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**SUBMISSION BY POWERCO LIMITED ON PLAN CHANGE 81 OF THE WESTERN
BAY OF PLENTY DISTRICT PLAN**

To: Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143
Email: districtplan@westernbay.govt.nz

From: Powerco Limited ("Powerco")
Private Bag 2061
New Plymouth
(Note that this is not the address for service.)

Feedback on the Plan Change 81 closes on Tuesday 24 April 2018

1. This is a submission by Powerco Limited on the Proposed Plan Change 81 (Omokoroa)
2. The reasons for Powerco's submission are set out in the attached schedule (Schedule 1). In summary, this submission seeks to ensure that our existing assets are protected from any development as a result of this plan change.
3. Powerco **does not wish to be heard** in support of this submission.
4. If others make a similar submission, Powerco would consider presenting a joint case at any hearing.

Dated at New Plymouth this 19th day of April 2018

Signature of person authorised to sign on behalf of Powerco Limited:

Simon Roche

ADDRESS FOR SERVICE: **Powerco: Private Bag 2065,
New Plymouth 4340
Attention: Simon Roche
Phone: 64 06 9681779
Email: simon.roche@powerco.co.nz
Ref: SUB/2018/14**

Schedule 1 – Submission by Powerco

SCHEDULE 1**REASON FOR POWERCO'S SUBMISSION****1. INTRODUCTION**

- 1.1 This submission has been prepared on behalf of Powerco Limited (**Powerco**). Powerco is New Zealand's largest electricity and second largest gas distributor in terms of network length, and has been involved in energy distribution in New Zealand for more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 400,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand.
- 1.2 Powerco's electricity networks are located in five regions – Taranaki, Manawatu-Whanganui, and Greater Wellington (Wairarapa only), as well as parts of the Bay of Plenty and Waikato. Powerco distributes electricity to residential and industrial customers within the area covered by Plan Change 81 and has above and below ground assets in the area, as shown in Appendix A.

2. POWERCO'S COMMENTS ON PLAN CHANGE 81

- 2.1 The proposed plan change outlines eight options for Right of Ways (ROW) through the plan change area, with Option 6 outlined as the preferred choice. Powerco is neutral to this plan change. However, should it proceed, Powerco seeks to ensure that electricity infrastructure is protected and if any of our assets need to be relocated then the correct process is followed.

Options for ROW/ Relocation of Powerco assets

- 2.2 If existing Powerco assets are affected by the proposed ROW then we should be contacted prior to any development that may result in adverse effects on those existing assets. There is a need to manage any changes in the immediate vicinity of network utilities that pose a risk to, or are at risk from, the operation of the network. These risks include:
- Risk of electrical hazard or injury;
 - Risk to security of supply;

- Risks associated with 'reverse sensitivity' and amenity;
- Risks to vegetation;
- Risk to structural integrity;
- Risk to Powerco's ability to undertake inspection and maintenance activities on its lines and support structures, and to undertake line upgrades.

2.3 Plan change 81 proposes options for a ROW through the plan change area to provide access to the lots. Powerco is neutral to the options however we would like to draw attention to our existing assets within the site. Powerco has assets around Option 6 including 11kv underground cables, pads, ducts, overhead low voltage lines and power poles (shown in Appendix B). Should Option 6 proceed, then these will have to be relocated at the council's cost. This can be done via the Customer Initiated works (CIW) process at CustomerWorksEastern@powerco.co.nz. Powerco approved contractors in the Bay of Plenty area are outlined below.

Northpower Papamoa	07 542 9310 info@northpower.com
McKay Limited	07 850 4864 info@mckay.co.nz
Downer Tauranga	0800 33 99 77 eastpowerrequest@downer.co.nz
NPE-Tech Ltd Tauranga	07 578 1424 Taurangaoffice@npe-tech.co.nz
Electrical Inspection Services Limited	027 246 7732 (027 2 INSPECT) admin@2inspect.co.nz
Elite Electrical Inspections	07 544 9862 admin@eliteinspect.co.nz
Horizon Services Limited	07 307 2500
Switch Electrical	07 571 3429 info@switche.co.nz
Accord Electrical Inspections	0274 748 191 accordelec@slingshot.co.nz
Kaimai Electrical Inspections Limited	07 549 2988 or 0274 956 300 kaimaielectrical@xtra.co.nz

- 2.4 The proposed ROW's within this plan change may result in reductions or alterations in ground level. This can result in underground utilities being exposed and the need for remedial work, whereas significant increases in ground level can hinder access for maintenance purposes. Powerco has experienced situations in other jurisdictions where underground cables have been buried to depths of up to five metres as a result of works to raise ground levels, which makes access a significant impediment. In addition, too little cover can be problematic and result in significant restrictions on cable routes. Changes to ground level in the vicinity of underground utilities should be minimised and/or there should be discussions with the relevant utility provider, which may identify opportunities to readjust depth of the utility. Similar concerns arise for above ground infrastructure. Earthworks in and around support structures needs to ensure there is no risk to the stability of the infrastructure. Excavation depths and separation distances in and around support structures is governed by the New Zealand Code of Practice for Electrical Safe Distances NZECP 34:2001 (NZECP34:2001). It is also important to ensure that distances between overhead lines and the ground are maintained and not reduced as this could cause safety issues and non-compliance with the minimum safe distances from the ground specified in NZECP34:2001.
- 2.5 There are a number of other standards and initiatives relevant to undertaking works in and around network utilities, and Powerco anticipates the Council will adhere to these in the design and implementation of any ROW. These include:
- The 'Dial Before You Dig' service, which can be found online at www.beforeudig.co.nz and which provides information on the location of underground services, so that such services can be identified before works commence.
 - The National Code of Practice for Utility Operators Access to Transport Corridors 2011, which sets out protocols for undertaking utility works in the road corridor and is managed by Councils through Corridor Access Requests.
- 2.6 Powerco is able to provide detailed GIS information identifying the location and layout of its infrastructure in the Omokoroa area, if required, to assist the Council in making design

decisions that avoid, remedy or mitigate adverse effects on Powerco's existing infrastructure.

3. RELIEF SOUGHT

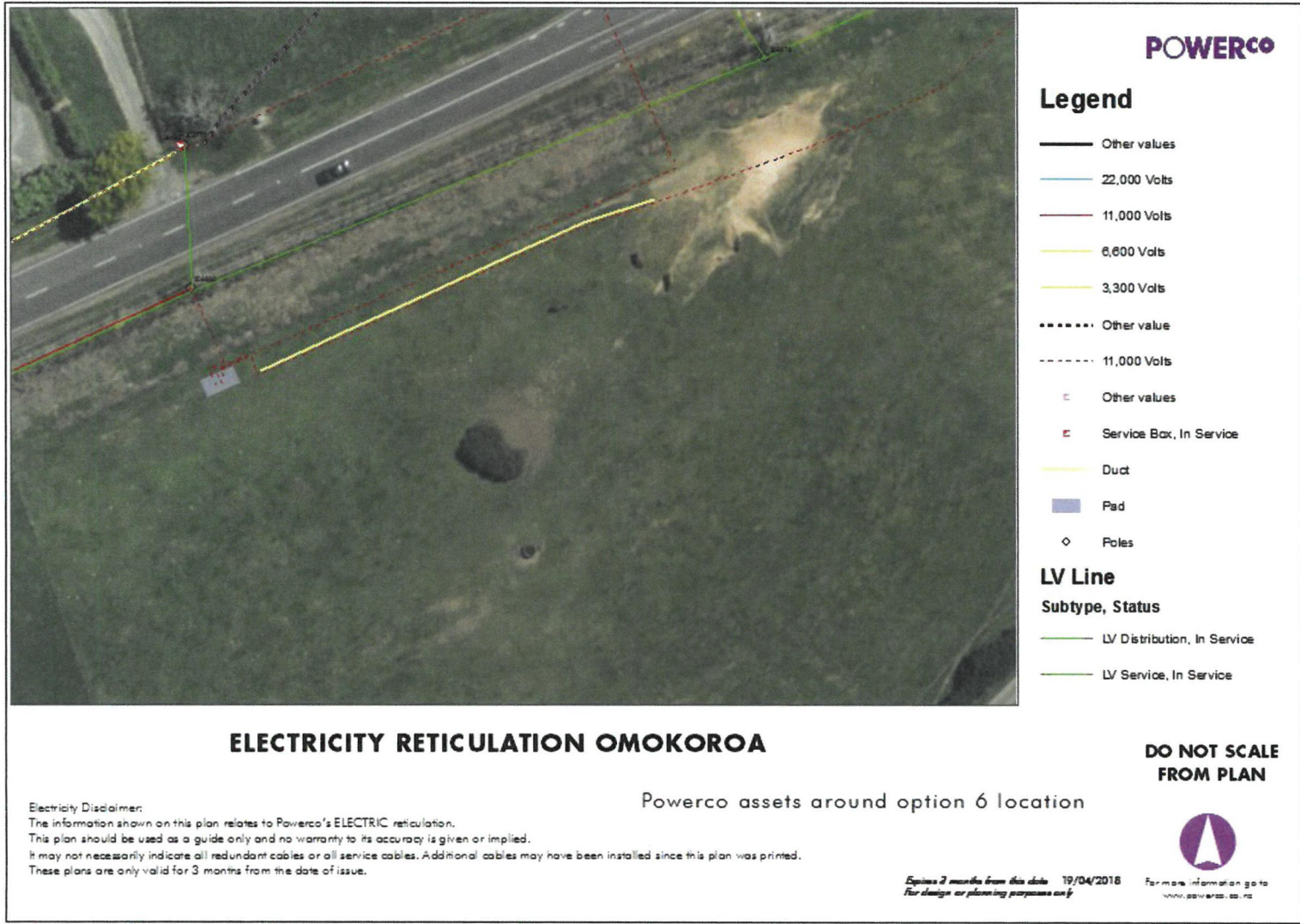
Powerco seeks that if Plan Change 81 becomes operative then the follow is undertaken:

1. Powerco is contacted prior to any physical works around our assets to enable the safe relocation or undergrounding of our existing network assets, in particular should Option 6 be chosen for the ROW. This is to enable the safe relocation or undergrounding of our existing network assets. This should be done via the Customer Initiated Works (CIW) process outlined in section 2.3 above.
2. The Council confirm with Powerco any additional assets that may be potentially affected by the proposed ROWs. This is to ensure that Powerco can continue to operate, maintain, upgrade and access our existing assets. There is a need to manage any development in the immediate vicinity of network utilities that pose a risk to, or are at risk from, the operation of the network.

4. CONCLUDING COMMENT

- 4.1 Powerco appreciates the opportunity to input on Plan Change 81 as detailed above. In summary, Powerco seeks to ensure that if any of our assets need to be relocated for proposed ROW that it is done by a Powerco approved contractor. This should be arranged through our customer initiated works at CustomerWorksEastern@powerco.co.nz. This will ensure we are able to continue to operate, maintain, upgrade and access our existing assets, ensure compliance with the relevant electricity regulations for community and individual safety, and ensure continuity of supply.
- 4.2 Powerco would be pleased to discuss any of the matters raised above, and comment on any documents produced as a result of this consultation. If you have any queries or require additional information please do not hesitate to contact Simon Roche (06) 9681779.

Appendix B: Assets around option 6 ROW



District Plan Change 81

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:

Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143

For Office Use Only

Submissions close 4.00pm on Tuesday 24 April 2018

Name: Michael G & Sandra E Smith

Organisation: MG & SE Smith

Address for Service:

467B Omokoroa Road RD2 Tauranga

Post Code: 3172

E-mail Address: fte@xtra.co.nz

Telephone Number: 075481676 (home) 0274352006 (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:  **Date:** 22 April 2018

(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

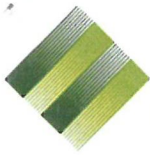
Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name: MG & SE Smith

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
① Overall issue	This area should not have been zoned industrial. It is high quality land at entrance to the new town of Omokoroa – too important for industrial use. This has been and still is an ad hoc development contrary to the zoning requirements of the current District Plan. The Industrial use is aesthetically unpleasant with all current & future residents having to go past & through industrial to enter & exit the town. This zoning causes significant problems 1/ Increases dangerous traffic flows with heavy trucks & vehicles (multi movements per day) at the town entrance, 2/ Increases pollution – waste water, runoff, effluent, dust, chemicals, noise, visual, 3/ Reduces the value of adjoining land resulting from above, 4/ Health & safety issues with one only entrance to Omokoroa being used currently by a trucking business to transport & store chemicals, fuel, diesel fumes and increase potential for accidents for all residents, 5/ Current adjoining land owners are now landlocked behind the Industrial Zone – Smith, Priest, Birch, Laing, Brunning, plus potentially 20 new rural residential sites with only current access through industrial.	Stop any further development of the industrial zone. Change zoning to residential or commercial. This is the highest & best use for this land. A rezoning would solve the adjoining neighbours issues and benefit the whole community & all involved including the current developer. The existing industrial users could have a limited time say 10 years to find an alternative location – specifically located and ideally suited for industrial e.g. Te Puna Station Road along the rail line.	
② Issue 1	Do not support the preferred combined option's 6 & 8. Reason - further discussions with the developer (Crapp) suggests he will not agree with option 6 & issues around who pays.	Support Option 3 as the preferred option running along Crapps boundary to the spine road providing access for all adjoining landowners (excluding industrial) and would include any future residential access for Crapps. Potentially 15+ resident titles could use this access. This road would also provide required additional buffer between Rural Residential & Industrial. Support Option 8 in conjunction with option 3 – this would provide access for Brunning and Smith future rural residential lots – potentially 15+ lots. Option 8 would be a private/council road – same design as option 3. Land would be provided by Priest with the benefit to them being Smith agreeing to no road in front of their current house. The spine road needs to be designed to look like a quality residential road with laterals being more industrial. Long term there will be more residential users versus industrial on this road.	

3 Issue 2	Support Preferred Option 2 to remove to the central planted medium and replace with targeting landscaping.	Support Option 2 with the addition of the road being upgraded from an Industrial Spine Road to more Residential Road suitable for long term predominant residential use. Industrial laterals to come off that Road. Ideally 5m planted barrier on each side instead of the central planted 10m medium barrier.	
4 Issue 3	Support Preferred Option 2 – Perimeter Landscaping Timing	Support Preferred Option 2	
5 Issue 4	Support to retain 10m buffer - Perimeter Landscaping Width	Support to retain 10m buffer. If our preferred options regarding Issue 1 are agreed then existing ROW planting/buffer is not an issue as we won't be using that any longer.	
6 Issue 5	Support Preferred Option 2 – Industrial Zone Interface	Support Preferred Option 2 with an amendment that hours for Industrial & Commercial Monday to Saturday are 6am to 6pm	
7 Issue 6	Support Preferred Option 2 – Show Spine Road and Lateral Roads There should have been a master plan showing these roads at the outset.	Support Preferred Option 2 – Show Spine Road and Lateral Roads. Showing these roads gives certainty of future development.	



District Plan Change 81

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143

For Office Use Only

Date stamp

Submissions close 4.00pm on Tuesday 24 April 2018

Name:

Mr/Mrs PJ and LC Crapp

Organisation

N/A

Address for Service: C/- Russell De Luca
Russell De Luca Consultancy Ltd
196 Tuapiro Road
RD 3
Katikati 3170

E-mail Address: rdeluca@xtra.co.nz

Telephone Number: (027) 677 5006

We **would** like to speak in support of our submission at the Council hearing.

Signed:

Date: 23 April 2018

(For and on behalf of PJ and LC Crapp)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

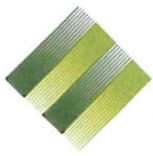
Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
<p>①</p> <p>PC 81</p>	<ol style="list-style-type: none"> 1. In conjunction with providing for the development of land within the Industrial Zone subject of PC 81, Council's aims as stated in the Section 32 report accompanying the Plan Change are to: <ul style="list-style-type: none"> • Prevent (or at least limit the number of) additional vehicle access points on to Omokoroa Road; • Separate residential from industrial traffic within the Zone; • Minimise any adverse effects of industrial use within the Zone on the amenity values of surrounding non-industrial land. 2. One of the principal resource management issues identified in the Section 32 report and to be addressed through PC 81 is "access to properties adjoining the Industrial Zone". 3. Currently, the only legal access to four Future Urban zoned properties adjoining the Industrial Zone is via a right of way (ROW) over land within the Industrial Zone owned by the Crapp family. This existing legal ROW bisects land within the northern part of the Industrial Zone. 4. Notwithstanding the stated Council aims referred to in point 1 above, no provision is made in PC 81 for alternative access from Omokoroa Road to the aforementioned four adjoining Future Urban zoned properties. 5. It is suggested in the Section 32 report (but not explicitly included in the proposed new District Plan provisions to be introduced through PC 81) that existing Operative District Plan rule 12.4.4.1 will be invoked to prevent any 	<p>Amend PC 81 to:</p> <ul style="list-style-type: none"> • Clearly state that rule 12.4.4.1 shall not be invoked in respect of development within the Industrial Zone unless and until all legal users of the ROW across Industrial zoned land owned by the Crapp family have agreed in writing to the closure of their existing ROW access to Omokoroa Road and alternative access has been provided for by way of a designated alternative route for which Council has financial responsibility. • Include an advice note advising of Council's intention, after provision of alternative access, to acquire the interests of appurtenant landowners in the existing ROW to the extent reasonably necessary to enable direct access onto Omokoroa Road to be closed or limited to the extent consistent with denying industrial land users from using the right of way to access Omokoroa Road other than in accordance with the indicative proposal in PC 81. • Include an interim rule which requires that in conjunction with the development of Industrial zoned land traversed by the existing ROW, a physical barrier (such as a fence, bollards or similar) be erected along the boundaries of the ROW so as to prevent industrial traffic from using the ROW. • Such other amendments to the provisions of PC 81 as would properly and equitably address the concerns raised in this submission. 	

	<p>development of Industrial zoned land owned by the Crapp family until alternative provision is made for access to the four Future Urban Zoned properties referred to above.</p> <p>6. The foregoing approach places an unreasonable burden on both the Crapp family and the legal users of the existing ROW and will militate against the efficient and effective development of land within the Industrial Zone.</p> <p>7. Furthermore, reliance on existing rule 12.4.4.1 is impracticable and will not result in a cost effective or equitable outcome.</p>		
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District Plan Change 81

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Date stamp

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143

Submissions close 4.00pm on Tuesday 24 April 2018

Name: Mr/Mrs/Ms/Miss N & M Bruning

Organisation: Private

Address for Service: 1245 SH 2 Omokoroa RD2

Tauranga **Post Code:** 3172

E-mail Address: bruning.farm@gmail.com

Telephone Number: 5480617 0211256958
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: *M. Bruning* **Date:** 20-04-18
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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Name:

Submission Sheet No:

Specific Plan Change	Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons)	Decision Sought (Give precise details)	Submission Ref. No. Office Use Only
Example: PC 101	Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development.	Add to the District Plan Maps for Te Puke an area for higher density development.	
① PC81	Issue 1: Support Option 8 in part	Further consideration should be given to Making the West ROW to Bruning a road subject to number of lots created.	
②	Issue 2: support 5.2 Preferred option		
③	Issue 3: Support Option 6.1 Status Quo Contouring may be such that planting Cannot happen before. Landscaping along Bruning boundary is problematic as	Developer to screen property as soon as Practicable	
④	Boundary with NZTA is unknown Issue 4: Support in part	NZTA may need to be required to supply Screening	
⑤	Issue 6: Support option 2 Gives support to land locked properties		

Charlotte Brisby

From: Louise @ Link Wholesale - Evolve <lou@linkwholesale.co.nz>
Sent: Tuesday, 24 April 2018 3:42 PM
To: District Plan
Cc: Tim @ Link Wholesale - Evolve
Subject: District Plan Change 81 Submission - Tim and Louise Laing

Importance: High

Timothy Laing & Louise Laing
 467D Omokoroa Road
 R.D.2
 Tauranga
lou@linkwholesale.co.nz
tim@linkwholesale.co.nz
 Louise 0212573383

We would like to speak in support of our submission at the Council hearing.

District Plan Change 81 Submission:

Section 4.0**Issue 1 - Access to the properties adjoining the Industrial Zone.****Option 5 - New 'rural' lane through Laing Property:**

We deeply oppose this option. This would severely compromise our land and our privacy and would consequently devalue our property. There would have to be substantial development to link the lane to the future (5-10yrs) residential zoned property as the land contour is not advantageous, it leads down into a swampy area.

Option 7 - Move entrance for the existing ROW to Prole Road intersection

In principle we agree to this option over option 6. To future proof any further development of the Omokoroa Road it needs to be put in place now, thus reducing the access points onto Omokoroa Road. As stated, this allows for future upgrading of the ROW to Road standard which will be able to cater for additional rural residential lots. Further to this, we think that there should be consideration into adjusting the zoning of the affected parties, Laing, Smith, Birch, Crapp to allow future subdivision with special triggers/parameters in place. If this zoning change was approved and subdivision proceeded, at this time the council potentially could take over this ROW and upgrade it to become a Lane administered and maintained by the council. (EG; ABC Lane). We believe that if the council allowed the properties to be subdivided into residential lots in the future that this would not damage the value of the properties, it would strengthen their values and make it an attractive place to live. The council would equally benefit with more rate payers.

Also residential and industrial traffic will be separated if we agree to this option, which is advantageous, especially if you have a young family like us. It is not ideal and could be potentially a health and safety issue to continue mixing industrial traffic with residential traffic. We fear that this will get worse when ITM opens.

Section 8**Issue 5 - Industrial Zone Interface with adjoining properties.**

In our opinion we would like to see the rest of the land used for the remaining industrial area changed to be residential or commercial zoning as it would be a much better use of the land. We believe that land value would be higher for the developers/ landowner. The rates that these properties would generate would be more profitable for the council.

The entrance to Omokoroa Peninsular needs to be planned out properly! It should be beautiful and designed to attract people to come and live in this area. Having industrial businesses like Omokoroa Carriers, which appears to have been allowed to operate with limited controls, has resulted in negative outcomes such as; this business is not adequately screened from the road and from the residents and is considered unattractive; the dust from the unsealed yard has caused negative environmental impact on the neighbouring land. We are concerned that businesses like this and future industrial businesses that set up on this land, without proper controls, could really make a huge impact on our beautiful estuary, farmland and entrance resulting in unwanted pollution etc. We know this zoning change would be a big adjustment and but we are convinced it would be a very popular one for the whole community and believe it would receive a standing ovation at any community meeting.

8.0

Issue 5 - Industrial Zone interface with adjoining properties

Option 2 - Modify Industrial Zone Provisions:

3

Option 2 is our preferred option. The time period for sound level not to exceed maximum levels , we believe should be reduced further! We believe the time period should change to, between 7am - 6 p.m. Monday to Sunday for the whole of the Industrial Zone. Omokoroa is seen as a family area and should be in the future. Having noise up till 10pm at night and before 7am in the morning is not acceptable for young families and elderly citizens.

Further to this...dust, odour, light and noise contributing industrial activities should be strictly controlled in any industrial zoned are. For example; Spray Painters. (The smell is extremely difficult to impossible to remove even with filtering and water baths etc.) These types of industrial businesses should be excluded from this is zone. Once this type of operation is in place it cannot be removed and causes ongoing problems for residential neighbours and the council. It is best to exclude them from the beginning.

Item 2.4 Perimeter landscaping extent:

4

The buffer being reduced down to 3m but including a solid fence. We oppose this option of reducing the buffer of plantings to 3 m and replacing with a solid wall.

Issue 4 – Perimeter Landscaping Width

Section 7 C Existing ROW

5

We would be opposed to reducing the buffer to below 10 metres along the current ROW!
We do not have faith in the consistency of the development when it comes to fencing and for that matter the planting. We are concerned about the industrial activities that may be allowed to be placed in this zone so we would prefer to keep the 10m buffer.

The only way we would agree to reduce the buffer to 5-6m would be to keep part of our existing ROW and move the remainder of ROW along the north west boundary, around the top of the industrial development -Option 7 as stated is our preferred option as it comes out by the Prole Road roundabout.

Tim and Louise Laing

This email may contain information, which is confidential and/or privileged. The information is intended solely for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents is prohibited. If you have received this electronic transmission in error, please notify the sender by telephone or return email and delete the material from your computer. Thank you for your co-operation.

Address: 429C Omokoroa Rd, RD2, TGA, 3172 (467 Omokoroa Rd, RD2, TGA is our postal address)

Email: jpjam@eol.co.nz

Phone: 021848389 or 0212358456

Name: John and Philippa Lusby

Specific Plan Change 81

Submission

We strongly object the proposal for the following reasons

①

1. A single house holder (the Crapp family) should not be responsible for funding a (ROW) that should be provided by council. This (ROW) serves no advantage to the Crapp family only to the neighbours.
2. You have set neighbour against neighbour creating tension and distress and forced neighbours into costly legal action.

②

3. Our biggest concern with an industrial zone is noise, the height of buildings, dust, chemicals (Painting i.e. panel beaters, boat builders etc) and it looking unsightly as we live on the hill above it and look directly into the industrial site. The other concern is noise going late into the night.

Decision Sought

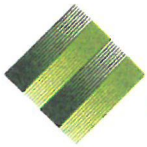
①

As you have created this problem between neighbours it is now your responsibility to resolve it there are a number of ways you could do it

- 1 Pay for (ROW) that you require which is unreasonable for the Crapp family to pay for.
- 2 That the neighbours contribute equally to the new (ROW) if they really want options 3, 6, & 7 as this right of ways are of no advantage to the Crapp family and it's unfair for the burden of these costs to fall on the Crapp family when there is no responsibility for them to pay these costs.

②

- 3 We would like to see some tighter restrictions on who is allowed into the industrial area and covenants put in to protect the residential homes surrounding the industrial zone from noise, huge unsightly buildings, chemicals, and dust. A curfew of 7pm would also be appreciated, so we get a break from all the noise surrounding us.

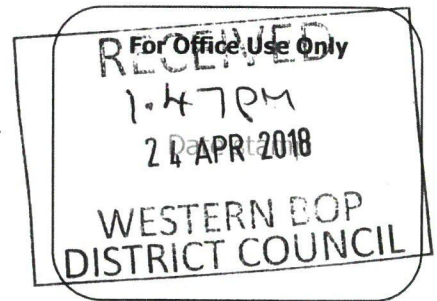


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Submissions close 4.00pm on Tuesday 24 April 2018

Name: **Mr/Mrs/MS/Miss** JANINE BIRCH

Organisation PRIVATE

Address for Service: 467C OMOKOROA ROAD **Post Code:** 3172
RD2 TAURANGA

E-mail Address: jbirchrichmond@gmail.com

Telephone Number: 07 548 1193 cell 0210792941
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Janine Birch Date: 24-4-18
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

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4.6 OPTION 6	We suggest moving the present ROW to the Industrial Zone Boundary & exit to Omokoroa Rd near Puke Rd. This would be an acceptable & attractive entry to our rural property & avoid conflict with industrial traffic	With Council involvement this ROW could later be upgraded to service future subdivision in the area by Crapp, Laing & Birch.	

①