

PLAN CHANGE 75
TE PUKE FLOODABLE
AREAS AND AREA 3
STRUCTURE PLAN REVIEW
DECISION REPORT

The Western Bay Way



*Western Bay of Plenty
District Council*

April 2017



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1. Introduction

1.1 This report shows the decisions made on the topics in the Planning Report and then shows the whole of the Plan Change i.e. how the full notified Plan Change and subsequent decisions on topics are proposed to change the District Plan First Review.

1.2 For topics, any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions in [blue](#).

1.3 For the whole of the Plan Change, any changes to rules are shown as follows; existing District Plan text in black, and changes (being the culmination of the notified Plan Change and subsequent decisions) in [red](#).

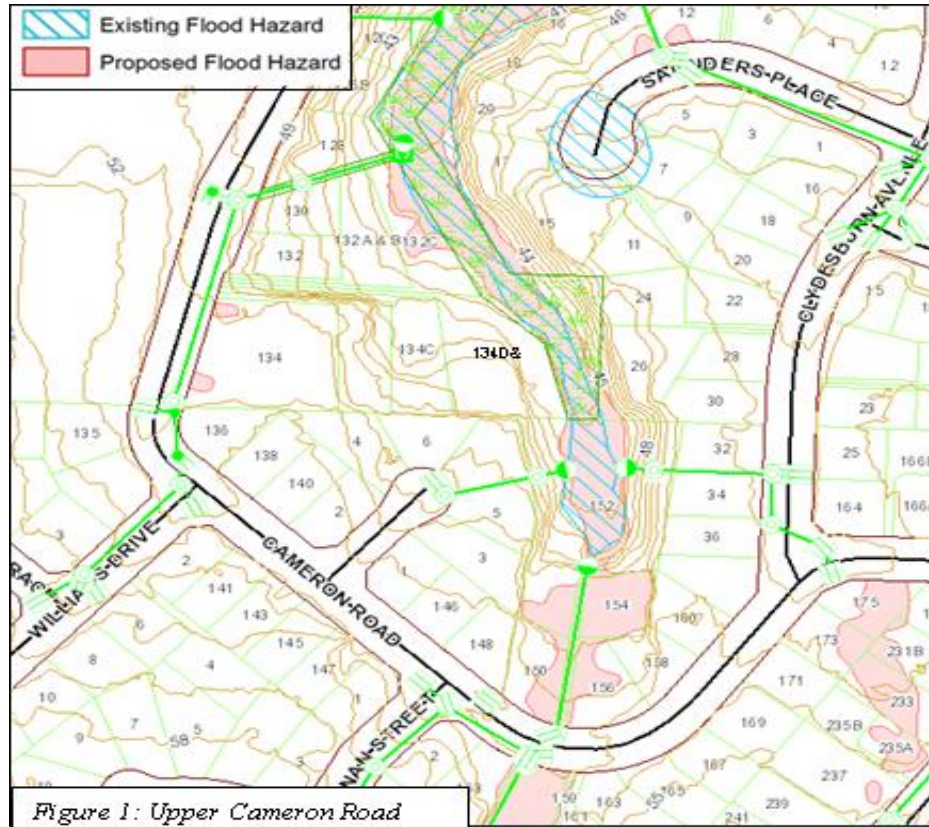
2. Topic 1: Te Puke Floodable Maps

2.1 Upper Cameron Road catchment

2.1.1 Decision

That:

1. The proposed notation on the Upper Cameron Road catchment (figure 1 as follows) be retained as notified.



The following submissions are therefore:

Accepted

Submission	Point Number	Name
2	1	B. Doo

Rejected

Submission	Point Number	Name
10	1	I. Taylor
11	1	D I. James

2.1.2 Reasons for Decision

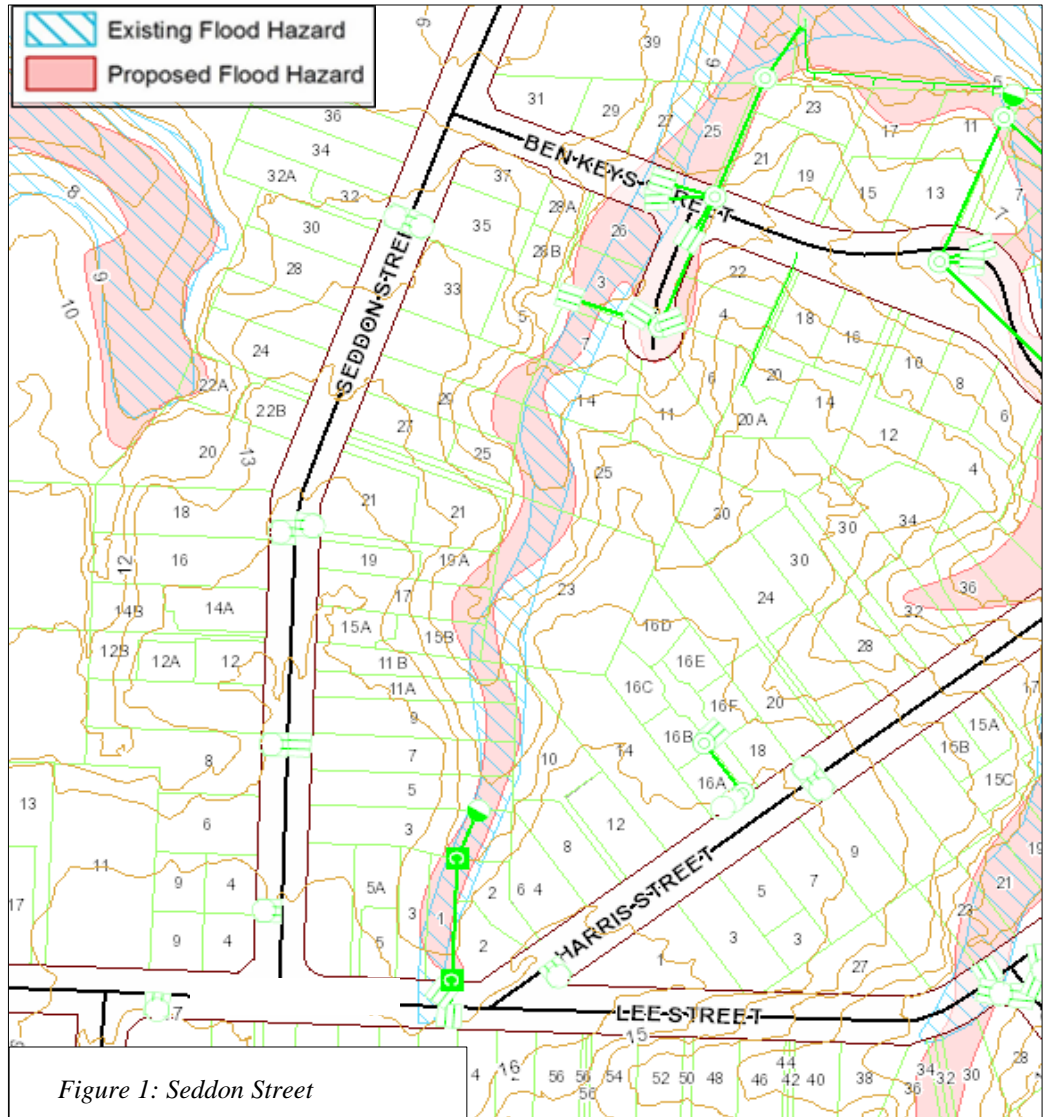
- a) 134D & E Cameron Road were not included in the notation.
- b) It is agreed that the shared driveway to 152 and 154 Cameron Road has been shaped to channel stormwater.
- c) The model indicates the 675 diameter pipe running underneath the shared driveway has capacity to cope with the 50 year flow. However due to the upstream capacity of the stormwater network (including the catchpits) the 50 year flow does not enter the pipe and instead follows the overland flow path.
- d) A one on one meeting was held in October 2015 with submitter 10 and Council engineers. During the meeting the submitter raised concerns that the proposed flood overlay was incorrect. Staff subsequently visited the site and undertook a spot survey of the section. This information was then used to compare levels in the model which confirmed the potential for an overland flow path over the section. The shared driveway appears to be designed to channel the stormwater flow down the driveway towards the drainage reserve at the back of 152 Cameron Road. This is supported by the model. However, for low frequency storm events (such as the 50 year event) the engineers are of the opinion that the volume of stormwater cannot be contained within the overland flow path and will spill as shown on the new proposed flood hazard overlay.
- e) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.2 Area to the east of Seddon Street (between Harris Street & Ben Keys Street)

2.2.1 Decision

That:

1. The proposed notation east of Seddon Street (Figure 2 as follows) be retained as notified.



The following submissions are therefore:

Rejected

Submission	Point Number	Name
5	1	N Masters
9	1	Y Retter
FS27	5/1	A Feist
FS32	5/1	D Hardie

2.2.2 Reasons for Decision

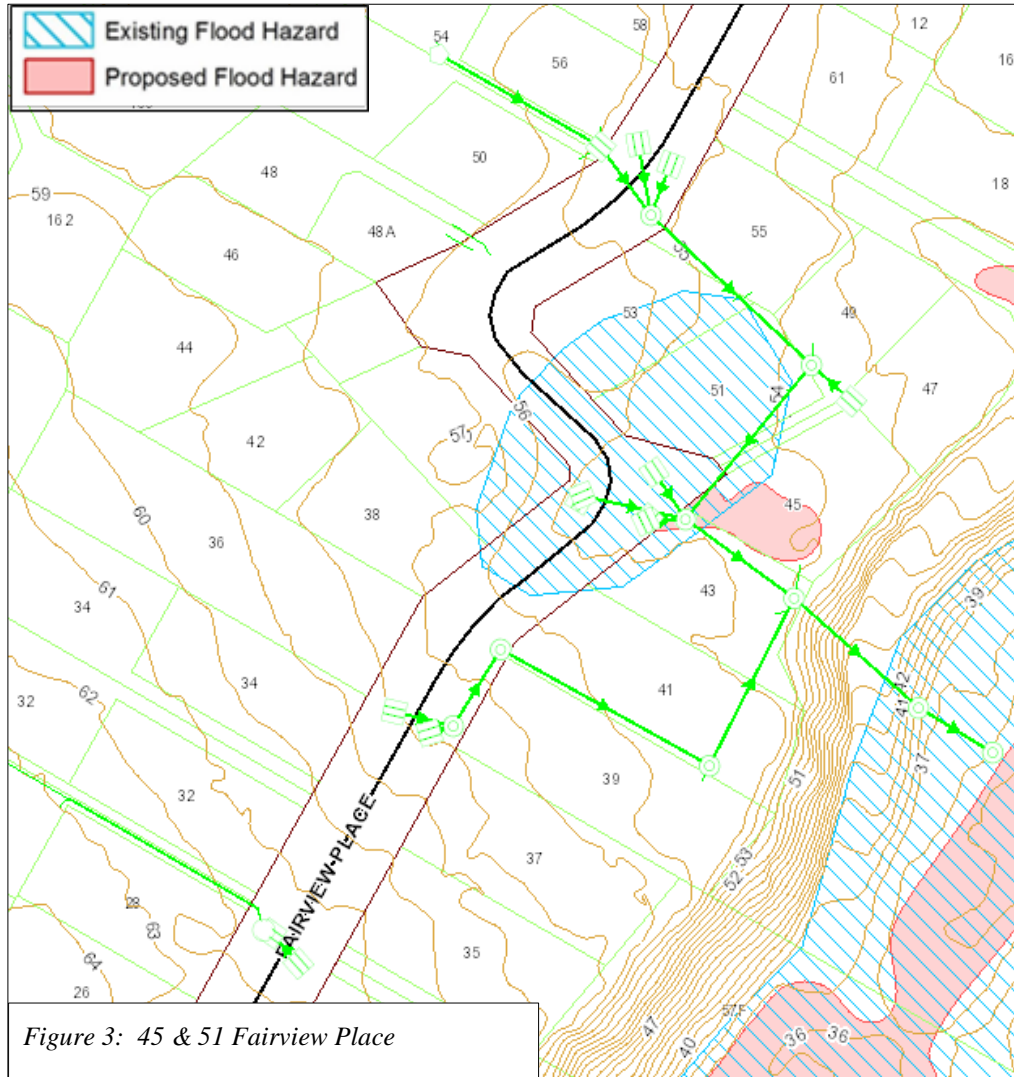
- a) The proposed Flood Hazard notation is only a refinement of the operative notation (which is currently included in the District Plan) to align better with the contours.
- b) The notation is along an overland flow path, between Ben Keys Street and Station Road, which is approximately two to four metres lower than Seddon Street.
- c) Two stormwater catch pits are in front of 1 Station Road. These catch pits are linked to a 225mm stormwater pipe (which follows the eastern boundary of 1 Station Road) and discharge the stormwater into the overland flow path that are covered by both the operative and proposed notations.
- d) There is no piped stormwater network along any of the roads within this residential area. As a result all of the stormwater within the area (from both roofs and roads) is managed with soak holes and drains along the overland flow path.
- e) Onsite meetings were held with the land owner at 23 Seddon Street in November 2015 and May 2016. During the meeting a walkover of the property was undertaken. The walkover identified a clear low point at the bottom/back of the property where the storm water would flow over land.
- f) Having the flood hazard overlay in the District Plan is the only way Council can ensure that overland flow is kept open by controlling structures, such as close board fences and retaining walls that will impact on the overland flow.
- g) It is also important to note that redevelopment and densification are starting to happen in the residential area. Approximately 60% of the residential properties are larger than 800m² and can still be subdivided. This will increase the percentage of hardstand in the area and as a result increase stormwater runoff.
- h) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50-year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.3 45 and 51 Fairview Place

2.3.1 Decision

That:

1. The proposed notation on 45 and 51 Fairview Place (Figure 3 as follows) be retained as notified.



The following submissions are therefore:

Rejected

Submission	Point Number	Name
12	1	G Brann
FS28	1	D Edkins

2.3.2 Reasons for Decision

- a) The proposed and operative notations are based on a one in fifty year storm event and as a result the existing stormwater infrastructure will not be able to manage the stormwater from such an event.
- b) The model indicates there is potential for water to pond at the end of Fairview Road and at 45 Fairview Place up to depth of 120mm before flowing overland through 45 Fairview Place towards 57a Fairview Place. An extract from the model is shown below. The arrows indicate the direction of flow (smaller arrows indicate less velocity and therefore water ponding). The model indicates the potential for water to pond and flow over land at 47, 49 and 51 Fairview Place, however the depth is less than 100mm therefore it is not shown on the proposed flood hazard maps.



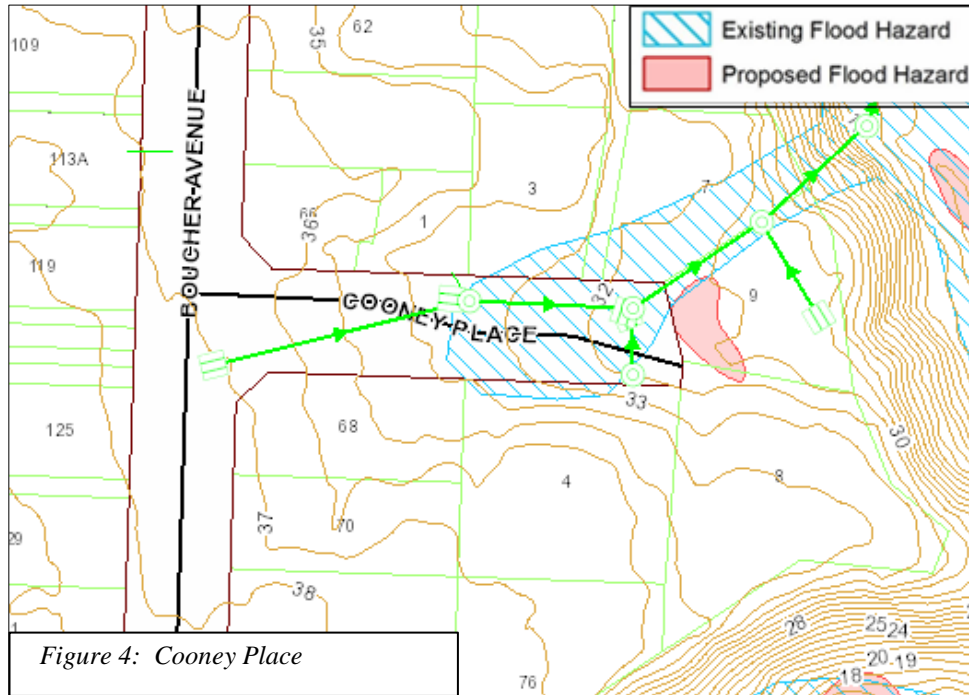
- c) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event

2.4 End of Cooney Place

2.4.1 Decision

That:

1. The proposed notation at the end of Cooney Place (Figure 4 as follows) be retained as notified.



The following submissions are therefore:

Accepted in Part

Submission	Point Number	Name
6	2	W MacNeil

2.4.2 Reasons for Decision

- a) Council engineers visited the site and reviewed the model. It was clear from the site walkover that there is an overland flow path running through 9 Cooney Place. The property at 7 Cooney Place is higher than 9 Cooney place confining the flow path to 9 Cooney Place only. This information is then further supported by the stormwater model. The model indicates the overland flow path will reach a depth of 60-90mm along the northern boundary. As Council only notates ponding or overland flow paths greater than 100mm the strip along the northern boundary has not been included in the proposed notation. However, there is a slight depression in front of the dwelling at 9 Cooney Place where the water will pond greater than 100mm, which has been captured by the proposed notation. The aerial photo below is an extract from the model. The blue squares represent the area where flood water will exceed 100mm, which corresponds with the proposed notation.



2.5 Main Gully on the eastern side of Boucher Avenue and south of Cannell Farm Drive

2.5.1 Decision

That:

2. The proposed notation along the Main Gully on the eastern side of Boucher Avenue and south of Cannell Farm Drive be amended as per Figure 6 as follows.

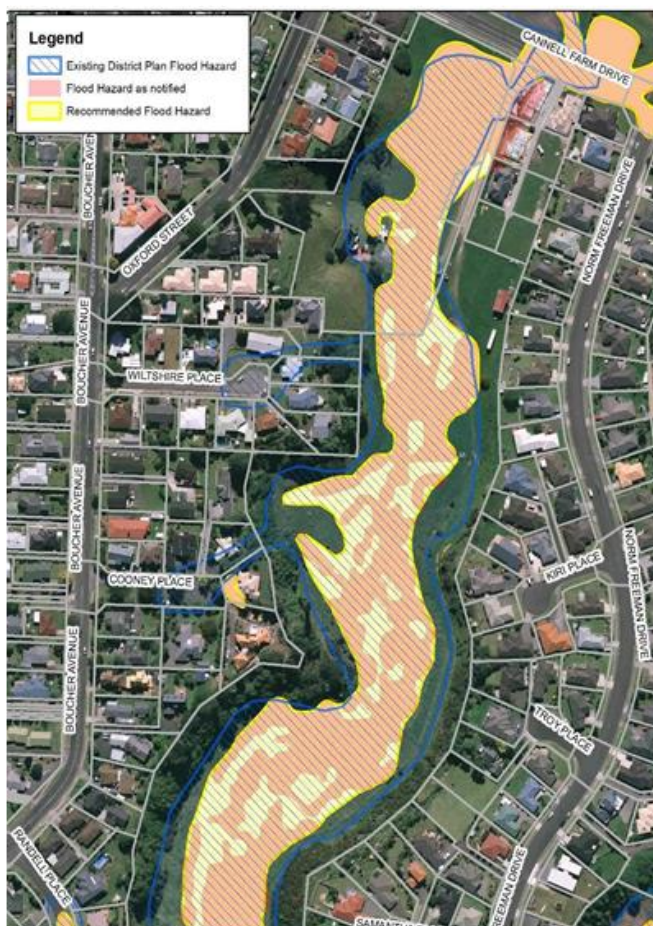


Figure 6: Proposed changes to the notation along the gully to the east of Boucher Ave.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
6	1	W MacNeil

2.5.2 Reasons for Decision

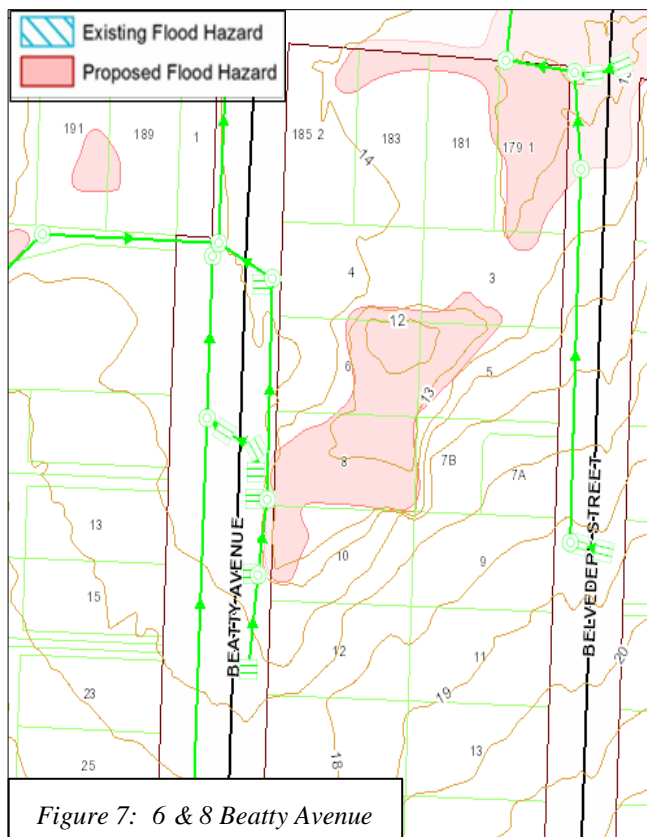
- a) Council staff reviewed the model and proposed notation and agree with the comments of Submitter 6. There appears to be local 'highspots' within the gully at which point the water will flow over/around during a flood situation. However, it is impractical to exclude these from the flood hazard notation.
- b) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.6 6 and 8 Beatty Ave

2.6.1 Decision

That

- 1. The proposed notation on 6 and 8 Beatty Ave (Figure 7 as follows) be retained as notified.



The following submissions are therefore:

Rejected

Submission	Point Number	Name
13	1	K Mortensen
FS31	1	L Robertson

2.6.2 Reasons for Decision

- a) Most of 8 Beatty Ave and the back portion of 6 Beatty Ave are in a 'localised' depression which gets flooded during a significant storm.
- b) The proposed notation is based on a one in fifty year storm event and as a result the existing stormwater infrastructure will not be able to manage the stormwater from such an event.
- c) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.7 34 Oxford Street

2.7.1 Decision

That:

- 1. The proposed notation on 34 Oxford Street (Figure 8 as follows) be retained as notified.



Figure 8: 34 Oxford Street

The following submissions are therefore:

Rejected

Submission	Point Number	Name
3	1	D Mends

2.7.2 Reasons for Decision

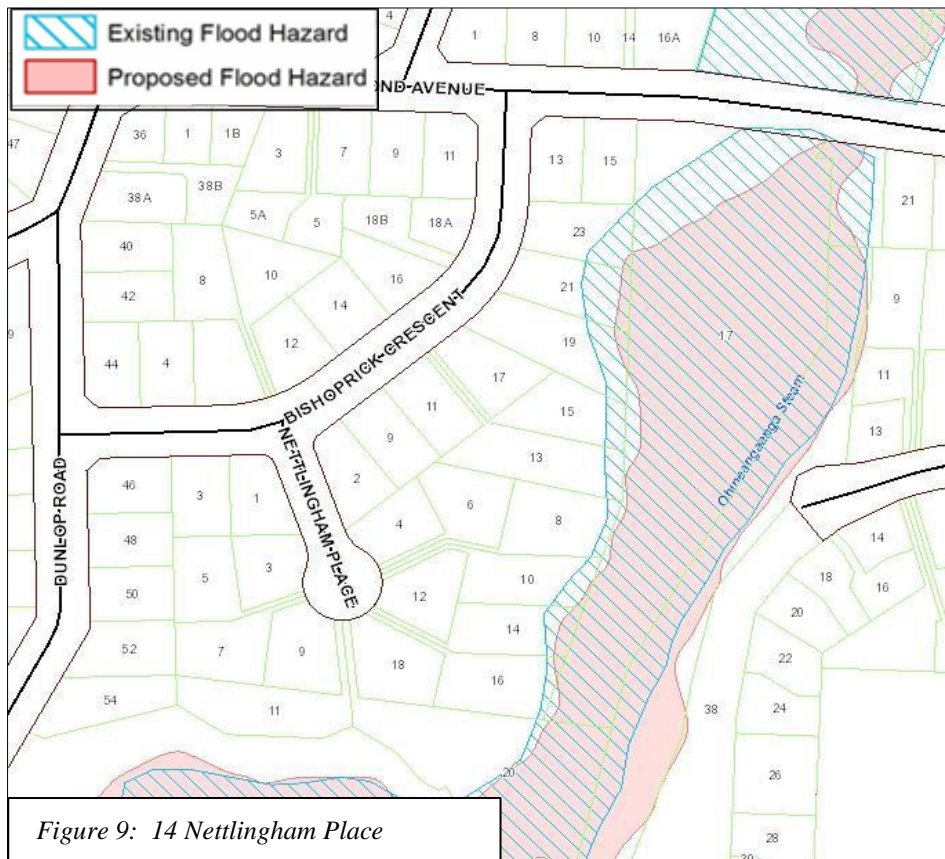
- a) The road crossing and driveway were constructed in a way that allows stormwater from Oxford street to enter the property easily during a storm event and will flood the garage and downstairs component of the dwelling.
- b) The risk of flooding can be reduced by the submitter by changing the profiling of the vehicle crossing. Council's Utilities Team and Transportation Operations Manager will assist with the design. The notation needs to be retained until the work has been completed.

2.8 14 Nettlingham Place

2.8.1 Decision

That:

- 1. The proposed notation (Figure 9 as follows) be retained as notified



The following submissions are therefore:

Accepted in Part

Submission	Point Number	Name
4	1	L Mischewski

2.8.2 Reasons for Decision

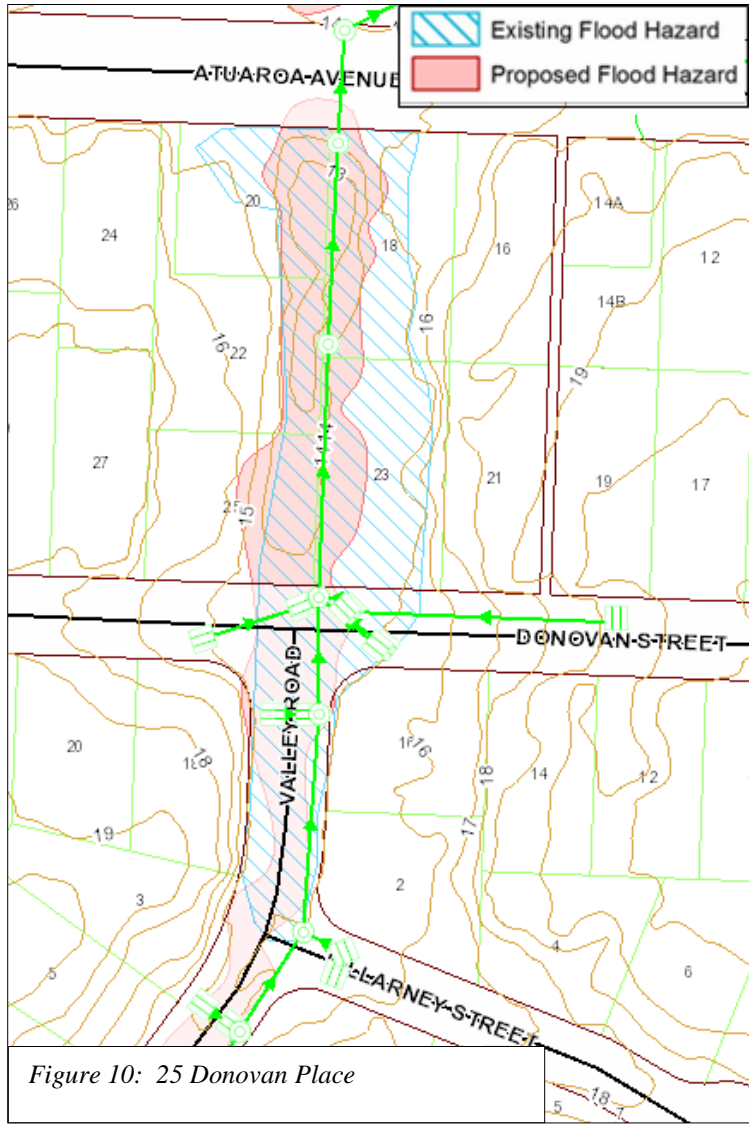
- a) The notation is based on a one in fifty year storm event and on the assumption that debris may block the primary stormwater path. The submitter is thus correct in saying that the Raymond Avenue bridge is not designed to deal with a storm event of that extent. That is the reason for including the notation in the District Plan. To upgrade stormwater infrastructure to manage the one in fifty year storm event as a primary system will be unaffordable and is not standard engineering practice in New Zealand.
- b) A project is included on Council's 2017/18 work programme to investigate options to reduce erosion and debris coming down the Ohineangaanga Stream.
- c) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.9 25 Donovan Street

2.9.1 Decision

That:

1. The proposed notation on 25 Donovan Street (Figure 10 as follows) be retained as notified



The following submissions are therefore:

Rejected

Submission	Point Number	Name
1	1	D Healy

2.9.2 Reasons for Decision

- a) The notation is based on a one in fifty year storm event. The lower lying area between Donovan Street and Atuaroa Avenue, which includes 25 Donovan Street as an important overland flow path needed to manage stormwater during a storm event greater than a one in five year event.
- b) The existing cache pits were installed to mitigate flows from Donovan Street.
- c) Staff will meet with the submitter to discuss stormwater flows.

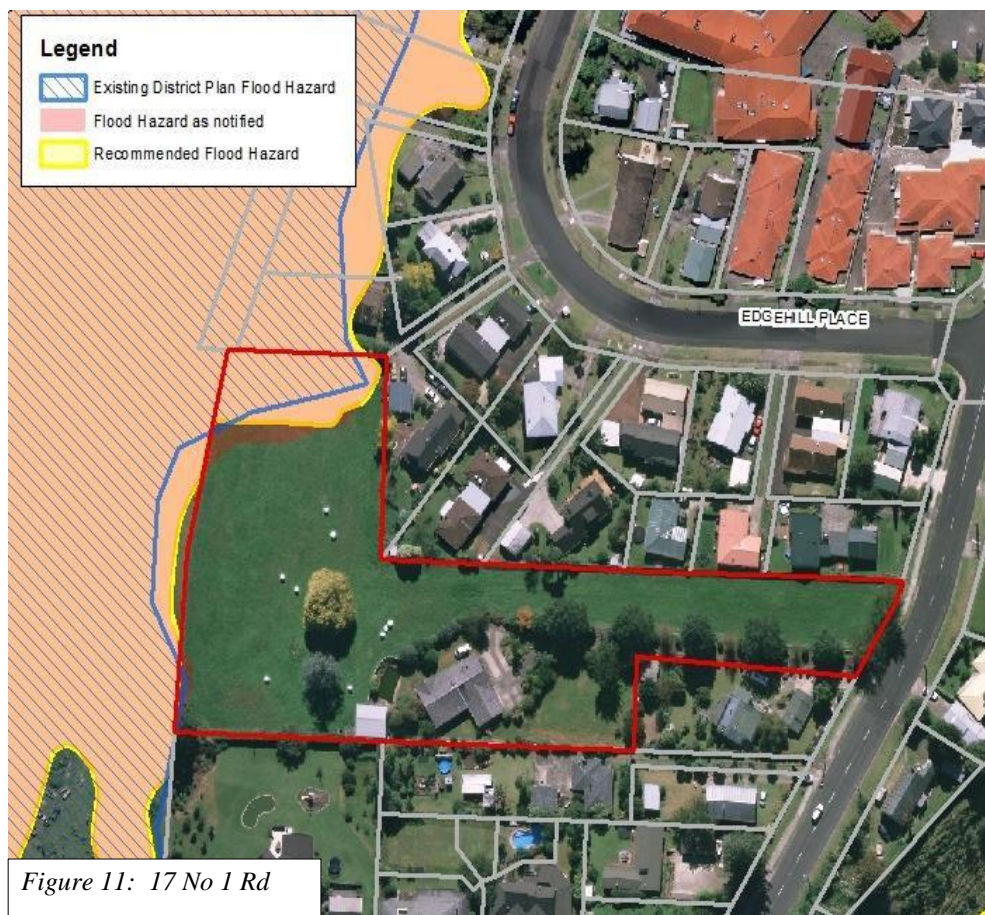
- d) It is important to note that as part of the review Council is required to respond to issues of climate change under government legislation. As such a 50 year storm event taking into account climate change up to the year 2090 has been incorporated into the new floodable areas. It is also important to keep in mind that it is standard practice that existing infrastructure mainly deals with a one in five year storm event.

2.10 17 No 1 Road

2.10.1 Decision

That:

1. The proposed notation on 17 No 1 Road be amended as per Figure 11, which is based on the approved engineering drawings and resource consent.



The following submissions are therefore:

Accepted

Submission	Point Number	Name
23	1	Lomay Properties Ltd

2.10.2 Reasons for Decision

- a) The earthworks and retaining wall for the subdivision of 17 No 1 Road have been consented and completed as per Figure 11.

3. Topic 2: Te Puke Area 3 Structure Plan Map.

3.1 Issue 1: Relinquish the Active Reserve and rezone the area from Residential to Future Urban

3.1.1 Decision

That:

1. The relinquishing of the proposed Active Reserve be retained as notified.
2. The area be rezoned to Future Urban as notified.
3. It be recommended to the Policy Committee that a structure plan review for this area be undertaken within the next 18 months

The following submissions are therefore:

Rejected

Submission	Point Number	Name
16	2 & 3	Puketaha Limited
17	1 & 2	G S Eynon
18	2 & 3	M Montgomery
19	3	Dorr Bell Limited
22	1 & 2	C & M Eynon
FS30	1	A J Lee
FS34	1	G. S. Eynon
FS35	1	Puketaha Limited
FS36	1	Michael Montgomery
FS37	1	C & M. Eynon

3.1.2 Reasons for Decision

- a) The operative structure plan was developed on the assumption that 2,610 additional dwellings will be required by 2046. Under current growth patterns and projections this is considered excessive however it is believed that the current projections are conservative when looking at recent trends. On this basis it is prudent that this land be signaled for future urban development. This will allow:
- A full structure plan to be developed for this area showing how it would integrate with the remainder of the Macloughlin Drive area including provision for stormwater, wastewater, water, internal roading and reserves and other services.
 - This area to be compared with other growth options for the future growth of Te Puke.

- b) Due to the reduced growth projections, an active reserve, which is more than twice the size of Centennial Park (the current active reserve), will not be required. Te Puke also has adequate Residential zoned land to accommodate the projected growth.
- c) It is also important to note that more facilities have been developed in Centennial Park than what was originally planned for in 2006.
- d) Even though the underlying zoning of the future active reserve (as per the operative plan) is Residential, it was never the intention to use it for residential purposes.
- e) As per the current growth projections, the land earmarked for the future active reserve is also not required for residential purposes.
- f) If the proposed Future Urban area is to be used for residential purposes, it will increase the stormwater runoff within a catchment, which already has capacity issues. As it was never the intention to undertake a residential subdivision within this area, no potential stormwater calculations have been done for such development. The potential impact on the catchment and existing infrastructure is therefore unknown and also not addressed by any of the submissions.
- g) The zoning of the area for residential purposes will require detailed investigations regarding stormwater effects and future infrastructure requirements, which has to be done through a structure plan process.
- h) The proposed rezoning is also in line with Council's policy to limit the impact of residential growth on land currently under kiwifruit.

3.2 Issue 2: Rezoning of land from Medium Density Residential to Residential

3.2.1 Decision

That:

1. Rezoning of land from Medium Density Residential to Residential be retained as notified.

The following submissions and further submissions are therefore:

Rejected

Submission	Point Number	Name
15	2	Orchard Trust
16	1	Puketaha Limited
17	3	G Eynon
18	1	M Montgomery
19	4	Dorr Bell Limited
22	3	C & M Eynon
24	1	S McKinstry & G Rodger

FS34	2, 3 & 5	G. S. Eynon
FS35	2, 3 & 5	Puketaha Limited
FS36	2, 3 & 5	Michael Montgomery
FS37	2, 3 & 5	C & M. Eynon

3.2.2 Reasons for Decision

- a) The main reason for including the Medium Density Residential zones in Area 3 was to ensure that the density as required by the Regional Policy Statement could be achieved. At that time it was 15 dwellings/ha, but has since be revised to 12 dwellings/ha. A maximum average lot size (as per paragraph 5.2.4 (c) of the Section 32) and the changes to financial contributions (Plan Change 73) will ensure that the required density will be achieved within the Residential Zone.
- b) With the provision of stormwater ponds and gullies and associated reserves provides significant flexibility for developers to provide medium density development as per rule 13.3.3(a). This approach provides developers with more options rather than specifying particular locations.

3.3 Issue 3: Structure plan roads, walkways and utilities (water, wastewater & stormwater

3.3.1 Decision

That:

1. The following wording be included at the end of 12.4.9. Structure Plan – General:

[More detailed/specific investigations, calculations and design will be undertaken during a specific subdivision or land use consent. This may demonstrate that a better outcome can be achieved than what is included in the structure plan. As a result, the infrastructure included in the structure plan will be updated to reflect the actual infrastructure after the issuing of S224 certificate or code of compliance certificate.](#)

2. Stormwater pond SW4 be retained as notified.
3. Except for the specific changes included in 1 and 2 above, the structure plan roads and utilities as per Attachment C of the Section 32 report be retained as notified.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
FS29	1	Redwood Trust

Accepted in Part

Submission	Point Number	Name
15	1	Orchard Trust
FS34	4	G. S. Eynon
FS35	4	Puketaha Limited
FS36	4	Michael Montgomery
FS37	4	C & M. Eynon

Rejected

Submission	Point Number	Name
19	1 & 2	Dorr Bell Limited
7	1	A Lee

3.3.2 Reasons for Decision

- a) The Committee believes that the additional wording in the decision provides the opportunity for the likes of Dorr Bell to approach Council with alternatives for consideration.
- b) The location and capacity of the proposed stormwater ponds are based on the current contours. It is possible to re-contour certain areas and as a result change the current stormwater catchment boundaries. Standard practice is to resolve these issues during a subdivision consent. At the time of the consent, detailed consent specific information is available (e.g. finished contour levels, lot sizes and percentage of hard stand). In the absence of a subdivision consent, Council cannot assume that the property will be re-contoured and the ponding area along No 3 Road will not be required.
- c) Stormwater pond SW4 will be required in future due to limited suitable storage capacity upstream. Staff to continue with the discussions to purchase the land required for SW4.
- d) The proposed note to be included at the end of 12.4.9 will provide clarity regarding the updating of the structure plan utilities, roading and walkway data after the completion of a subdivision.
- e) The Committee considered that the status of Discretionary for non-compliance with the structure plan be retained in order to ensure all matters are taken into account from any proposed changes to the structure plan.

3.4 Structure Plan Rules

3.4.1 Decision

That:

1. The changes to the District Plan rules that relate to the structure plan be retained as notified.

The following submissions are therefore:

Accepted

Submission	Point Number	Name
15	3	Orchard Trust
19	6	Dorr Bell Limited

Rejected

Submission	Point Number	Name
19	5	Dorr Bell Limited

3.4.2 Reasons for Decision

- a) The reason for introducing a maximum average lot size (as opposed to an average lot size) is to provide developers with more flexibility as long as the required yield, as per the Regional Policy Statement, is achieved.
- b) The operative District Plan rules enable medium density residential, or subdivision of lots smaller than 350m² around stormwater pond reserves, provided that it is well integrated with the reserve.

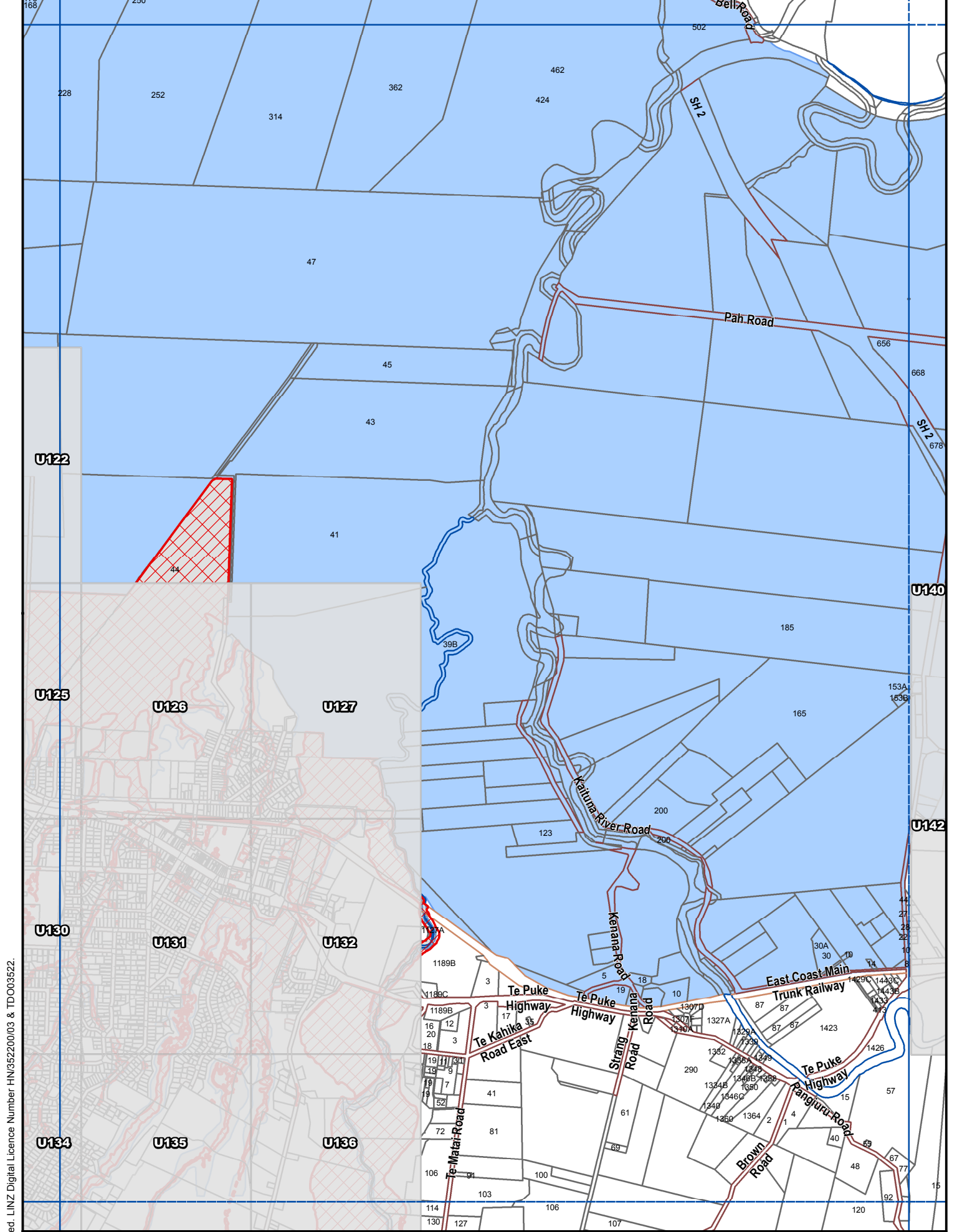
4. Plan Change 75 – Changes to the District Plan First Review

- a) Amend the flood hazard notation on the District Plan maps as per **Attachment A**
- b) Delete Te Puke Area 3 Structure Plan – Infrastructure (Operative version) as per **Attachment B**
- c) Amend Te Puke Area 3 Structure Plan – Infrastructure (as per Decision's version) as per **Attachment C**
- d) Delete Te Puke Area 3 Structure Plan – Infrastructure Schedule (Operative version) as per **Attachment D**
- e) Amend Te Puke Area 3 Structure Plan – Infrastructure Schedule (as per Decision's version) as per **Attachment E**
- f) Amend District Plan Maps U124, U129 and U130 as per **Attachment F**
- g) Changes to Section 12 – Subdivision and Development in **Attachment G**

Attachment A
District Plan Maps showing the existing and proposed
(as per Council's decision) flood hazard notation

Please Note that:

The maps included in **Attachment A** only shows the existing and proposed flood hazard and not any other District Plan related items that are not part of this Plan Change issue.



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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

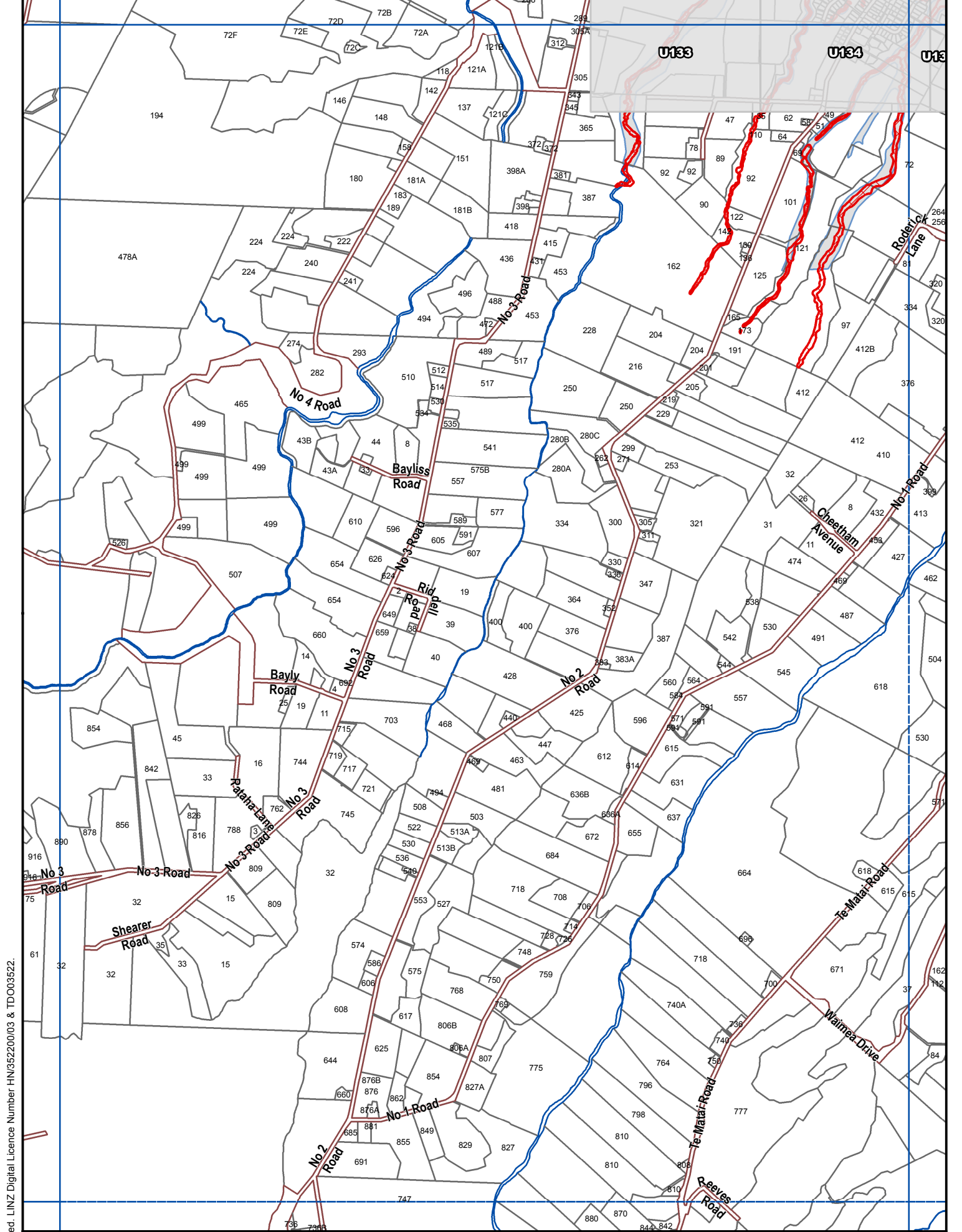
H11

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Western Bay of Plenty
District Council

Revision Date: June 2016



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Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

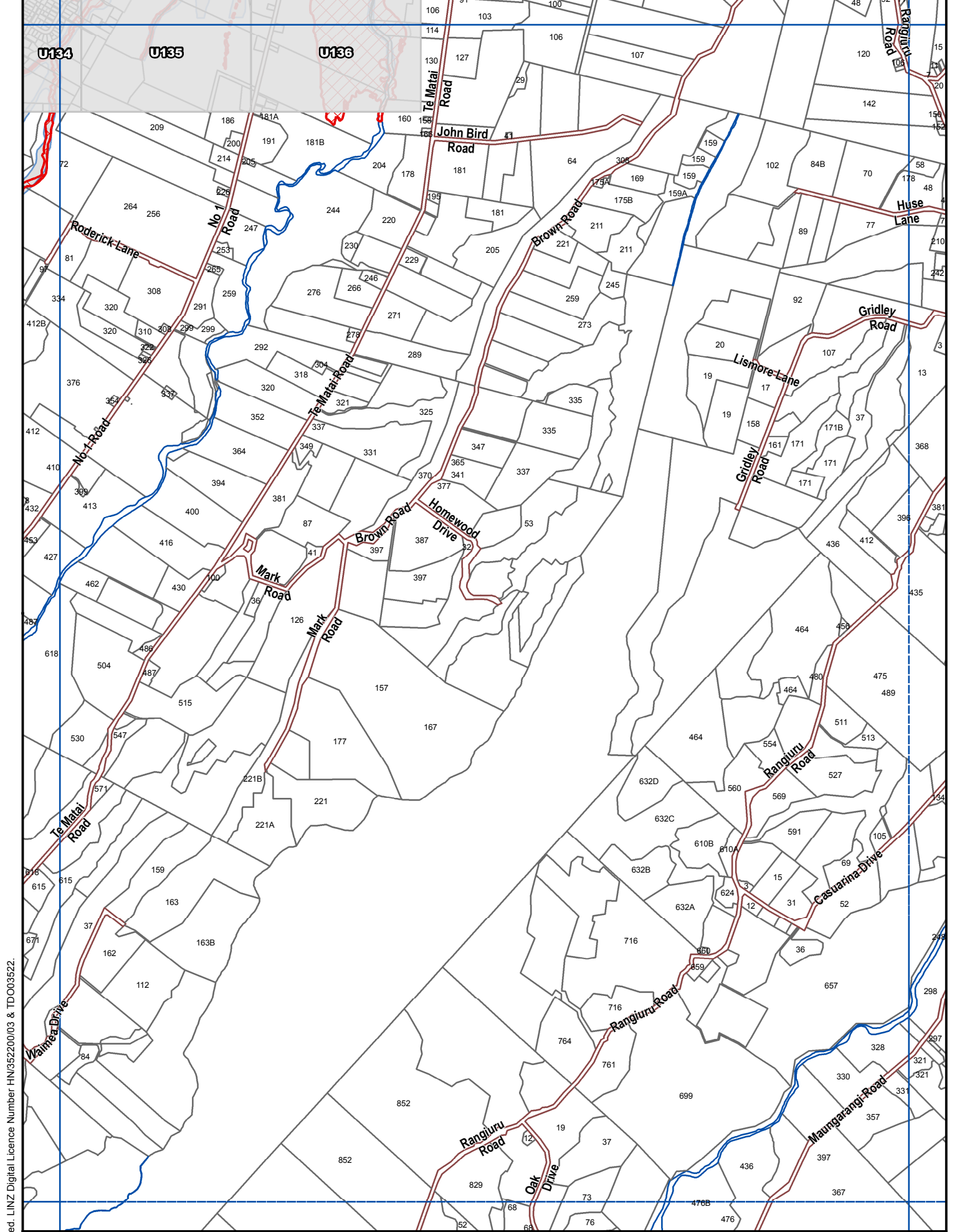
I10

FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

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Revision Date: June 2016



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Legend

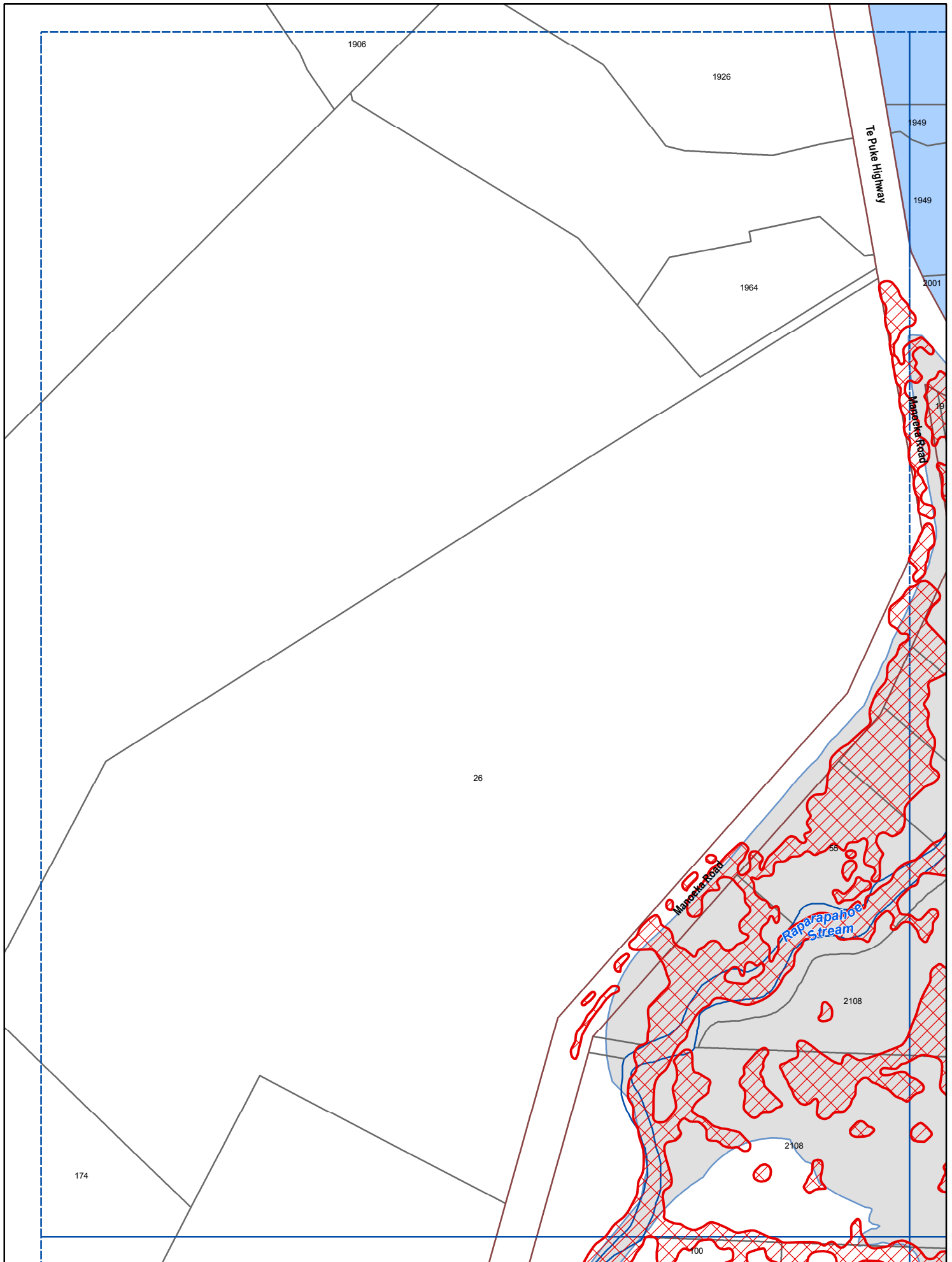
- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

I11




FLOODABLE AREAS ONLY

Scale 1:25000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


U120


FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty
District Council

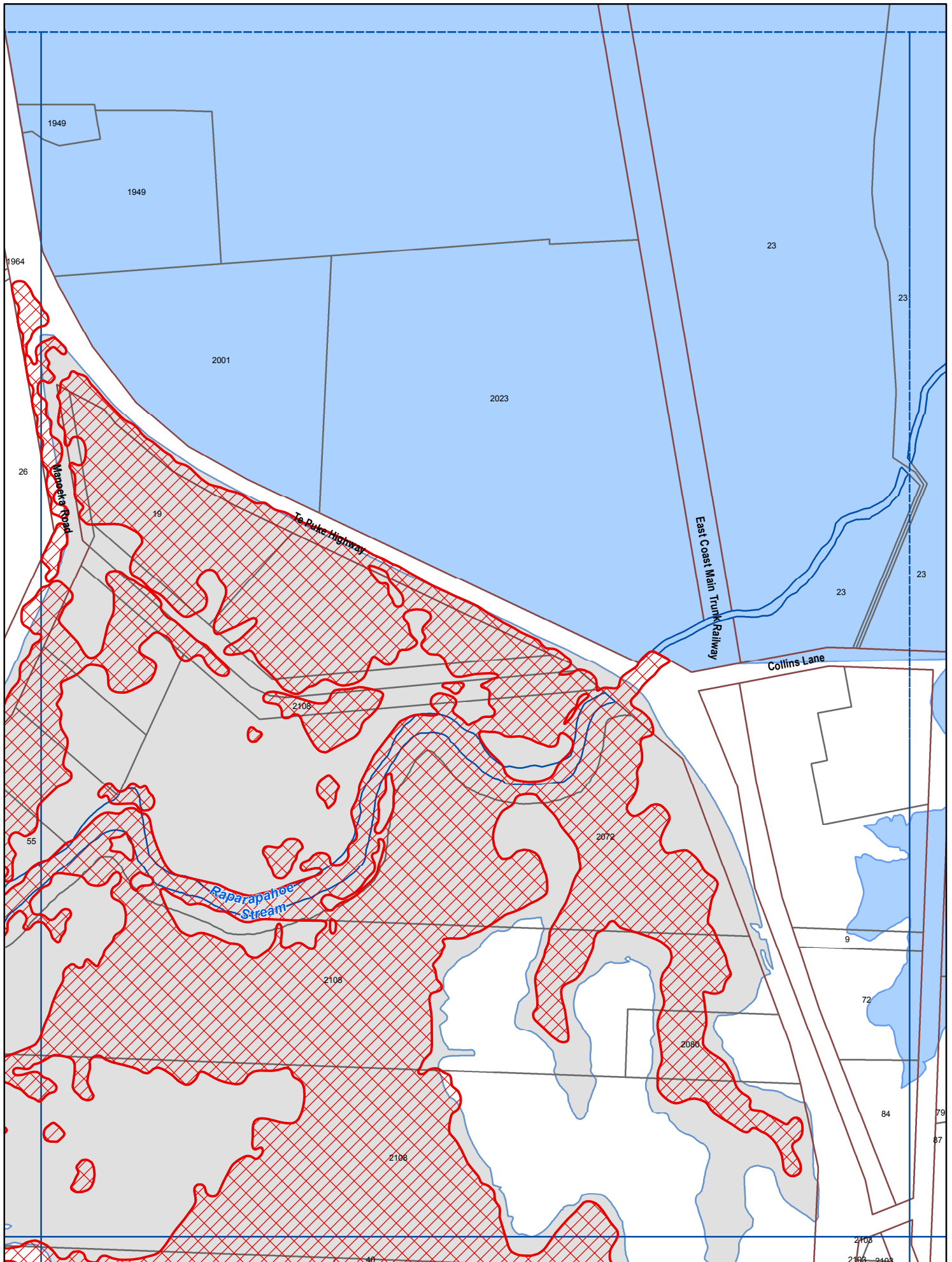







0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


U121

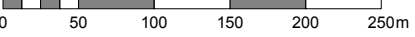
**FLOODABLE AREAS
ONLY**

Te Puke



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District Council**

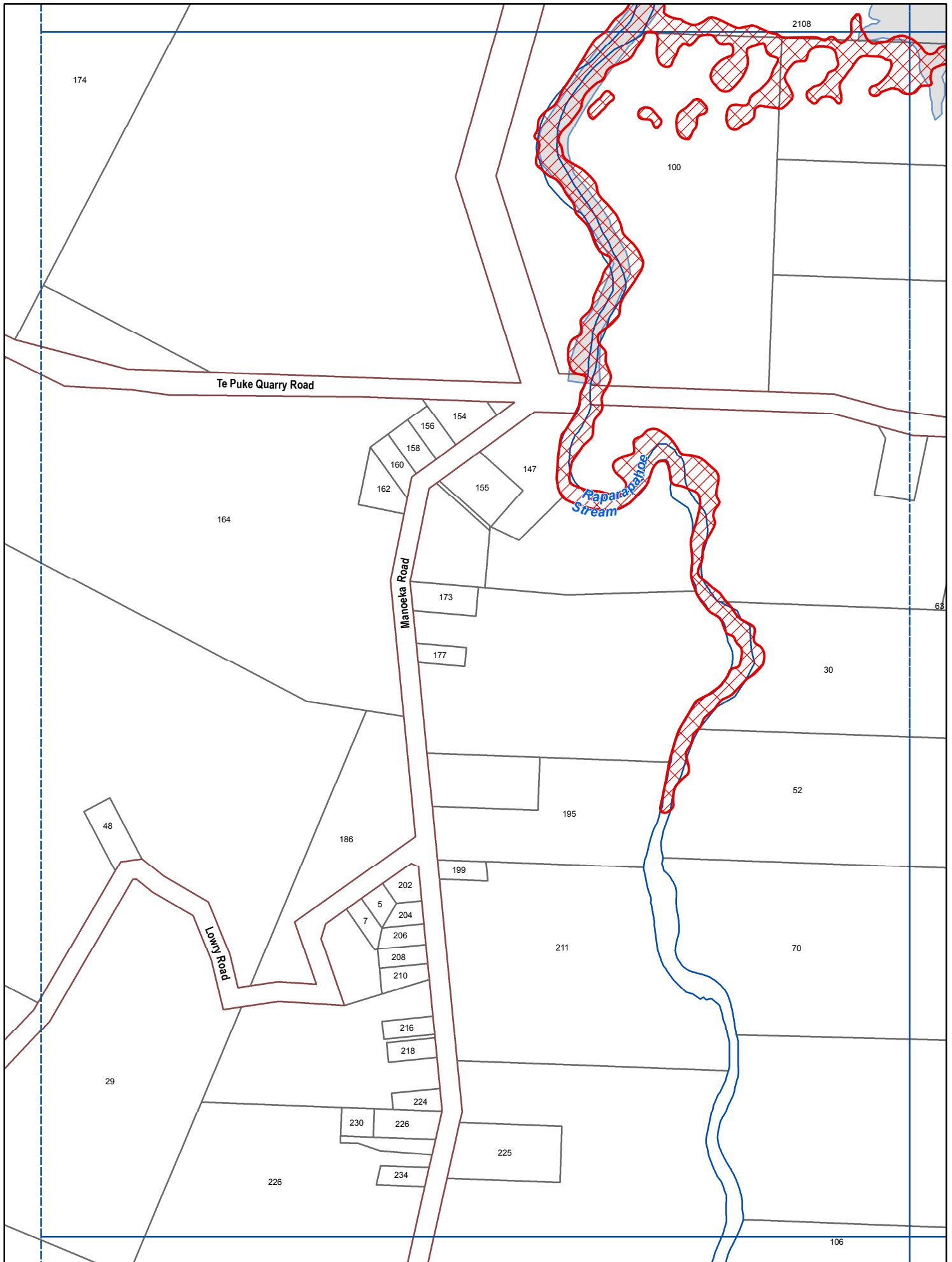







0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


U123


FLOODABLE AREAS ONLY

Te Puke



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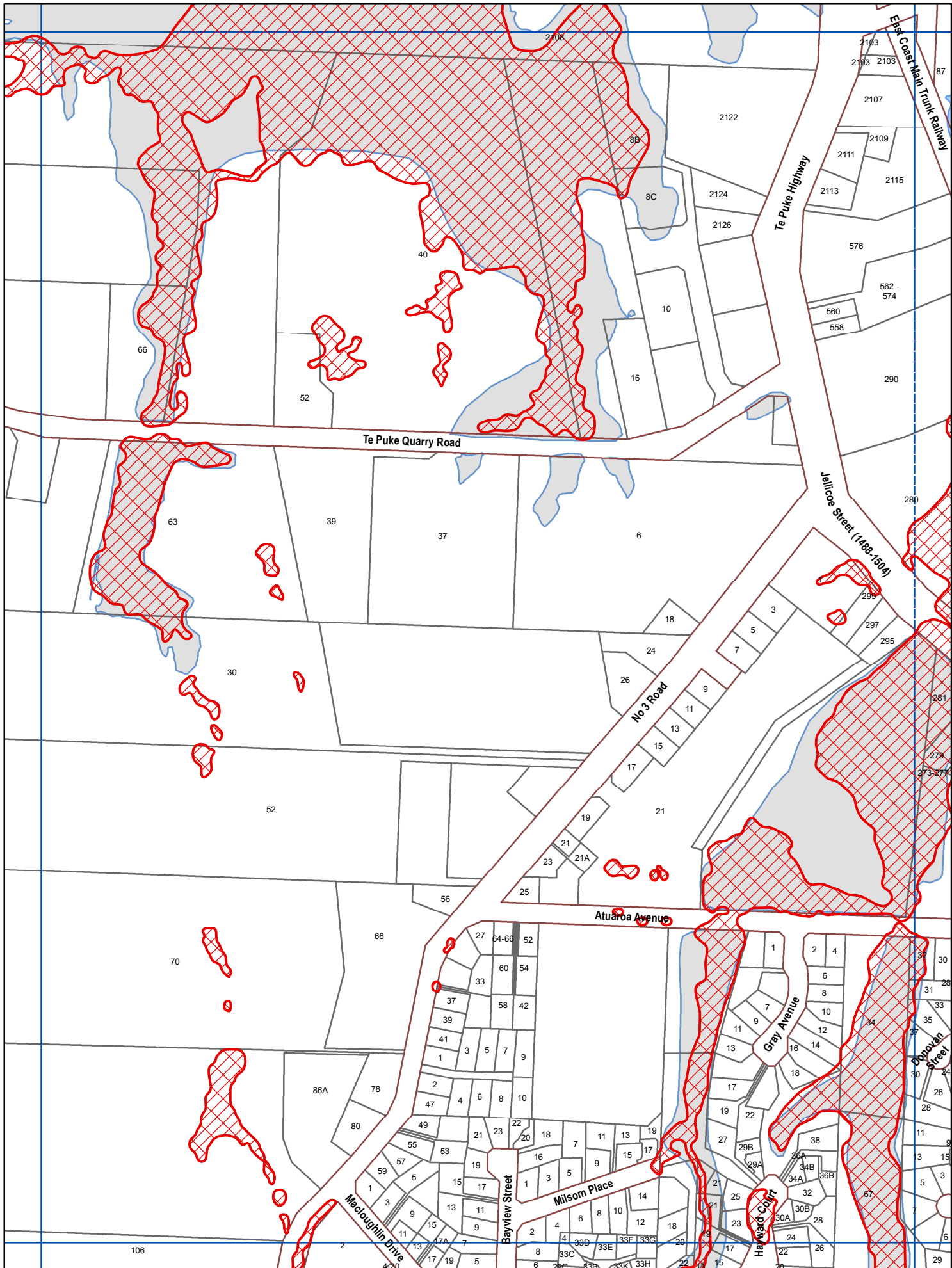






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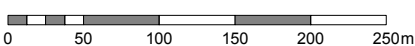
Revision Date: June 2016




Legend

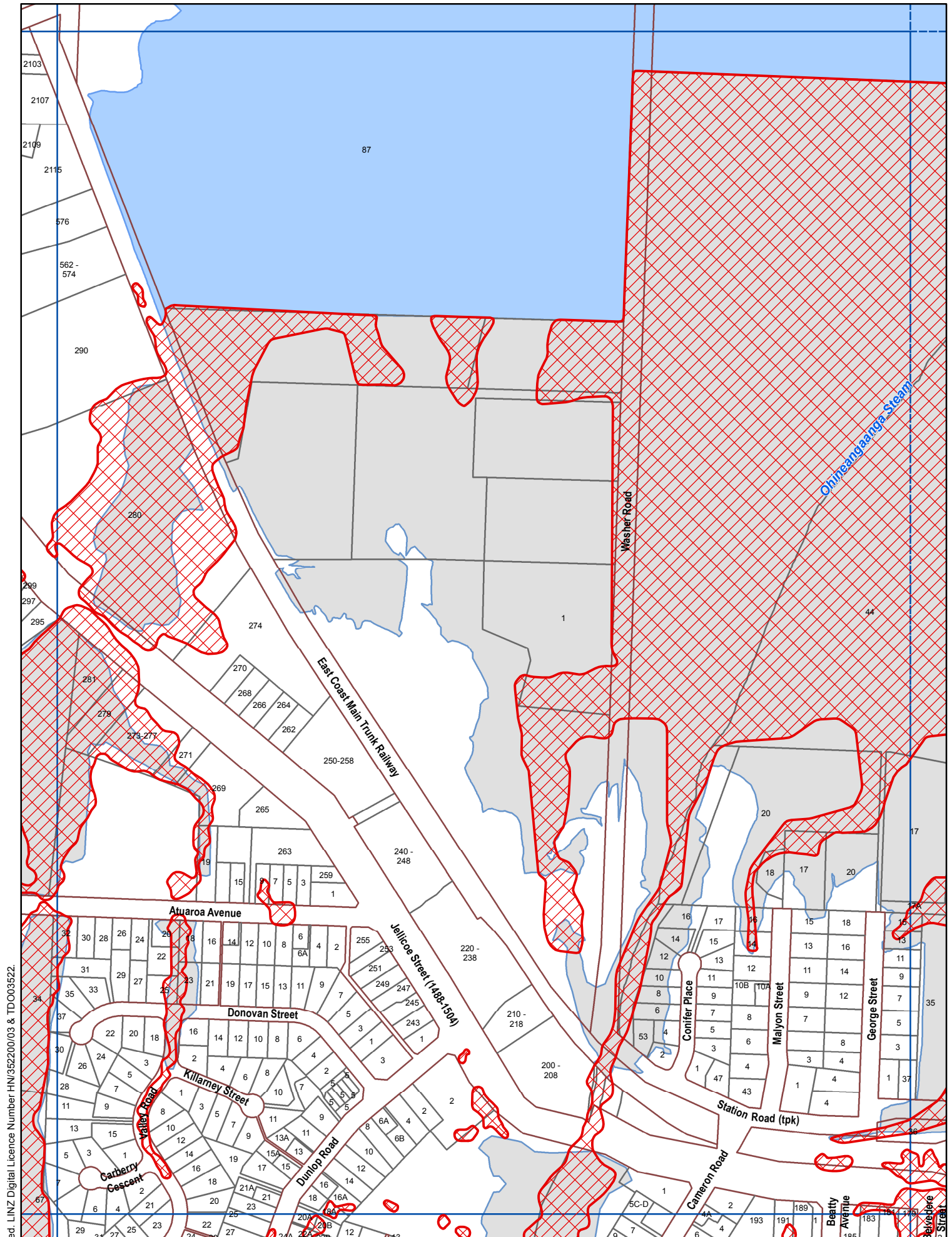
-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study

U124 FLOODABLE AREAS ONLY Te Puke

  Scale 1:5000 (A4)

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Revision Date: June 2016



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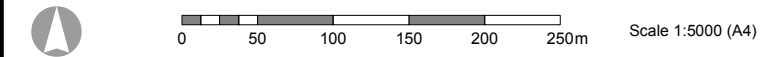
Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U125

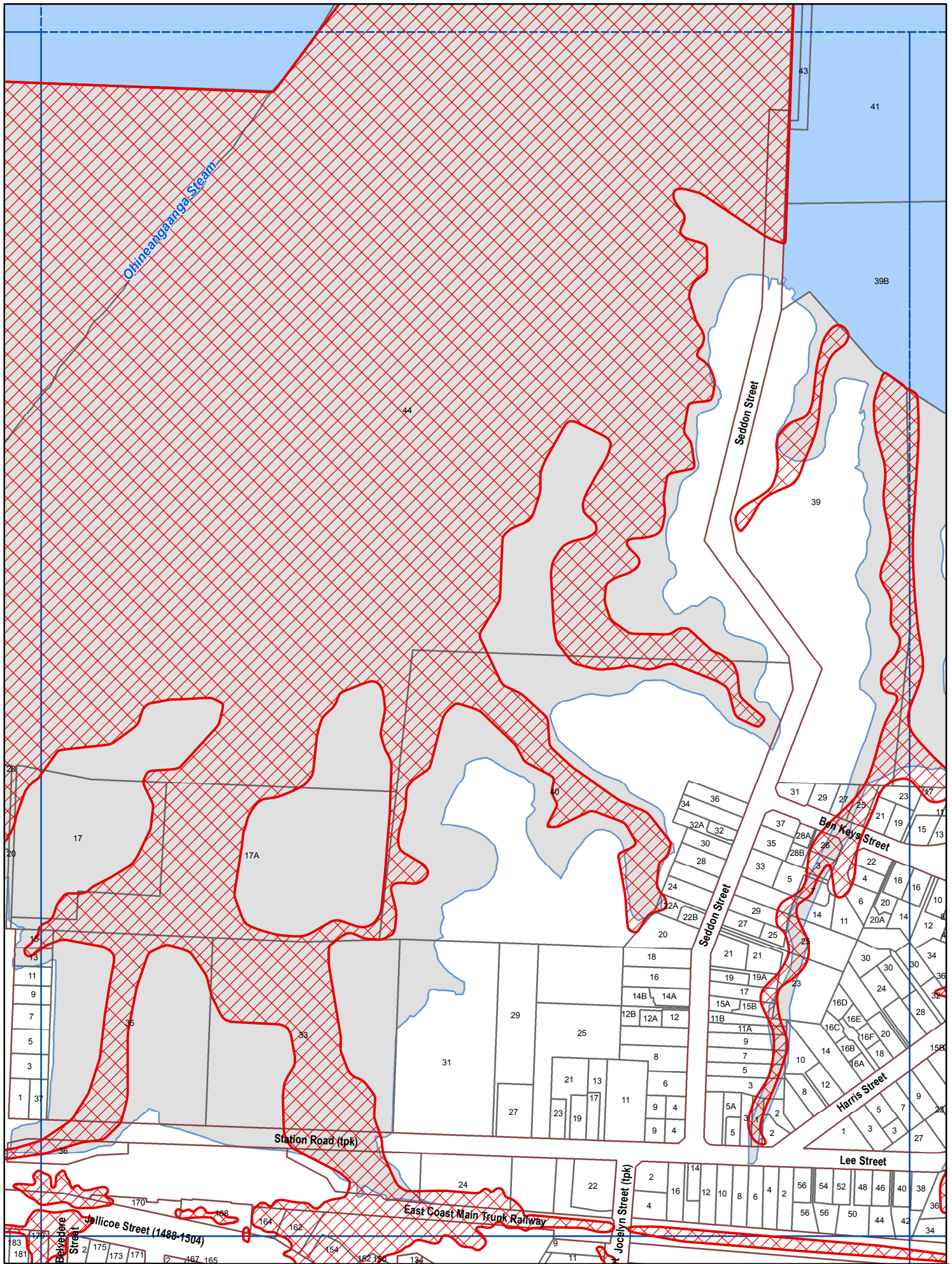
FLOODABLE AREAS ONLY

Te Puke






Scale 1:5000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


U126


FLOODABLE AREAS ONLY

Te Puke



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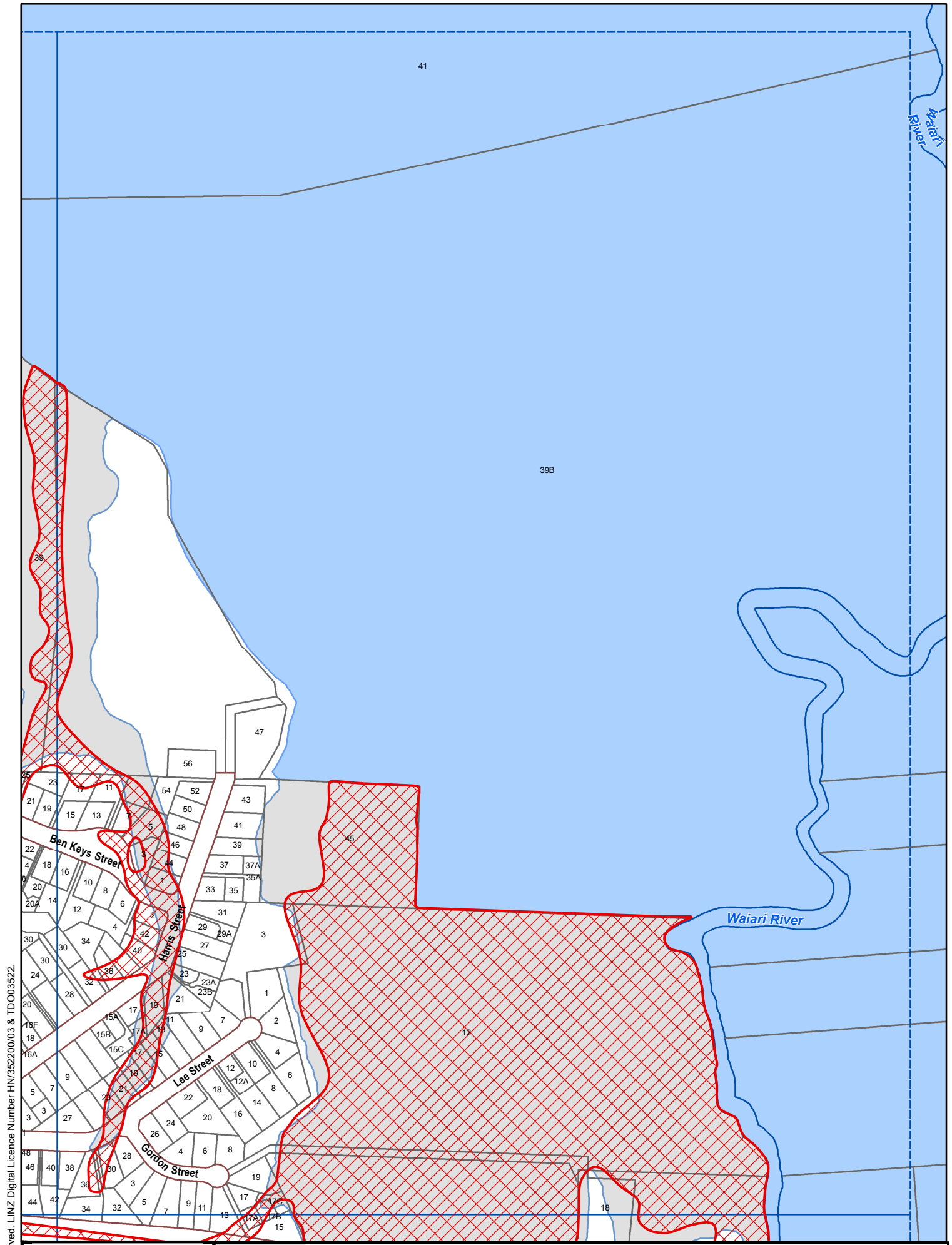




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



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41




39B

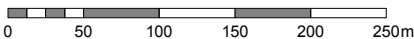
U127

FLOODABLE AREAS ONLY

Te Puke

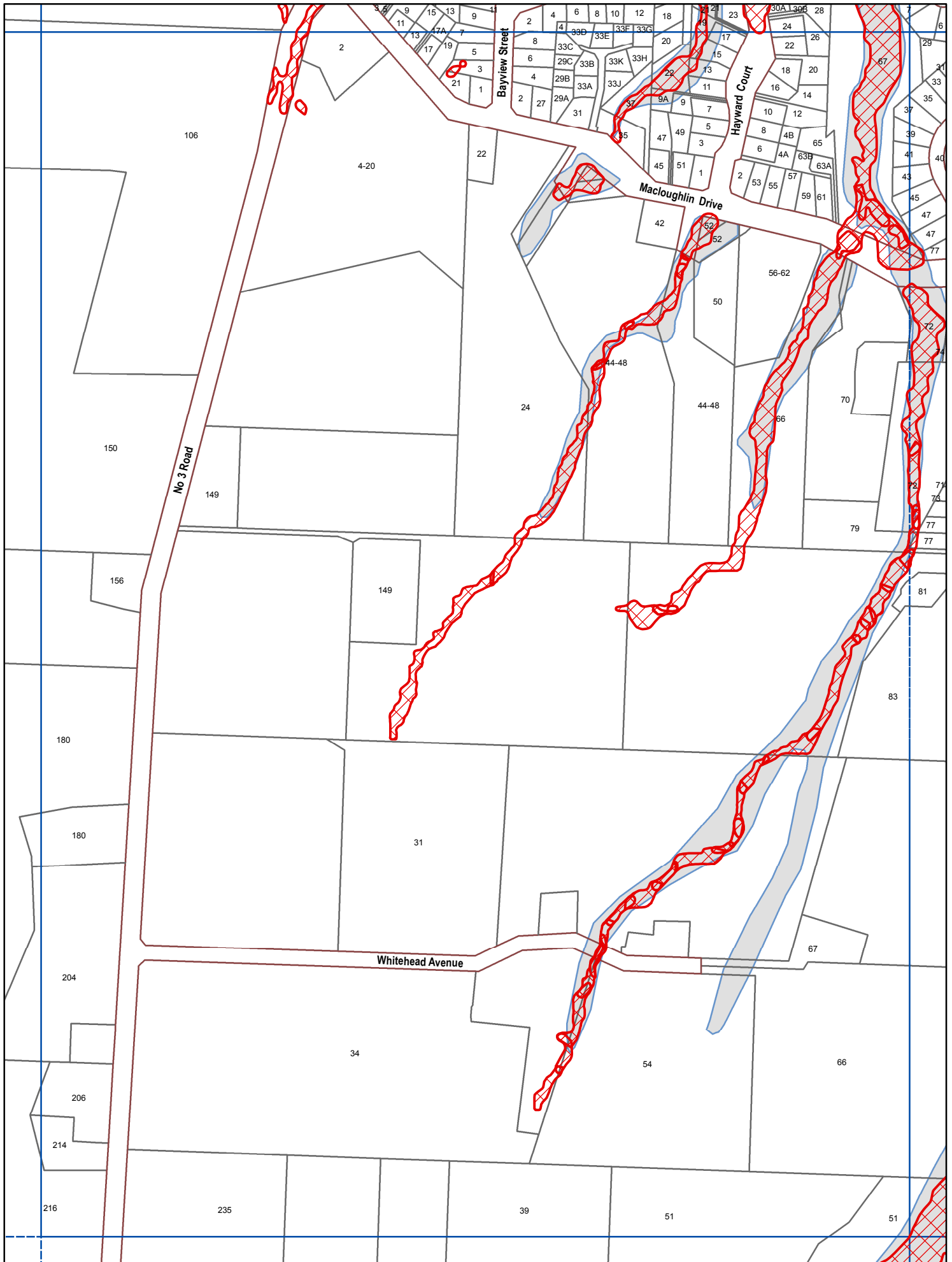


- Legend**
-  Proposed Flood Hazard
 -  Existing Flood Hazard area
 -  Existing Flood Hazard area excluded from study






Scale 1:5000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


U129

FLOODABLE AREAS ONLY

Te Puke



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District Council

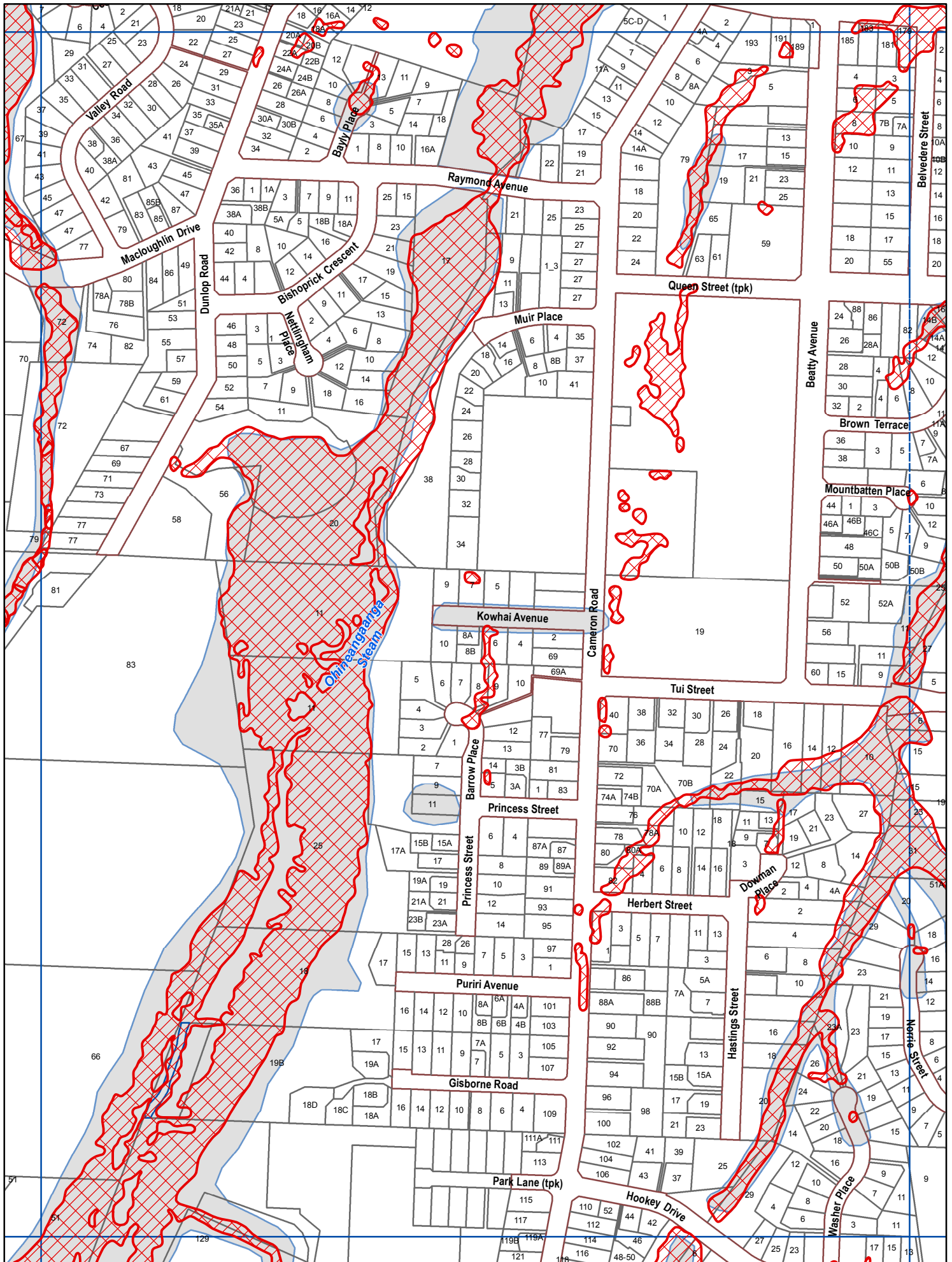




0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U130

FLOODABLE AREAS ONLY

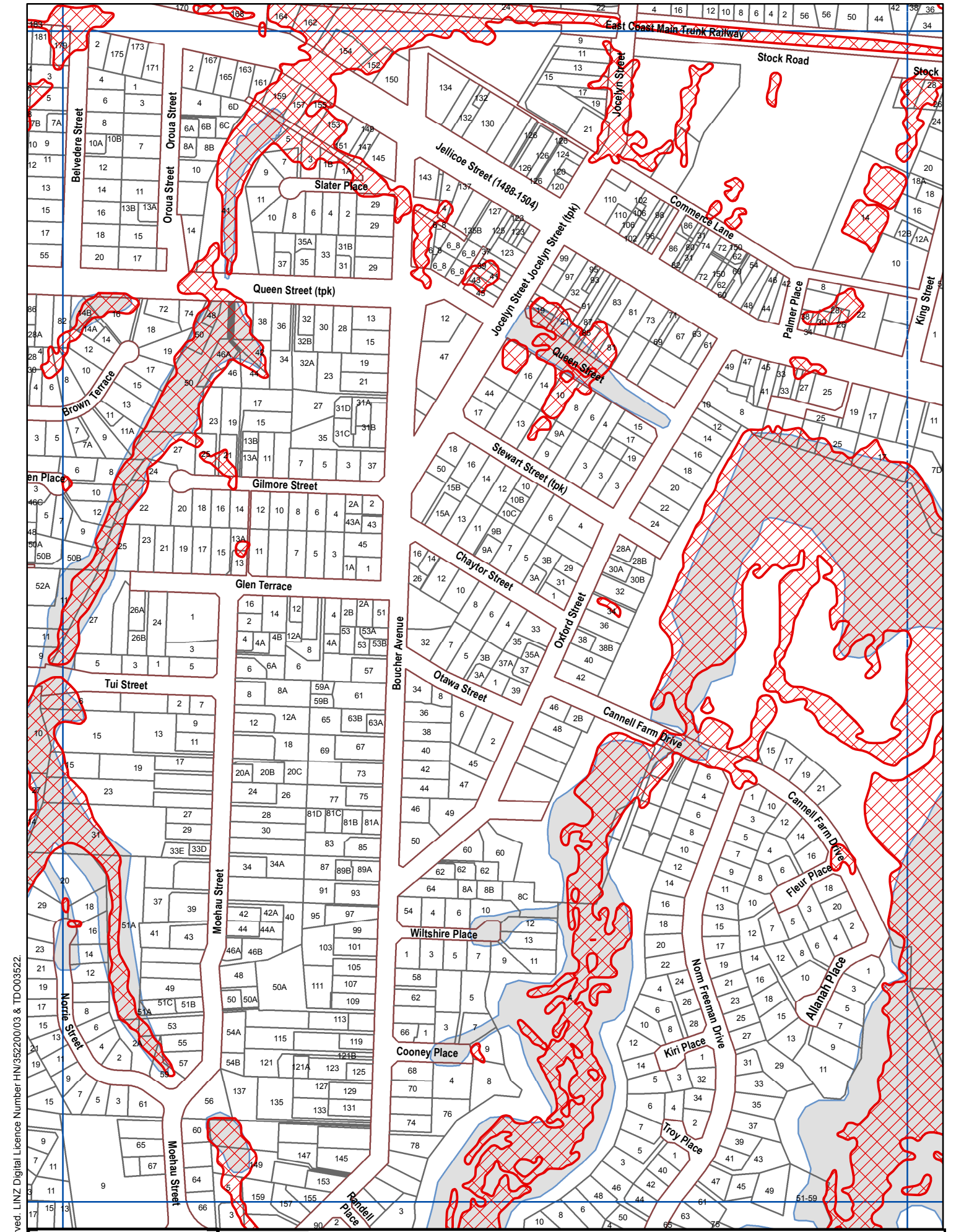
Te Puke

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0 50 100 150 200 250m

Scale 1:5000 (A4)

Revision Date: June 2016



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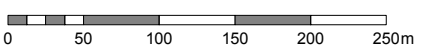
Legend

- Proposed Flood Hazard
- Existing Flood Hazard area
- Existing Flood Hazard area excluded from study

U131

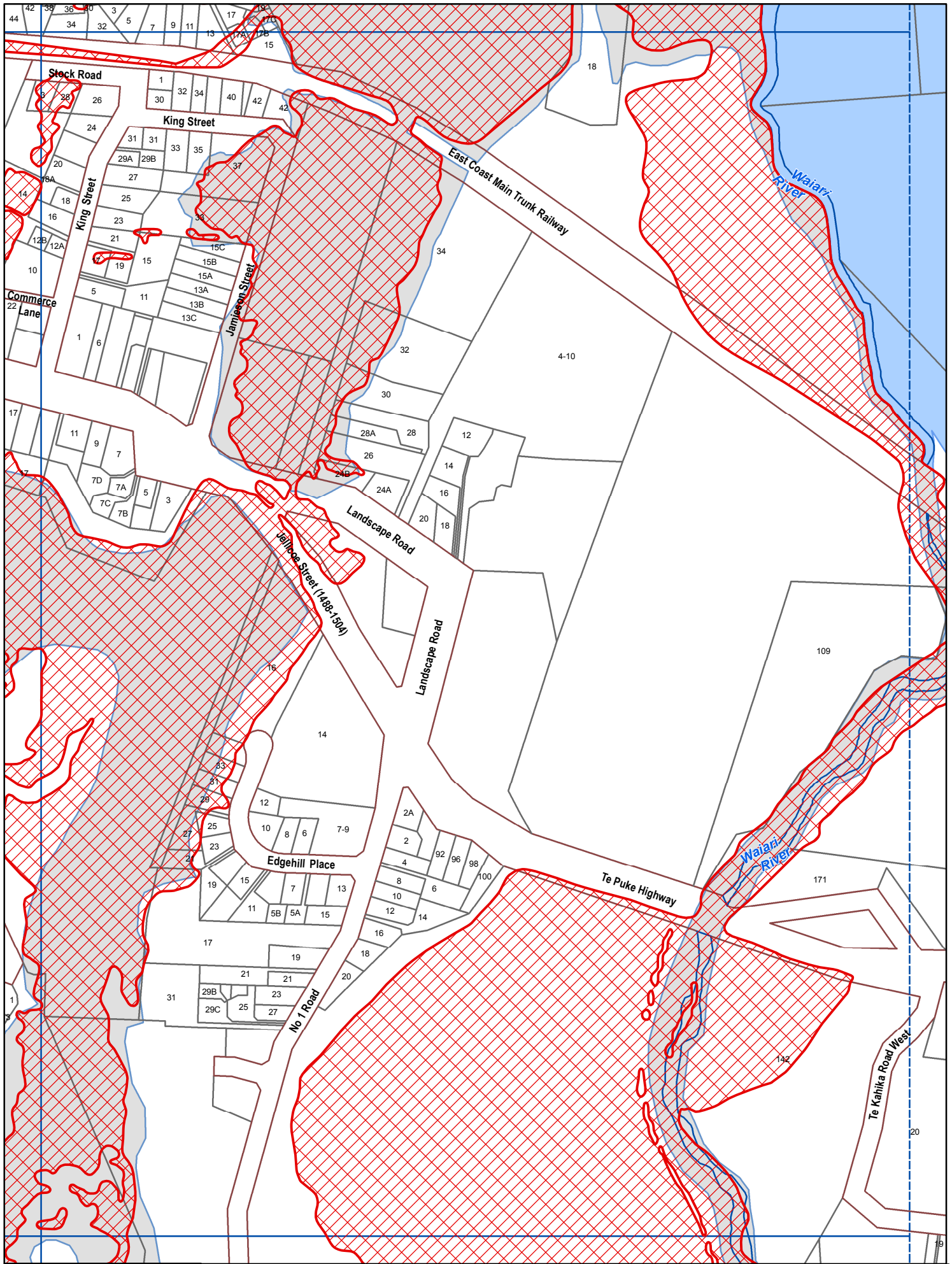
FLOODABLE AREAS ONLY

Te Puke






Scale 1:5000 (A4)


Revision Date: June 2016



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study

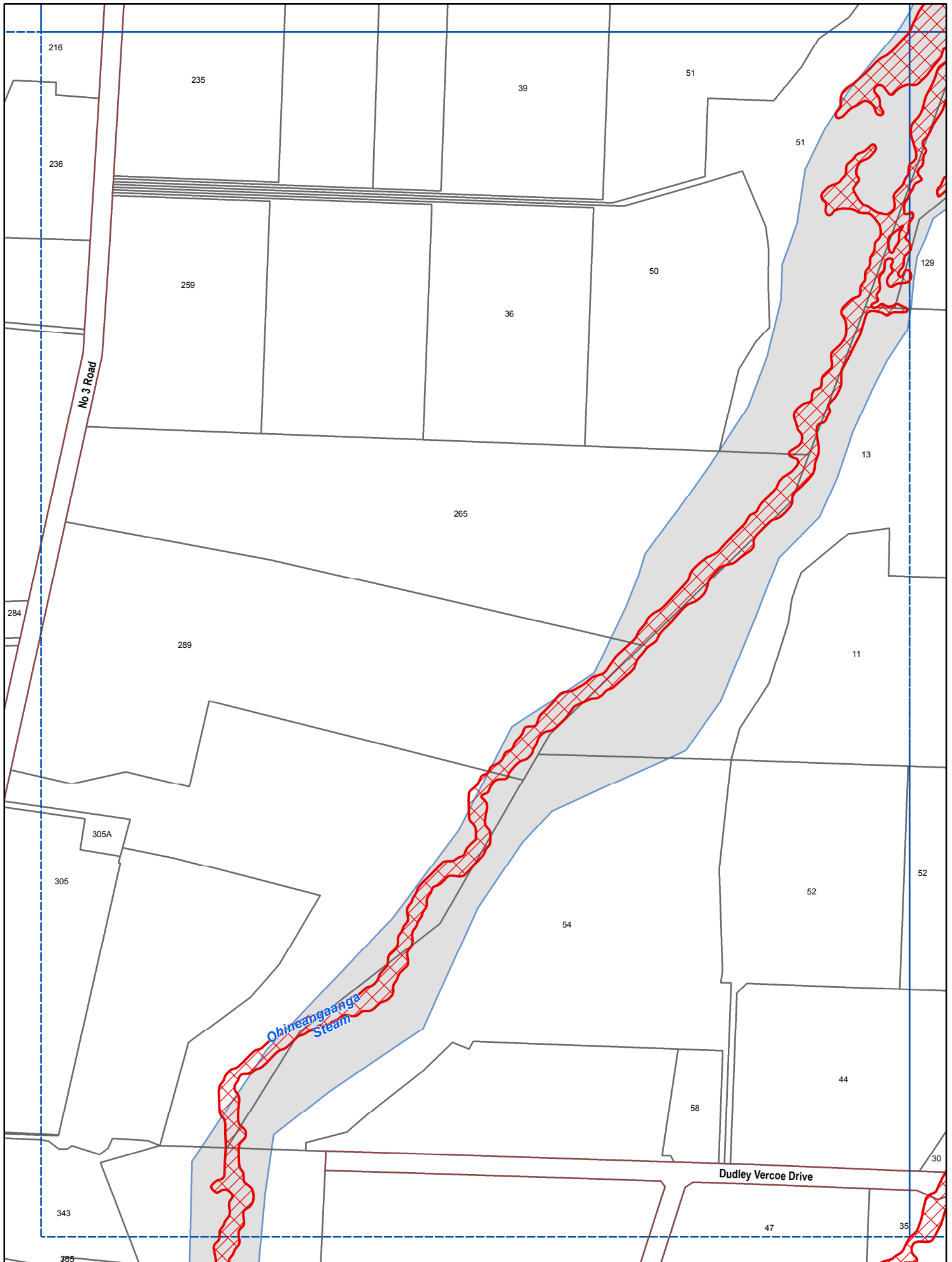
U132 FLOODABLE AREAS ONLY Te Puke

 **Western Bay of Plenty District Council**




Revision Date: June 2016

Scale 1:5000 (A4)

0 50 100 150 200 250m




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study



U133 FLOODABLE AREAS ONLY

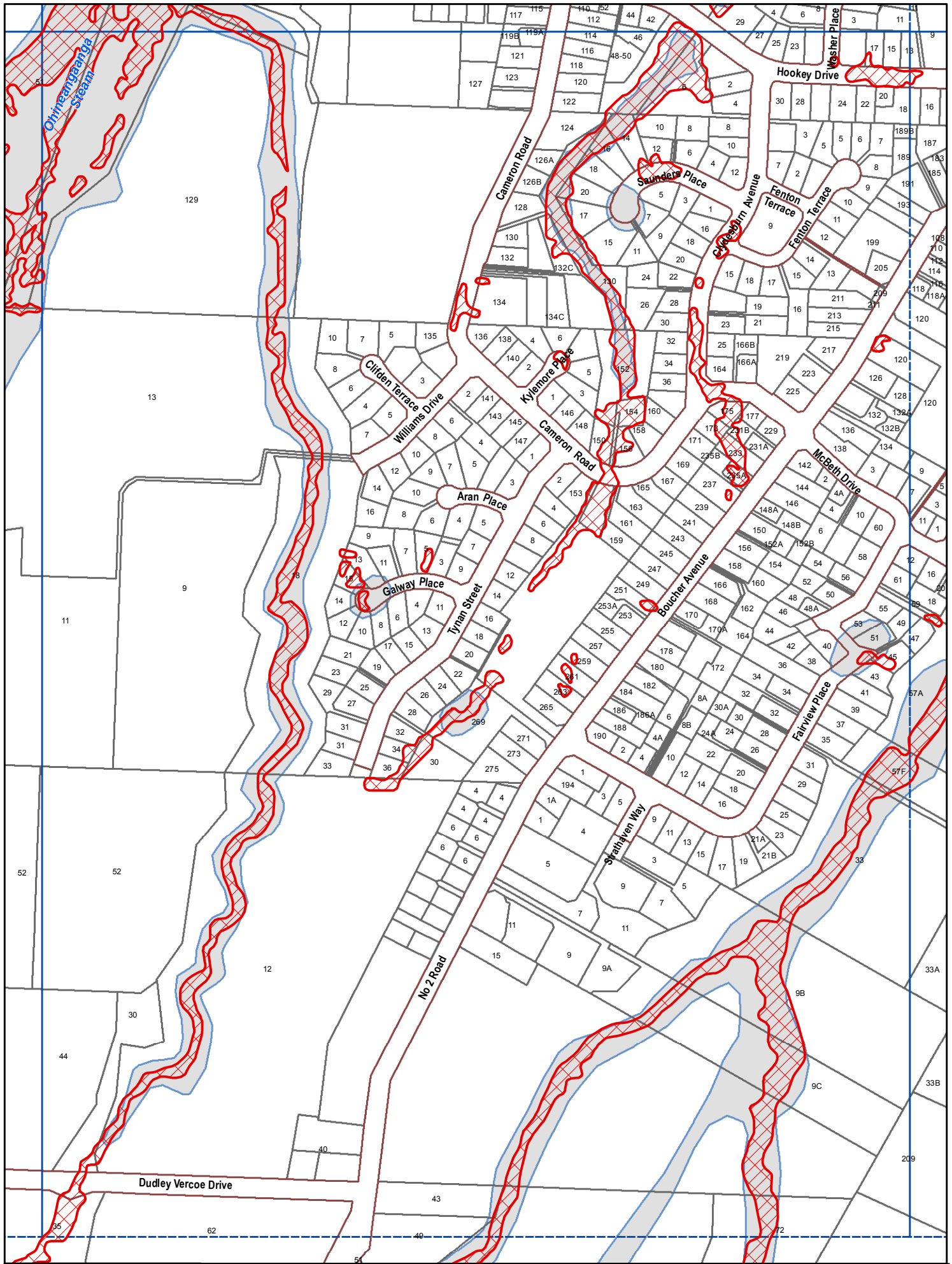
Te Puke

 **Western Bay of Plenty District Council**



Scale 1:5000 (A4)

Revision Date: June 2016




Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study


U134


FLOODABLE AREAS ONLY

Te Puke



Western Bay of Plenty
District Council

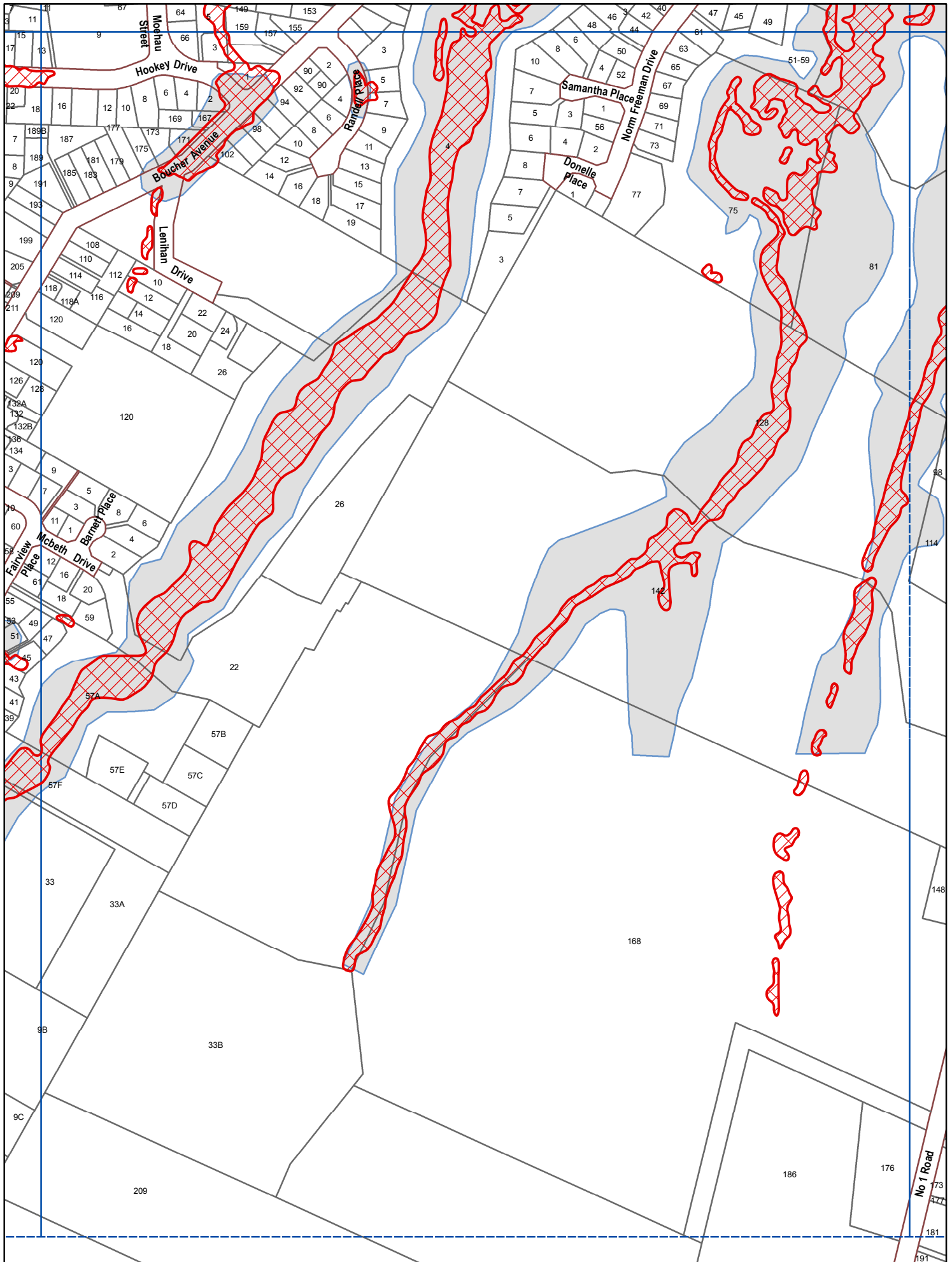







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Scale 1:5000 (A4)

Revision Date: June 2016




Legend

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-  Existing Flood Hazard area
-  Existing Flood Hazard area excluded from study


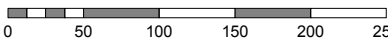
U135 FLOODABLE AREAS ONLY

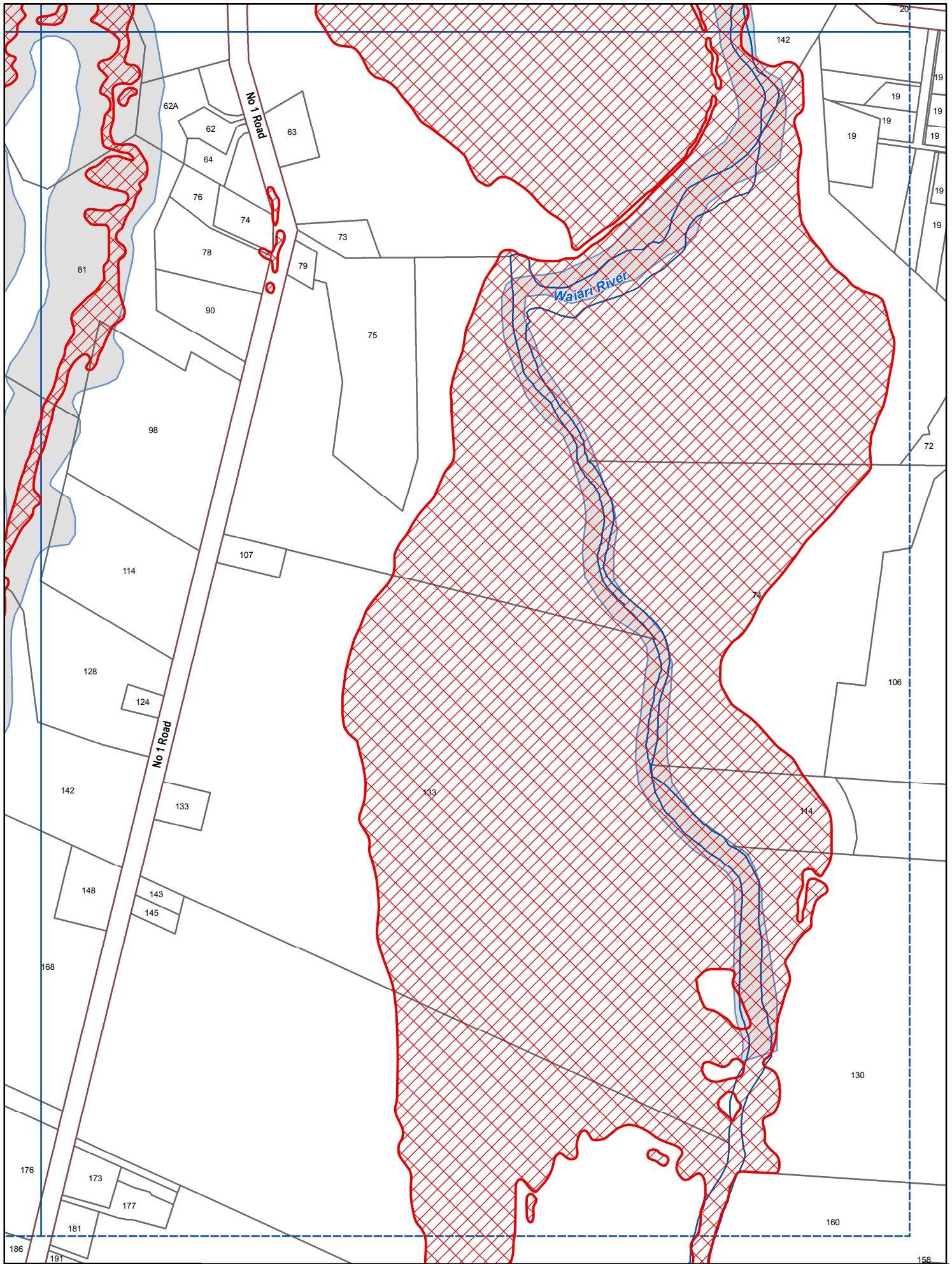
Te Puke

 **Western Bay of Plenty District Council**



Scale 1:5000 (A4)

Revision Date: June 2016


 




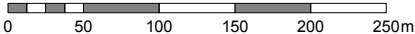
Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area excluded from study

U136 FLOODABLE AREAS ONLY Te Puke

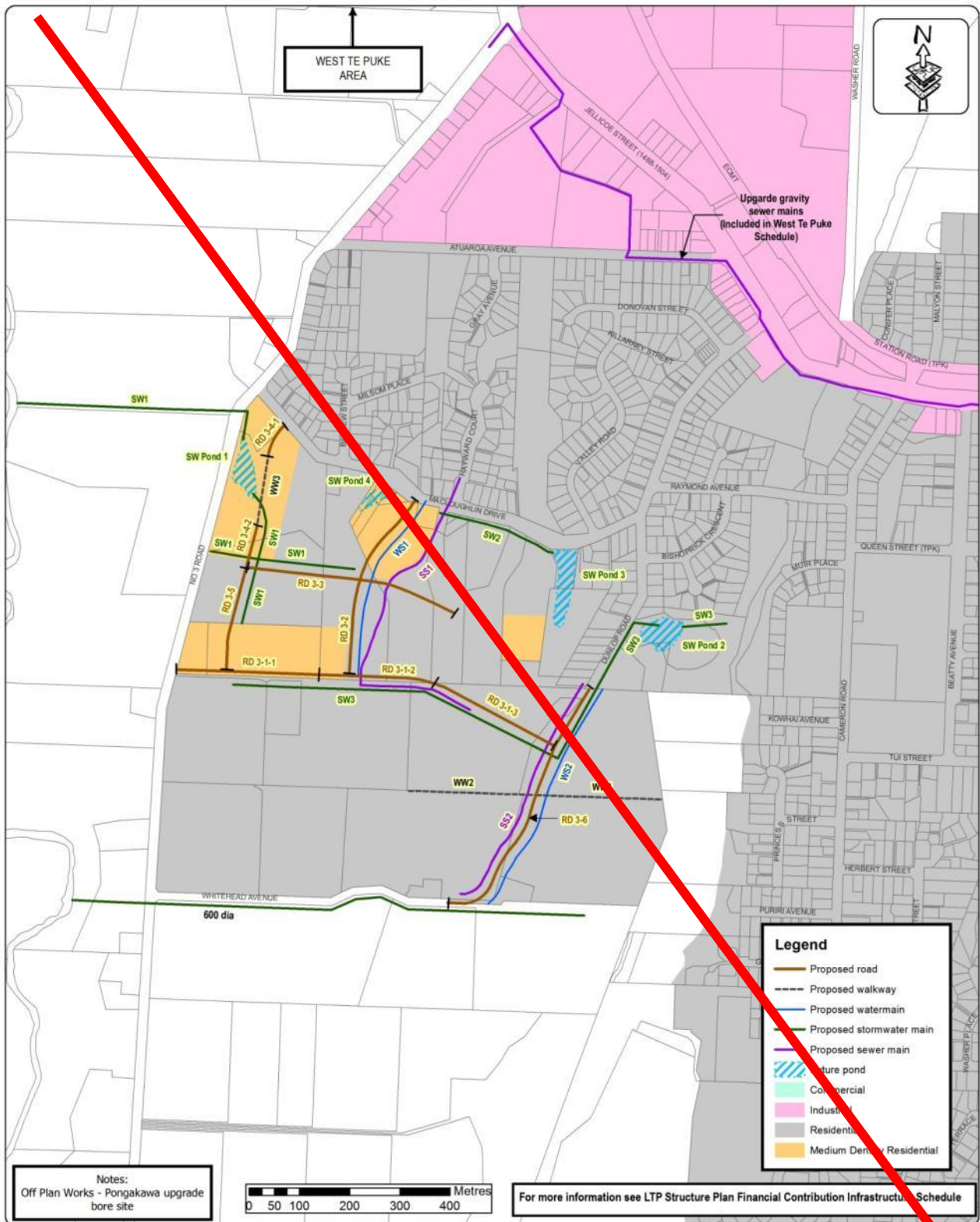
 **Western Bay of Plenty District Council**

Scale 1:5000 (A4) Revision Date: June 2016

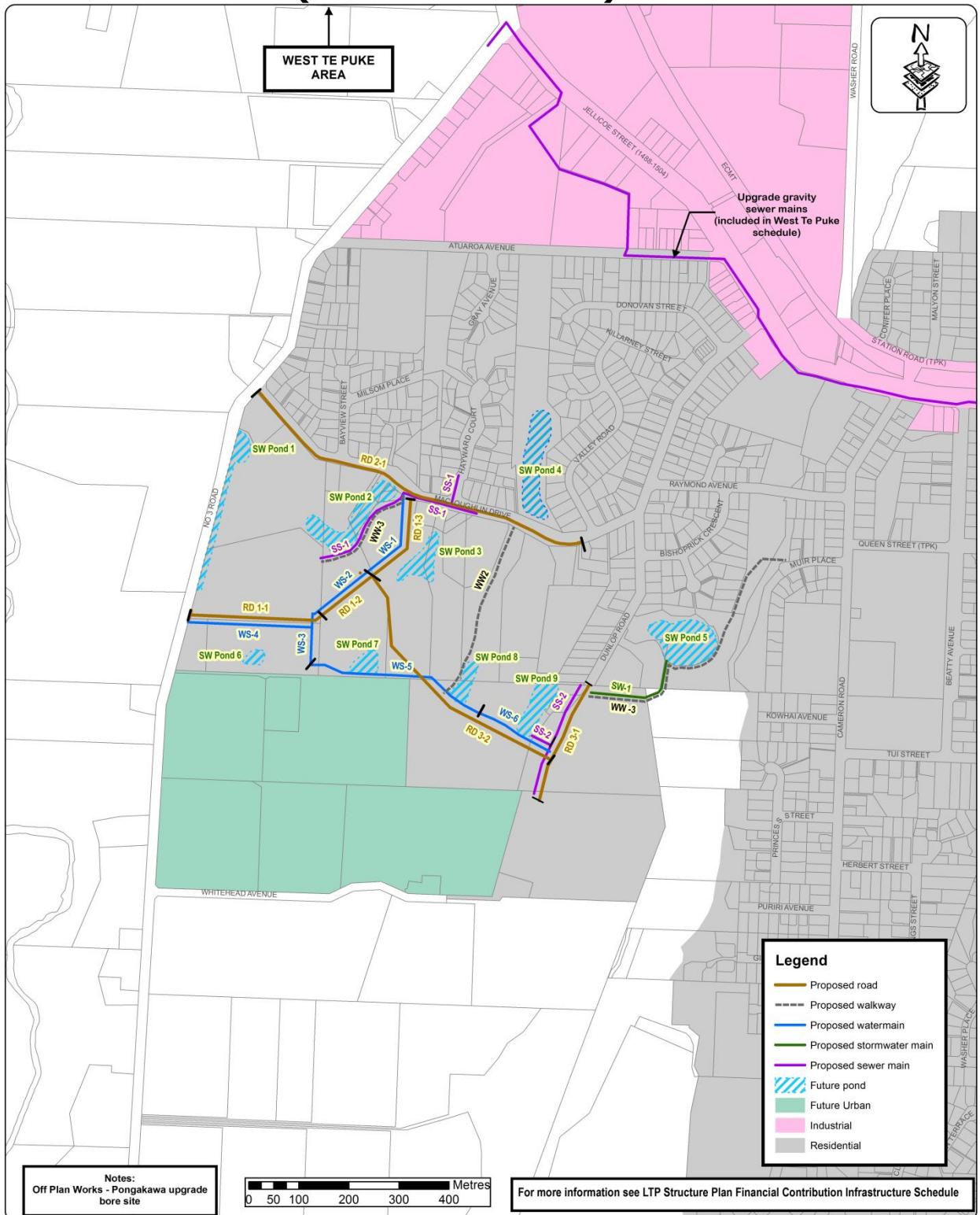
Attachment B

8.2 Te Puke Area 3 Structure Plan – Infrastructure (Operative version to be deleted)



Attachment C

8.2 Te Puke Area 3 Structure Plan – Infrastructure (Decisions version)



Attachment D

8. Te Puke Structure Plan – Operative Schedule

8.1 Infrastructure Schedule

Project		Funding Source(%)			
		Developer	Council	Council	Other
			Financial Contributions	Rates	
Water Supply	Area 3, 4, 5 - Pongakawa Pipe Upgrade	0%	100%	0%	0%
	Area 3 Macloughlin Drive 150mm pipe	0%	100%	0%	0%
	Area 3 Dunlop Road 100mm pipe	0%	100%	0%	0%
	Area 4 new water pump	0%	100%	0%	0%
	Area 4 - Tynan Street - Ludley Vercoe 200mm pipe	52.50%	47.50%	0%	0%
	Area 5 - Cannell Farm Drive 100mm pipe	100%	0%	0%	0%
Wastewater	Area 3	0%	100%	0%	0%
	Area 4 and Area 5	100%	0%	0%	0%
Stormwater	Area 3	0%	100%	0%	0%
	Area 4 and Area 5	100%	0%	0%	0%
Transport	Roading Area 3 Phase 1, 3, Area 4 and Area 5	85%	15%	0%	0%
	Roading Area 3 Phase 2	75%	25%	0%	0%
	Area 3 No 3 Road Roundabout	0%	80%	20%	0%
	Area 3 No 3 Road link to Te Puke Quarry Road	0%	50%	30%	20%
	Area 3 State Highway Median	0%	0%	0%	100%
	Area 5 No 1 Road/Village Heights Link Road	0%	20%	80%	0%
	Walk/cycleways and Recreational Land				
	Area 3, 4, 5	0%	100%	0%	0%
	MacLoughlin Drive Reserve	0%	100%	0%	0%

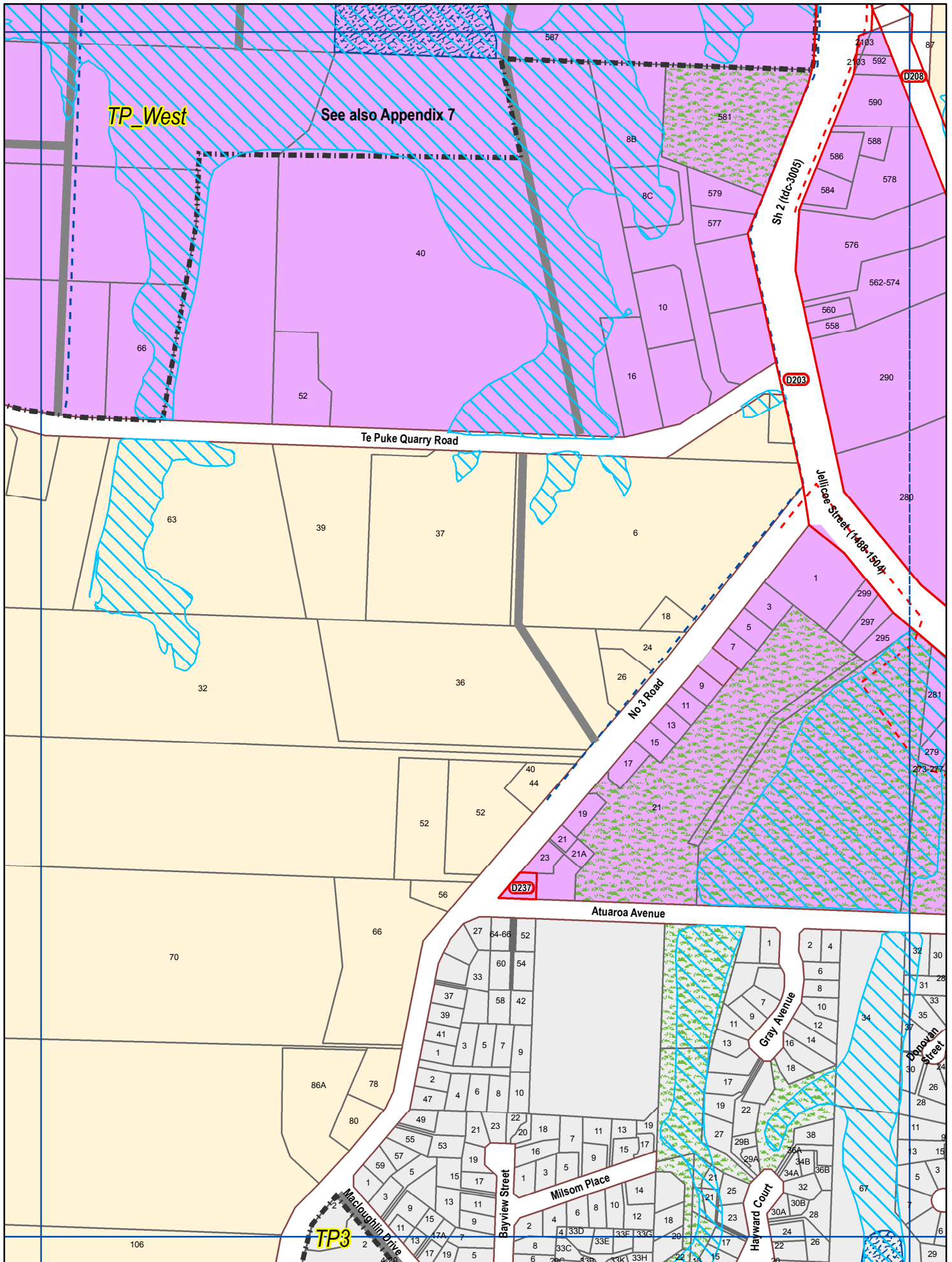
Attachment E Infrastructure Schedule

8.1 Infrastructure Schedule

Te Puke Utilities						
Project Number	Project	Proposed Construction Year	Project Costs \$	Funding Source(%age)		
				Developer	Financial Contributions	Rates
-	New Water supply			-	-	-
Area 3	Eastern Water Supply			-	-	-
WS1	Along RD1-3	2024	52,500	-	100%	-
WS2	Along RD1-2	2024	52,500	-	100%	-
WS 3	Connector	2019	22,500	-	100%	-
WS 4	Along RD 1-1	2019	75,000	-	100%	-
WS 5	Along Boundary & RD 3-2	2024	108,000	-	100%	-
WS 6	Along RD 3-2 from RD 3-1 to first shelter belt	2030	49,500	-	100%	-
Area 3 Total	Eastern Water Supply		360,000	-	-	-
Area 4	Eastern Water Supply			-	-	-
WS 5	Pressure management	2017	50,000	-	100%	-
Area 4 Total	Eastern Water Supply		50,000	-	-	-
Area 3	New Wastewater			-	-	-
SS-1	W/W line near RD 1-3	2019	200,250	-	100%	-
SS-2	W/W line along RD 3-1	2020	126,000	-	100%	-
Off site of Area 3	Upgrade to downstream system to prevent surcharging and enable connection	2025	153,000	-	100%	-
Total	New Wastewater		479,250	-	-	-
Area 3	New Stormwater			-	-	-
SW 1	Cut off from RD 3	2020	205,000	0%	100%	-
SWP 1	Pond 1 By Developer	2019		100%	0%	-
SWP 2	Pond 2 extension by developer	2019		100%	0%	-
SWP 3	Pond 3 by Developer	2024		100%	0%	-
SWP 4	Pond 4 by Finco	2024	850,000	0%	100%	-
SWP 5	Pond 5 by Finco	2020	1,000,000	0%	100%	-
SWP 6	Pond 6 by Developer	2020		100%	0%	-
SWP 7	Pond 7 by Developer	2024		100%	0%	-
SWP 8	Pond 8 by Finco	2030	350,000	-	100%	-
SWP 9	Pond 9 by Finco	2030	550,000	-	100%	-
Total	New Stormwater		2,955,000	-	-	-

Te Puke Urban Roding					
Project Number	Project	Proposed Construction Year	Project Cost Total (\$)	Funding Source(%age)	
				Developer Funded	Catchment Allocation
<u>RD 1-1</u>	<u>Collector Road</u>	<u>2019</u>	<u>1,017,600</u>	<u>74%</u>	<u>26%</u>
<u>RD 1-2</u>	<u>Collector Road</u>	<u>2024</u>	<u>518,400</u>	<u>74%</u>	<u>26%</u>
<u>RD 1-3</u>	<u>Collector Road C</u>	<u>2024</u>	<u>710,400</u>	<u>74%</u>	<u>26%</u>
<u>RD 3-1</u>	<u>Collector Road C</u>	<u>2020</u>	<u>960,000</u>	<u>74%</u>	<u>26%</u>
<u>RD 3-2</u>	<u>Collector Road C</u>	<u>2030</u>	<u>2,054,400</u>	<u>74%</u>	<u>26%</u>
<u>RU</u>	<u>Urbanisation Macloughlin</u>	<u>2018</u>	<u>1,058,400</u>	<u>74%</u>	<u>26%</u>
<u>5-3</u>	<u>New Collector Road Intersection No 1 Road</u>	<u>2025</u>	<u>340,000</u>	<u>74%</u>	<u>26%</u>
<u>WalkWay1</u>	<u>Walkway along area</u>	<u>2020</u>	<u>248,400</u>	<u>0%</u>	<u>100%</u>
<u>WalkWay2</u>	<u>Walkway along gully</u>	<u>2025</u>	<u>319,740</u>	<u>0%</u>	<u>100%</u>
<u>WalkWay3</u>	<u>Walkway towards school</u>	<u>2022</u>	<u>626,400</u>	<u>0%</u>	<u>100%</u>
<u>-</u>	Total		7,853,740	-	-

Attachment F
District Plan Maps U124, U129 and U130



U124

Te Puke

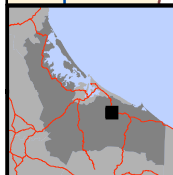
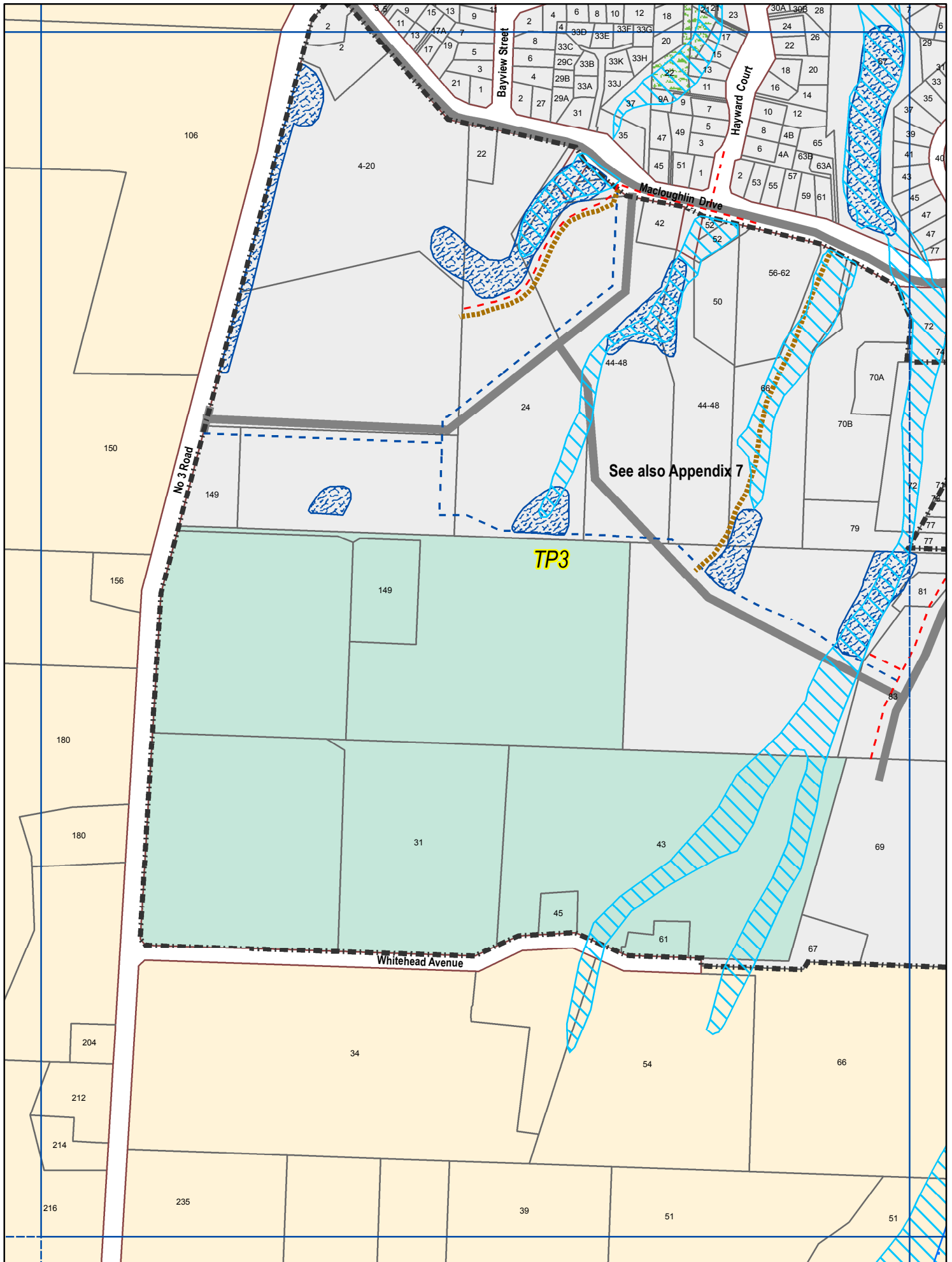
U120	U121	U122
U123	U124	U125
U128	U129	U130



Revision Date: PC 75
August 2016

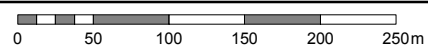
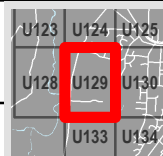


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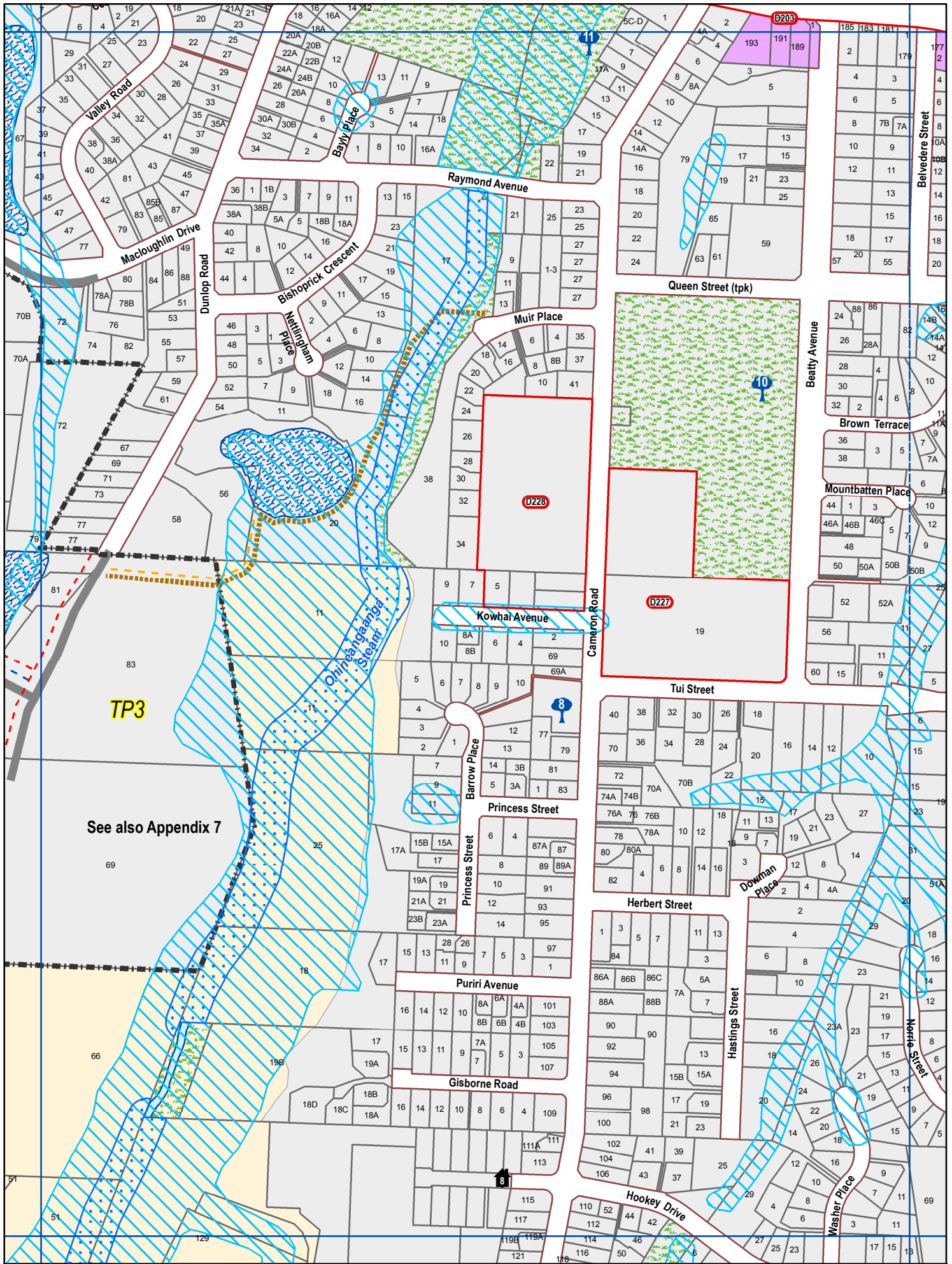
U129

Te Puke



Scale 1:5000 (A4)

Revision Date: PC 75
August 2016

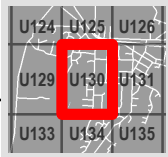


TP3

See also Appendix 7

U130

Te Puke



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August 2016

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Attachment G

Changes to Section 12 – Subdivision and Development

12.4.9 Structure Plans – General

12.4.9.1 All subdivision and *development* in the identified *structure plan* areas shown on the Planning Maps shall provide for the following in the general locations shown on the *structure plans*:

- (a) Stormwater management reserves and access thereto.
- (b) Roading and road widening including any upgrades needed to connect with the *transport network* (including consultation with *infrastructure* providers).
- (c) New roads shown on the plans shall be designed and constructed to provide for the future roading access and needs of adjoining undeveloped land.
- (d) Public reserves.
- (e) Walkways and cycleways, *park and ride facilities*, public transport and green/ecological buffer areas.
- (f) Ecological areas.
- (g) Stormwater, water and wastewater mains.
- (h) Where a proposed access reserve is shown in a *Structure Plan*, the location in the plan is indicative of *Council's* intent and the specific location shall be determined by the Authorising Officer for *Council* following a site evaluation. The provision, formation and fencing of the access-way shall be funded in accordance with the requirements of the relevant *structure plan*.

12.4.9.2 Local purpose reserves shall be vested at the time of subdivision.

12.4.9.3 Some *structure plans* have specific stormwater requirements.

12.4.9.4 Non-compliance with the *structure plans* will require a resource consent approval for a Discretionary Activity.

Note:

More detailed/specific investigations, calculations and design will be undertaken during a specific subdivision or land use consent. This may demonstrate that a better outcome can be achieved than what is included in the structure plan. As a result, the infrastructure included in the structure plan will be updated to reflect the actual infrastructure after the issuing of S224 certificate or code of compliance certificate.