

# Proposed Amendments to the Operative Western Bay of Plenty District Plan

Add the Washer Road Business Park Structure Plan to Appendix 7 of the District Plan.

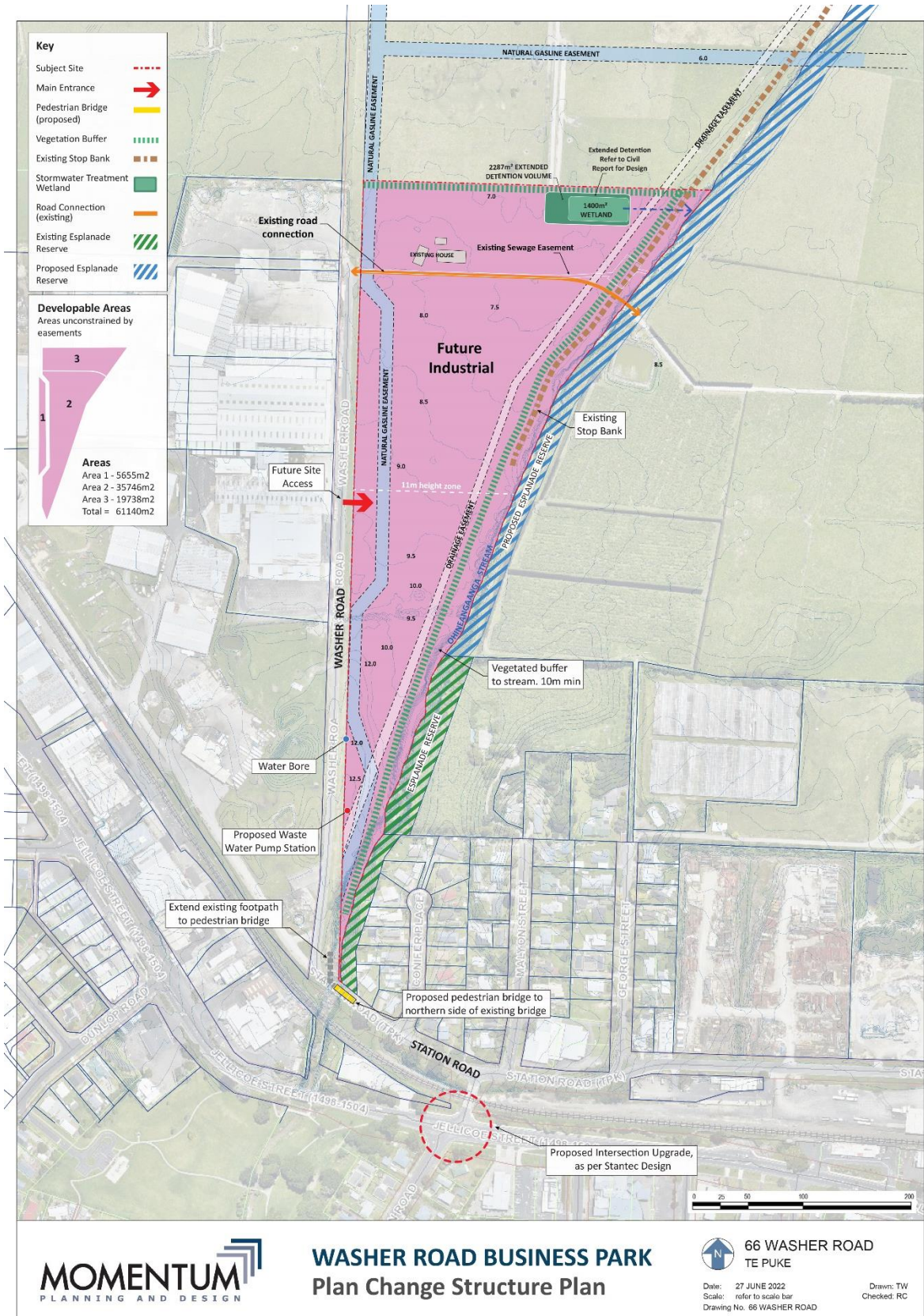


Figure 1: Washer Road Business Park Structure Plan

## **Washer Road Business Park, Structure Plan - Proposed Staging**

The following Staging is proposed for Washer Road Industrial to enable the site to be developed progressively. Earthworks and preloading of the site are required to prepare the land for future industrial use.

### **Stage 1 Infrastructure Works**

- Sewer pump station and rising main
- Stormwater pond (extended detention)
- Water supply
- Landscape buffer adjacent to Stage 1, excluding gas easement area
- Form primary road entrance to industrial land
- Cycle/Pedestrian bridge over Ohineangaanga Stream
- Extension of the footpath south along Washer Road to connect to cycle pedestrian bridge.
- Amend the priority control on Station Road single lane bridge to provide priority for westbound traffic movements.

### **Stage 2 Infrastructure Works**

- Intersection upgrade at Cameron Road and Jellicoe Street, with a signalised intersection design in general accordance with the Stantec Concept or alternate layout approved by Council.

Note: Bulk earthworks will be staged subject to Regional Council earthworks consents

*Non-compliance with the proposed staging works above will render development or subdivision within the Washer Road Industrial Structure Plan area a discretionary activity.*



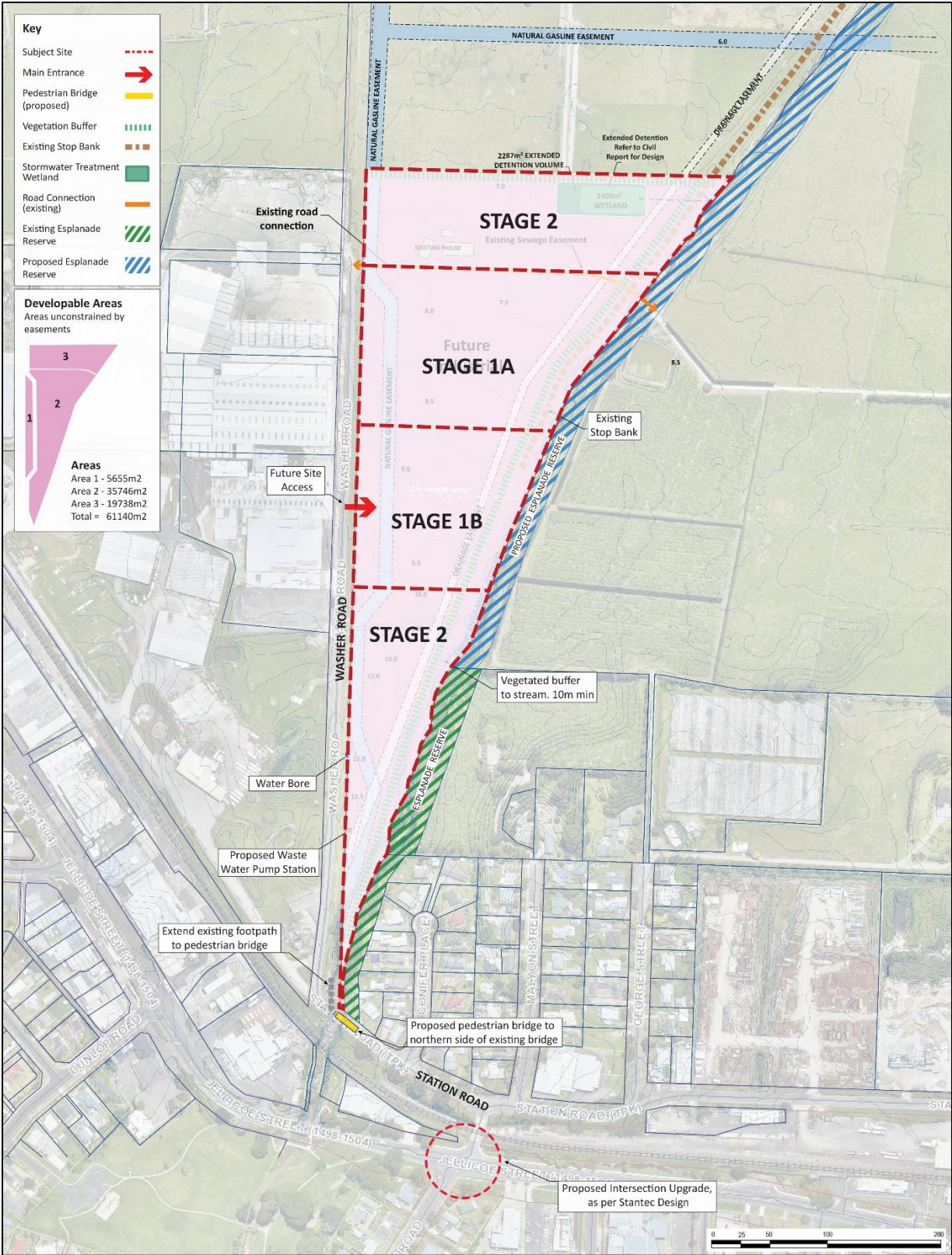


Figure 2: Washer Road Business Park Staging Plan

## Assessment of Existing Rule Framework

<b>Assessment of Existing Rule Framework</b>		
<b>Topic</b>	<b>Existing Rule Framework</b>	<b>Proposed Rules</b>
Subdivision and Development	The existing rule framework and performance standards under Chapter 12 of the District and Infrastructure Development Code are adequate for the proposed plan change area.	Infrastructure works to be implemented in accordance with Washer Road Industrial Area Staging Plan and schedule of works.
Industrial land use activities and performance standards	Permitted Industrial activities provided for under chapter 21 of the District Plan for the Industrial Zone are adequate for the plan change area.	New rules have been prepared
Landscape Buffer Area	Chapter 21 identifies the need for landscape buffer areas where industrial activities are located against ecological feature such as a stream and when located adjacent to rural and residential zones. Buffer areas are proposed and referenced on the structure plans.	Landscape buffer area is to be in accordance with the proposed Structure Plan Map and supporting schedule of works. A detailed landscape plan and planting schedule should be provided for approval at time of Development Works Approval.
Earthworks	<p>Earthworks fall within the jurisdiction of the Regional Council, but there are provisions within the District Plan as well. These are appropriate to control the proposed works.</p> <p>Regional Earthworks consent will be required for raising low lying land above flood levels, as the disturbance area will exceed 1ha and 5000m<sup>3</sup>.</p> <p>Refer to flood overlay map and associated earthwork volumes.</p>	

Transportation and Car Parking	The Policy and Rule framework for car parking and transport under Chapter 4 of the District Plan is adequate for the plan change area. Further rules will be added to facilitate mitigation.	Proposed transportation upgrades and mitigation are to be in accordance with the staging and schedule of works outlined under Structure Plan.
Financial Contributions Chapter	In accordance with Chapter 11 of the District Plan, financial contributions payments made by development of the Industrial land will contribute to the proportionate share of infrastructure.	LTP and finco charges to be updated by Council.
Natural Hazards	Chapter 8 of the operative District Plan relates to natural hazards including floodable areas. Rule 8.3.3(c) applies to earthworks or the establishment of buildings in floodable areas. The Services and hazards report by Lysaght Consultants (Appendix 3 to this Plan Change application) identified the plan change area should be raised to RL 10.5m to avoid the 1% AEP. This will be addressed at time of earthworks or subdivision consent.	No new rules are required. The activity is an RDA

### **Proposed Amendment Rule Framework (amendments and new rules)**

Amend **Rule 21.3.5** by making the following amendment to the title of the rule.

Additional Permitted Activities (Te Puna Business park and Washer Road Business Park only)

Amend **Rule 21.4.1(a) Height and Daylighting**, by adding a bullet point maximum height limit as follows.

- Washer Road Business Park – 9-11m as illustrated on the Washer Road Business Park Structure Plan.

Amend **Rule 21.4.1 (c) Visual amenity – Streetscene**, add bullet point

- Washer Road Business Park and having a boundary to Washer Road and any future public road to be vested in Council.

Amend **Rule 21.4.1(d) Visual amenity – reflectivity**, add

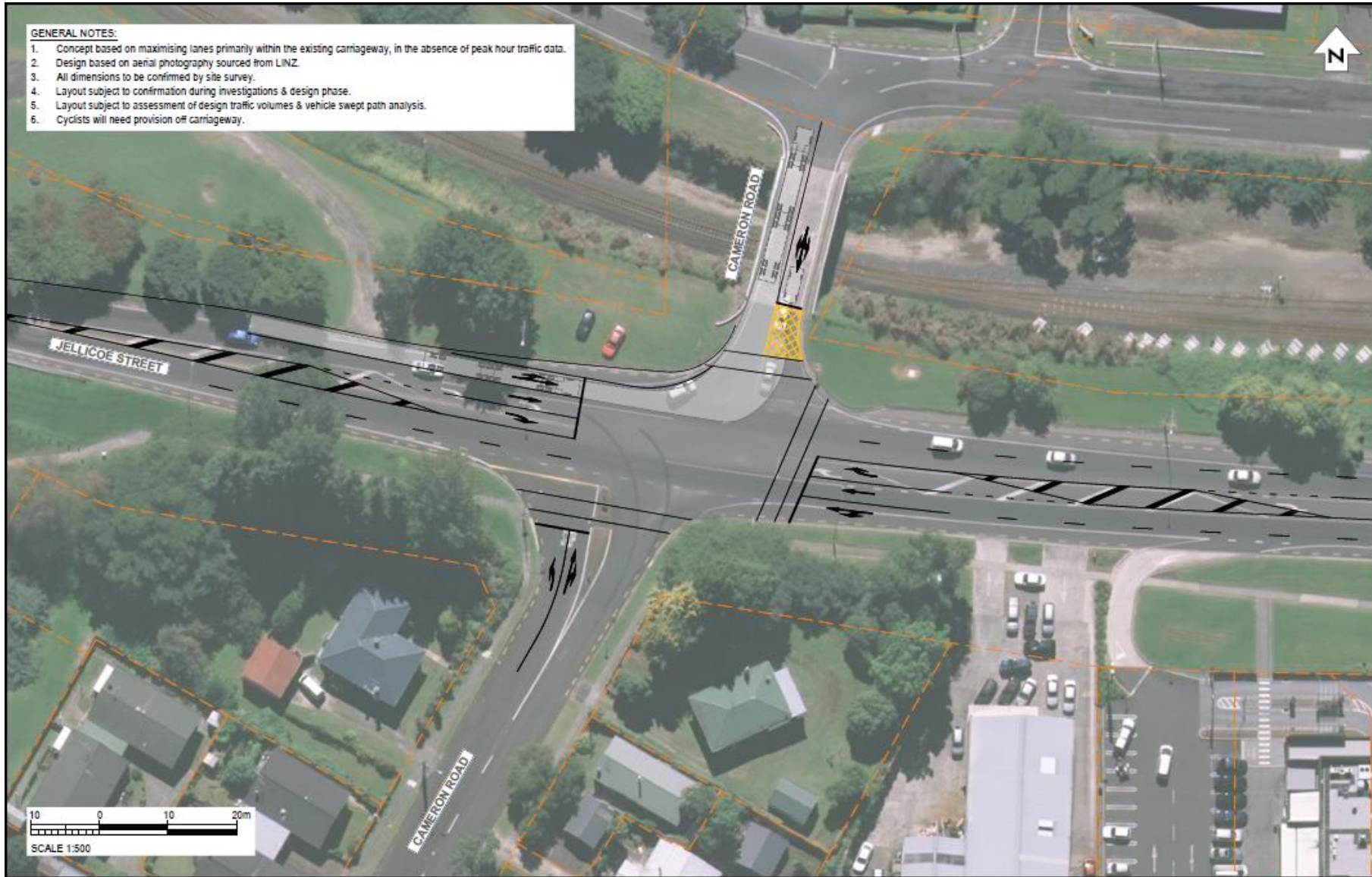
- Washer Road - All buildings/structures adjacent to the Ohineangaanga Stream and shall be developed in accordance with Washer Road Industrial Structure Plan included in Appendix 7

Update Appendix 7 of the District Plan by adding the Washer Road Business Park Structure Plan as per Figure 1 above.

## Attachment A – Roundabout Upgrade



# Appendix A: Intersection of Cameron Road and Jellicoe Street Concept Plan



- GENERAL NOTES:**
1. Concept based on maximising lanes primarily within the existing carriageway, in the absence of peak hour traffic data.
  2. Design based on aerial photography sourced from LINZ.
  3. All dimensions to be confirmed by site survey.
  4. Layout subject to confirmation during investigations & design phase.
  5. Layout subject to assessment of design traffic volumes & vehicle swept path analysis.
  6. Cyclists will need provision off carriageway.

REV	DATE	BY	CHK	DESCRIPTION
A	1/2/2022	ANJ		ISSUED FOR INFORMATION

JELlicoe STREET / CAMERON ROAD INTERSECTION, TE PUKE  
 CONCEPT LAYOUT PLAN

CURT LOGG



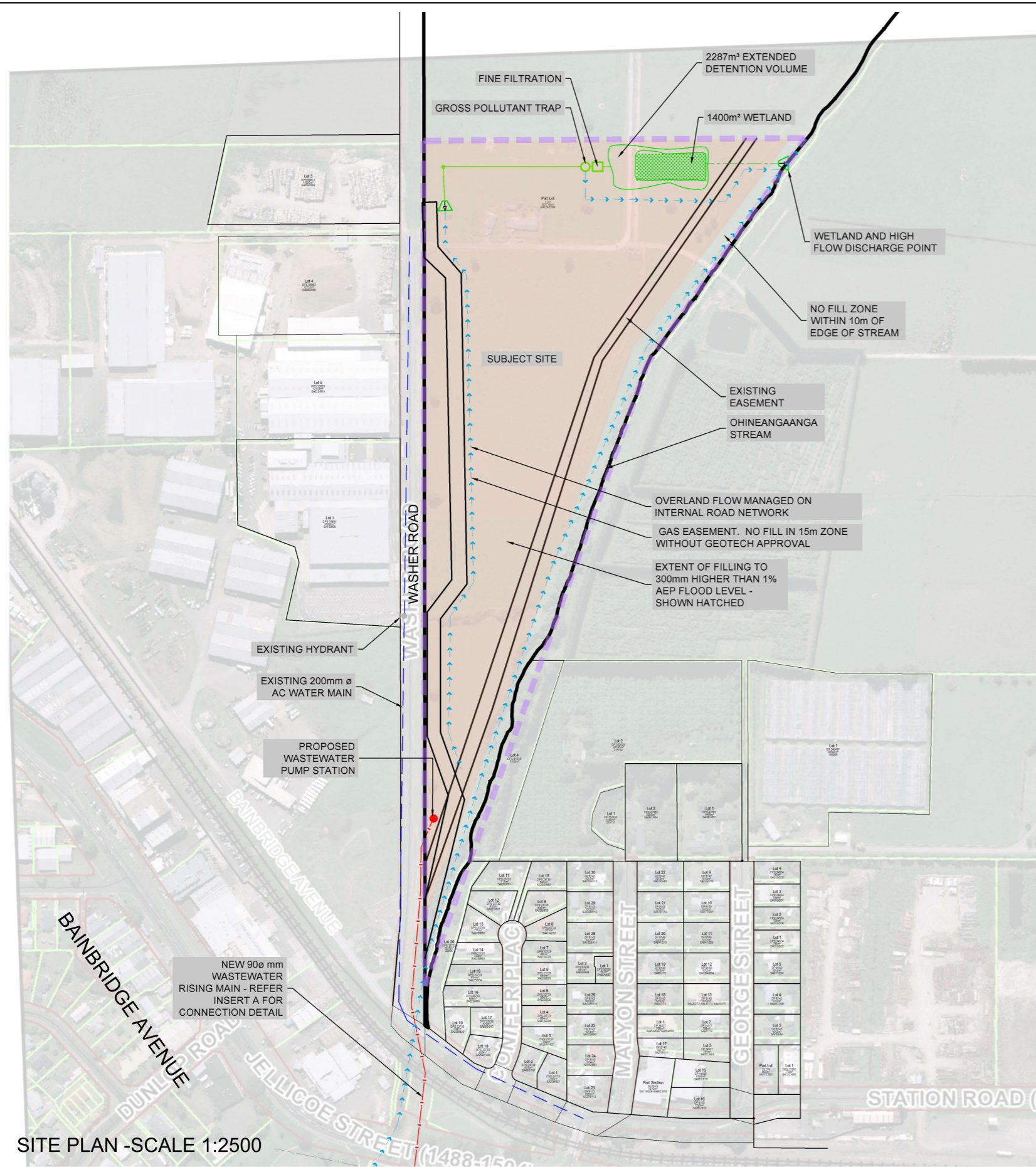
FOR INFORMATION

SCALE	1:500 @ A3	FIGURE NO.	1
DRAWN	ALEX JACOBSONSKI	DATE	21/05/2022
DESIGN	UNGARELISE	OF	A

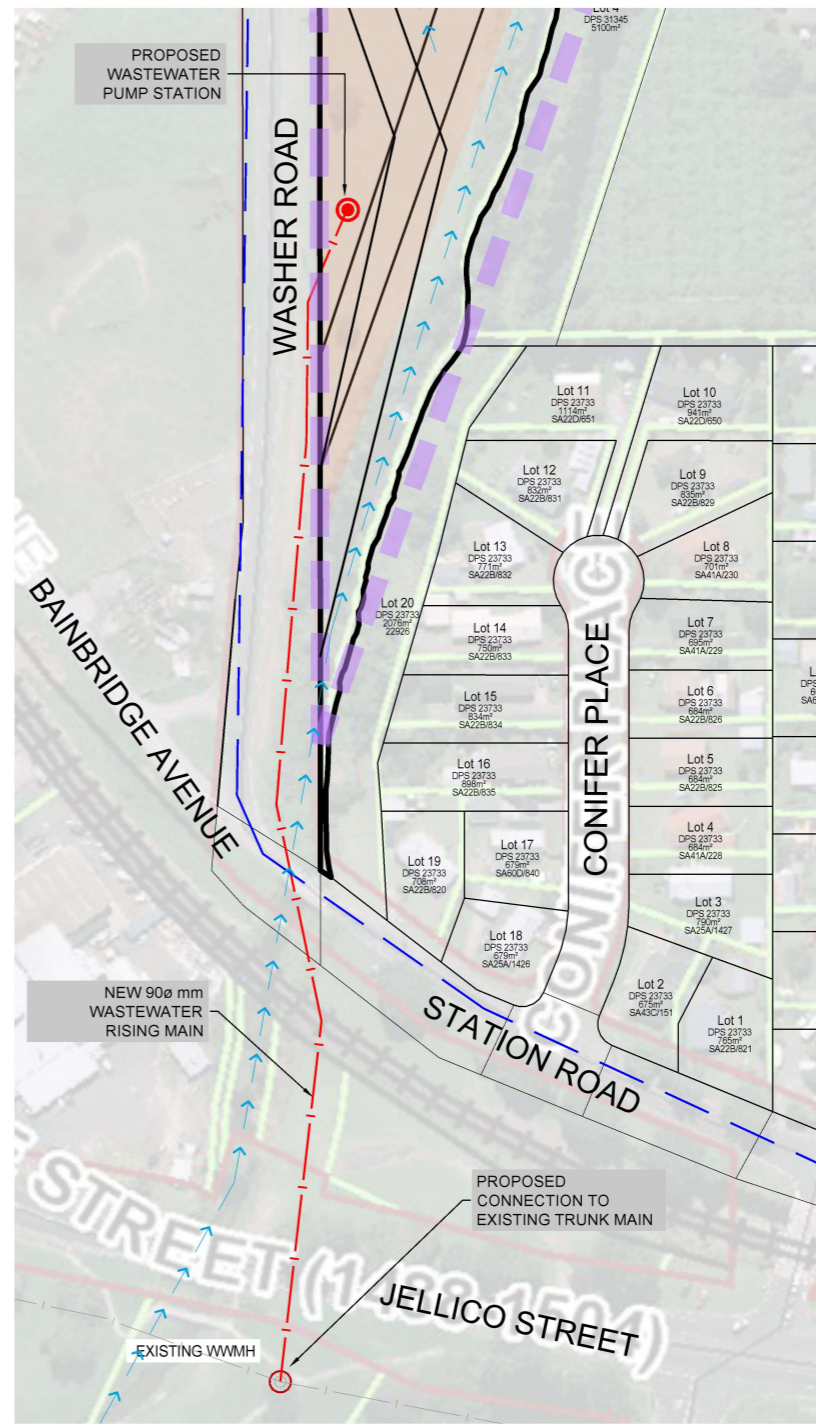


## Attachment B – Lysaght Services Plan





SITE PLAN -SCALE 1:2500



INSERT A - SCALE 1:2000

**LEGEND**

- PROPOSED SITE EXTENTS
- EXISTING LOT BOUNDARIES
- EXISTING STORMWATER
- EXISTING WASTEWATER
- EXISTING WW MANHOLE
- PROPOSED CHANNEL FLOW
- PROPOSED STORMWATER
- PROPOSED WASTEWATER
- PROPOSED WW MANHOLE/PS
- EXISTING WATER
- ▽ PROPOSED HEADWALL OUTLET
- PROPOSED PLATFORM FILL EXTENTS

**GENERAL NOTES**

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. BOUNDARIES AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE. FINAL BOUNDARIES WILL BE IN ACCORDANCE WITH CITY PLAN AND LINZ REQUIREMENTS.
3. BOUNDARIES NOT FOR BUILDING DESIGN PURPOSES.
4. EXISTING SERVICE POSITIONS AND ALIGNMENTS MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE REVIEWED AT DESIGN STAGE. LYSAGHT CONSULTANTS DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.
5. AERIAL PHOTO IS APPROXIMATE ONLY.
6. CONCEPT SERVICING IS INDICATIVE ONLY AND IS SUBJECT TO DETAILED DESIGN AND ENGINEERING APPROVAL.
7. ASSUMED FLOOD LEVEL = RL 10.00m
8. ASSUMED PLATFORM LEVEL = RL 10.50m
9. DEVELOPMENT AREA = 70,000m<sup>2</sup>
10. FILL TO REACH PLATFORM LEVEL = 148,000m<sup>3</sup>

REV.	DATE	REVISION DETAILS	DRN	CHKD	APRVD
C	03/06/22	UPDATE FOR RESPONSE TO PLAN CHANGE SUBMISSIONS		PM	
B	05/06/20	PROPOSED DEV AREA INCREASED FROM 4.8HA TO 7HA			
A	20.06.19	FOR PRIVATE PLAN CHANGE	JUN		

ORIGINAL DESIGNER	SIGNED	DATE
JJN	-	20.06.19
ORIGINAL DRAWN	SIGNED	DATE
JJN	-	20.06.19
ORIGINAL CHECKED	SIGNED	DATE
PM	-	20/06/19
ORIGINAL APPROVED	SIGNED	DATE
PM	-	20/06/19



SURVEYING, ENGINEERING, PLANNING & LAND DEVELOPMENT  
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CLIENT	DAVID MARSHALL
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PROJECT & DRAWING TITLE	66 WASHNER ROAD SCHEME AND CONCEPT SERVICING TE PUKE
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DRAWING STATUS	SKETCH FOR PLAN CHANGE
PROJECT NO.	194210
DRG NO.	194210-100-SCH
SCALE (A3)	AS SHOWN
REV.	C

DRG LOCATION: X:\Projects\119\2021\194210\David Marshall\_66 Washer Road\CAD\Drawings\1\_Survey & scheme\194210-100-SCH - Rev C  
DRG PLOT DATE: 2022-06-23 14:39:50  
DISCLAIMER: THIS DRAWING REMAINS THE PROPERTY OF LYSAGHT CONSULTANTS LTD. NO LIABILITY SHALL BE ACCEPTED FOR THE UNAUTHORISED USE OF THIS DRAWING. DO NOT SCALE DRAWING.