter: Proposed Change 4 (Tauriko West Urban Limit) to the RPS

1374

Section: Proposed Change 4 (Tauriko West Urban Limit) to the RPS

1374

### Staff Recommendation

Retain Proposed Change 4 (Tauriko West Urban Limit) to the RPS subject to amendments recommended to Appendix E Map 10 notation for Tauriko West area by removing the hatched shading so the area shows as pre 2021 start and the legend aligns with the maps for all other Appendix E map legends.

### Staff Reason

Proposed Change 4 (Tauriko West Urban Limit) is a proposal to amend the RPS urban limits line to enable urban development in the Tauriko West area. What that will look like is still to be determined. Currently the Tauriko West area is outside the urban limit, and is zoned rural or rural residential and is not able to be used for urban development. Proposed Change 4 focuses on reclassification of the land and not on rezoning or any particulars of residential development or State Highway realignment/ improvement work.

Submissions 1-1, 2-2, 5-1, 10-1, 13-1, 15-1, 16-1, 18-1, 19-1, and 7-1: Support for Proposed Change 4 is noted.

Submission 7-1: Structure planning for the area is being carried out by Tauranga City Council. Structure planning to date has included archaeological assessments by CFG Heritage Ltd (March 2017) and a supplementary archaeological assessment by Matthew Campbell (April 2018) of three features identified in the earlier CFG report. Antoine Coffin also completed a cultural heritage report which provided further information on several sites identified in the CFG report. The assessments anticipate urban growth and full assessments and future authorities from Pouhere Taonga will be applied for in line with the archaeological and cultural values and sites identified within the Tauriko West growth area.

Submission 12-1: The Wairoa River Valley Strategy 2013 (WRVS) did not contemplate urban development of Tauriko West. The Smart Growth Strategy Settlement Pattern was reviewed in 2016 and resulted in Tauiko West being identified as a suitable new greenfield growth area. The WRVS is a partnership between Tauranga City Council (TCC), Western Bay of Plenty District Council (WBOPDC), tangata whenua and the community. It recognises the significance of the Wairoa River Valley for its natural and spiritual qualities. The strategy seeks to protect the unique values of the Wairoa River Valley for the long term benefit of the community. The WRVS has goals around building community awareness of the areas values; using the area sustainably; enhancing water quality (including reducing contaminants entering the river); recognising biodiversity and the importance of natural vegetation; protecting view shafts; ensuring residential development is discreet; protecting cultural landscapes and helping tangata whenua protect their traditional values; replanting margins, promoting recreation, fostering stewardship and creating a green corridor (among a great many other objectives). The WRVS was developed as a rural strategy and is scheduled to be reviewed in 2020 to reflect the proposed urban development of the Tauriko West area. Structure planning for the area is being carried out by Tauranga City Council. Structure planning will plan for the area's proposed urban growth and provide for the RPS environmental protection requirements and consider the WRVS objectives.

Submission 14-1: Proposed Change 4 does not address State Highway or intersection improvement work. Proposed Change 4 (Tauriko West Urban Limit) is a proposal to amend the RPS urban limits line to enable urban development in the Tauriko West area. What that will look like is still to be determined. Currently the Tauriko West area is outside the urban limit, and is zoned rural or rural residential and is not able to be used for urban development. Proposed Change 4 focuses on reclassification of the land and not on rezoning or any particulars of residential development or State Highway realignment/ improvement work.

Submissions 20-1 and 20-2: The Smart Growth Strategy Settlement Pattern was reviewed in 2016 and resulted in Tauiko West being identified as a suitable new greenfield growth area. Structure planning for the area is being carried out by Tauranga City Council. Structure planning will plan for the area's proposed urban growth and provide for the RPS urban growth objectives including identifying and providing for historic heritage sites and values, natural hazards and environmental effects. The Consultation process followed for Proposed Change 4 is set out in the section 32 evaluation report. Residents, landowners, and affected parties were sent notification information and provided with links to websites for further information on both Proposed Change 4 and the wider Tauriko for Tomorrow Project as part of the Proposed Change 4 notification process. Provisions for archaeological sites, flooding mitigation, and river silting will be addressed through structure planning.

### **Submissions**

Submission Number: 1: 1 Submission Type: Support

Submitter: Russell Williams

Submission Summary: Support Proposed Change 4 (Tauriko West Urban Limit)

Decision Sought: Support Proposed Change 4 (Tauriko West Urban Limit)

Staff Recommendations: Accept

Submission Number: 2: 2 Submission Type: Support

Submitter: Tauriko Property Group

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Submission Summary: Proposed Change 4 will implement the outcomes of the review of the Western Bay of Plenty Sub-region

Growth Management Strategy, to the extent that the urban and rural growth management objectives,

policies and methods are in conflict.

Decision Sought: Proposed Change 4 be adopted as notified to ensure the following amendments are made to the Bay of

Plenty Regional Policy Statement:

- Tauriko West is added to Table 17 in Appendix C - Indicative Growth Area timing and business land

provision.

- Tauriko West details are added to Diagram 1 of Appendix D"Indicative Growth Area Sequencing".

- The Urban Limits line in Appendix E (Map 10 - Tauranga Central, Pyes Pa) is amended to include

Tauriko West.

Staff Recommendations: Accept

Submission Number: 5: 1 Submission Type: Support

Submitter: Western Bay of Plenty District Council

Submission Summary: The NPS-UDC requires Councils in high growth areas to have sufficient supply of land to meet projected

demands over the short, medium and long term. SmartGrowht has identified Tauriko West as an urban growth area to address the medium term shortfall of residential land supply. The Tauriko West area is currently outside the RPS Urban Limit, thus this Change 4 to the RPS is necessary as the first step in urbanising the area. It is understood that this Change is simply about modifying the Urban Limits, and any matters related to possible environmental and other effects will be addressed through the structure plan

preparation process being undertaken by Tauranga City Council.

Decision Sought: Support Proposed Change 4 (Tauriko West Urgan Limit)

Staff Recommendations: Accept

Submission Number: 7: 1 Submission Type: Support

Submitter: Heritage New Zealand Pouhere Taonga

Submission Summary: Heritage New Zealand acknowledges consultation undertaken to date by Tauranga City Council and the

establishment of a consultation process with Tangata Whenua by the project partners.

As the Plan Change will enable extensive development and ground disturbance, Heritage New Zealand wishes to highlight the need for the archaeological and cultural assessment to be used to inform the upcoming structure planning stage of the urbanisaion process, should the application to extend the urban

boundary be approved.

Heritage New Zealand expects that an Archaeological Authroities will be applied for prior to the associated development process as assessments already undertaken have established that the Proposed Change area contains matters of cultural and archaeological interest. These matters need to be further assessed and provided for at structure planning stage as outlined in the Proposed Change 4

application.

Decision Sought: That Proposed Change 4 is approved and that consultation with Heritage New Zealand and Tangata

Whenua continues to be undertaken through the Structure Plan stage.

Staff Recommendations: Accept in Part

Submission Number: 10: 1 Submission Type: Support

Submitter: Gull New Zealand

Submission Summary: Support BOPRC in ammending the urban limit of the region to enable the supply of housing and business

development capacity. The land will assist in meeting the needs of the wider community. It will assist in enabling business development to meet the needs of the furtue residential population. At present there is a demand for urban development in Tauranga. The proposed location is deemed appropriate due to the

close proximity to Tauriko and SH29, which is a main access route in and out of the region.

Decision Sought: Amend the urban limit as proposed.

Staff Recommendations: Accept

Submission Number: 12: 1 Submission Type: Oppose

Submitter: Robyn Ford

Report: Staff Recommendations on Provisions Page 2 of 12 Produced: 20/07/2018 11:20:48 a.m.

Submission Summary: The River Valley

The River Valley floor through this area should be maintained as a Rural Residential Development to protect the visual amenity of this greenspace as per the report: Wairoa River Valley Strategy, October 2013. This will ensure the unique nature of this significant cultural and iconic landscape can be retained for generations to come instead of becoming an intensive low cost residential housing area. Once this area has been intensively developed the chance will be lost. The ecosystems and wildlife of the river, river valley, and surrounding streams will be greatly affected by the flow on effects of an intensive residential zone, through runoff of herbisides, insecticides, and pesticides used in suburban gardens. The habitat of the resident wildlife through this river valley and wetland areas will also be destroyed.

**Decision Sought:** 

The River Valley floor through this area should be maintained as a Rural Residential Development to protect the visual amenity, ecosystems, and wildlife of the river, river valley, and surrounding streams within this greenspace as per the Wairoa River Valley Strategy.

Staff Recommendations: Reject

Submission Number: 13: 1 Submission Type: Support

Submitter: New Zealand Transport Agency

Submission Summary: The New Zealand Transport Agency supports Proposed Change 4 (Tauriko West Urban Limit). NZTA

would like to continue to work with the SmartGrowth partners on any next steps to urbanise the Tauriko

West urban area.

Decision Sought: Continue with change as proposed and continue to work collaboratively with SmartGrowth partners on

the Tauriko West urban development projects.

Staff Recommendations: Accept

Submission Number: 14:1 Submission Type: Oppose

Submitter: Brian & Heather Jones

Submission Summary: Future residential development of this area will/may require road/highway redevelopment that will impact

a number of existing residential/rural properties. The submitters property is .6 hectare and bounds both State Highway 29 and Cambridge Road. The property next door belongs to their daughter and son-in-law. They were not aware of the potential development or State Highway realignment work when they

purchased their property and do not think development should take place.

Decision Sought: No further change to be made to the zoning of land referred to as Tauriko West.

Staff Recommendations: Reject

Submission Number: 15: 1 Submission Type: Support

Submitter: Tauranga City Council

Submission Summary: The Tauriko West Urban Growth area is significantly important in implementing the SmartGrowth vision

for the western Bay of Plenty sub-region. Proposed Change 4 is the first step in delivering residential growth at Tauriko West. In addition, TCC support the plan change as it will assist in meeting the

requirements of the National Policy Statement on Urban Development Capacity.

Decision Sought: Continue with change as proposed.

Staff Recommendations: Accept

Submission Number: 16:1 Submission Type: Support

Submitter: SmartGrowth

Submission Summary: SmartGrowth supports Proposed Change 4.

It is understood that the detailed planning for Tauriko West will occur at structure plan and District Plan

change level. SmartGrowth wishes to ensure that the following matters will be addressed:

- Adequate infrastructure being in place, in particular the Tauriko Bypass

- Water quality

- Engagement with tangata whenua - we note that some engagement has taken place already

- Any environmental issues

- Landscape treatment

- Recognising the Wairoa River Strategy

It may be appropriate to consider adding these matters to the final Bay of Plenty Regional Council report

(as required under the Minister's direction) to note that these need to be adequately addressed as part of

the District Plan Change process.

Continue with change as proposed. Consider adding matters above to the final Bay of Plenty Regional **Decision Sought:** 

Council report (as required under the Minister's direction) to note that these need to be adequately

addressed as part of the District Plan Change process.

Staff Recommendations: Accept

Submission Number: 18:1 Submission Type: Support

Submitter: Tauranga Crossing Limited

Submission Summary: Tauranga Crossing supports Prposed Change 4. It agrees that the urbanisation of Tauriko West is

necessary to achieve the land supply targets of the National Policy Statement on Urban Development Capacity (NPS-UDC), and that it is appropriate for it to have a primary focus on housing. The proximity of Tauriko West to the Tauriko Business Estate is such that the commercial needs and employment opportunities of the proposed urban growth area can be provided for in a manner that will promote a

compact, sustainable urban form.

The work that is to be undertaken by the New Zealand Transport Agency in respect of the adjacent State Highway network is critical to ensuring that the Tauriko West area contributes to an efficient, sustainalbe, safe and affordable transport network. Development of the growth area should not be at the expense of

existing and planned development within the Tauriko Business Estate in this regard.

Continue with Proposed Change 4. **Decision Sought:** 

Staff Recommendations: Accept

Submission Number: 19:1 Submission Type: Support

Submitter: Element IMF Ltd

Submission Summary: Element IMF supports the proposed change to the RPS to bring the Tauriko West growth area within the

urban limit. It also supports the purpose and outcomes contained in the Proposed Change 4 section 32

evaluation report.

**Decision Sought:** Continue with proposed change.

Staff Recommendations: Accept

Submission Number: 20:1 Submission Type: Oppose

Submitter: Yvonne James

Submission Summary: Object to the Tauriko West Urban Limit change on environmental grounds, and because there is

inadequate information provided to make an informed comment. Submitter believes they were never asked if they wanted the proposed development and that it is a plan initiated by Bob Clarkson, followed by Bryce Donne, both property developers. The submitter is concern about what provisions are being

made for archaeological sites, flooding, and river silting.

Do not develop Tauriko West area. Provide more information so submitters can make informed comment, Decision Sought:

inlcuding information on provisions being made for archaeological sites, flooding, and river silting.

Staff Recommendations: Reject

Submission Number: 20:2 Submission Type: Oppose

Submitter: Yvonne James

Submission Summary: Submitter is a long time member of the Order of Bards Oviates and Druids, a nature based religion, and

objects to the Tauriko West Urban Limit change on religious grounds. The submitters asserts their property is, in part, within a 500 m Regional Council river protection buffer zone of the Wairoa River. It comprises an art gallery, religious and cultural centre and denominational burial ground (cremation burials and memorial trees). A burial application has been submitted to the Ministry of Health in 2016. Religious members are entitled to visit this land for cultural and religious purposes. A large number of NZ and international visitors have left unimpressed with the destruction caused by industrial development.

Is there any way decision makers can be made financially liable rather than rate payers having to mop up after the developers have moved on.

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Decision Sought: Do not develop Tauriko West area. Consider ways that decision makers can be made financially liable for

decisions

Staff Recommendations: Reject

Chapter: Appendix C - Indicative growth area timing

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Section: Appendix C - Indicative growth area timing

1375

### Staff Recommendation

Appendix C - 'Indicative growth area timing' is required to meet the requirements of RPS Policy UG 6A 'Sequencing of urban growth development - western Bay of Plenty sub-region'.

### Staff Reason

Submissions 2-1: Support for Appendix C - Indicative growth area timing is noted.

Submissions 9-1, and 9-2: The table in Appendix C shows indicative growth area timing and business land provision. The information in column 3 indicates the estimated year residential growth area development capacity will be reached. Its indicative only as the rate at which infill occurs is largely determined by landowners/ developers. Monitoring of residential uptake occurs annually. This research is reported jointly by Tauranga City Council and Western Bay of Plenty. Because currently it is unclear when development will commence, and capacity will be reached, the estimate for reaching capacity in 2045 is a best indication available. The information in column 5 refers to the business land provision for the corresponding 'Management area' row. Residential alternatives, affordable housing, and emergency housing are not relevant to Appendix C or addressed as part of Proposed Change 4.

### **Submissions**

Submission Number: Submission Type: Support Submitter: Tauriko Property Group Submission Summary: The RPS is required to be amended to identify indicative timing of growth to provide for urban development at Tauriko West. Proposed Change 4 will enable implementation of the National Policy Statement on Urban Development Capacity (NPS-UDC) to enable a minimum of 10 years of zoned development capacity to be provided for within the sub-region. Decision Sought: Proposed Change 4 be adopted as notified to ensure the following amendments are made to the Bay of Plenty Regional Policy Statement: - Tauriko West is added to Table 17 in Appendix C - Indicative Growth Area timing and business land provision. Tauriko West details are added to Diagram 1 of Appendix D"Indicative Growth Area Sequencing". - The Urban Limits line in Appendix E (Map 10 - Tauranga Central, Pyes Pa) is amended to include Tauriko West. Staff Recommendations: Accept Submission Number: 9:1 Submission Type: Oppose in Part Submitter: George & Shirley Marriott Submission Summary: Appendix C, column 4 - Development should be completed in a much shorter timefreame, 2030 at the latest. Stipulating 2045 means development could be ongoing for a generation, with associated noise, dust, construction traffic, and no sense of a completed community. Decision Sought: Amend Appendix C, column 4 to 2030 at the latest. Staff Recommendations: Reject Submission Number: 9:2 Submission Type: Oppose in Part Submitter: George & Shirley Marriott Submission Summary: This is an opportunity to stipulate that this area of land can play a role in mitigating the housing affordability crisis. In it's current form the page (Appendix C) is purely binary; residential and business. Assurance that Tauriko West will be used for genuine accommodation alternatives, such as tiny houses, shared community, and emergency housing for people experiencing homelessness is required. Since there is a column dedicated to 'large scale business land' a column for 'residential alternatives', 'affordable housing', and 'emergency housing' should be added.

Decision Sought: Add a column to appendix C for 'residential alternatives', 'affordable housing', and 'emergency housing'.

Staff Recommendations: Reject

Chapter: Appendix D - Indicative growth area sequencing

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Section: Appendix D - Indicative growth area sequencing

1376

### Staff Recommendation

Appendix D - 'Indicative growth area sequencing' is required to meet the requirements of RPS Policy UG 6A 'Sequencing of urban growth development - western Bay of Plenty sub-region'.

### Staff Reason

Submission 2-4: Support is noted.

Submission 9-3: Appendix D represents indicative growth area sequencing as required by RPS Policy UG 6A. As the recommendation is to retain the Tauriko West growth area, provision needs to be made to include it in Appendix D. The timing for Tauriko West is 2019-2045, providing a 26 year period in which planning, development and full uptake can occur. Council considers 2019-2045 a reasonable time frame to progress development of the new Tauriko West growth area. Time frames for growth area development and sequencing are indicative only as development is driven by developers and landowners. Annual monitoring of residential development will identify how infill rates align with Appendix C and Appendix D indicative timing and sequencing. If the rate of development differs amendments can be promoted as part of the next RPS review scheduled to occur in 2024. Time frames for other growth areas within the urban limits mentioned in the submission are:

- 2010-2023 13 yrs North West Bethlehem
- 2036-2051 15 yrs Neewood
- 2021-2038 17 yrs Pukemapu
- 2026-2041 15 yrs Welcome Bay South

Submission 11-1: Pyes Pa West (Keenan Road) development is scheduled to begin 2021. No change is recommended to the be made to the current sequencing timing because:

- The SmartGrowth 3B Settlement Pattern Review determined the Keenan Road area remains suitable for urbanisation in the future. However, there are complex issues relating to the development of the area that will take a number of years to resolve, principally the fragmented nature of land holdings, typography, and sequencing of infrastructure servicing. The review showed that additional greenfield residential land supply is required to address a projected shortfall in capacity required by the NPS-UDC. It was recommended to, and approved by SmartGrowth, TCC, WBOPDC, and BOPRC that Tauriko West be priortised for urbanisation prior to the Pyes Pa Keenan Road area. A more detailed explanation is contained in the Proposed Change 4 s32 Evaluation Report.
- Urban development in the Eastern Corridor (Te Tumu) is progressing currently and will contribute to meeting the NPS-UDC requirements.
- The Future Development Strategy (FDS) for Tauranga and the Western Bay of Plenty (NPS-UDC requirement) is currently being developed and will determine location and scheduling of future urban development areas. Consultation for the FDS is scheduled for late 2018 and is a more appropriate forum for this issue to be addressed.

### Submissions

Submission Number: 2: 4 Submission Type: Support

Submitter: Tauriko Property Group

Submission Summary: The area identified for potential urban development in Proposed Change 4 is required to support the

region's rapid growth. The urban boundaries of the RPS are required to be changed to provide for this growth and Proposed Change 4 will enable the delivery of urban development specifically within the

urban growth area of Tauriko West.

Decision Sought: Proposed Change 4 be adopted as notified to ensure the following amendments are made to the Bay of

Plenty Regional Policy Statement:

- Tauriko West is added to Table 17 in Appendix C - Indicative Growth Area timing and business land

provision.

- Tauriko West details are added to Diagram 1 of Appendix D"Indicative Growth Area Sequencing".

- The Urban Limits line in Appendix E (Map 10 - Tauranga Central, Pyes Pa) is amended to include

Tauriko West.

Staff Recommendations: Accept

Submission Number: 9: 3 Submission Type: Oppose in Part

Submitter: George & Shirley Marriott

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Submission Summary: Stipulating 2045, in column 4 for Tauriko West, means development could be ongoing for a generation,

with associated noise, dust, construction traffic, and no sense of a completed community. Negative effects on quality of life should be restricted by defining a shorter development period for Tauriko West.

Decision Sought: Replace Tauriko West's '2019-2025' development timeline with a timeline more similar to North West

Bethlehem, Neewood, Pukemapu and Welcome Bay South.

Staff Recommendations: Reject

Submission Number: 11: 1 Submission Type: Neutral

Submitter: Kitchener Trust

Submission Summary: Pyes Pa West (Keenan Road) urban growth area should be included in the Uban Limit for concurrent

development. There is a risk in only providing one urban development area to meet the requirement of having a minimum of 10 years zoned development capacity. Including Pyes Pa West concurrently will assist BOPRC in meeting their requirements under the National Policy Statement - Urban Development Capacity (NPS-UDC). If there are any issues with the Tauriko West land which delays development, Pyes Pa West can help achieve the requirements under the NPS-UDC. At present Tauranga City Council's land supply falls short of that required under the NPS-UDC in both medium term (3-10 years) and long term (10-30 years). Incorporating Pyes Pa West into this Proposed Change would benefit the BOPRC and provide reassurance to the community that there will be enough urban land for development for the

next 10-30 years.

Decision Sought: Include Pyes Pa West (Keenan Road) in the Urban Limit for concurrent development with Tauriko West.

Staff Recommendations: Reject

Chapter: Appendix E - Map 10

Section: Appendix E - Map 10

1377

### Staff Recommendation

Retain Tauriko West residential growth area addition to Map 10 of Appendix E 'Management and Growth areas for the western Bay of Plenty'. Amend the notation for Tauriko West area by removing the hatched shading so the area shows as pre 2021 start and the legend aligns with the maps for all other Appendix E map legends.

### Staff Reason

Submission 2-3: Support is noted.

Submission 8-1: Proposed Change 4 includes the Redwood Lane area within the urban limit. The proposed new urban limit line follows the edge of the Wairoa River from the existing urban limit edge by River Oaks Drive to the Omanawa River Bridge. The proposed new urban limit area is adjacent to the existing urban limit and the lower Belk Road urban limit area identified in the RPS to start post 2021. The lower Belk Road, post 2021 area, follows the line of the Omanawa River upstream. Proposed Change 4 joins the two areas either side of the Omanawa Bridge. There are many existing landowners adjoining Wairoa River to the north of the Tauriko West growth area who have continued with their existing lifestyle land uses and relying on onsite services despite being included in the urban limits for the last 10 years. Lifestyle landowners in the growth area can continue to use their properties for that purpose as these have protection under section 10 of the RMA as existing use rights. Other landowners may however take advantage of amended plan provisions that allow them to subdivide more intensively than current rural zone provision may permit.

Submission 9-4: The words 'future' and 'potential' are recommended to be deleted from Map 10 and the legend aligned with all other Appendix E maps. The Tauriko West area will be notated 'Urban limit (start pre 2021)'. Proposed Change 4 relates to adjustment of the Urban Limit (Map 10), indicative growth area timing and business land sequencing (Appendix C), and indicative growth area sequencing (Appendix D). Residential rezoning will be the subject of changes to the Tauranga City Plan.

### **Submissions**

Submission Number: 2: 3 Submission Type: Support

Submitter: Tauriko Property Group

Submission Summary: The area identified for potential urban development in Proposed Change 4 is required to support the

region's rapid growth. The urban boundaries of the RPS are required to be changed to provide for this growth and Proposed Change 4 will enable the delivery of urban development specifically within the

urban growth area of Tauriko West.

Decision Sought: Proposed Change 4 be adopted as notified to ensure the following amendments are made to the Bay of

Plenty Regional Policy Statement:

- Tauriko West is added to Table 17 in Appendix C - Indicative Growth Area timing and business land

provision.

- Tauriko West details are added to Diagram 1 of Appendix D"Indicative Growth Area Sequencing".

- The Urban Limits line in Appendix E (Map 10 - Tauranga Central, Pyes Pa) is amended to include

Tauriko West.

Staff Recommendations: Accept

Submission Number: 8: 1 Submission Type: Oppose

Submitter: Keith Catran

Submission Summary: Do not include the area south of Redwood Lane in Proposed Change 4 urban limit. Rather run the urban

limit down the middle of Redwood Lane or down the northern side of the road. The area is in private ownership, mostly for rural uses or established lifestyle blocks. Properties are independently serviced for water and sewage disposal and manage their own storm water. Preference is to remain part of Western Bay District Council which has a good understanding of the requirements of rural and lifestyle areas. Inclusion in the Tauranga City boundary would result in an unwanted rates increase with no additional benefit to residents. There is no deisre to join into reticulated infrastructure for water or sewerage.

Decision Sought: Do not include the area south of Redwood Lane within the urban limit, rather run the urban limit down the

middle of Redwood Lane or down the northern side of the road.

Staff Recommendations: Reject

Submission Number: 9: 4 Submission Type: Oppose in Part

Submitter: George & Shirley Marriott

Submission Summary: Use of the words 'potential' and future' in Map 10 perpetuate the uncertainty that has hung over the area

for 11 years. In light of the human crisis seen regarding housing affordability, compared with the paltry level of productiveness of land in the ares, the area should be disignated 'residential' now and not 'potentially' or in the 'future'. Also, the words 'outside the Urban Limit' implies that the submitters land can only be residential if part of Tauranga, which is not necessarily the case. Western Bay of Plenty has residential land. The wording ties too strongly with a decision to include the submitters land as part of

Tauranga.

Decision Sought: Do not use the words 'potential' or 'future' in Map 10. Designate the area as residential immediately. Do

not use the words 'outside the Urban Limit' as doing so ties too strongly to the decision to include the

area in Tauranga City.

Staff Recommendations: Accept in Part

Chapter: Other

Section: Other

### Staff Recommendation

Several submissions are outside the scope of Proposed Change 4 (Tauriko West Urban Limit) and cannot be addressed through this process.

### Staff Reason

Submissions 3-1, 3-2, 3-3, 3-4, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 6-1, 11-2, 17-1, 17-2, 17-3, 8-2 raise other matters outside scope of Proposed Change 4 (Tauriko West Urban Limit). Currently Tauriko West is sits outside the urban limit and properties are not able to be used for urban development. Proposed Change 4 seeks to amend the RPS urban limits to enable urban development within the Tauriko West area. How that urban development takes shape is still to be determined through other Tauriko for Tomorrow Project work streams and consultation processes namely structure planning and the city plan change processes under the RMA. Proposed Change 4 does not address specific issues raised in these submissions regarding:

- The operation, maintenance and upgrade to electricity and gas distribution networks
- State highway realignment/ improvement work
- Riparian margins, land for reserves, river greenbelt areas
- Restriction of industrial activities
- Archaeological assessments
- Housing Accord Special Housing Areas Act
- Co-ed public high school
- Provision for adequate parking at Tauranga Crossing interchange
- Engine braking restrictions
- Road widening, safety, speed limits and road surfacing
- Traffic congestion

The RPS Urban and Rural Growth Management provisions require large scale land use change provide for the above considerations. Structure plan considerations are identified in RPS Method 18.

Approximately two thirds of the proposed Tauriko West growth area sits within the Western Bay of Plenty district. Western Bay of Plenty District Council (WBOPDC) is starting the process to alter the boundary to move the land within the Tauranga City area. This process will include community and landowner consultation. The Local Government Commission will make the final decision on the boundary alteration proposal. WBOPDC expects to submit the boundary change application to the Commissioner in late-2018. If the Commission agrees to consider the application it will publicly notify the application in early-2019 and carry out a further consultation process, with a decision expected by mid-2019.

If the Tauranga/Western Bay boundary alteration process is approved, Tauranga City Council (TCC) will be able to complete structure planning for the area and commence a city plan change process to imbed the structure plan into the city plan. Most issues raised in the submissions are better addressed through the boundary alteration, structure planning and city plan change projects. TCC is currently working on technical assessments and modelling for natural hazards, transport, water supply, wastewater, and storm water and assessments for landscape, ecological, archaeology, cultural and heritage. These assessments will form the basis for the future structure plan and the resulting city plan change. Engagement on the draft structure plan and public notification of the structure plan are scheduled for early 2019.

The New Zealand Transport Agency (NZTA) is working to identify the best solutions for the transport network in Tauranga's Western Corridor. The new Government Policy Statement on Land Transport has increased funding for investment in safety, public transport, walking and cycling projects to enhance people's access to economic and social opportunities, and has reduced investment in building new state highways. NZTA is responding to this change by re-evaluating 16 projects nationally, including the Tauriko Network Plan, to ensure they deliver on the Government's priorities. NZTA plans to go back to stakeholders and the public later in 2018 to help inform its final recommended projects and timing of activity. In parallel, NZTA is looking at safety and reliability improvements on SH29 and SH29A over the next one to three years. The areas being addressed are:

- Barkes Comer (SH29A) round about metering Pyes Pa Road and westbound on SH29A with traffic signals that will operate during the peak flow. Due to be in operation in August 2018
- Cambridge Road intersection (SH29) traffic lights
- Belk Road intersection (SH29) right turn bay
- Safe and appropriate speed limits from Barkes Comer (SH29A) to Omanawa Road (SH29)

NZTA will be consulting with stakeholders and the public at various stages throughout this work.

### Submissions Submission Number: 3:1 Submission Type: Neutral John Coster Submitter: Extend of the riparian strip along the east bank of the Wairoa River at Tauriko West to a minimum width Submission Summary: of 100 metres, to form a riverside park. The Wairoa River apart from its significance to tangata whenua, is Tauranga's major freshwater recreational resource and Tauriko West is one of the only two underdeveloped sections of the eastern riverbank north of the Wairoa River bridge on SH29. It is imperative that a substantial riparian strip be reserved in order to protect water quality and to provide a recreational area, comparable to McLaren Falls park, to promote the wellbing of future residents of the city. **Decision Sought:** Extend the riparian strip along the east bank of the Wairoa River at Tauriko West to a minimum width of 100 metres, to form a riverside park. Staff Recommendations: Reject Submission Number: 3: 2 Submission Type: Neutral John Coster Submitter: Include the light industrial area to the south of Redwood Lane within a riparian reserve, if necessary by Submission Summary: purchase to prevent further development of potentially polluting industry on the riverside. **Decision Sought:** Protect the Wairoa River by preventing industrial activities in the area south of Redwood Lane. Staff Recommendations: Reject Submission Number: 3:3 Submission Type: Neutral Submitter: John Coster Submission Summary: Purchase and reservation of the Omanawa Redoubt site above Omanawa River bridge. This site is of significance as the base from which the 1867 'Bush Campaign' was initiated, and a physical reminder of the hurts suffered by Tauranga Maori as a result. **Decision Sought:** Purchase and reservation of the Omanawa Redoubt site above the Omanawa River bridge. Staff Recommendations: Reject

Submission Number: 3: 4 Submission Type: Neutral

Submitter: John Coster

Submission Summary: Conduct a full archaeological survey of Tauriko West in order to identify other sites of archaeological or

historic significance and meet requirements of the Heritage NZ Pohere Taonga Act.

Decision Sought: Conduct a full archaeological survey of Tauriko west.

Staff Recommendations: Reject

Submission Number: 4: 1 Submission Type: Neutral

Submitter: Wayne Fraser

Submission Summary: Currently the speed limit through Tauriko varies, this is confusing and unnecessarily dangerous for road

users. The road needs to be widened to cope with the volume of traffic and the speed limit should be

consistent for traffic approaching and exiting the SH29 and SH36 intersection.

Decision Sought: Road widening and a consistent speed limit.

Staff Recommendations: Reject

Submission Number: 4: 2 Submission Type: Neutral

Submitter: Wayne Fraser

Submission Summary: Both the toll road and SH29a from Barkes Corner to the SH29 and SH36 round-abouts are dark sections

of road making them hazardous at any time and expecially so in bad weather conditions. Effective lighting

would make these round-abouts safer for the increased volumes of traffic.

Decision Sought: Installation of effective highway lighting along the section of State Highway 29 known as the Toll Road

and SH29a.

Staff Recommendations: Reject

Submission Number: 4: 3 Submission Type: Neutral

Submitter: Wayne Fraser

Submission Summary: The SH29 and Cambridge Road intersection is congested and dangerous for all road users. With the

proposed extension to the urban limit and housing development these two issues will become significantly worse. Another round-about is not going to solve these issues, and traffic lights will slow the flow of traffic. Engineers will need to give consideration to the other solutions such as a flyover or

underpass, or combination of these.

Decision Sought: Prioritisation and action on intersection improvement to improve safety and traffic flow.

Staff Recommendations: Reject

Submission Number: 4:4 Submission Type: Neutral

Submitter: Wayne Fraser

Submission Summary: The speed limit between SH29 and Pyes Pa Road is too high. The current speed limit of 100km per hour

encourages road users to travel at the maximum speed and often exceed the limit. The speed limit is also particularly dangerous at the Kennedy Road round-about where drivers are not slowing down for those entering the round-about. The current speed limit and road configuration are conducive to motorists treating this section of road as a race track with little consideration for other road users and residents. Due to the speed and volume of traffic on these sections of road the noise level is unacceptably high and residents enjoyment of their outdoor spaces is significantly compromised. The Lakes has been promoted as a place to enjoy a family and active outdoors lifestyle yet this is diminished by the speed and noise of

traffic in the area.

Decision Sought: Reduce the speed limit between SH29 and Pyes Pa to 70km per hour.

Staff Recommendations: Reject

Submission Number: 4: 5 Submission Type: Neutral

Submitter: Wayne Fraser

Report: Staff Recommendations on Provisions Page 10 of 12 Produced: 20/07/2018 11:20:48 a.m.

**Submission Summary:** 

SH36 alongside Lakes Boulevard was recently resurfaced adding to an increase in road noise levels. It is understood that usual practice is to alternate resurfacing between coarse and smaller chip. The current coarse chip increases the levels of noise significantly. The nature of this road passing through a residential area requires a road surfact that minimises road noise i.e. a smooth 'hot mix' finish. Although the houses are double glazed the current road noise is affecting the ability of residents to sleep well. In addition, residents of homes adjacent to SH36 have the enjoyment of their outdoor spaces significantly compromised.

**Decision Sought:** 

Request for SH36 remediation and consideration for better road surfaces.

Staff Recommendations:

Reject

Submission Number:

4: 6

Submission Type:

Neutral

Submitter:

Wayne Fraser

Submission Summary:

Currently heavy traffic using SH36, SH29, and SH29a use engine braking as they come of the inclines and approach round-abouts. Reducing the speed limit would help but at the lease, engine braking should be restricted in residential areas. Larger and multiple signs would emphasis this. The issue is worse

during the night.

**Decision Sought:** 

Restriction on engine braking for heavy traffic using SH36, SH29, and SH29a, especially during the night.

Staff Recommendations:

Reject

Submission Number:

4: 7

Submission Type:

Neutral

Submitter:

Wayne Fraser

Submission Summary:

The proposed Tauranga Crossing transport interchange shoul have adequate parking provision for

commuters to park and travel to their city destinations.

Decision Sought:

Provision for adequate parking at the proposed Tauranga Crossing transport interchange.

Staff Recommendations:

Reject

Submission Number:

6: 1

Submission Type:

Neutral

Produced: 20/07/2018 11:20:48 a.m.

Submitter:

Powerco Limited

Submission Summary:

Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. Powerco's electricity networks are located in five regions, one of which is the Bay of Plenty.

Powerco distributes electricity to residential and commercial customers throughout the Bay of Plenty Region and has electricity assets within the Tauriko area, including poles, above ground lines, underground cables and transformers shown in Appendix A of its submission. Powerco seeks recognition of the existing assets so that they are taken into account in relation to any future works including earthworks and roading.

Powerco has recently constructed a new substation for the Tauriko industrial estate to enhance the electricity supply. The substation has capacity for futher expansion in Tauriko and is currently running at 25% capacity. However, the potential for 3000 new household connections will require the construction of an extra four 11kV feeders.

For new greenfield growth areas, it is necessary to have forewarning to plan for new lines, poles and transformers and the establishment of locations for utility street furniture/above-ground assets. Powercos Planning Engineers have reviewed this plan change and had discussions with Council and developers IMF (TBE 2 Ltd) and Classic Homes Ltd (Paradiso) to help plan for supplying electricity to the Tauriko Area.

Powerco seeks to ensure that electricity infrastructure can be provided to the future residential developments in an appropriate and timely manner and it's existing assets are protected from inappropriate development.

**Decision Sought:** 

Powerco seeks:

- to make council and developers aware of its existing assets and current capacity in the Tauriko area;
- to be kept informed of future rezoning to allow for increased capacity and upgrading the network;
- that any future development or land changes do not interfere or restrict its ability to operate, maintain, upgrade and access its existing assets.

Staff Recommendations:	Accept in Part			
Submission Number:	8: 2 Submission Type: Oppose			
Submitter:	Keith Catran			
Submission Summary:	Do not include the area south of Redwood Lane in Proposed Change 4 urban limit. Rather run the urban limit down the middle of Redwood Lane or down the northern side of the road. The area is in private ownership, mostly for rural uses or established lifestyle blocks. Properties are independently serviced for water and sewage disposal and manage their own storm water. Preference is to remain part of Western Bay District Council which has a good understanding of the requirements of rural and lifestyle areas. Inclusion in the Tauranga City boundary would result in an unwanted rates increase with no additional benefit to residents. There is no deisre to join into reticulated infrastructure for water or sewerage.			
Decision Sought:	Redwood Lane to remain within the Western Bay of Plenty District.			
Staff Recommendations:	Reject			
Submission Number:	11: 2 Submission Type: Neutral			
Submitter:	Kitchener Trust			
Submission Summary:	Pyes Pa West (Keenan Road) urban growth area should be used to meet the targets under the Housing Accord Special Housing Areas Act. Tauranga City and the Western Bay of Plenty District have been identified under the Housing Accord Special Housing Areas Act as areas having significant housing supply and affordability issues. Pyes Pa West would aid in helping Councils meet the targets under this Act. This would provide a greater benefit to the community by having a range of housing supply available at different locations around the Region.			
Decision Sought:	Use the area to meet the targets under the Housing Accord Special Housing Areas Act.			
Staff Recommendations:	Reject			
Submission Number:	17: 1 Submission Type: Neutral			
Submitter:	Nicola O'Donoghue			
Submission Summary:	Submitter is neutral to development itself but would like land set aside for a co-ed public high school within Tauriko West and development to be fast track to open ASAP.			
Decision Sought:	Set aside land for a co-ed public high school within Tauriko West and fast track to open ASAP			
Staff Recommendations:	Reject			
Submission Number:	17: 2 Submission Type: Neutral			
Submitter:	Nicola O'Donoghue			
Submission Summary:	Submitter is neutral to development itself but would like suitable roading to be in place and traffic running freely before adding more houses/cars to the road.			
Decision Sought:	Ensure suitable roading is in place and traffic running freely before adding more houses/cars to the road.			
Staff Recommendations:	Reject			
Submission Number:	17: 3 Submission Type: Neutral			
Submitter:	Nicola O'Donoghue			
Submission Summary:	Submitter is neutral to development itself but would like a large greenbelt preserved along the town side of the Wairoa River with walking/cycling tracks through to Bethlehem from Redwood Lane or beyond for the good of the community.			
Decision Sought:	A greenbelt preserved along the town side of the Wairoa River with walking/cycling tracks through to Bethlehem from Redwood Lane or beyond.			
Staff Recommendations:	Reject			