Plan Change 93 – Te Puna Springs – Suggested provisions by BOPRC tabled on 6/72022

PROPOSED PROVISIONS

(i) New provisions to ensure the water quality is managed within the Te Puna Springs Structure Plan.

NEW Objective - Water quality:
Water quality is managed within the Te Puna Springs Structure Plan *to avoid loss of values to the Oturu Creek.*

NEW Policy - Water quality:
Stormwater quality effects are mitigated by ensuring any new Buildings are constructed with inert roofing materials or require treatment via water quality treatment devices to be designed in accordance with BOPRC Stormwater Management Guidelines (Guideline Document 2012/01, updated as at December 2015).

NEW Rule – Inert roof materials:
All new Buildings shall be constructed with inert roofing materials or require treatment via water quality treatment devices to be designed in accordance with BOPRC Stormwater Management Guidelines (Guideline Document 2012/01), updated as at December or future equivalent.

(ii) New objectives and policy that requires the preparation of a comprehensive Stormwater Management Plan to manage stormwater quality and quantity for the Business Park before and prior to obtaining a discharge consent and before subdivision occurs.

NEW Objective: Stormwater Management – Te Puna Springs Structure Plan

'Cumulative stormwater effects arising from increased volume and peak flows and water quality effects are managed in an integrated manner solely within the Te Puna Springs Structure Plan without the need to rely on upstream or downstream detention options'.

Reason: To manage increases in cumulative flood risk arising from the plan change are managed in an integrated manner at structure plan stage and within the development site as required by Policies NH 4B, IR 5B of the RPS and, to implement Method 18.

NEW Policy: Stormwater Management Plan

Manage the cumulative stormwater quality and quantity effects within the Te Puna Springs Structure Plan and on the downstream environment through a Stormwater Management Plan (SMP) for the entire Structure Plan area. The SMP is to be certified by Western Bay of Plenty District Council prior to the applicant obtaining a discharge permit, and prior to any subdivision. Certification is to confirm that the SMP includes:

Reason: To manage increases in cumulative flood risk arising from the plan change are managed in an integrated manner at structure plan stage and within the development site as required by Policies NH 4B, IR 5B of the RPS and, to implement Method 18 and avoid losses to the Oturu Creek as result of plan change as required by Policy 3 and 6 of the NPS-FM and Policy IM P1A of the RNRP.

(iii) Further parameters are considered necessary to guide the preparation of the stormwater mitigation. These include:

(a) A Natural Hazard Risk Assessment that complies with Regional Policy Statement: Appendix L – Methodology for Risk Assessment which shall demonstrate that a low level of risk will be achieved within the Te Puna Springs Structure Plan without increasing the flooding risk downstream including Armstrong and Borrell Roads;

(b) The same range of criteria which must be at least as conservative as those used in the stormwater modelling report titled "Western Bay of Plenty Flood Mapping; Model Build Report: dated February 2021". Including an assessment of:

1. potential effects of stormwater (velocity, flood depth, flood extent) as well as related erosion effects on the downstream catchment.

2. the potential for effects related to flood duration including:

a. holding up stormwater discharges to the streams due to elevated and longer duration backwater;

b. increased stream bank erosion and channel instabilities from extended periods of elevated flows;

c. increased length of time buildings, roads, footpath, and structures might be flooded above the key flood hazard threshold for depth and velocity (DxV >0.3);

(iv) Verification that if model platforms other than those used in the report titled "Western Bay of Plenty Flood Mapping; Model Build Report: dated February 2021" are used for the SMP to predict downstream flooding effects, that the alternative model platforms produce results that are consistent with the empirical data for the catchment at the appropriate gauged location to the satisfaction of the Western Bay of Plenty Council;

(v) Consideration of the intended scale, nature and form (including ground levels) of the commercial area and the interaction of the identified flood extents and proposed stormwater mitigation measures. This includes consideration of any necessary earthworks and intended subdivision within the Structure Plan area;

(vi) Specific information requirements for the design details of the stormwater measures. Details shall include:

a. The size of detention, location, configuration of the outlet structures, discharge locations, and hydraulic performance of the on-site stormwater management devices; and

b. The size of channels and the related erosion protection measures for primary, secondary and overland flow paths (on-site and off-site) including for the receiving waterways immediately downstream;

c. Design and sizing information to manage water quality treatment wetlands and associated devices in accordance with BOPRC Stormwater Management Guidelines (Guideline Document 2012/01, or any subsequent replacement guideline for at-source controls, and water recycling options in areas zoned Commercial in parallel to the preparation of the discharge consent;

All stormwater mitigation devices shall be designed, constructed and operated in accordance with the BoPRC stormwater management guidelines (Guideline Document 2012/01; updated at as December 2015) and, shall be implemented as approved in the Stormwater Management Plan.

(vi) **NEW provisions – (Stormwater Management Plan (SMP) Compliance: NEW**

Performance standards:
(i) Stormwater management solutions for subdivisions must be consistent with the SMP approved by Western Bay of Plenty District Council for the Te Puna Springs Structure Plan to ensure an integrated approach is taken to stormwater management; and

(ii) Stormwater management solutions for subdivisions must be prepared by a suitably qualified and experienced practitioner.

Reason: To provide certainty that subsequent subdivision stage accords with the SMP and implements Policy IR 5B of the RPS to ensure cumulative effects arising from the plan change are managed within the development site and will not increase in risk outside of the development site as required by Policy NH 4B of the RPS.