



Appendix 7 – Consultation Records

- Consultation Record Report Plan Change 92
- Ōmokoroa Summary Report – Community Engagement – April 2022
- Te Puke Summary Report – Community Engagement – April 2022

Plan Change 92 – Ōmokoroa and Te Puke Enabling Housing Supply and Other Supporting Matters

Consultation Record

Summary of stakeholder engagement

WBOPDC has undertaken pre-notification engagement and consultation with the community, and in accordance with Schedule 1, Part 3 of the RMA.

There are no formal Mana Whakahono a Rohe agreements in place with WBoPDC.

In relation to the development of the Ōmokoroa Structure Plan, an ongoing project since 2017, consultation/engagement with stakeholders and the community generally has been extensive.

In accordance with Schedule 1, Part 3 WBOPDC has consulted with;

- The Ministry for the Environment
- The Ministry of Education
- Kainga Ora
- The Minister of Transport (Waka Kotahi)
- Bay of Plenty Regional Council and Tauranga City Council.
- Tangata whenua

The Council has actively engaged with representatives of the Ministry of Education in regard to the provision of secondary and primary school facilities within the Ōmokoroa area.

The upgrading of State Highway 2 and access into Ōmokoroa is a significant matter and Council has also actively engaged with Waka Kotahi.

Council met with Kainga Ora staff (April and June 2021) in Ōmokoroa and undertook a site visit and discussed the draft residential rules. Kainga Ora staff have provided written feedback for Council on the draft provisions. Since the RMA was amended in December 2021 to enable housing supply Council has provided updated medium density residential rules to Kainga Ora and staff have met twice (May and June 2022) to discuss the rules. Written feedback from Kainga Ora has been received and considered.

In accordance with the Resource Management Act Schedule 1, Part 6, WBOPDC advised (by way of letter / email correspondence on 15 July 2022) to the Minister for the Environment (and the Associate Minister), Minister of Education, Minister of Housing, Minister of Transport and Minister of Conservation that it is preparing a plan change in accordance with the amendment to the RMA (Enabling Housing Supply and Other matters Amendment Bill) to give effect to polices 3 and 4 of the National Policy Statement – Urban

Development and enable the Medium Density Residential Standards (MDRS). Information on the proposed plan change was provided, and feedback was requested.

Council has also undertaken consultation with:

- The Ōmokoroa and Te Puke communities
- The development community
- The wider public within Western Bay of Plenty.

Consultation with both the Ōmokoroa and Te Puke communities on the MDRS has included public events and meetings with the community and staff.

In addition, Council has worked closely with the development community on the proposed medium density rules.

WBOPDC has actively engaged with Tauranga City Council and the Bay of Plenty Regional Council at particular stages through SmartGrowth and UFTI (Urban Form and Transport Initiative) and related strategies. In addition, adherence to the requirements of the Regional Policy Statement and engagement with the Regional Council on matters included has been undertaken.

The Council has extensively engaged with the public and other key stakeholders. This has included a number of open “days”, meetings with individual parties, dissemination of information and feedback through the Western Bay “Have your say” portal. The open days and “Have your say” portal all provided opportunities to provide written comment.

Ōmokoroa - Community engagement events were held on 3 and 4 May 2022 at the Ōmokoroa Sports Pavilion. Approximately 150 people attended these events. A total of 112 survey responses were received electronically or via hard copy feedback forms.

Te Puke - Community engagement events were held on 26 and 27 April 2022 at the Te Puke Memorial Hall. Approximately 40 people attended these events. A total of 73 survey responses were received electronically or via hard copy feedback forms.

The Western Bay ‘Have your say’ engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Councils ‘one stop shop’ for project related information. The Ōmokoroa and Te Puke ‘Have your Say’ page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Following the engagement period council reviewed all of the feedback received and prepared summary reports for both Ōmokoroa and Te Puke which have been made available online on the ‘Have your Say’ page. A copy of these summary reports are provided in Appendix 7 of Plan Change 92 along with this Consultation Record. The feedback contributed towards amending rules and assisted in understanding the communities’ concerns with medium density housing.

In addition to the above the public were invited to book 1:1 sessions with staff if they had further questions about the proposed plan change. Approximately 20 meetings took place either in person or over the phone.

A workshop on the proposed rules was also held with the development community on 27 June. Kainga Ora were also invited to attend this meeting but were not able to attend. A range of feedback was received and has been incorporated into the draft rules.

Tangata whenua engagement

Hapu and iwi management plans

Te Puke

In the Te Puke area, we only have plans lodged by Ngāti Whakaue and Tapuika. Waitaha do not have a current iwi management plan lodged with Council (although they do have a plan).

Key issues identified in the Tapuika Plan are; the impacts of development on sites of significance (especially those on private land), effects of land use on waterways (discharges), and water allocation (setting of limits to ensure health of waterways but also sufficient water for Māori land development). Tapuika also note that they don't always have the capacity and capability to effectively participate in resource management processes, even though they have the desire to do so. This also links in with the feeling that there is, in some spaces, inadequate recognition and incorporation of Tapuika values and interests in the Resource Management space.

Ngāti Whakaue show Te Puke as part of their rohe within their management plan. Ngāti Whakaue identify very similar issues to Tapuika but also express specific concern about development reducing/impacting on wetlands.

Ōmokoroa

Within Ōmokoroa, Pirirakau have a hapu management plan lodged with Council. The Pirirakau HMP has very similar themes to the Tapuika and Ngāti Whakaue plans. Pirirakau specifically note that development and urbanisation affects natural landscapes and characteristics, taonga, strategic locations and sites which are important to the hapū.

Ngāti Ranginui, Ngai te Rangi and Ngāti Pukenga also have a joint iwi management plan (and harbour plan) which also impacts the Ōmokoroa area. The plan notes similar concerns to those mentioned above including concerns around the over allocation of water which locks out other users, particularly undeveloped/underutilised Māori Land.

Noting the above recognition by local iwi/hapu groups that there is a willingness and desire to be involved in council planning in the resource management space but a lack of resourcing and funding Council has engaged a planner to assist iwi/hapu to make a submission on the plan change if they wish. In particular this independent party will assist the iwi/hapu groups to understand the potential implications of the plan change and

identify any areas of improvement and work with them directly to respond to the plan change via the notification process.

Parties considered to be affected by the proposed plan change

Council has identified as affected parties the Ōmokoroa and Te Puke communities in general, Pirirakau, Ngāti Taka, Ngāti Ranginui, Waitaha and Tapuika as well as the stakeholders identified in the table below.

Stakeholder	Consultation/engagement undertaken
Bay of Plenty Regional Council (BoPRC)	Meetings, and workshops to facilitate discussions on NPS-FM, comprehensive stormwater consent, ecology, wetlands, transportation, natural hazards and Regional Policy Statement. BoPRC have also been involved through SmartGrowth as well as earlier workshops on the development of the Ōmokoroa Structure Plan.
Tauranga City Council (TCC)	Meetings and workshops to discuss draft residential rules have been carried out. TCC have also been involved through SmartGrowth as well as earlier workshops on the development of the Ōmokoroa Structure Plan.
Waka Kotahi	Meetings and workshops to discuss wider transportation network, in particular Tauranga Northern Link and the location of the Ōmokoroa interchange. Waka Kotahi were also involved in workshops early on in the development of the Structure Plan process.
Ministry for the Environment	Meetings to discuss project and specifically the use of Streamlined Planning Process for Ōmokoroa. Council provided a draft SPP report to MfE for their consideration, feedback has been incorporated into this final report document. Council staff have also met with MfE staff every month (alongside Tauranga City Council staff) to discuss any matters related to the MDRS and RMA amendments as they relate to both Ōmokoroa and Te Puke.
Ministry of Education	Meetings and workshops to discuss education requirements on the Ōmokoroa Peninsula. MoE purchased land from Council for the primary and secondary school site. Working with MoE on suitable road alignments and access requirements into site.
Kainga Ora	Meeting and site visit with Kainga Ora in April 2021. KO provided written feedback on the draft residential rules. Since the site visit staff have meet with Kainga Ora virtually to discuss specific points on the residential rules. Feedback from Kainga Ora has been incorporated into the draft residential rules. As outlined above we have also recently met with Kainga Ora in May and June 2022 and received written feedback on the draft rules.

Ministry of Housing Urban Development	MHUD have been involved in discussions on Ōmokoroa through SmartGrowth and Priority Development Areas.
Tangata whenua	Refer below for record of iwi/hapu engagement/consultation.

Record of iwi/hapu consultation for Ōmokoroa and Te Puke Enabling Housing Supply Plan Change 92

Iwi / hapu	Date	Purpose	Outcome
Pirirakau (Ōmokoroa)	February 2018	Partook in technical workshop to prepare Structure Plan options.	4 options prepared to progress with more detail.
Ngāti Hauā (Ōmokoroa)	18 June 2018	Meeting to discuss consultation and aspirations for their land.	Discussed consultation package and discussed long term aspirations for their land.
Ngāti Hauā (Ōmokoroa)	14 August 2020	Update on the Structure Plan process, including CIP funding for the upgrade of Prole Road (and other roading projects in Ōmokoroa).	Ngāti Hauā's main concern is any effect on their orchard operation that they wish to continue with indefinitely at this time.
Ngāti Taka, Pirirakau (Ōmokoroa)	October 2020	Hui with WBoPDC and BoPRC staff about potential uses of the Waipapa River environs.	Support from hapu about possible land uses. Both Councils more aware of hapu concerns and how they could be taken into account with future planning.
Pirirakau (Ōmokoroa)	7 January 2021	Meeting with Julie Shepard (Environmental liaison for Pirirakau) update on Structure Plan, draft residential rules and Cultural Overlay report. Seeking update on actions for Cultural Overlay report.	
Pirirakau (Ōmokoroa)	24 February 2021	Meeting with Julie Shepard (Environmental liaison for Pirirakau) update on Structure Plan, draft residential rules and Cultural Overlay report. Seeking update on	Julie raised incorporating cultural representation / imagery into Councils communication. Phillip raised needing input into updating the Cultural overlay report.

		actions for Cultural Overlay report.	<p>Julie raised introducing eel weirs to support reintroduction of species into targeted sites.</p> <p>Tracey raised use of SPP for Structure Plan / Plan Change.</p> <p>Discussion on future lockable Waka-ama area for Pirirakau.</p>
Ngāti Hauā (Ōmokoroa)	3 May 2021	Ngāti Hauā Trustees travelled to Council to meet with the Mayor, CEO and General Managers as well as other staff to discuss a range of matters associated with their land at 150 Prole Road.	<p>The key matters discussed were;</p> <p>Future development of the peninsular and broad implications of Structure Plan</p> <p>The urbanisation of Prole Road and the impact outside of 150 Prole Road.</p> <p>The cycleway project and the proposed lease agreement between Council and Ngāti Hauā.</p>
Ngāti Ranginui (iwi) (Ōmokoroa)	4 May 2021	Update on Ōmokoroa Structure Plan and draft residential rules as well as using SPP.	<p>Met with Des Heke (environmental representative of Ngāti Ranginui iwi).</p> <p>Tracey and Phillip provided overview of the Structure Plan process, timeframes, use of SPP and draft residential rules. Des confirmed previous discussions that feedback should be sought from hapu of the area.</p> <p>Des raised the need for more consideration in our District Plan on protecting cultural features and if they are to be destroyed through development then the hapu/iwi should be given 'credit' in some form to compensate / provide mitigation for the loss of history.</p>
Ngāti Hauā	7 May 2021	Further discussion on Structure Plan and proposed zoning over	The land is currently used for horticultural purposes and the Trust would like to continue this activity for the foreseeable future.

		Ngāti Hauā owned land at 150 Prole Road.	<p>Discussion on zoning options lead to the outcome that the site should be zoned Rural. However this is to be confirmed by the Trust. Agreed that Council will provide information in writing for further discussion among the Trust.</p> <p>The Trust would also like to understand the rating implications based on different zonings, e.g., residential.</p> <p>The end of Prole (towards the Waipapa River) was also discussed in terms of landscaping and working together to come up with a plan that would suit both parties. Ngāti Hauā adjoin the end of Prole Road towards the Waipapa River.</p>
Ngāti Taka (Ōmokoroa)	21 May 2021	Update and overview of Structure Plan and draft residential rules	<p>Met with representative from Ngāti Taka to provide overview of Structure Plan and discuss next steps.</p> <p>The representative from Ngāti Taka raised the following points</p> <ul style="list-style-type: none"> - Consideration needs to be given to capturing and storing rain water for grey water usage on site. Tracey explained that this would be encouraged by way of the sustainability outcome in the design guides. - Wastewater capacity was raised and specifically why we were not proposing to have treatment within the Peninsula. Enquired whether or not Chapel Street has enough capacity for the ever expanding population. Tracey explained that careful consideration to wastewater capacity has been undertaken

			<p>by staff in conjunction with Tauranga City Council.</p> <ul style="list-style-type: none"> - Water supply was discussed and whether due consideration had been given to supply needs and in particular whether or not this was futureproofed. - Energy use and sustainability were also raised generally. It was discussed that one of the outcomes in the sustainability guide was to encourage and support sustainable development. - Discussion on sufficient green space being provided. Tracey explained that the existing gully network would be the 'lungs' of the development as well as a large area of active reserve land and smaller neighbourhood reserves throughout. - We discussed the medium density nature of Stage 3 and it was reinforced that open space was critical to allow people sufficient area to recreate. - Ngāti Taka would like to be informed by way of phone call or face to face meeting during key milestones of the project or at least every quarter.
Pirirakau – Eru Tuhakaraina (Ōmokoroa)	8 June 2021	Bring Eru up to speed with the Ōmokoroa project (new cultural advisor for Pirirakau)	Covered all aspects of the SP and residential rules, and the SPP. Advised of the upcoming open days. Eru expressed a desire for Pirirakau to establish a housing presence but acknowledged their lack of land and funds. He may talk to Ngāti Hauā. Sent him a copy of the Cultural Overlay.
Pirirakau (Ōmokoroa)	22 March 2022	Discussion regarding SPP application and MfE contact.	Provided an overview of SPP application and discussed MfE consultation requirements.

Ngāti Taka (Ōmokoroa)	23 March 2022	Update on Structure Plan and SPP application	Provided an update on the draft structure plan, and SPP application.
Waiataha (Te Puke) Vivienne Robinson Veroni Leota	30 March 2022	RMA amendment (enabling housing) and opportunities for tangata whenua	Discussed the Plan Change required as a result of changes to the RMA and future opportunities within the rohe.
Pirirakau Gabrielle Rolleston	31 March 2022	Update on SPP	Provided an update on the SPP application.
Pirirakau, Gabrielle Rolleston, Noelene Tuhakaraina	14 April 2022	Update on SPP process, stage 3 structure plan and the RMA amendment	Actions from the meeting (to send Pirirakau some further information) completed.
Waitaha (Te Puke) Veroni Leota, Vivienne Robinson (Waitaha), Phillip Martelli, Julie Shepherd (WBOPDC)	27 th of April 2022	Plan Change 92	Detailed planning programme for Te Puke where Papakainga matters could be addressed. Maori special purpose zone was discussed.
Ngāti Hauā (Ōmokoroa)	20 May 2022	Board meeting with Ngāti Hauā to provide update on plan change	Discussed withdrawing SPP, use of ISPP and general plan change process. Ngāti Hauā are interested in learning more about special maori purpose zones to accommodate papakainga and purpose built housing. Interested in future involvement in the District Plan Review
Ngāti Taka (Ōmokoroa)	3 June 2022	Phone call, email and letter advising of withdrawal of SPP application.	General discussion about SPP and ISPP process and plan change process for Ōmokoroa and Te Puke.
Pirirakau (Ōmokoroa)	8 June 2022	Phone call, email and letter advising of withdrawal of SPP application.	General discussion about SPP and ISPP process and plan change process for Ōmokoroa and Te Puke.

Tapuika (Te Puke)	17 June 2022	Discussed proposed plan change and opportunities for Tapuika	Discussed the plan change generally, future opportunities for the iwi and council engaging a consultant to assist the iwi to review the new rules at notification stage and provide a submission on behalf of the iwi.
Te Kapu o Waitaha (Te Puke) Chief Executive, Vivienne Robinson and Director-Chair, Veroni Leota	13 July 2022	Meeting (WBoPDC General Manager Strategy and Community, Rachael Davie) to discuss District Plan and Housing in Te Puke.	Discussion on District Plan review and Plan Change process as well as housing in Te Puke.
Tapuika (Te Puke)	15 July 2022	Liaison (Email) regarding a consultant to review rules for the iwi	Discussed engaging consultant planner to assist the iwi to review the proposed rules and assist in providing a submission on behalf of the iwi.
Tapuika (Te Puke) Andy Gowland-Douglas	15 July	General catch up (meeting) (General Manager WBoPDC Rachael Davie) with Tapuika regarding the RMA amendments and Plan Change.	Discussed the District Plan review, Plan Change 92 and the next round of planning for Te Puke after the Plan Change and the consultants role in preparing a submission on the plan change on behalf of the iwi.
Waitaha (Te Puke)	15 July 2022	Liaison (email to Vivienne) regarding a consultant to review rules for the iwi	Discussed council engaging a consultant to assist the iwi to review the new proposed rules at notification stage and provide a submission on behalf of the iwi.
Waitaha (Te Puke)	26 July 2022	Preliminary meeting between Vivienne Robertson and Veroni Leota with consultant Shae Crossan on PC92.	Discussed provisions of proposed PC92. Not too much concern about the plan change. Considerably more interested in Papakainga/Marae community type zonings at Manoeka.
Tapuika (Te Puke)	27 July 2022	Preliminary meeting between Andy Gowland-Douglas and Helen Biel with	Discussed provisions of proposed PC92. Not too much concern about the plan change.

		consultant Shae Crossan on PC92.	Considerably more interested in Papakainga/Marae community type zonings at Waitangi.
Tapukia and Waitaha (Te Puke)	5 August 2022	Meeting between Tapuika (Andy Gowland-Douglas) and Waitaha (Vivienne Robertson and Veroni Leota). Consultant advisor Shae Crossan. Rachael Davie, Phillip Martelli and Chris Nepia (WBoPDC).	Summarised previous discussions between Shae and iwi representatives (minutes circulated). The iwi do not have any concerns about the MDRS and related provisions about to be notified. Some of their members will take advantage of the ability to add an additional dwelling to existing properties to house whanua. Both iwi are interested in the second phase of planning for Te Puke. In particular opportunities for papakainga zonings for Maoeka and Waitangi.

Summary Report community engagement April 2022



Ōmokoroa Have your Say community engagement

Background / reason for engagement

Western Bay of Plenty District Council is required to update the District Plan to speed up and enable more housing in both Te Puke and Ōmokoroa. In December 2021 the Resource Management Act 1991 was amended (Enabling Housing Supply and Other Matters Amendment Bill) to improve housing supply in New Zealand.

More housing will be achieved by increasing the density of urban areas which will give people more choices about where they can live affordably with a wider variety of housing types.

A set of standards has been developed by central government, known as the Medium Density Residential Standards (MDRS). The MDRS will enable medium density to be built across much more of our urban areas, but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

The Ōmokoroa community

As at 2022, the population in Ōmokoroa is projected to be at 4,947 residents and in ten years projected to increased to 8,943 residents. The current 2022 year to date total dwellings is 2,364. By 2032, a further 1068 dwellings (3,972) dwellings are projected to be in Ōmokoroa.

The age structure in Ōmokoroa from the 2018 Census indicates that there is a higher proportion of seniors and elders in the town but there is also a growing age group of 5-9 year olds and 10-14 year olds. In future years, it is expected that the age-sex structure will change dynamics due to the growing younger population, people in the "young workforce age group "(25-35 years).

The 2018 census recorded household composition in Ōmokoroa and found that nearly 50% of occupied dwellings in Ōmokoroa were couples, 20% of the remaining dwellings were occupied by couples with child/ren and a further 19% of those dwellings were one-person households.

The 2013 and 2018 census highlighted that couples with children increased by 34%, indicating that the household and family type is changing, and those family orientated households are expected to increase.

In 2018 95% of people in Ōmokoroa identify as European and 10.3% identify as having Māori descent.

Overview of engagement and planning to date

A significant amount of work has been carried out to date to plan for growth in Ōmokoroa. Planning for stage 3 of the Structure plan began in 2017 with consultation and community engagement occurring then. Four options were developed showing village centre, residential land, schools, commercial and industrial land as well as open space network including active reserves. Council selected a preferred option based on community feedback and specialist advice.

The Ministry for the Environment purchased land for two schools in 2019 and this was designated in 2021. In 2020 Council received funding from the Crown (\$14 million) to be spent on 'shovel ready' projects (roading). Later in 2020 Council received a private application for a town centre development, this was granted by an independent hearing panel in May 2021.

Throughout this time changes to legislation have meant that Council has had to enable housing intensification (as a Tier 1 high growth area). The National Policy Statement for Urban Development (NPS-UD) requires Council to have sufficient development capacity for housing, business land and available infrastructure to support growth as well as quality liveable urban environments and future development strategies in place.

In July 2021, Council applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) for the Structure Plan and Plan Change. The main reason for this was to enable housing to be built / the plan change to be implemented as efficiently as possible (due to the limited ability to appeal the Plan Change to the Environment Court). Council consulted with the community on this matter (June 2021). In December 2021 the Resource Management Act (RMA) was amended requiring Council to implement medium density residential standards (as explained above) to enable medium density housing, and this would apply to the whole peninsula. The changes to the RMA also introduced an 'Intensified Streamlined Planning Process' (ISPP) which is another tool to create a Plan Change.

The most recent round of engagement in May 2022 (the subject of this report) was required to highlight the changes to the RMA and the new medium density standards for housing.

How have we consulted recently?

The Western Bay 'Have your say' engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Council's 'one stop shop' for project related information. The Ōmokoroa 'Have your Say' page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Community engagement events were held on 3 and 4 May 2022 at the Ōmokoroa Sports Pavilion. Approximately 150 people attended these events. A total of 112 survey responses were received electronically or via hard copy feedback forms.

Purpose of this summary report

The purpose of this summary report is to provide an overview of the feedback received from the community engagement and highlight how Council intends to progress any issues highlighted.

The summary report provides an overview of the open-ended questions that were asked and highlights some of the most common response received.

A copy of the survey questions is also available at the end of this summary report.

Survey responses

'What makes Ōmokoroa a great place to live?'

The survey asked the community 'What makes Ōmokoroa a great place to live?' a snapshot of the most common responses is provided below.

- 'The sense of community and friendliness – neighbours know each other and look out for each other'
- 'The appeal of Ōmokoroa is its village feel'
- 'The extensive natural coastal environment'
- 'The old beach holiday feel, a place to relax and unwind'
- 'Walking tracks, sportsfields for youth, open spaces'
- 'Larger sections in the old village'
- 'harbour and foreshore views'
- 'The village character of Ōmokoroa must be protected in future development'
- 'Great community'
- 'The best thing about Ōmokoroa is that there is not much infill housing'
- 'Ōmokoroa is a great place to live because it is on a peninsula, and less people and places to ruin it'.

The survey asked what type of housing is needed in Ōmokoroa

Survey respondents selected the most important types of housing from the following list.

- Affordable housing
- First home buyers
- Housing for elders
- Rental housing
- Smaller houses (1 or 2 bed)
- Social / public housing

'First home buyers' was the most selected response (60% of respondents who answered the question selected this answer). The second most selected response was 'housing for elders' (50%), followed by 'Smaller houses' (45%). Other responses to this question included:

- A mix of housing typologies is important
- Reasonable outside space is always needed
- Housing for all people
- Family housing with 3 or 4 bedrooms with a section
- Large houses on 700m²+ sites / 800m²
- Single level
- Factory built / kit set houses
- Multi generational housing
- 'normal 3-4 bedroom homes'
- Tiny houses on shared land

- Quality houses
- Eco-friendly houses (solar panels and water recovery tanks)
- Houses with suitable outdoor living areas / large areas of open space
- 'Upmarket housing definitely not cheap or social housing this is where you end up with more crime'
- Retirement villages.

The survey asked;

'with more people and homes in the same space, buildings like low rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?'

'what challenges could more houses and more people bring to the town?'

Key focus - challenges of higher density

Retaining the character and amenity of our place - Ōmokoroa

Some survey respondents expressed concern at the potential loss of the 'village feel' that Ōmokoroa has as the result of increased population / housing density. People value the peninsula's coastal and small-town feel. Feedback included;

- 'The character of existing residential streets must be retained'
- Intensification will de-value existing houses
- Street beautification
- Retain existing vegetation
- Power lines underground in older part of the peninsula
- 'Higher density population may lead to loss of sense of belonging and close knit community feeling' From knowing your neighbours or people in the street. Communication can be lost and leads to people feeling isolated (yet people all around them) and happiness gets lost.
- 'Ōmokoroa is a great place to live, don't ruin it by building cheap slums'.
- 'Don't allow low rise apartments as this is not in keeping with what Ōmokoroa is. They do not belong here. Our community is a safe haven for families, professional people and the elderly'.
- 'We loved visiting here for years when the entrance was orchards, and Ōmokoroa almost felt rural, it was so peaceful'.
- 'Road noise, quality of life living next to a busy road'.
- 'I wouldn't want apartment blocks in our street'.
- 'Could we have areas with definite characters, keep the original village area for more quality larger homes with sea views'.

Council has been planning to enable growth in the area of Stage 3 for several years. (Between the railway and SH2). As the Resource Management Act was recently amended and requires medium density housing to be enabled Council must apply the medium density housing standards over the majority of the Peninsular.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area

Open Space, walking and cycling

There were several respondents who provided feedback in relation to open space, walking, cycling and the importance of planting / trees. In general people feel that intensification needs to be offset by an increase in the level of open space being provided. Feedback from the community includes:

- 'Green spaces are critical to the success, happiness and overall wellbeing of all age groups'
- 'Ōmokoroa only has two green space areas for families, the Domain by the beach (limited parking) and the sports fields and skate park at Western Ave'.
- 'More green spaces'
- 'People need room to socialise, green spaces'
- 'Intensification needs to be balanced with green space and public amenities'
- Street beautification
- 'Playing areas for children close to their homes'
- 'Planting to avoid the concrete jungle effect'
- Open spaces with seating for relaxing
- Open spaces for free play as well as playgrounds
- More trees needed, including fruit trees for communal food sharing
- 'Allow berms to be planted with edible crops for food sharing'
- Green belt around the peninsula
- Cycle / pedestrian friendly pathways
- 'Green spaces are a must'
- 'High density living definitely benefits from green spaces (including trees), play areas, and community spaces.'
- 'Community gardens and parks are needed'
- Sport and recreation facilities needed

- ‘Needs not to turn into a concrete jungle. Needs to retain green spaces’.
- ‘Protected green space for bird life on the peninsular’
- ‘Green reserves with space for big trees. Without trees the place will get too hot, and more energy will be needed and wasted.’
- ‘More reserves on the south side would be good’
- ‘We need to encourage people out of their vehicles reducing carbon emissions and exercise for health benefits’
- ‘Protect bird life, wetlands, native trees and restrict dog access, support pest control’
- ‘Pave the cycleway to Bethlehem’
- ‘In the future a dog park will be necessary’.
- ‘Maintain existing planting in Kaimai Views’

Council has agreed levels of service which it will meet as the population grows. New development contributes to the provision of open space, either by it being included within the new development (usually in the case of ‘greenfields’ development, which are the large-scale developments on land that is zoned residential but is not currently in residential use) or by paying financial contributions for the provision of open space and increased amenity to offset the loss of onsite amenity.

Council undertakes a sportsfield supply and demand study on a three yearly basis. This report takes into account both winter and summer sporting codes and assesses the provision of sports fields across the District against population growth projections. The most recent report undertaken has identified the need for further provision of sports fields in Ōmokoroa which further supports the acquisition of land for the development of active reserves in Ōmokoroa. Land is proposed to be designated for sportsfields (corner Prole Road and Ōmokoroa Road) as part of the upcoming notification of the Plan Change (20 August 2022).

In addition to this, structure planning processes in Ōmokoroa will also take into account areas identified as ‘natural open space’ in order to form a gully reserve network which will provide recreation and open space value for residents.

Key delivery of Council’s levels of service are through reserve management planning supported by existing plans and strategies including Council’s Walking and Cycling Action Plan and Recreation and Open Space Activity Plan. Council will continue to review its levels of services against what is provided in Ōmokoroa to ensure we are meeting the expectations of our residents and providing a recreation and open space network which continues to contribute to the social, environmental, cultural and economic wellbeing of our community.

Community facilities

- Art and music facilities
- Areas for teenagers to use
- Sport facilities, schools, parks, banks, NZ post, police, after hours health centre
- ‘A space for teenagers to hang out. The current skate park has turned into a little kids’ playground policed by parents. Teenagers roam the streets because they have nothing to do and nowhere to go. Not sure what they need but perhaps a survey targeted at them would help’.
- Library / Council hub needed
- ‘a good size heated swimming pool’
- ‘Support shared communication, facilities community spaces, for example neighbourhood support, TOLO, settler’s hall, menz shed, sports clubs, policing groups, volunteer fire brigade, art groups, cyberspace, community website’.
- Upgrade boat / wharf facilities to accommodate increase in population /use.

To meet the increased demand of the growing population, Council has agreed to purchase land in Ōmokoroa for future swimming pool development Feedback received through Council’s Long Term Plan 2021-31 consultation process supported this and the new pool will be constructed by 2040. Through the Structure Plan process a swimming pool is currently proposed to be located on the active reserve site on the corner of Prole Road and corner of Ōmokoroa Road.

Council has opened an interim Library and Service Centre in Ōmokoroa which will act as a holding space until a new library and service centre is provided in the new town centre.

A review of boat ramps in the District identified that all tide or ‘premier’ boat ramps will continue to come under pressure from growth and Council have planned for this through a mix of capacity upgrades and new provision throughout the District.

Rules / Zoning

- ‘High rise and infill housing needs to be close to town centre, public transport and public services, not 20km away with poor roading’.
- ‘Requirement for geotechnical assessments must be mandatory in sensitive areas, e.g., proximity to cliffs etc and earthquake prone areas’.
- Intensification in hazardous areas must not be allowed
- Cross lease under the MDRS, how does this work?
- ‘The rural-residential zoning should stay as is’

- Medium density housing should only be in greenfield area, e.g., Prole Road
- 'A mix of houses and apartments will never be a great place to live in'
- High density housing needs to be near commercial centre
- 'consistent plan rules across streets and subdivisions, with a focus on quality homes and street design so property values are maintained'
- 'Don't build apartment style housing in the older Ōmokoroa area, it would lose its character and become another Auckland'.
- 'Decent parking and a variety of buildings, not all low rise or multi dwelling properties together or in a row'.
- Let people park a campervan and paint their house in colours that are not just grey and brown
- 'Why does it need to be jammed into Ōmokoroa. There is so much rural land that could be subdivided.'
- 'Shops within walking distances to the houses'
- Medium high-density housing needs to consider areas for clothes drying.
- Aircon units should not be allowed on the top of buildings.
- Multi-unit developments should be notified to all neighbours.
- Multi-unit developments should not be allowed in existing residential areas.
- 'The Council are not insisting that developers provide playing areas for children and green spaces when development occurs'.
- 'MDRS will lead to increased social issues with anti social behaviour both on and off the streets'.
- Commercial facilities should be required to provide underground car parking.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments. Western Bay is a Tier 1 (high growth) area and as a result must enable medium density housing in their towns with projected populations of 10,000 or more.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. Private amenity relates to the quality of living on individual sites, including access to sunlight, outdoor

living areas and privacy. Development should aim to retain and respect the natural landform characteristics of an area. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area

Shadowing and privacy

- 'Nobody wants or needs to have a 3-storey building right on their boundary'
- Blocking sun and views
- Frost all 3+ storey windows like in Adelaide for privacy
- 'Multi story buildings should not interfere with existing views for neighbours'
- 'Should not impact on light and sunlight, should not impact on existing privacy of residence'.
- Multi story complexes need reasonable green space and safe places for the resident children to play, for families to be able to grow their own fruit and vegetables and should be able to have the option to have their washing outside to reduce power usage.
- Privacy in peoples' gardens

Some survey respondents highlighted the issue of shadowing from multi-story buildings blocking sunlight to neighbouring properties and some raised concerns around the lack of privacy with too many buildings on a site.

The medium density residential standards (MDRS) have nine rules that must be included in the District Plan as a permitted activity. This means no resource consent is needed and Council has no control over these aspects. In relation to shadowing and privacy the following rules will apply.

Rules in relation to shadowing and privacy

No. of dwellings	up to 3
Height	up to 11 metres (3 storeys)
Overshadowing	up to 4m high and 60° recession
Setbacks	as close as 1.5m on front boundary 1m on side boundaries

The MDRS says buildings must be set back a minimum of 1.5m on the front boundary and a minimum of 1m on side boundaries. This setback will be larger depending on the height of the building, to avoid overshadowing neighbouring properties.

The MDRS says buildings must be setback from the boundary at a distance where the edge of the roof is on a 60-degree recession plane measured from 4 metres vertically above ground level from all boundaries. This means that taller buildings must be further away from their boundaries.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments.

As a Tier 1 high growth area the NPS-UD includes specific requirements to facilitate intensification. These include ensuring building heights and density are not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

The proposed design guidelines aim to guide medium and high-density development so that it is provided in such way to minimise adverse effects such as lack of privacy and noise and to provide attractive streetscapes.

Iwi engagement

Concern was raised by one respondent at the lack of mention of mana whenua and that no Te Reo was used during the engagement period and the lack of indication to uphold the principles of the Te Tiriti o Waitangi.

Council has been working with iwi/hapu within Ōmokoroa for many years, specifically those with mana whenua, discussing the Ōmokoroa Plan Change. In the upcoming District Plan review Council envisions working in partnership with iwi/hapu groups who are interested in developing special purpose zones for papakainga housing. Inclusion of tangata whenua is wholeheartedly acknowledged and recognised as significantly important.

Traffic, carparking, public transport, footpaths and streetlighting

Traffic

Some survey respondents raised the issues regarding traffic safety. In particular:

- More speed cameras
- No parking lines on one side of the Esplanade from Harbourview to boat ramp, traffic makes it a one-way road at times.
- More pedestrian crossings needed (signalised)

Council will need to consider measures such as traffic calming and speed limits to ensure medium density environments are safe. statement on how we manage increased traffic on local roads

Speed limits bylaw 2020 allows Council to set speed limits in accordance with the Land Transport Rule, Setting of Speed Limits 2017 on all roads under the care, control, or management of Council.

Council does not manage state highways, these are controlled by Waka Kotahi (New Zealand Transport Agency).

State Highway 2

There were several respondents who identified the need for the State Highway to be improved. The road is identified as extremely dangerous and the cause of many accidents, some of which have been fatal. People feel that additional housing should not be allowed before the road is fixed.

- Road must be upgraded to cater for thousands more people
- 4 lane highway from Ōmokoroa to Tauranga before major development of infill houses
- The roundabout needs to be a priority before anymore houses are built and SH2 needs to be a proper highway instead of these upgrades, which do nothing for congestion.
- 'Until there is a motorway from Ōmokoroa to Tauranga the building rules should not be changed. Cart before the horse'
- 'The road into Tauranga through Te Puna is already one of the most dangerous highways and its going to be impossible to get out for work in the morning with only one road out of Ōmokoroa.
- 'Entering and exiting Ōmokoroa is already extremely dangerous and causes many accidents. This should be addressed before more houses are built'

Ōmokoroa has been identified as a growth area as far back as the 1970s. It gradually grew over time and this along with growth in the surrounding rural area and the northern corridor in general resulted in NZTA (Transit at the time) putting in place designations to improve SH2.

In 1998 the NOR for the TNL (Tauranga Northern Link - Tauranga to Te Puna) was lodged. This was followed in 2001 by the NOR for Four-laning Te Puna to Ōmokoroa. Traffic modelling in 2007 showed that the upgrade would be needed by 2015. The planning by Council for the urbanisation followed. Council has invested in substantial infrastructure based on those proposed upgrades.

Council recognises the critical importance of a safe entry / exit into and out of the Peninsula. Council is working to have the interchange or at least safety improvements to the main intersection funded through the Infrastructure Acceleration Fund (IAF). Kainga Ora recently announced (3 May 2022) that Western Bay of Plenty District Council's \$38.4 million application will now progress to the negotiation stage of the \$1 billion IAF. While this does not mean that funding has been secured it does mean that Council is one step closer to securing funding to improve the road. This is an interim intersection treatment option until the funding is made available by Waka Kotahi to build a full interchange.

Roads

Several survey respondents raised issues around access in and out of the peninsula as well as concerns around road widths. Examples of responses received include:

- One way bridge, alternative access in an emergency / disaster
- Two entry/exit points from the peninsula with roundabout or traffic lights needed
- Width of roads need to cater for off-site parking
- Roads need to allow for refuse collection
- Kayelene Place needs speed bumps
- 'A roundabout for a safer and improved entrance and exit at the entrance to the peninsular'
- 'Improvement of roading both ways, e.g., to Tauranga and to Katikati'.

The recently completed pedestrian/cycle bridge over the railway is sufficiently strong to take a light vehicle in emergencies if the road bridge is closed. The walkway/cycleway bridge soon to be constructed over the railway between Tui Glen and Heartwood Avenue will also be able to be used in an emergency.

Council is aware of the issue of narrow carriageway widths and overflow of parking. The Infrastructure Development Code is being reviewed currently and this matter needs to be taken into consideration. In addition, Council will work with developers through the consenting process to ensure as much consideration as possible is given to this matter.

Parking

There were several respondents who provided feedback on carparking. The most common areas of concern seem to be around roadway widths being too narrow to accommodate carparking (when no onsite parking is provided) and a lack of public parking at the wharf.

- 'Parking needs to be off the road, many families work away from Ōmokoroa and need 2 cars'
- 'Extend angle parking along the Esplanade
- Esplanade boat ramp and ferry access
- Keep parks free of campervans and overnight parking
- Onsite parking needed to avoid congestion in the road corridor
- If car parking is not being provided on site, the road width needs to be able to accommodate car parking
- 'Our streets are already hard to navigate with parked vehicles as driveways and garages are full'
- Boat parking is needed
- Additional car parking needed at destination playgrounds
- 'Not enough parking at harbour /beach area and not enough parking space in individual properties. Cars need to be off the street to permit emergency vehicles access'.

The Council can no longer require onsite car parking as required by central government. This is due to the requirements set out in the National Policy Statement on Urban Development (NPS-UD). This doesn't stop on-site car parking being provided by choice, but those decisions will be made by landowners and property developers. It was suggested by a submitter that Council should consider clearly marking car parking on local roads.

The Council's Infrastructure Development Code sets the requirements for road widths for urban and rural roads. This includes design guidance for cycle lanes. The Development Code is currently being reviewed and will need to consider appropriate design solutions in medium density areas particularly in relation to off site parking. This may include creating carparks in existing berms.

Council sets requirements for parking and control of traffic on roads, public places and parking areas under the care, control or management of Western Bay through the Traffic and Parking Enforcement Bylaw 2019.

A review of boat ramps in the District identified that all tide or 'premier' boat ramps will continue to come under pressure from growth and Council have planned for this through a mix of capacity upgrades and new provision throughout the District.

Public transport

Specific feedback included:

- An increase in public transport is needed
- Consider shared transport rather than public transport due to cost inefficiencies
- High density of housing is not suitable where there is no public transport
- 'Public transport' is not working. 90% of buses have no more than 1-2 passengers (if that)."
- Consider buses, ferries and trains
- Public transport needs to be affordable
- Covered bus stops to protect from sun and rain.
- 'Improved regular transport matching work times'.
- 'Buses, we need to be able to get from one public space to another'.
- Buses to get to Mount Maunganui and Tauranga are needed throughout the day.

The intention of the National Policy Statement on Urban Development is that medium density housing would be developed in centres with good links to public transport options.

Western Bay of Plenty District needs to work closely with the Bay of Plenty Regional Council to ensure the best possible public transport solutions are being provided.

Footpaths / berms and streetlighting

Feedback from the community in relation to footpaths and streetlighting includes;

- Accessible footpaths are needed
- Safety for disabled and elderly with mobility scooters
- Allow berms to be planted with edible crops for food sharing
- 'Subdued street lighting to avoid light pollution and facilitate sleeping but adequate for public safety'
- 'Good footpaths/cycleways increase the options for safe local travel for all age-groups'.
- 'Ensure new streets are well lit, are attractive and or reasonable width'.

Council needs to investigate options for better walkway and cycleway connections throughout the town and review the existing maintenance schedule of footpaths.

Infrastructure general

Feedback on infrastructure generally was related to:

- Water, wastewater and stormwater capacity
- Need to upgrade infrastructure to keep up with demand from increased population
- Remove power poles and take powerlines underground.

The community of Ōmokoroa have raised the need to have adequate infrastructure provision to keep up with population growth.

Water supply

A new bore and reservoir are currently being constructed to ensure there is sufficient water infrastructure to cater for the growth and several upgrades have been identified within Ōmokoroa.

Wastewater

Ōmokoroa's wastewater network relies on the transfer pipeline that pumps all wastewater to Tauranga City's treatment plant. The capacity of this pipeline is constrained as it was only originally designed for a population of 10,000. It is therefore important that wastewater flows within Ōmokoroa are carefully managed to ensure there is capacity to cater for the future growth within stage 3. Council has adopted a number of different measures to ensure wastewater is catered for including;

- Requiring all wastewater infrastructure within stage 3 to be a sealed wastewater system, minimising any stormwater entering the network
- Increased storage at the main pumpstation to buffer peak flows
- Upgrade to the main pumpstation to increase capacity of the transfer pipeline.

Stormwater

Council is developing a catchment management plan (CMP) that will guide the key principals for how stormwater will be managed within stage 3. The overarching objective of this CMP is to minimise the generation of stormwater and entrained contaminants within Area 3 to ensure the quality of urban sourced stormwater entering Te Awanui (Tauranga Harbour) is enhanced, when compared to other existing urban catchments in Western Bay adjoining Tauranga Harbour.

Stormwater quantity will be reduced, and quality will be enhanced through:

- Extended detention of stormwater to reduce the potential for stream erosion and slope instability.
- Applying a water sensitive urban design (“WSUD”) based hierarchy of controls. Specifically:
 - Minimising generation of stormwater runoff and contaminants through source control.
 - Managing stormwater as close to the source as possible.
 - Treating and slowing stormwater as it moves through the catchment.
 - Using green infrastructure to achieve multiple objectives.
 - Protecting and enhancing the natural environment.

The primary measures for achieving the above are to reduce impermeable areas, reserve and enhance stream corridors, and develop treatment trains for individual land use related sub-catchments.

Commercial

Some survey respondents stated that retail services are needed within the peninsula and that people should be able to walk and cycle to access these (on safe footpaths and roads).

The new town centre within Ōmokoroa will provide a range on commercial and community opportunities.

Education

Some survey respondents noted the need for education facilities within Ōmokoroa. Highlighting that there is currently insufficient capacity for schooling across all age ranges.

A school site has been designated on the corner of Prole Road and Ōmokoroa Road (2021). This site will cater for primary and secondary school students. Western Bay has been working with the Ministry of Education to ensure the best possible planning outcomes can be achieved. The Ministry has commenced the design process and aiming for a 2025 opening.

Community wellbeing and safety

Many survey respondents raised the issue of safety. People felt that an increase in population would lead to an increase in crime. Respondents explained that there is already an issue on the peninsula that would only become worse over time.

- ‘More security needed’
- More policing to keep law and order.
- More security cameras
- CCTV needed

- Graffiti
- Loss of privacy
- A police station is needed
- ‘We already have a crime problem now that has developed over the last couple of years. Breaking into cars parked outside of properties’.
- Upgrade fire station
- ‘With an increase in population we need to consider having more of a police presence. There have already been multiple break-ins to the shops in the last 4 months’.

Neighbourhood Support and Night Owls have been operating in Ōmokoroa for a number of years. The Police presence will need to grow as the population grows. Population thresholds are needed for an increasing police presence to be triggered.

Attachment 1 Survey Questions

Imagine Ōmokoroa in 2050.

The peninsula will be fully developed and home to an estimated 13,000 residents.

The town feels similar but there are more houses in the original village as well as the newer developments. There are also more housing options to suit people’s lifestyles, including low-rise apartment buildings, townhouses and units.

1. What types of housing does Ōmokoroa need the most [tick which are the most important – no limitation on ticks]
 - Affordable housing
 - First home buyers
 - Housing for elderly
 - Rental housing
 - Social/public housing
 - Smaller houses (one / two-bedroom)
 - Others we may have missed [free text box]
2. With more people and homes in the same space, buildings like low-rise apartments up to three storeys could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone? Examples to think about: footpaths, green spaces, public transport, infrastructure.
3. What makes Ōmokoroa a great town to live in? What do we need to protect and grow now, so Ōmokoroa remains a great place to live?
4. What challenges could more houses and more people bring for the town?
5. Is there anything else we need to consider?

Summary Report community engagement April 2022



Te Puke Have your Say community engagement

Background / reason for engagement

Western Bay of Plenty District Council is required to update the District Plan to speed up and enable more housing in both Te Puke and Ōmokoroa. In December 2021 the Resource Management Act 1991 was amended (Enabling Housing Supply and Other Matters Amendment Bill) to improve housing supply in New Zealand.

More housing will be achieved by increasing the density of urban areas which will give people more choices about where they can live affordably with a wider variety of housing types.

A set of standards has been developed by central government, known as the Medium Density Residential Standards (MDRS). The MDRS will enable medium density to be built across much more of our urban areas but will not require it. It will result in fewer resource consents being required and a simpler process that avoids notification when a resource consent is needed.

The Te Puke community

As at 2022, the population in Te Puke is projected to be at 9,882 residents and in ten years projected to increase to 12,583 residents. The current 2022 year to date total dwellings in Te Puke is 3,138. By 2032, a further 1,074 dwellings (4,212) dwellings are projected to be in Te Puke. Development and population in Te Puke is increasing much quicker than originally anticipated, meaning that there needs to be an increase of housing to support the growth.

The age structure in Te Puke from the 2018 Census indicates that there is a higher proportion of people in the "young workforce age group" (25-35 years). The 2018 census also indicated that just over 60% of residents in Te Puke identified as European ethnicity, 26.5% of residents identify as Māori and 19.4% identify as Asian (15.3% of these residents identified as Indian) ethnicity. The ethnic diversity of Te Puke can be linked to the most prominent industry type of agriculture (kiwi fruit), forestry and fishing (close to 20%) in Te Puke as indicated by the 2018 census.

Overview of the engagement to date

The Western Bay 'Have your say' engagement hub is an online tool where residents can provide feedback on Council projects. Council provides key information about different projects, and it is designed to be Council's 'one stop shop' for project related information. The Te Puke 'Have your Say' page provided background information on the project, a work programme timeline, an ideas board and the survey form.

Community engagement events were held on 26 and 27 April 2022 at the Te Puke Memorial Hall. Approximately 40 people attended these events. A total of 73 survey responses were received electronically or via hard copy feedback forms.

Purpose of this summary report

The purpose of this summary report is to provide an overview of the feedback received from the community engagement and highlight how Council intends to progress any issues highlighted.

The summary report provides an overview of the open-ended questions that were asked and highlights some of the most common response received.

A copy of the survey questions is also available at the end of this summary report.

Survey responses

'What makes Te Puke a great place to live?'

The survey asked the community 'What makes Te Puke a great place to live?' a snapshot of the most common responses is provided below.

- The People
- A strong sense of community
- Multicultural, a diverse community with a range of interests and religions

- We embrace cultural diversity, but there is more we could do
- Low traffic environments
- Strong economy
- Geographically diverse and near seaside, native bush, agricultural / horticultural capability in a compact area.
- Rural nature
- Location to other towns
- Climate
- Fertile soil
- Schools
- Easy walking and cycling
- Small enough to feel connected
- The combination of both residential and rural living
- A place of opportunity.

The survey asked what type of housing is needed in Te Puke

Survey respondents selected the most important types of housing from the following list.

- Affordable housing
- First home buyers
- Housing for elders
- Rental housing
- Smaller houses (1 or 2 bed)
- Social / public housing

'Affordable housing' was the most selected response (84% of people that answered this question selected this answer). Rental housing was the second most selected option (65%).

Other responses to this question included:

- Seasonal workers accommodation
- Housing suitable for multiple generations
- Large rental properties for large families
- Mixed housing typologies to cater for seasonal workers, large families and single occupancy.

The survey asked;

'with more people and homes in the same space, buildings like low rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?'

'what challenges could more houses and more people bring to the town?'

Key focus - Challenges of higher density

- Retaining the character and amenity of our place

Many respondents expressed concern over the potential loss of the existing character and amenity of Te Puke that could occur with a significantly higher and more dense population.

Several respondents explained that they prefer the 'slower pace' of Te Puke, and they enjoy the current lifestyle Te Puke offers compared with busy town centres. Specific points that were raised in relation to retaining amenity values include;

- mature trees
- character and history of some of the buildings
- birdlife
- native vegetation
- Maintenance of vegetation
- large section sizes providing a feeling of open space
- quiet areas
- green spaces
- Rural/ country / small town feel
- New developments being consistent with the existing landscape

The Resource Management Act describes Amenity values as the natural and physical qualities and characteristics of an area that contributes to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes. It is also generally accepted that amenity values also relate to other factors such as noise, lighting, and odour.

Amenity values are maintained via District Plan standards and controls such as zoning, building sizes and location in relation to neighbours' boundaries, and noise limits. However local perceptions of amenity values are also important which is a key reason why engagement on the matter of the Medium Density Residential Standards is important.

In considering the values and perceptions that the community place on amenity values it is important that Council considers how these can be enhanced and protected in parallel with increasing the density of housing.

In some instances, Council will have little or no control over private on-site amenity aspects under the new Medium Density Residential Standards because of what will become permitted as of right. For example, three dwellings on one property will become a permitted activity. Medium density housing will overtime undoubtedly change the amenity of Te Puke. That is why it is important that Council carefully considers ways in which it can enhance the existing amenity in streets and shared spaces, i.e., the things that Council can have control over.

Council is developing an urban design guide 'Residential Design Outcomes' to provide information on best practice design for landowners and developers. Good urban design outcomes will ultimately improve on-site and

off-site amenity. This means ensuring public spaces such as roads and parks are attractive environments to be in, easy to access and enable people to interact together. Private amenity relates to the quality of living on individual sites, including access to sunlight, outdoor living areas and privacy. Development should aim to retain and respect the natural landform characteristics of an area. The protection of trees and stands of vegetation contribute to retaining the character and amenity of an area.

Heritage

Respondents shared that a part of what makes Te Puke special is the heritage of Te Puke. Bungalows, villas and the green environment contribute to the character of Te Puke. People referred to the 'rural heritage' nature of the town and described that increasing housing density puts this at significant risk of being lost. "Te Puke prides itself on being a leafy town with mature trees with an abundance of character homes".

A survey respondent felt that there is a need to 'take stock of the existing flavour and character of the Te Puke town and designate it as a character area in order to protect the existing trees/villa that make up the character of the area'.

The history of pre and post European settlement within the District has provided a rich legacy of trees, buildings, objects and sites of historic heritage value to both Māori and non-Māori. Examples range from residential and commercial buildings of architectural and/or historic value through to trees of historic or botanical value and sites of sacred and cultural value to tāngata whenua. New residential development needs to consider the environment, cultural, historical and community context and identify opportunities that contribute to the neighbourhoods wider sense of place. This includes protection and retention of heritage items and sites of cultural significance. Historic heritage is protected by the District Plan (Chapter 7).

The identification and conservation of these heritage elements of the District's historic heritage is a means that their distinct values can be safeguarded from disturbance, unsympathetic use or development, or outright destruction.

The District Plan includes a Schedule of Identified Significant Historic Heritage Features and Council may also implement Heritage Protection Orders. The latter type of protection is likely to be provided to items of national significance.

Open Space, walking and cycling

Several respondents to the survey recognised the need for an increase in open space provision and the need to make medium density areas suitable for walking and cycling.

Council has agreed levels of service which it will meet as the population grows. New development contributes to the provision of open space, either by it being included within the new development (usually in the case of 'greenfields' development, which are the large-scale developments on land that is zoned residential but is not currently in residential use) or by paying financial contributions for the provision of open space and increased amenity to offset the loss of onsite amenity.

Council undertakes a sportsfield supply and demand study on a three yearly basis. This report takes into account both winter and summer sporting codes and assesses the provision of sports fields across the District against population growth projections. The most recent report undertaken has identified the need for further provision of sports fields in Te Puke which will be considered through structure planning processes.

Key delivery of Council's levels of service are through reserve management planning supported by existing plans and strategies including Council's Walking and Cycling Action Plan and Recreation and Open Space Activity Plan. Council will continue to review its levels of services against what is provided in Te Puke to ensure we are meeting the expectations of our residents and providing a recreation and open space network which continues to contribute to the social, environmental, cultural and economic wellbeing of our community.

Community facilities

Survey respondents raised the need for adequate social infrastructure to keep up with the growing population.

- Swimming pool
- Library
- Community event centre
- Shared spaces

To meet the increased demand of the growing population, Council has budgeted for a new swimming pool and a new Library & Community Centre in Te Puke. The projects are included in Council's Long-Term Plan 2021-2031. The swimming pool is planned to be constructed by 2026 and the Library & Community Centre by 2028. It is planned that the new Library and

Community Centre will provide a community events venue and shared space for residents to use.

It's also important to also consider provision of schools. There has been growth in primary school and intermediate school populations in Te Puke however Te Puke High School has a lower population now than 10 years ago, probably due to the opening of Papamoa College.

Shadowing and Privacy

Some survey respondents highlighted the issue of shadowing from multi-story buildings blocking sunlight to neighbouring properties and some raised concerns around the lack of privacy with too many buildings on a site.

The MDRS has nine rules that must be included in the District Plan as a permitted activity. This means no resource consent is needed and Council has no control over these aspects. In relation to shadowing and privacy the following rules will apply.

Rules in relation to shadowing and privacy

No. of dwellings	up to 3
Height	up to 11 meters (3 storeys)
Overshadowing	up to 4m high and 60° recession
Setbacks	as close as 1.5m on front boundary 1m on side boundaries

The MDRS says buildings must be set back a minimum of 1.5m on the front boundary and a minimum of 1m on side boundaries. This setback will be larger depending on the height of the building, to avoid overshadowing neighbouring properties. The MDRS says buildings must be setback from the boundary at a distance where the edge of the roof is on a 60 degree recession plane measured from 4 metres vertically above ground level from all boundaries. This means that taller buildings must be further away from their boundaries.

The National Policy Statement on Urban Development (NPS-UD) requires Western Bay to ensure adequate supply of land for residential and commercial purposes. Council is required to enable development that will create high quality liveable urban environments. As a Tier 1 high growth area the NPS-UD includes specific requirements to facilitate intensification. These include ensuring building heights and density are

not limiting factors for development. The NPS-UD requires that Tier 1 local authorities include intensification policies to allow for high density housing. The Council is required to set minimum targets for sufficient, feasible development capacity for housing.

The proposed design guidelines aim to guide medium and high-density development so that it is provided in such way to minimise adverse effects such as lack of privacy and noise and to provide attractive streetscapes.

Traffic, Carparking, Public Transport, Footpaths and Streetlighting

Traffic congestion

Some survey respondents raised the issue of traffic congestion and safety in general as a result of more people living in Te Puke. Specific examples include;

- Traffic congestion on Jellicoe Street.
- Speed and safety of traffic in Oxford Street, Boucher Ave, and Cameron Road.

Council will need to consider measures such as traffic calming and speed limits to ensure medium density environments are safe. statement on how we manage increased traffic on local roads.

Council is currently developing a project to investigate traffic volumes/movements on Te Puke Highway and identify intersections that need to be upgraded with traffic signals to improve traffic efficiency and pedestrian safety.

Council does not manage state highways, these are controlled by Waka Ko Tahi (New Zealand Transport Agency).

Road network maintenance levels of service will be reviewed as part of the procurement process for the next Maintenance Contract.

Carparking

Many survey respondents raised the issue of needing adequate on-site parking so that the road carriageway does not become clogged up by cars parking on the road. Pedestrians and cyclists can be at greater risk with reliance on more on street carparking.

The Council can no longer require onsite car parking as required by central government. This is due to the requirements set out in the National Policy Statement on Urban Development (NPS-UD). This doesn't stop on-site car parking being provided by choice, but those decisions will be made by landowners and property developers.

It was suggested by a submitter that Council should consider clearly marking car parking on local roads.

The Council's Infrastructure Development Code sets the requirements for road widths for urban and rural roads. This includes design guidance for cycle lanes. The Development Code is currently being reviewed and will need to consider appropriate design solutions in medium density areas particularly in relation to off site parking.

Council will work with developers to ensure that appropriate recessed car parking is provided wherever possible which will enable on-street parking without restricting lane widths.

Council sets requirements for parking and control of traffic on roads, public places and parking areas under the care, control or management of Western Bay through the Traffic and Parking Enforcement Bylaw 2019.

Public transport

Specific feedback included;

General

- Medium density housing must be in close proximity to public transport options
- Public transport needs to be improved to mitigate the increase demand on the roads as a result of more housing
- A transport plan is needed
- NZ has a strong car culture, we do not have the density to affordably support efficient public transport
- Transport planning for seasonal workers to get to and from place of work

Different types of Public Transport needed

- Passenger trains from Te Puke to Tauranga are needed
- A need for more shared transport options
- A more regular public transport system needed
- Public transport within town and out of town to beaches, Papamoa Hills Park etc.

Buses

- Buses are not always practical for people's lifestyles
- A need for more designated bus stops/public transport stops.

The intention of the National Policy Statement on Urban Development is that medium density housing would be developed in centres with good links to public transport options.

Western Bay of Plenty District needs to work closely with the Bay of Plenty Regional Council to ensure the best possible public transport solutions are being provided.

Footpaths and streetlighting

Feedback from the community in relation to footpaths and streetlighting includes;

- Footpaths needed on both sides of the road
- Existing footpath issues need fixing
- Footpaths need to connect throughout the town to allow people to walk where they need to go
- More streetlighting is needed
- Greater focus needed on prioritising pedestrians over vehicles
- Footpaths need to be accessible for all, including those with mobility scooters
- Footpaths need to be improved and made safe for elderly people

Council need to investigate options for better walkway and cycleway connections throughout the town and review the existing maintenance schedule of footpaths. Council currently has a list of sites where small sections of cycle-path are required to connect existing sections of the cycle-path network. The Te Puke Community Board has set aside \$100k to fund construction of 'infills' at locations to be approved by the Board.

Water supply

Feedback from the community in relation to water supply includes;

- The need for support to provide water supply to more remote areas
- Sufficient water supply for increase of population
- Existing water restrictions are of concern
- Our water is used to supply other towns
- Need for onsite water storage in new homes
- Sustainable water use, grey water tanks supplying homes, composting toilets
- Incentivise water tanks for irrigation and emergencies
- Water infrastructure has to keep up with growth

As part of the Plan Change process Council is reviewing the water supply network to see where improvements are needed. Greater use of onsite storage and sustainable options will be looked as part of the wider District Plan Review.

Wastewater

A few respondents noted the issue of sufficient wastewater capacity in terms of demand and growth being restrained by the capacity of the wastewater pipeline.

The Wastewater treatment plant is being upgraded currently to meet the future demand. The network is also being reviewed to see where specific upgrades may be needed.

Stormwater

- Protect the gullies for stormwater and biodiversity
- Better stormwater drainage measures are needed.

New structure plan rules are set to limit the impervious services within Te Puke to 50% - 70%. This will enable better management of stormwater runoff from development and ensure that downstream impacts are minimised. A series of modelling is being undertaken to ensure the increased intensification will not result in additional flooding. WBOPDC has a catchment management plan (CMP) for Te Puke which aims to ensure that stormwater runoff does not have any impact on gullies or biodiversity. This CMP will be reviewed and updated to reflect new intensification within Te Puke.

Community wellbeing and safety

It was highlighted in some feedback from the community that Te Puke has a high level of social deprivation. With an increase in housing density the possibility of an increase in social housing may result in the need for more social services.

Accessible Properties Limited have taken over the previous State Housing in Te Puke and are looking to upgrade housing stock in terms of quality and quantity.

It was also raised that living in densely populated areas has an impact on peoples wellbeing, due to reduced access to open spaces and sunlight.

Refer to page 5 on open space and page 6 regarding housing standards for medium density residential development.

Attachment 1 – Survey Questions

Survey tool

Imagine Te Puke in 20 years in the future

There are 3000 more people living in town than there is now.

The streets feel similar but there are more houses in each street more variety in housing options to suit people's lifestyles, including low-rise apartment buildings, terraced houses and units.

1. What types of housing do you think Te Puke needs the most [tick which are the most important – no limitation on ticks]
 - Affordable housing
 - First home buyers
 - Housing for elderly
 - Rental housing
 - Social/public housing
 - Smaller houses (one / two-bedroom)
 - Others we may have missed [free text box]
2. With more people and homes in the same space, buildings like low-rise apartments could be built in your street. What are the important things that would need to happen to ensure the street remains a great place to live for everyone?
Examples to think about: footpaths, green spaces, public transport, infrastructure.
3. What makes Te Puke a great town to live in? What do we need to protect and grow now, so Te Puke remains a great place to live?
4. What challenges could more houses and more people bring for the town?
5. Is there anything else we need to consider?