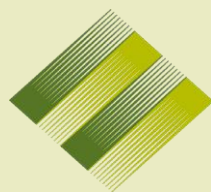




PLAN CHANGE 80  
OMOKOROA FINANCIAL  
CONTRIBUTIONS

PLANNING REPORT

The Western Bay Way



*Western Bay of Plenty  
District Council*

March 2017



Produced by:

Tony Clow, Senior Policy Analyst Resource Management

## **1.0 Introduction**

- 1.1** Plan Change 80 incorporates into the Omokoroa Structure Plan an additional intersection to service developments to the south of the railway and both sides of Omokoroa Road.
- 1.2** For a full background to the Plan Change and the proposed provisions please refer to the Section 32 Report. For a list of the proposed provisions only, please refer to the document titled 'Summary of Recommendations – All Section 32 Reports'.
- 1.3** No submission points were received on this Plan Change.

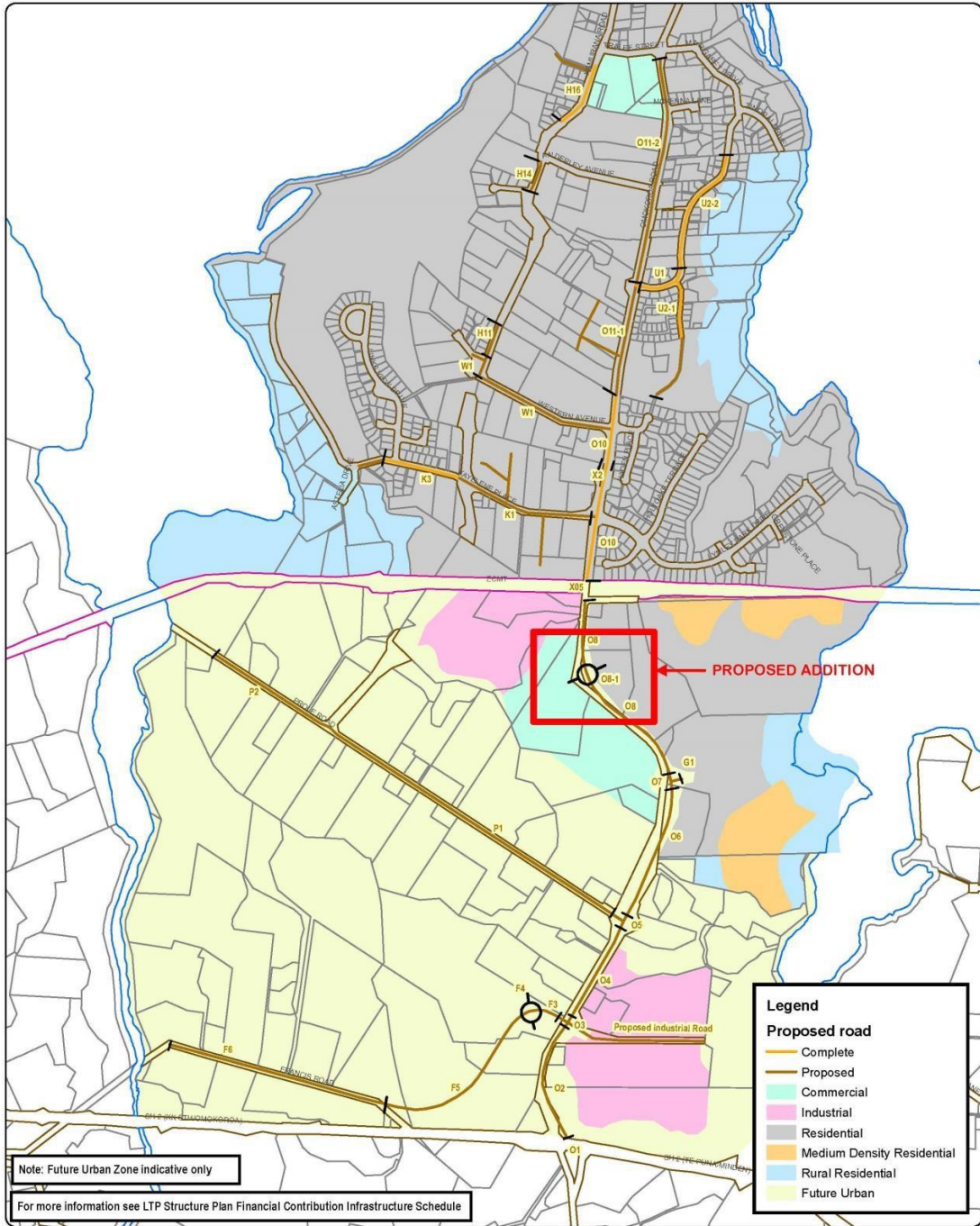
## **2.0 Recommendation**

- 2.1** That the Plan Change is retained as notified.

## **3.0 Plan Change 78 – Recommended Changes to the District Plan First Review**

- 3.1** The purpose of this part of the report is to show the Proposed Plan Change in full.
- 3.2** Recommended changes to the District Plan First Review are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in red, and recommendations as a result of this Planning Report in blue.
- 3.3** **Amend 4.2 Omokoroa Structure Plan Roding Schedule and 4.3 Omokoroa Roding Projects Plan (in Appendix 7) as outlined in Attachment A.**

# ATTACHMENT A



Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.  
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 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz  
 Date: 30/06/2016  
 Operator: mib  
 Map: E:\Shape\MLB\Map\Structure Plans\Omokoroa Roading Projects Plan.mxd

Scale A3 - 1:11,000  
 0 100 200 400 600 800 Meters



## OMOKOROA ROADING PROJECTS PLAN



Project Number	Project	Element	Proposed Year of Construction	Project Cost		Funding Source			District Rate (%)
				\$	% Road Specific	% Catchment	% Rural	% Strategic	
O-07-1	Omokoroa Road	Seagull Right Turn Bay entrance to residential on east side	2018	400,000	0	20	10	45	25
O-07-2	Omokoroa Road	Roundabout construction: single lane	2032	620,000	0	20	10	45	25
O-08	Omokoroa Road	Commercial area roundabout to Railway line: 2 lanes	2028	2,963,200	0	20	20	45	15
<u>O-08-1</u>	<u>Omokoroa Road</u>	<u>Special Housing Area – Roundabout</u>	<u>2026</u>	<u>600,000</u>	<u>0</u>	<u>20</u>	<u>20</u>	<u>45</u>	<u>15</u>
O-10	Omokoroa Road	Railway Line to Lynley Park boundary	2008	2,163,479	0	20	20	45	15
O-11-1	Omokoroa Road	Lynley Park to Margaret Drive	2024	1,413,677	0	20	20	45	15
O-11-2	Omokoroa Road	Margaret Drive to Tralee Street	2024	2,590,000	0	20	20	45	15
P-01	Prole Road	Omokoroa Road to Hamurana Cycleway	2032	3,604,000	0	100			
P-02	Prole Road	Hamurana Cycleway to end	2032	1,612,000	0	100			
U-01	Midblock Connection	Mid block connection Margaret Place extension to Omokoroa Road, plus Link Road walkway	2011	2,200,000	100				
U-02-1	Link Road access	Access to Link Road by selected properties	2011	600,000	100				
U-02-2	Margaret PI Extension	From Margaret Place to mid block connection (U01)	2011	2,794,010	100				
U-03	Walkway Link	From Link Road to Lynley Park	2009	112,000	0	100			
				2,026,400					