

Submissions Numbered to Match Summary Report

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District Plan Changes 75-80

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:

Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: D HEALY
Mr/Mrs/Ms/Miss

Organisation: 2

Address for Service: 25 DONOVAN ST TE PUKE

Post Code: 3119

E-mail Address: _____

Telephone Number: 5738968 (home) 0272718632 (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] Date: 8-10-16
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|----------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| | OUTSIDE 25 DONOVAN ST. | | ① |
| | STORM WATER GET INTO MY | | |
| | PROPERTY. NEED NEW SUMP TO | | |
| | CATCH STORM WATER THAT COMES | | |
| | FROM VALLEY RD. | T. HEALY | |

D. Healy



Submission No
02

District Plan Changes 75-80

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:



Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143

Submissions close 4.00pm on Monday 7 November 2016

Name: MF/Mrs/Ms/Miss Doo

Organisation: _____

Address for Service: 134E Cameron Road

Post Code: 3119

E-mail Address: barbaradoo@clear.net.nz

Telephone Number: 07 5739160
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: B. Doo **Date:** 13th Oct 2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

B. Doo,

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|--------------------------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| U 134 Floodable Areas only. | I strongly oppose the fact that my land is being marked as floodable on the new maps. I have talked to engineers/council members who agree that my land needs to be removed from the floodable zone. | | ① |
| | Apparently how the calculation is worked out on averages between points | | |
| | is providing an inaccurate reading. The council agrees with me & yet maps are | | |
| | still showing me as floodable. | | |



Submission No
03

District Plan Changes 75-80

Submission Form

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143

For Office Use Only
RECEIVED
17 OCT 2016
WESTERN BOP DISTRICT COUNCIL

Submissions close 4.00pm on Monday 7 November 2016

Name: Mr/Mrs/Ms/Miss Dawn Neita Mends

Organisation _____

Address for Service: 34 Oxford Street
Te Puke Post Code: 3119

E-mail Address: dawnmends@goodstone.co.nz

Telephone Number: 07 5376570 (home) N/A (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Dawn Mends Date: 13/10/2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)
EPOA for Dawn Mends

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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Chief Executive Officer.
Western Bay Of Plenty District Council,
Private Bag 12803
Tauranga 3143.

To who it may concern re-flood mapping concerning 34 Oxford street ,Te Puke.

I am writing this contesting the validity of the existing flood mapping as shown on the map overlaying this property. It stems from the easter flood of 2014 when storm water entered the lower floor area of the house and caused subsidence to the rear of the section .The stormwater entering the property off the roadway has been a notified problem since 2001. Some action is being made to alleviate the problem with catchpit upgrades to prevent street water entering the property, as I have stated previously the problem is the wbopdc's with road, stormwater and footpath design all adding to it as well as berm plantings and leaf litter. The flood mapping had been done retrospectly as a result of complaint and has been used as a denial of responsibility by the WBOPDC saying it was the home owners problem .The stormwater entering the property is wholly preventable by the WBOPDC. A lower security gate has been modified since to allow excess water to flow to drain or overland as this caused a dam on the easter storm event and water would not of flowed over the floor plan or exceeded 100mm depth across the property, as such the mapping is flawed .It also has a negative effect on the capital value.

①

David Mends EPOA for Dawn Mends





District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Lesley Mischewski
Mr/Mrs/Ms/Miss

Organisation _____

Address for Service: 14 Nettlingham Place
Te Puke **Post Code:** 3119

E-mail Address: lilybear000@gmail.com

Telephone Number: 573 7527 (home) 575 3847 (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Lesley Mischewski
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Date: 26/10/16

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:



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| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| D.P. change #75 | Support revised flood plan, but have noted that flooding into my property occurs when debris has blocked the pipes under the Raymond Ave bridge. | Investigate the design of the twin pipes under the bridge. Could the central (conjoined) parts of the pipes be removed? | ① |
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| | | | |
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District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Norm Masters
 Mr/Mrs/Ms/Miss

Organisation: land owner with Council WBOPDC

Address for Service: 23 Seddon St
Te Puke Post Code: 3119

E-mail Address: NA

Telephone Number: (07) 5737618 (home) NA (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Norm Masters Date: 30th Oct 2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

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| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
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1/ Submission Form for Flooding

①

I live at 23 Redden St
Te Puke.

Have lived here for 38 years
& have never been flooded.
Who gave you (the Council)
the right to tell me that
my property is in a floodable
area when it has never flooded.
What are you going to do when
it does flood? You fellows
sit in front of computers
thinking that it might flood
but never go around to
to the people's places & ask
them what has happened in
the time that they have lived
there. You Council fellows don't
take any notice of ratepayers.
As rate payers don't own there

2

properties the council owns them, because if we don't pay our rates you just purchase them & take the property. For the rates that we pay, we certainly don't get our money's worth from the council, since the council went into the WBPDC the rates have skyrocketed.

In your letter to me of the 8th Sept 2015 you state that the property is identified as being within a flood hazard area which is all Bullshit & about new buildings, & concrete block walls or earthworks 5 cubic metres flood hazard area will require land use resource consent which the council will charge for, so council

3/

must own my land as they are telling me what I have to do.

In 1979 when the Puke was cut off & nobody could get in or out because we had about 400 Mills of rain in 24 hours & the Paparoa hills were washed with slips everywhere & the flats of Dave Marshalls & Colin Armour & Cor Veraways & all the flats on Bell's Rd was a sea of water & we had no flooding in our place. We had about three inches of water running thru our place for about 4 hours. So your flood hazard zones are all up the creek. The street was washed away & you couldn't get up or down

4/

Boucher Ave as it was flooded.
Stormwater culverts on No 4 Rd,
Troubles for the last 10 years &
still not fixed. Council cant
sort out water problems at
the Packhouses or the Saw Mill
with there rules & regulations.

We werent in a flood zone
in 1985 when the sewerage was
put thru with two corexions
in our property & 2 manholes
in next door property's right
in the middle of the flood
zone. are you (Council)
going to shift the manholes
out of the flood zone so we
dont get sewerage in our
place, when we get this
almighty flood that is never
going to happen.

5/

Its a pity the Council didnt engage with locals more before they go ahead with this sort of crap.

Local Councils are a minor form of Dictatorship & dont seem to consider the people it affects, Councils call it democracy because we get a vote every three years. Council make laws that they cant police properly.

Norm Masters



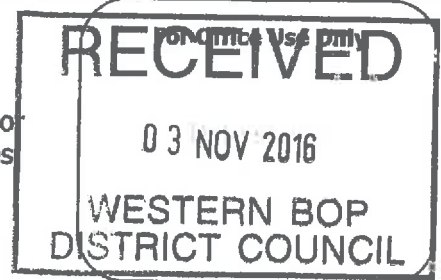
Submission No
6

District Plan Changes 75-80

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:

Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Warren Macneil

Mr/Mrs/Ms/Miss

Organisation: _____

Address for Service: 8 Cooney Place

Te Puke Post Code: 3119

E-mail Address: jwmacneil@gmail.com

Telephone Number: 07 573 5819 (home) 027 243 8892 (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] Date: 3 November 2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission (2 submissions)

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name: Warren Macneil

Submission Sheet No: 1

e

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only | |
|----------------------|--|---|--|---|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | | |
| PC 75 | Re the farmland valley on the south side (upstream) of Cannell Farm Drive, I do not support reducing the flood hazard boundary. Since 1994 I have seen this valley in heavy flood 3 times (bank to bank) and in a semi flood state, with rapids + waterfalls (I have video footage) more frequently. I've attached a photo of the valley in flood in 1999 and I have photos (somewhere) of an earlier flood and a more recent one. | | | ① |
| | In addition to the zoning I am very concerned by the recent encroachment of dwellings into this valley as I believe that the next flood will destroy the most recent accommodation and in doing so, put lives at risk. | | | |
| | | | | |
| | | | | |
| | | | | |

Name: Warren Macneil

Submission Sheet No: 2

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|----------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| PC 75 | Re Cooney Place #7 + #9, I do not support reducing the flood hazard area to the small shape shown on Map U131, and in fact the existing boundary is incorrect, as #7 is not impacted by flooding. | | 2 |
| | As council staff are well aware, in times of heavy rain, the storm water drain at the bottom of Cooney Place overflows and the water streams across the lawn of #9, and through the house if the front door hasn't been sand-bagged, and over the bank adjacent to your sw pipe. | | |
| | The bank on #9 is severely eroded as a result of this. The water flow does not encroach on #7 at all. | | |
| | The new flood hazard area should be shown as being an area immediately around the sw drain and continuing out to the edge of the bank, via the north west boundary of #9. | | |
| | | | |





Western Bay of Plenty District Council

Submission No

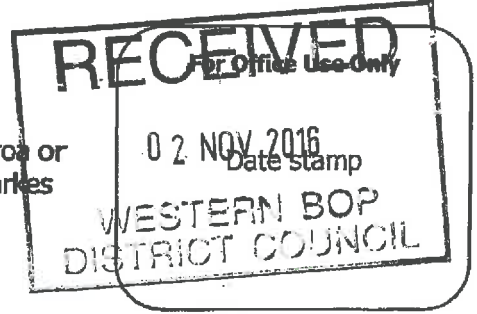
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District Plan Changes 75-80

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:

Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Mr. ALAN LEE
 Mr/Mrs/Ms/Miss

Organisation: Self

Address for Service: 66 MacLoughlin Drive
Te Puke Post Code: 3119

E-mail Address: alan@alanleeauto.co.nz

Telephone Number: 0274945069
 (home) (work) ✓

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] Date: 2/11/16
 (Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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Name:

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|----------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| | <p style="text-align: right;">①</p> <p>2nd November 2016</p> <p>66 Macloughlin Drive</p> <p>Te Puke</p> <p>I object to the proposed walkway through my property at 66 McLaughlin Drive Te Puke.</p> <p>My reasons are the topography of the section suggests that it will only ever be a lifestyle block, with avocados and oranges.</p> <p>A walkway through this property would compromise the security of the property and therefore encourage thieving. This also would contravene the health and safety regulations applied by the Packhouses for this type of business.</p> <p>I would definitely like a meeting to discuss my objections to this plan further.</p> <p>Alan Lee</p> <p>Owner.</p> | | |

Glenda McDell

From: Andries Cloete on behalf of District Plan
Sent: Friday, 4 November 2016 10:42 AM
To: Glenda McDell
Subject: FW: Plan Changes-75 Submission

From: Jason [<mailto:Jason@rtb.co.nz>]
Sent: Monday, 31 October 2016 6:36 AM
To: District Plan
Cc: Andries Cloete
Subject: Plan Changes-75 Submission

Jason Gamble

75. Te Puke Floodable Areas and Area 3 Structure Plan.

Property at: 67 Macloughlin Drive, Te Puke.

I have recently been sent documents regarding the proposed changes relating to my property.

I received the first letter on October 5th. Which were the first document I have received, one of the letters state this has been in discussion for the last 2 years. When I purchased the property I asked for the property file and had my Lawyer look over the file, there was no mention to this happening.

I had met with Andries Cloete in July who first mentioned it then.

I would like to discuss this further, as your site map depicts SW Pond 4 is proposed for over half my property. Without knowing the full layout I oppose this.

Regards

Jason Gamble

Contracts Manager

Roofing the Bay Ltd

Unit 6/19 Rerewai Place
Mount Maunganui

027 4243059

<http://roofingthebay.co.nz/>





Western Bay of Plenty District Council

PEOPLE • PLAN • PROGRESS

Submission No

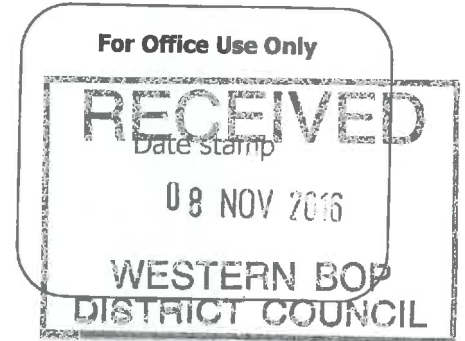
9

District Plan Changes 75-80

Submission Form

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Yvonne Retter
Mr/Mrs/Ms/Miss

Organisation: Rate Payer

Address for Service: 17 Seddon st
Te Puke **Post Code:** 3119

E-mail Address: -

Telephone Number: 07 5734966
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] **Date:** 4/11/16
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Yvonne Rafter

Submission Sheet No:

1 (Plan Change 75)

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
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| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| 75 | I totally disagree with this change. I have lived here for 10 years and have never seen the bottom of my section flood. Even a few years ago with the big hail storm and last month with the long period of rain, no flooding or even soft slushy ground. The neighbour at the back who's section joins my mine and who has lived here for 40 years plus has never seen it flood. | An exact survey of the area instead of a guesstimate. Talk to the land owners. I would like it left as it was Why is it and how is it a flood hazard? | ① |
| | How are these new flood hazards decided?? I would like to know Does this mean my rates will go down as it will affect the value of my section?? Why don't people come and have a check after we have a large amount of rain instead of <u>assuming</u> it will flood??? | | |

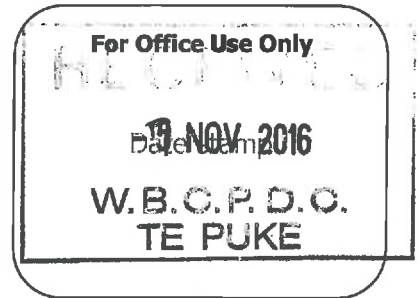


District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Isabelle Taylor
~~Mr/Mrs/Ms/Miss~~

Organisation: _____

Address for Service: 154 Cameron Road
Te Puke

Post Code: 3119

E-mail Address: eddiebelle402@tra.co.nz

Telephone Number: 07 5739577
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] **Date:** 7/11/2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|----------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| P.C. 75-80 | The proposed plan change indicates significant flooding over our entire property. | We would like you to amend the proposed plan change to reflect what | ① |
| | While from time to time storm water accesses our driveway overland and crosses the North | occurs now - that is | |
| | Eastern part of our site before draining away. | only water flow overland on our property is limited | |
| | Provision has been made for this by the shaping of our driveway which successfully directs the water away from our house. | to the drive area only. | |
| | | | |
| | | | |

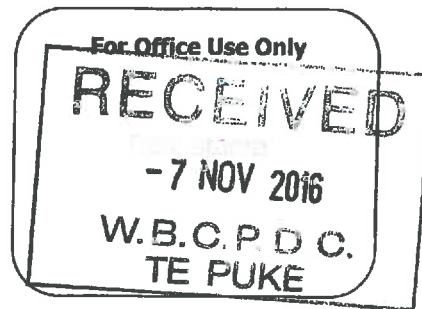


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Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Mr/Mrs/Ms/Miss D I James

Organisation _____

Address for Service: 152 Cameron Road
Te Puke Post Code: 3119

E-mail Address: dskj@slingshot.co.nz

Telephone Number: (07) 573 4973
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature]
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Date: 6/11/2016



Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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Names:

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons.) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|--|--|--|---|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| Proposed Plan Change 75 : Floodable Areas | <p>My wife and I own and occupy 152 Cameron Rd, and our property is used to convey the stormwater mains flow from a catchment area of over 20 ha, through a pipe and then over the lower part of our land. Our shared driveway acts as an informal overland flow path which conveys a small flow of water only when catchpits are blocked. The proposed change indicates that a significant area under our dwelling will be flooded up to a depth of 200mm. We do not accept the accuracy of this. No such flooding has occurred during the 6 years we have lived here due to the property being approximately 200mm higher than the immediate neighbour's land. We do not expect flooding of the scale envisaged to occur during the currency of the existing Operative District Plan. This may change however with the rapid increase in residential development in the catchment area and future effects of climate change. Floodable areas should be identified at that time and not before.</p> | <p>That the overland flood-line be limited to the shared access land, and be deleted from all other parts of the property.</p> <p>Dwellings</p>  |  |
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District Plan Changes 75-80

Submission Form

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Mr/Mrs/Ms/Miss David James

Organisation _____

Address for Service: 152 Cameron Road, Te Puke

Post Code: _____

E-mail Address: _____

Telephone Number: 07-573 4973 (home) _____ (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: _____ Date: _____
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

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Name: David James

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| Plan Change 76 | <p>We support the change to "8.3.1(c)(1) – Buildings / Structures, <u>earthworks, closed board fences, retaining walls, raised gardens and concrete and block walls where evidence establishes:</u></p> <ul style="list-style-type: none"> - <u>The activity a building structure will be located clear of the floodable area irrespective of the extent of the floodable area shown by the Planning Maps; or</u> - <u>The activity a building structure will not be affected by the floodable area.</u> <p>We support the change which adds earthworks to rule 8.3.1(c)(1) as a permitted activity rule for earthworks within floodable areas where the activity of earthworks will not be effected by the floodable area.</p> | That the plan change be adopted as notified | ② |
| | | | |
| | | | |

Name: *QJ & QM BRANN TRUST*

Submission Sheet No:

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| <i>75.</i> | <i>DO NOT SUPPORT INCLUSION OF 45 FAIRVIEW PL AS A FLOODABLE AREA. 3 ADEQUATE RAINWATER DRAINS WILL CONTROL ALL RECENT HEAVY DOWNPOURS. A RECENTLY installed drain is added protection</i> | <i>We object to the decision to include our property in the Te Puke floodable area. It is based on an unproven scientific model. It is nearly impossible to estimate patterns with future climate change. Inclusion would be detrimental to future property value in the area.</i> | <i>1</i> |
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Andries Cloete

From: Kirsty Mortensen <kirstyku@hotmail.com>
Sent: Monday, 7 November 2016 7:33 AM
To: District Plan
Subject: Submission regarding Plan Change 75 - Te Puke Floodable Areas

Hi

I live at 8 Beatty Ave, Te Puke. The first I became aware that our entire section was proposed to be changed to a floodable zone was only a matter of weeks ago. We purchased our property last year and there was nothing on the LIM report to mention this new proposed plan change substantially impacting my home. If it had been on there, I probably would not have purchased, and not for the price I paid.

I can only presume that this will proceed and there isnt a lot I can do or say to change this proposal but what I would like to say is that if, and once my section is amended to a 'localised puddle' that the WBOP Council take a more conscious effort to REGULARLY clean and maintain the whole Beatty Ave street drainage system. Not just sweeping the leaves of the man holes, but physically removing the grills and cleaning out the dirt and sediment!

As I live at the bottom of Beatty Ave and the street is on a gradient, in July this year I noticed the drain holes outside my house where literally blocked and I put in a service request call to have them cleaned. After waiting 3 months, I rang to check on the status only to find it had been closed off with no works done. It wasnt until I took photos of the severely blocked drains that within 24hrs, a truck was here to clean them out. Unfortunately, as I live at the bottom of the hill, once these were cleared (the only 2 that were), all the sediment in the remainder of the drains flowed down and have blocked them again. I would hope that Council implement a regular and through maintenance system if the proposal proceeds as I cant afford for my house and section to be underwater.

I would also think that the rates of the section should be reduced as the value of my section is now not what it was 15 months ago, as it is likely to be underwater in very heavy rain. This has a flow on effect to the insurance I pay as I now have to inform them of the likelihood that my house and contents will be affected in a turrential downpour. Insurance now may be unaffordable for us.

I hope that this change doesnt proceed, as the consequences are massive for us.

If it does proceed, I would like to know what Council plan to do to minimise the likelihood of this happening in future and would like to be involved with the discussions and decisions that you take around this.

Kind regards
Kirsty Mortensen
027 25 18 307

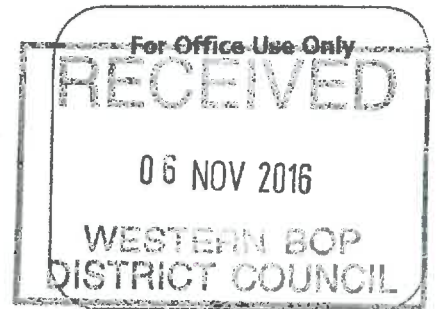


District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Mr/Mrs/Ms/Miss Mr Michael & Mrs Sandra Smith

Organisation Fairthorpe Family Trust

Address for Service: 467 B Omokoroa Road Tauranga

Post Code: 3172

E-mail Address: fte@xtra.co.nz

Telephone Number: 075481676
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Date: 6/9/16
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

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Name: MG & SE Smith – Omokoroa Road

Submission Sheet No:

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| PC 79 | Oppose any proposed screening reduction in or around the Omokoroa industrial land currently owned by Crapps, Omokoroa General Carriers (OGC) and adjoining owners. Originally the current industrial area was proposed to us adjoining land owners as "Light Business" Zoning with a 10m planted buffer surrounding the entire boundary supported by maps/plans provided by council. Council have already granted a reduction of the screening in front of OGC to 5m without notification. This is clearly ineffective and not what was previously agreed with/promoted to the affected adjoining owners. Our concern is that council may use this plan change to further reduce the screening around the industrial area without the need to consult with adjoining owners and residents affected by the unpleasant look of the current industrial area. | We want confirmation from council that the existing 10m buffer around the industrial area will remain at 10m. | ① |

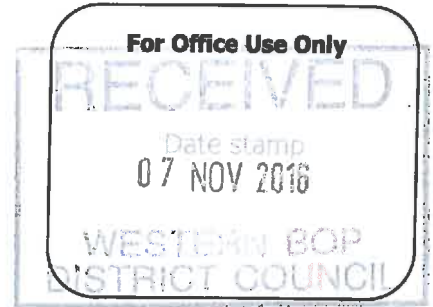


District Plan Changes 75-80

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Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name: Mr. Dave Harwood

Mr/Mrs/Ms/Miss _____

Organisation The Orchard Trust

Address for Service: c/- McAlley Group, PO Box 1138, Cambridge

Attn: Ian McAlley **Post Code:** 3450

E-mail Address: ian.mcalley@mcalleygroup.co.nz

Telephone Number: 027 221 2141

_____ (home) _____ (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:  _____ **Date:** 7 November 2016

(Signature of person making submission or person authorised to sign on behalf of person making submissions)

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| | Please see attached pages | | |
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Submission to Plan Changes 75 – 80 of the Western Bay of Plenty District Plan

Submission by - The Orchard Trust

Introduction

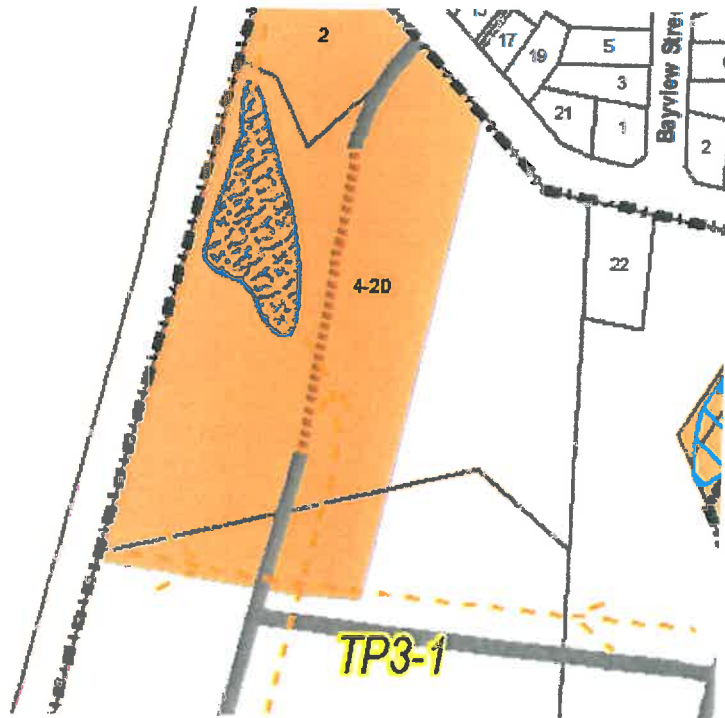
The Orchard Trust are owners of a 3.949 ha block of land, located at 20 MacLoughlin Drive, Te Puke. The property is an irregular shaped lot, described as Lot 2 DP 373908 BLK 2 Maketu SD. The site is currently occupied by The Orchard Church and associated car parking and a kiwifruit orchard.

The Orchard Trust landholdings are shown below:

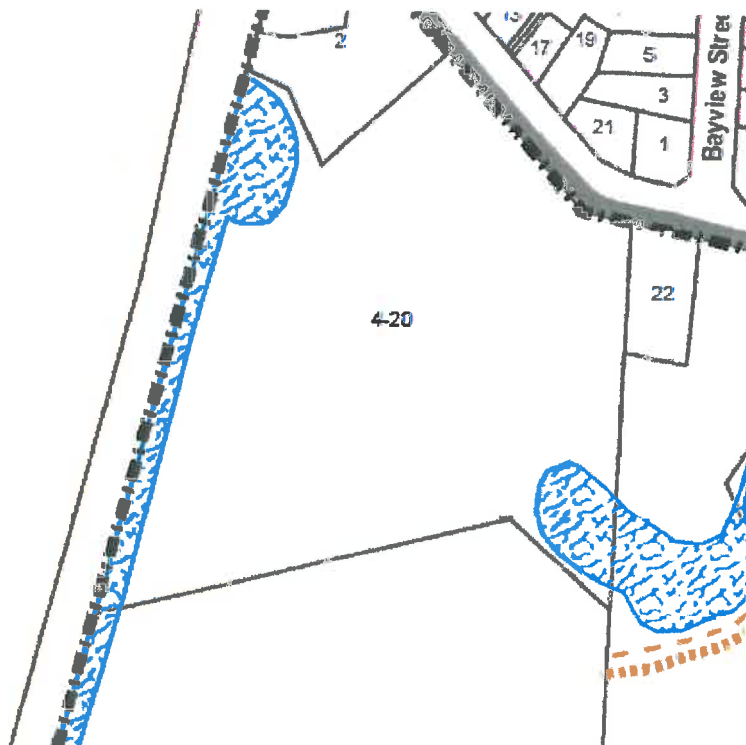


Planning map U 129 of the Operative District Plan shows the majority of the site (western side) being zoned Medium Density Residential and the balance Residential. The site is also within the Te Puke Structure Plan – Area 3. There is an indicative road shown through the site and a proposed storm water pond in the north-western corner of the site.

The portion of planning map U 129 of the Operative District Plan that relates to the Orchard Trust land is shown below:



The portion of planning map U 129 proposed to be amended by the Plan Changes that relates to the Orchard Trust land is shown below:



The Orchard Trust are currently assessing future development options for their landholding.

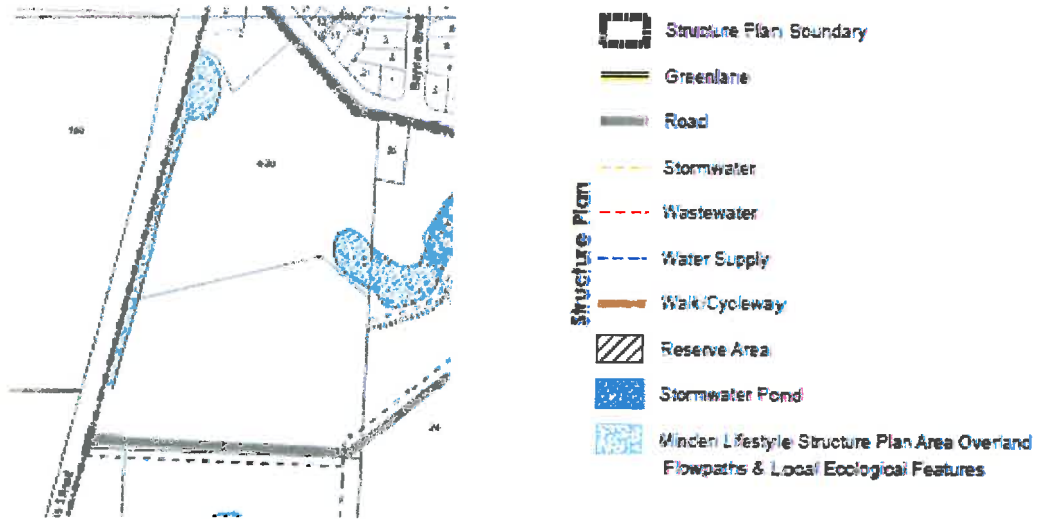
The current zoning of the site provides The Orchard Trust ('The Trust') with both development potential and certainty as to that development potential, particularly with respect to the portion of the site zoned Medium Density Residential. In particular The Trust seeks to ensure the potential to locate a 'senior living' (small lot residential) development on part of The Trust land is retained, as this would positively co-locate with the existing Church activities.

Submissions

All submissions relate to Plan Change 75 - Te Puke Floodable Areas and Area 3 Structure Plan Review.

1. Stormwater

Proposed revisions to Planning Map U129 show two stormwater ponds on The Trust land, shown below:



Rule 12.4.9.1 of the District Plan requires that:

"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."*

With rule 12.4.9.4 stating:

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

Rule 13.4.2(d) of the District plan also requires:

"All subdivision, use and development in the identified structure plan areas shown on the Planning Maps shall provide stormwater management reserves and access thereto, roading and road widening, walkways/cycleways, green buffer areas and water and sewage mains in the general locations shown on the Structure Plan and/or Planning Maps."

Specific Submission

The Trust recognises the responsibility of both Council and land developers to provide sufficient stormwater infrastructure to cater for new development and as appropriate avoid, remedy and/or mitigate effects from stormwater, particularly on downstream properties and the downstream network.

The Trust seeks that there be flexibility in how this stormwater infrastructure is provided, flexibility in the location and the provision of stormwater infrastructure and also that once stormwater solutions are provided (i.e. subdivision development is undertaken and appropriate stormwater infrastructure built and vested) that the stormwater pond areas on the planning maps are removed/amended to best reflect the location of the actual stormwater infrastructure.

A particular outcome of this proposed amendment is to avoid situations where residential development locates in areas currently shown as being proposed for stormwater management, but following specific design and development these areas are no longer required.

Decision Sought

Add to sections 12.4.10 and 13.4.2 of the District Plan a rule enabling:

Specific design of stormwater management infrastructure may result in 'Stormwater Pond' areas as identified on the Planning Maps not accurately defining actual stormwater ponds when subdivision development is completed. As part of any subdivision design, specific assessment and detailed design may demonstrate that a Stormwater Pond area can be reduced/amended in size or deleted in its entirety. Therefore, the Stormwater Pond areas on the Planning Maps will be amended to accurately define actual stormwater ponds once development is completed and new titles for that development are issued.

| | |
|--|--|
| <p>Benefits</p> | <p>Accurately defining the stormwater pond areas following specific design and development of infrastructure ensures that only those areas required for the actual infrastructure are defined on the planning maps. This avoids situations where purchasers of residential sections/dwellings have their investment marginalised because of a notation on the Planning Maps that is no longer applicable.</p> <p>The change proposed provides scope to amend the stormwater pond areas by way of specific assessment and detailed design, in-turn amending the Planning Maps to accurately record the actual infrastructure provided, leading to more efficient development and utilisation of land.</p> |
| <p>Costs</p> | <p>The only costs are those associated with Council amending the Planning Maps. This is considered to be minimal given the District Plan is an on-line resource and only the landowner would be impacted by this change.</p> |
| <p>Efficiency/Effectiveness</p> | <p>Accurately defining the area taken up by infrastructure post development will enable more efficient development of land, will avoid negative impacts on property values for end users and provides the ability to update the planning maps in an iterative manner ensuring that the planning maps are showing up-to-date information, rather than waiting for future plan changes to amend those maps.</p> |

| | |
|--|--|
| <p>Risk of acting/not acting if there is uncertain or insufficient information about the subject matter</p> | <p>It is considered there is no risk associated with the implementation of this submission, because any changes will only be undertaken following specific technical assessment, consent application assessment, detailed engineering design and implementation.</p> |
|--|--|

2. Zoning

2

As shown above a portion of The Trust land is currently zoned Medium Density Residential. This zoning and the development options it provides are considered valuable to The Trust’s future development plans. The Plan Changes notified propose to rezone that portion of The Trust land currently zoned Medium Density Residential to Residential. The Trust does not support this proposal if it does not retain the existing development rights inherent with the Medium Density Residential zoning.

Rule 13.3.3(a) of the District Plan allows for “Medium density housing” as a restricted discretionary activity within the Residential Zone. ‘Medium density housing’ is an undefined term and it is assumed this refers to development in accordance with the “Medium Density Residential” rules of Chapter 14, but this requires clarification.

Specific Submission

Any proposal to establish Medium density housing on The Trust site under the provisions of the Residential Zone (rule 13.3.3 (a)) as proposed by the Plan Change will be more restrictive than under the provisions of the Medium Density Residential zone because it is unlikely The Trust land will meet any of the criteria defined in rule 13.3.3 (a) (ii). This change effectively ‘down zones’ the site and provides less certainty going forward with respect to the development options for the site.

To provide flexibility while still managing development in accordance with established Plan provisions, it is proposed that rule 13.3.3(a) (i) – (iv) be deleted and replaced with an amended rule which allows development in accordance with the existing Medium Density Residential controls as a restricted discretionary activity within the Residential zone.

This is considered a superior option in terms of retaining consistency throughout the Plan in terms of the outcomes sought by the Plan Change, rather than either retaining the Medium Density Residential zoning on The Trust land, or creating some form of ‘spot zoning’ for the site.

Decision sought:

Delete the existing rule 13.3.3(a) (i) – (iv) and replace it with:

13.3.3 Restricted Discretionary Activities

- (a) Development in accordance with the Medium Density Residential rules contained in Chapter 14 except that any permitted or controlled activity as detailed in Chapter 14 shall be a restricted discretionary activity when applying this rule.

| | |
|------------------------|--|
| <p>Benefits</p> | <p>The changes proposed under this submission retain flexibility in terms of the development options for the site and also provide certainty to the landowner as to their development options.</p> |
|------------------------|--|

| | |
|---|---|
| | <p>The proposal to rezone land currently identified as Medium Density Residential to Residential is proposed as a means by which to ensure that capacity available is not in excess of projected demand. However, it is noted that in the demand scenario identified in the relevant section 32 analysis that the building consent data used dates back to a time period from 2006 and that growth projections as per the 2013 census have been taken into consideration.</p> <p>The building consent data used therefore includes a period of considerably low economic activity due to the influences of the Global Financial Crisis and it is nationally recognised that current growth rates (particularly resulting from in-migration) are considerably greater than historical projections and without significant Government intervention are unlikely to abate.</p> <p>Therefore, by providing flexibility within the rule structure enables capacity (the provision of new housing stock) to be aligned to demand by the market, therefore supply is market-driven. With the safeguard in place that the new Plan Change provisions require subdivision in the Residential Zone to have a maximum average lot size of 650 m² ensuring that land continues to be used efficiently for the desired purpose.</p> |
| Costs | <p>There are considered to be no costs. The Residential Zone already makes allowance for Medium Density Residential development within its rule structure. The changes proposed seek to simplify that relationship and provide a high degree of certainty for landowners and plan users.</p> |
| Efficiency/Effectiveness | <p>It is noted there is some ambiguity in terms of the current rules of the Residential Zone, particularly the reference to "Medium density housing" which is an undefined term. The changes proposed will decrease that ambiguity, therefore increasing efficiency and making the Plan more effective.</p> |
| Risk of acting/not acting if there is uncertain or insufficient information about the subject matter | <p>There is considered to be no risk associated with the implementation of this submission, because any changes are only effectively retaining existing provisions and ensuring they are applicable under the new regime.</p> |

3. Deletion of Operative Rule 12.4.14.2

The Trust supports the deletion of this rule for the reasons outlined in the applicable Section 32 report.

3



Western Bay of Plenty
District Council

Submission No

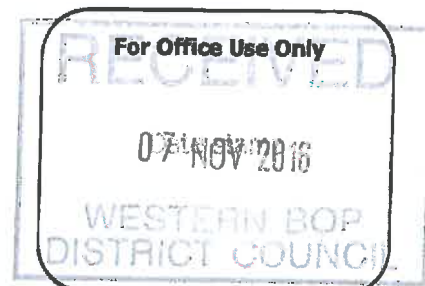
16

District Plan Changes 75-80

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Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name:

Mr/Mrs/Ms/Miss

Organisation

Puketaha Limited

Address for Service:

C/- T. McBride - S&L Consultants Ltd

PO Box 231, Tauranga

Post Code:
3140

E-mail Address:

tmcbride@sltga.co.nz

Telephone Number:

07 577 6069

(home)

(work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes



No



Please tick

Signed:

on behalf

Date:

07.11.2016

(Signature of person making submission or person
authorised to sign on behalf of person making submissions)

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| PC 75 | Oppose the removal of Medium Density Zone from the Structure Plan and District Plan Map U129, Te Puke | Retain zoned Medium Density Areas and add additional areas around the stormwater ponds | ① |
| PC 75 | Oppose changing land zoned Residential to Future Urban | Retain existing Residential Zones | ② |
| PC 75 | Support removal of Proposed Reserve from the Te Puke District Plan Map129 | Retain the proposal to delete the reserve from the District Plan Map129, Te Puke | ③ |
| | | | |
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District Plan Changes 75-80

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Western Bay of Plenty District Council
Private Bag 12803
TAURANGA 3143



Submissions close 4.00pm on Monday 7 November 2016

Name:
Mr/Mrs/Ms/Miss Mr G. Eynon

Organisation Private Individual Land Owner

Address for Service: C/- T. McBride - S&L Consultants Ltd


PO Box 231, Tauranga **Post Code:** 3140

E-mail Address: tmcbride@sltga.co.nz

Telephone Number: 07 577 6069
(home) (work)

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:  on behalf **Date:** 07.11.2016
(Signature of person making submission or person authorised to sign on behalf of person making submissions)

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| PC 75 | Oppose the change making the Residential Zone Future Urban Zone | Amend the structure plan to show the Future Urban Zone as Residential Zone | ① |
| PC 75 | Support the removal of the Active Reserve Designation from the structure plan | Remove the Proposed Reserve identification from Planning Map U129 Te Puke | ② |
| PC 75 | Provide for Medium Density Housing around the stormwater facilities | Add to the District Plan Maps for Te Puke areas for Medium Density Housing around/near proposed stormwater ponds and on the Te Puke structure plan 3 | ③ |
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Western Bay of Plenty
District Council

Submission No

18.

District Plan Changes 75-80

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Submissions close 4.00pm on Monday 7 November 2016

Name:

Mr/Mrs/Ms/Miss

Michael Montgomery

Organisation

Private Individual / Land Owner

Address for Service:

C/- T. McBride - S&L Consultants Ltd

PO Box 231, Tauranga

Post Code:

3140

E-mail Address:

tmcbride@sltga.co.nz

Telephone Number:

(home)

07 577 6069

(work)

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Yes



No



Please tick

Signed:

on behalf

Date: 07.11.2016

(Signature of person making submission or person
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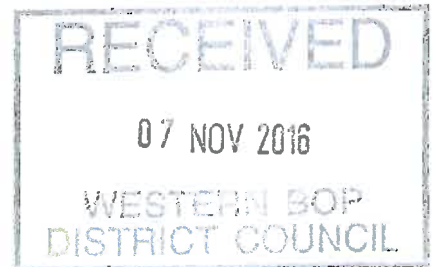
PC

**SUBMISSION ON PROPOSED PLAN CHANGE UNDER CLAUSE 6 OF THE FIRST
SCHEDULE OF THE RESOURCE MANAGEMENT ACT 1991**

TO: Western Bay of Plenty District Council

SUBMISSION ON: Plan Change 75 to the Western Bay of Plenty District Plan

SUBMITTER: DORR BELL LIMITED
C/: Aurecon Limited
PO Box 2292
Tauranga
Attention: Aaron Collier



Scope of submission

1. The specific provisions of the Proposed Plan Change to which this submission relates are Plan Change 75 in its entirety. Dorr Bell Limited ('Dorr Bell') are developers and land owners in the urban growth area at Te Puke (Area 3). Dorr Bell's land (lot 1 DPS 22590) is affected by the change to Council's Structure Plan (Te Puke Area 2 – Infrastructure) and Planning Map U129 as proposed by Plan Change 75 and a number of the accompanying rules proposed by Plan Change 75.

Nature of submission

2. The nature of our submission is that we oppose the Plan Change in part.

Reasons for submission

3. The reasons for this submission are:
 - (a) That the Plan Change (as notified):
 - (i) will not promote the sustainable management of resources;
 - (ii) will not achieve the purpose of the Resource Management Act 1991 ("the RMA");
 - (iii) is contrary to Part 2 and other provisions of the RMA;
 - (iv) will not meet the reasonably foreseeable needs of future generations by enabling growth;
 - (v) will not enable the social, economic and cultural well-being of the Te Puke community;

- (vi) does not represent the most appropriate means of exercising the Western Bay of Plenty District Councils District Council's ("Council") functions, having regard to the efficiency and effectiveness of other available means and some of the changes proposed are therefore not appropriate in terms of section 32 and other provisions of the Act.
- (b) In particular, but without limiting the generality of the above, for those additional reasons set out below.
4. There are a number of changes proposed to Te Puke Area 3 Infrastructure (as identified on Structure Plan 8.2 and the District Plan Map U129) which affect Dorr Bells land and its future development plans. Unfortunately, following the earlier public meeting mentioned in the Councils s.32 analysis, the Council has not undertaken any further consultation with Dorr Bell in relation to the final changes to the structure plan and in particular the location of road access to service Dorr Bells land and the provision and location of stormwater infrastructure. In addition, it is noted that an area of medium density residential was located on Dorr Bell Limited's land has been removed as part of the Plan Change.
5. Dorr Bell oppose therefore the following changes to the Structure Plan / Planning Map:
- The location of RD11 and WS4 (roading and water). The location of this road is not in an optimal position and does not promote for efficient subdivision and development. In addition, it is noted that SW Pond 1 extends along the majority of the frontage of Dorr Bells land adjoining No. 3 Road. The location of a large drainage swale in a residential environment adjacent to the rear of future sections is a poor urban design and safety outcome in a residential area. The drainage swale also intersects with Dorr Bells proposed subdivision layout. Dorr Bell have had a number of pre-application meetings with Council in relation to this subdivision.
 - RD11 and WS4 should be relocated further to the north and the stormwater swale adjacent to No. 3 Road should be removed, with the storage capacity being incorporated into the stormwater pond to the north.
6. Council is also proposing to remove the proposed reserve TP3-3. Dorr Bell are opposed to the removal of the reserve and future urban zoning of the reserve area. Dorr Bell consider that (as indicated in the Council's own Section 32 analysis) such a change would be premature, until the need for the reserve is finalised. Proper Section 32 analysis needs to be completed to confirm that the reserve is not required. Dorr Bell consider at this stage that sufficient information is not available to change the status of the reserve. The Reserve will provide significant amenity and recreation opportunities for the Te Puke community.
7. Part of Dorr Bell's land along the northern boundary is zoned Medium Density Residential. The Section 32 analysis does not address the removal of this Medium Density zone on Dorr Bell's land. The Section 32 analysis only addresses the medium density residential zone directly north of the proposed active reserve. Dorr Bell oppose the removal of the Medium Density Residential zone as it affects their land, as it reduces the ability to provide a range of residential housing types and lot sizes.

8. As well as proposing to remove the Medium Density Residential Zone, the Council is introducing a maximum average lot size of 650m² as an activity performance standard. Dorr Bell oppose this as it reduces the ability to provide a range of lot sizes and residential living outcomes. As part of the Section 32 analysis, the need for a maximum average lot size has been justified on the basis of development at Omokoroa. However, the Te Puke market is significantly different to Omokoroa, and a range of lot sizes is desirable in so long as the Overall yield targets under the RPS are met. Proper s.32 analysis and consultation with the development community is required in relation to this change. Smaller sites can be achieved by retaining the Medium Density zone and enabling a variety of residential development to occur. (5)
9. In relation to the deletion of Rule 12.4.14.2 (McLoughlin Drive, Whitehead Avenue Structure Plan Area roundabout upgrades) Dorr Bell support the Plan Change as notified. (6)

Decision sought

10. The decision sought from the Council is that the plan change be approved, with:
- (a) necessary amendments to address the submitters concerns set out above.
 - (b) such further other relief or other consequential amendments as considered appropriate and necessary to address the concerns set out above.
11. We wish to be heard in support of our submission.
12. If others make a similar submission, we are prepared to consider presenting a joint case with them at any hearing.

**AARON COLLIER****Date:** 7 November 2016**Address for Service:**

Dorr Bell Limited
C/: Aurecon Limited
PO Box 2292
Tauranga
Attention: Aaron Collier

Our Ref: 7.00191

1 November 2016



Chief Executive
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143



Dear Miriam

Regional Council submission on Western Bay of Plenty Plan Change 76 – Floodable Areas and Coastal Inundation

Thank you for the opportunity to submit on Proposed Plan Change 76 to the Western Bay of Plenty District Plan. Bay of Plenty Regional Council's submission is attached.

We have provided specific comments on the Proposed Plan Change 76 provisions, particularly in relation to how it gives effect to the natural hazard provisions of the operative Bay of Plenty Regional Policy Statement.

Regional Council wishes to be heard in respect of this submission.

If you or your staff would like to discuss any matters in this submission please contact Esta Farquhar Planner, on 0800 884 881 extension 8326 or email Esta.Farquhar@boprc.govt.nz.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Fiona McTavish".

Fiona McTavish
Group Manager Strategy and Science

Objective ID: A2476046

Comments from Bay of Plenty Regional Council on the Plan Change 76 – Floodable Areas and Coastal Inundation Areas to the WBOP District Plan

| 1 Specific provision that submission relates to: (Chapter and Section Reference) | 2 Nature of submission | | 3 Bay of Plenty Regional Council seeks the following decisions (Outline the amendments you seek or clearly state if you support or oppose based on information in the middle columns) |
|---|---|---|--|
| | What are the issues you are concerned about eg Does it give effect to the Regional Policy Statement or is it inconsistent with a Regional Plan? | Support/Oppose or Seek Amendments and Provide Reason (This should include a reference to policy/objective/method or rule in a regional plan) | |
| Sub-clause (iii), Rule 8.3.1(c) | <p>Change 76 does not give effect to the RPS natural hazards provisions in the district plan. In particular, its reference to "uninhabited" buildings is inconsistent with the RPS metric of building-related consequence which is the proportion of buildings that are "functionally compromised" by a hazard event. If a building being flooded does not result in the building's functionality being compromised, there is no building consequence for RPS risk purposes and no building-related risk. (Other consequence elements, such as lifeline service, health and safety, may be triggered and would need to be assessed.)</p> <p>Also, in its establishment of three levels of risk (High, Medium and Low) each with corresponding policy direction, the RPS takes an absolute position on risk that is not affected by liability. Concerns about liability under the Building Act have no place in being addressed under RMA instruments such as a district plan, particularly when the plan must give effect to the RPS.</p> | Seek amendment | <p>Amend Rule 8.3.1(c)(iii) to read:</p> <p><i>(iii) Uninhabited farm buildings including, but not limited to, pump sheds, implement sheds and storage sheds, provided that an appropriate notice under s73 of the Building Act has been attached to the title that the property owner certifies to the Council that they acknowledge:</i></p> <p><i>the property owner(s) enter into an agreement with the Council confirming that they:</i></p> <ul style="list-style-type: none"> - <i>acknowledge the property is subject to the risk of inundation from flooding;</i> - <i>accept the risks of any damage to the building and/or its contents arising from that hazard; and</i> - <i>undertake not to take any action (legal or otherwise) against the Council in relation to any damage to the building and/or its contents as a result of the location of the building within the Floodable Area.</i> <p><i>- the building is subject to inundation from flooding;</i></p> <p><i>- any damage to the building or its contents arising from that hazard does not affect the building's functionality.</i></p> |

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| 1 Specific provision that submission relates to: (Chapter and Section Reference) | 2 Nature of submission | | 3 Bay of Plenty Regional Council seeks the following decisions (Outline the amendments you seek or clearly state if you support or oppose based on information in the middle columns) |
|---|---|---|--|
| | What are the issues you are concerned about eg Does it give effect to the Regional Policy Statement or is it inconsistent with a Regional Plan? | Support/Oppose or Seek Amendments and Provide Reason (This should include a reference to policy/objective/method or rule in a regional plan) | |
| Rule 8.5.1.3(b) | <p>Change 76 does not give effect to the RPS natural hazards provisions in the district plan. In particular, its reference to buildings "used for non-habitable purposes" is inconsistent with the RPS metric of building-related consequence which is the proportion of buildings that are "functionally compromised" by a hazard event. If a building being flooded does not result in the building's functionality being compromised, there is no building consequence for RPS risk purposes and no building-related risk. (Other consequence elements, such as lifeline service, health and safety, may be triggered and would need to be assessed.)</p> <p>Also, in its establishment of three levels of risk (High, Medium and Low) each with corresponding policy direction, the RPS takes an absolute position on risk that is not affected by liability. Concerns about liability under the Building Act have no place in being addressed under RMA instruments such as a district plan, particularly when the plan must give effect to the RPS.</p> | Seek amendment | <p>Amend Rule 8.5.1.3(b) to read:</p> <p><i>8.5.1.3(b) The appropriate minimum finished floor level of the proposed building/structure</i></p> <p>Explanatory Notes: <i>This is the combination of the flood level plus an additional freeboard height as stipulated in Council's Development Code.</i></p> <p><i>Council will consider granting consent for sheds and garages (used for non-habitable purposes) without meeting minimum finished floor levels provided the property owner of the property and building enters into an agreement with the Council confirming the owner certifies to the Council that they acknowledge:</i></p> <p><i>- the building is subject to inundation from flooding; acknowledges that the property is subject to the risk of inundation from flooding or coastal inundation;</i> <i>- any damage to the building or its contents arising from that hazard does not affect the building's functionality.</i></p> <p><i>- accepts the risks of any damage to the building and/or its contents arising from that hazard; and</i> <i>- undertakes not to take any action (legal or otherwise) against the Council in relation to the issue of a resource consent without imposing the required minimum finished floor levels.</i></p> <p><i>Council can provide specific flood levels for all</i></p> |

2

| 1 Specific provision that submission relates to: (Chapter and Section Reference) | 2 Nature of submission | | 3 Bay of Plenty Regional Council seeks the following decisions (Outline the amendments you seek or clearly state if you support or oppose based on information in the middle columns) |
|---|--|---|--|
| | What are the issues you are concerned about eg. Does it give effect to the Regional Policy Statement or is it inconsistent with a Regional Plan? | Support/Oppose or Seek Amendments and Provide Reason (This should include a reference to policy/objective/method or rule in a regional plan) | |
| | | | <p><i>Coastal Inundation Areas and for some but not all of the Floodable Areas.</i></p> <p><i>For Waihi Beach Floodable Areas (Planning Maps A03 and U01-U04) this shall be based on the 2% AEP (inclusive of climate change).</i></p> |
| Section 8.5.2(c) | <p>Proposed paragraph (ii) proposed Section 8.5.2(c) of Change 76 does not give effect to the RPS natural hazards provisions.</p> <p>The natural hazards provisions of the RPS require that land use activities be managed according to the level of natural hazard risk that they are subject to. Risk varies with likelihood and the RPS requires that flood risk be assessed at three likelihoods: 2% AEP, 1% AEP and 0.2% AEP.</p> <p>Paragraph (ii) of the matters to be considered relates only to the highest likelihood of the RPS range: 2%. No risk assessment has been or is required to be undertaken. ('Risk' means the likelihood and consequences of a hazard.)</p> | Seek amendment | <p>Amend 8.5.2(c)(ii) to read:</p> <p>8.5.2(c)(ii) <i>The provision of finished site levels to mitigate adverse effects associated with inundation. For Waihi Beach (Planning Maps A03 and U01-U04) the flood level shall be based on the 2% AEP (inclusive of climate change). <u>In all situations, site levels shall be such that the flood risk level (inclusive of climate change) is low at 2%, 1% and 0.2% AEP.</u></i></p> |

3

| 1 Specific provision that submission relates to: (Chapter and Section Reference) | 2 Nature of submission | | 3 Bay of Plenty Regional Council seeks the following decisions (Outline the amendments you seek or clearly state if you support or oppose based on information in the middle columns) |
|---|---|---|---|
| | What are the issues you are concerned about eg. Does it give effect to the Regional Policy Statement or is it inconsistent with a Regional Plan? | Support/Oppose or Seek Amendments and Provide Reason (This should include a reference to policy/objective/method or rule in a regional plan) | |
| Rule 8.3.1(c)(i) | The proposed change is supported but it should be expanded so that the consideration is not only whether the activity is affected by the Floodable Area but also whether the activity affects the Floodable Area. | Seek amendment | Amend the second bullet of Rule 8.3.1(c)(i) to read: <i>8.3.1(c)(i) Buildings/Structures, earthworks, closed board fences, retaining walls, raised gardens and concrete and block walls where evidence establishes:</i> - <i>The activity will be located clear of the floodable area irrespective of the extent of the floodable area shown by the Planning Maps; or</i> - <i>The activity will not <u>affect or</u> be affected by the floodable area.</i> |

4

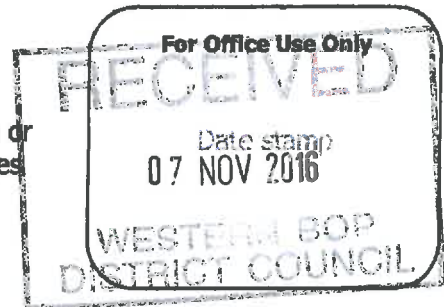
Submission 21 is withdrawn

District Plan Changes 75-80

Submission Form

You can deliver your submission to the Katikati, Te Puke, Omokoroa or Waihi Beach Library and Service Centre, Main Council Office at Barkes Corner, email it to districtplan@westernbay.govt.nz, or mail it to:

Chief Executive Officer
 Western Bay of Plenty District Council
 Private Bag 12803
TAURANGA 3143




Submissions close 4.00pm on Monday 7 November 2016

| | | |
|-----------------------------|--------------------------------------|---------------------------|
| Name: | C. & M. Eynon | |
| Mr/Mrs/Ms/Miss | | |
| Organisation | Land Owners | |
| Address for Service: | C/- T. McBride - S&L Consultants Ltd | |
| | PO Box 231, Tauranga | Post Code: 3140 |
| E-mail Address: | tmcbride@sltga.co.nz | |
| Telephone Number: | | 07 577 6069 |
| | (home) | (work) |

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:  on behalf _____ Date: 07.11.2016
 (Signature of person making submission or person authorised to sign on behalf of person making submissions)

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|----------------------|--|--|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| PC 75 | Oppose the change making the Residential Zone Future Urban Zone | Amend the structure plan to show the Future Urban Zone as Residential Zone | ① |
| PC 75 | Support the removal of the Active Reserve Designation from the structure plan | Remove the Proposed Reserve identification from Planning Map U129 Te Puke | ② |
| PC 75 | Provide for Medium Density Housing around the stormwater facilities | Add to the District Plan Maps for Te Puke areas for Medium Density Housing around/near proposed stormwater ponds and on the Te Puke structure plan 3 | ③ |
| | | | |
| | | | |

Name:

Submission Sheet No:

| Specific Plan Change | Submission (State in summary your submission. Clearly indicate whether you support or oppose the provision or wish to have amendments made, giving reasons) | Decision Sought (Give precise details) | Submission Ref. No. Office Use Only |
|----------------------|--|---|--|
| Example: PC 101 | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. | |
| Plan Change 750 | Te Puke Floodable Areas. We are currently carrying out earthworks at 17 Dowling Road Te Puke in accordance with Subdivision Consent 9821. The earthworks will provide building platforms above the flood levels and also remove the flood hazard off our property (see attached plan). It would be appropriate to amend the flood maps to align with the new finished levels which are due to be completed prior to Christmas | Amend zoning Map U/32 to reflect new finished levels from approved subdivision. | ① |
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Charlotte Brisby

From: Andries Cloete
Sent: Wednesday, November 9, 2016 11:39 AM
To: Charlotte Brisby
Cc: Shannon Castell
Subject: FW: Notification of Plan Change 75 - Te Puke

Hi

Please include this submission.

thanks

From: Stuart McKinstry [mailto:Stuart.McKinstry@seeka.co.nz]
Sent: Wednesday, 9 November 2016 11:04 AM
To: Andries Cloete
Cc: 'Greg Rodger' (GregR@trind.co.nz); Phil Dorr
Subject: Notification of Plan Change 75 - Te Puke

Dear Andries,

Please accept this late submission. Due to work and travel commitments we have only recently received your letter to us dated 5 October 2016.

Our submission is as owners of the following property



Legal Description

**LOT 2 DPS 53855 BLK II
 MAKETU SD -INT IN R/W**

We object to the removal of the medium density residential zoning from our property.

Council's stated aim is to encourage affordable housing in the area and the proposed change in zoning will hinder the future development potential of this land into affordable housing.

We do not agree with Council's suggestion at a recent Te Puke Orchard meeting that affordable housing options will be created by adjoining property owners transferring subdivision potential between themselves so as to create higher density pockets and lower density pockets within the overall area.

The proposed change is a major step backwards from the Council's stated aim and creates a less flexible environment for us to operate in should we agree to our property being subdivided.

The proposed change to residential zoning combined with increased orchard values now makes it unlikely that our property will be subdivided under the proposed zone change, and if it is it will be only into higher value sections to justify the cost.

Stuart McKinstry & Greg Rodger
 Phone 0212215583
 C/o
 PO Box 47
 Te Puke
 3153

6 Queen Street
 Te Puke

Submission 25 is withdrawn

Submission 26 is withdrawn

Further Submissions

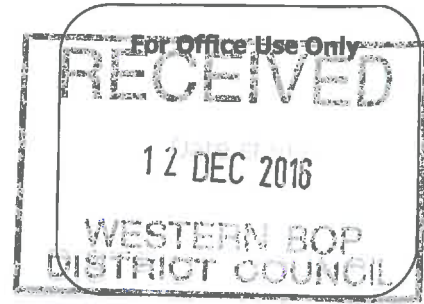


District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143



Further Submissions close (4pm Friday 16 December)

Name: Mr/Mrs/Ms/Miss Aileen M Feist

Organisation: _____

Address for Service: 25 Seddon St
Te Puke Post Code: 3119

E-mail address: aileen@kineet.co.nz

Telephone Number: 07 5739971
(home) (work)

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
- a person that has an interest in the plan change greater than the interest that the general public has
- the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Land owners

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: A M Feist Date: 8.12.2016
(Signature of person making submission or person authorised to sign on behalf of person making submission)


Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (don't email plus hardcopy plus fax).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Further Submissions Sheet No:

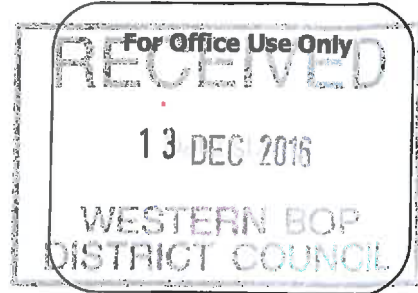
| Submitters Name and Address who you are further submitting on | Submission Id and Point | Support (S) or Oppose (O) | Reason for Support or Opposition | Decision Sought (Give precise details) |
|---|-------------------------|---------------------------|--|---|
| Jo Bloggs 19 Bloggs Street Tauranga | Example: 45/4 | S | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. |
| Norman Masters 23 Seddon St Te Puke | 5/1 | S | I have lived at 25 Seddon st for 39 yrs. The only time I have seen water flowing through the property was in 1979 + that was only ankle deep + about 3.mtrs wide at the widest point | oppose to floodable zone. would like it removed  |
| | | | | |
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District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

Further Submissions close (4pm Friday 16 December)

Name:

Mr/Mrs/Ms/Miss

David Tidkins

Organisation

Address for Service:

51 Fairview Place

Te Puke

Post Code:

E-mail address:

Telephone Number:

027 5700912

(home)

(work)

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
- a person that has an interest in the plan change greater than the interest that the general public has
- the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Owner of Property at above Address

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:

D.F. Tidkins

Date:

4/12/16

(Signature of person making submission or person authorised to sign on behalf of person making submission)


Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (don't email plus hardcopy plus fax).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.

Name:

Further Submissions Sheet No:

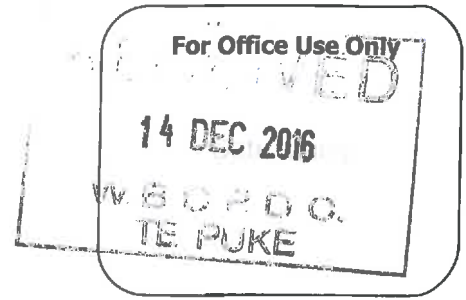
| Submitters Name and Address who you are further submitting on | Submission Id and Point | Support (S) or Oppose (O) | Reason for Support or Opposition | Decision Sought (Give precise details) |
|---|----------------------------|---------------------------|--|--|
| Jo Bloggs 19 Bloggs Street Tauranga | Example: 45/4 | S | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. |
| David Wilkins 51 Fairview Pl Te Puke | PC 75/03 Floodable Maps | O | I oppose our property being labelled as a floodable property as it does not flood. In the case of the drain grates blocking the water flows down the right of way and does not enter our property at all. To label it as floodable would be totally unnecessary! | Leave 51 Fairview place off the floodable area maps.  |
| | | | | |
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| | | | | |
| | | | | |



District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

Further Submissions close (4pm Friday 16 December)

Name:
Mr/Mrs/Ms/Miss Simon Jan-Hendrik Pieters, Hendrik Jan Pieters & FL Trustees 2013 Limited

Organisation as trustees of the Redwood Trust

Address for Service: 149A No 3 Road, RD 3
TE PUKE 3183 **Post Code:** 3183

E-mail address: spieters6@gmail.com

Telephone Number: _____ 027 254 1020
(home) (work)

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
- a person that has an interest in the plan change greater than the interest that the general public has
- the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

As registered proprietors of Certificate of Title SA46A/78

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature]
(Signature of person making submission or person authorised to sign on behalf of person making submission)

[Signature] (Director)
[Signature] (Director)
14/12/16

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (don't email plus hardcopy plus fax).

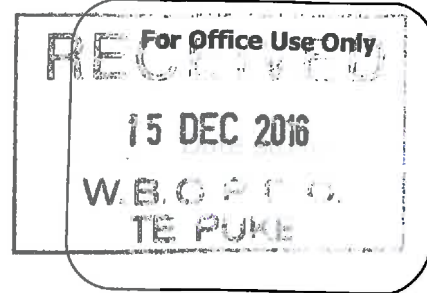
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District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

Further Submissions close (4pm Friday 16 December)

Name: Mr/Mrs/Ms/Miss Alan Jefcoate Lee

Organisation _____

Address for Service: 66 MacLaughlin Drive

Te Puke Post Code: 3119

E-mail address: alane@alanleeauto.co.nz

Telephone Number: 07 5738496 (home) 0274945069 (work)

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
- a person that has an interest in the plan change greater than the interest that the general public has
- the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Owner 66 MacLaughlin Drive Te Puke

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature] Date: _____
(Signature of person making submission or person authorised to sign on behalf of person making submission)

Please use the reverse of this form for your submission

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Name:

Further Submissions Sheet No:

| Submitters Name and Address who you are further submitting on | Submission Id and Point | Support (S) or Oppose (O) | Reason for Support or Opposition | Decision Sought (Give precise details) |
|---|-------------------------|---------------------------|--|---|
| Jo Bloggs 19 Bloggs Street Tauranga | Example: 45/4 | S | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. |
| Alan Lee 66 Macaulay St. Te Puke | Area 4 | | | |
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Dear Planners,

I wish to support the proposed change to the Te Puke District Plan Map U129, that reduces the proposed reserve and recommend that it is deleted in its entirety at this stage.

It is my view that council should investigate alternative sites to create recreational reserves, there are a number of sites available within Area 4 that due to either their topography or because they are contaminated sites that have been used in the past as public rubbish dumps. I believe council have an obligation to review these sites and utilise them for the general communities benefit.

In April 2006 Richard Cole "Policy Analyst" Resource Management WBOPDC wrote in his report that council should address the contaminated sites and carry out remedial work to make the sites safe for the public.

To my knowledge this suggestion from this report has not been actioned.

I believe that before council progresses with Area 4 it should investigate the possible alternative sites and include them in the proposed plan.

Yours faithfully

From Alan Jefcoate Lee.

Further to the submitter of 16[.3]

In respect of Alan Lee's further submission to plan change 75

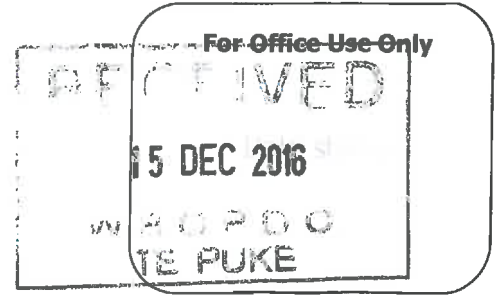
Alan is in support of submission 16[.3] Puketaha Ltd



District Plan Changes 75-80

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

Further Submissions close (4pm Friday 16 December)

Name:
Mr/Mrs/Ms/Miss

LYNN ROBERTSON

Organisation

Address for Service:

6 BEATHY AVENUE
TE PUKE

Post Code:
3119

E-mail address:

Telephone Number:

07 573 8545
(home)

07 573 6303
(work)

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
- a person that has an interest in the plan change greater than the interest that the general public has
- the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

HOME OWNER AFFECTED BY THE CHANGE.

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: [Signature]
(Signature of person making submission or person authorised to sign on behalf of person making submission)

Date: 14/12/2016

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (don't email plus hardcopy plus fax).

Privacy Act 1993 Note: Please be aware when providing personal information that submissions form part of the public consultation process for the District Plan.


Name: LYNN ROBERTSON

Further Submissions Sheet No: 1

| Submitters Name and Address who you are further submitting on | Submission Id and Point | Support (S) or Oppose (O) | Reason for Support or Opposition | Decision Sought (Give precise details) |
|---|-------------------------|--|--|--|
| Jo Bloggs 19 Bloggs Street Tauranga | Example: 45/4 | S | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. |
| KIRSTY MORTENSEN 8 BEATTY AVENUE TE PUKE | 13/1 | S We Support Kirsty's Submission | I totally disagree with the change to the floodable map, we have lived at 6 Beatty Avenue for three years. Inclusion would be | If Council would regularly clean the 6 drainage systems (grills and pipes) along the lower end of 6 Beatty Avenue Beatty Avenue on |
| | ① | And oppose the flood plan | detrimental to our property values and Insurance would be excessive, this could also make it difficult to sell our property in the future. | a regular basis our property would never flood. Our property has not flooded since these drains have been |
| | | | | cleaned, and the drain situated behind our property in the property at 5 Bellvedere Street needs to be |
| | | | | cleaned by the responsible party (either the Council, owner of the property or Citizen Club, this should be specified on the Council permits or plans). If these drains were all regularly cleaned our |
| | | | | property would not flood, |

Name:

Further Submissions Sheet No:

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| MASTERS NORMAN JAMES | 5/1 | SUPPORT | FLOODING IN THIS AREA, CAN NOT BE JUSTIFIED. WHO IS THE ENGINEER? | OPPOSED TO FLOOD ZONE PLEASE CONSULT CONTOUR MAPS AND CALCULATE FALL  |
| | | | | |
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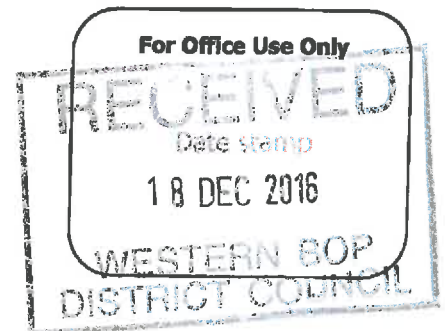


District Plan Changes 75-80

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Private Bag 12803
Tauranga 3143



Further Submissions close (4pm Friday 16 December)

| | | |
|-----------------------------|--|---------------------------|
| Name: | G. S. Eynon | |
| Mr/Mrs/Ms/Miss | | |
| Organisation | Landowner | |
| Address for Service: | C/o S&L Consultants Ltd Attn: T. McBride | |
| | PO Box 231, Tauranga | Post Code: 3140 |
| E-mail address: | tmcbride@sltga.co.nz | |
| Telephone Number: | | 07 577 6069 |
| | (home) | (work) |

I am (please tick the one applicable to you)

- a person representing a relevant aspect of the public interest
 a person that has an interest in the plan change greater than the interest that the general public has
 the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Landowner

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed: Date: 15.12.16.
(Signature of person making submission or person authorised to sign on behalf of person making submission)

Please use the reverse of this form for your submission

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Name:

Further Submissions Sheet No:

T

| Submitters Name and Address who you are further submitting on | Submission Id and Point | Support (S) or Oppose (O) | Reason for Support or Opposition | Decision Sought (Give precise details) |
|---|-------------------------|---------------------------|--|--|
| Jo Bloggs 19 Bloggs Street Tauranga | Example: 45/4 | S | Support the provision of medium density housing in identified areas but seek the addition of a specific medium density area for Te Puke to give certainty to Te Puke residents that this area will be used for medium density development. | Add to the District Plan Maps for Te Puke an area for higher density development. |
| DoorBell Ltd C/o Aurecon Ltd Attn: Aaron Collier PO Box 2292 Tauranga | 19/3 | O | Council needs to confirm the need for the reserve if the status is to be retained and purchase reserve at residential zone market rates. | 1. Remove the proposed reserved identification from the planning maps 2. Retain the residential zoning of the reserve area. |
| DoorBell Ltd. | 19/4 | S | Support retention of Medium Density Zones. | Retain Medium Density Zones across structure Plan area and Planning Maps. |
| R & M Orchards c/o POx 47 Te Puke 3153 | 24/1 | S | Support retention of Medium Density Zones | Retain Medium Density Zones on Planning Maps |
| Mr D Harwood The Orchard Trust c/o McAlley Group Attn: Ian McAlley | 15/1 | S | Support the need to provide flexibility in the provision of stormwater solutions. Our property is similarly shown with large areas designated for stormwater ponds. The ability to provide design solutions to reduce the requirement for the number and size of ponds needs to be incorporated into the Plan Change Structure Plan and Rules. | Support a Flexible approach to the stormwater solutions required which will allow for alternative solutions to be provided which may reduce the need for designated ponds and/or their size. |
| PO Box 1138 Cambridge | 15/2 | S | Support in part. The retention of the medium density zones provides certainty to landowners. Proposed rule changes provide flexibility for other sites to be more intensely developed. | Retain existing Medium Density Zones and provide flexibility within the District Plan Rules for further areas of Medium Density Housing to be developed. |

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**Western Bay of Plenty
District Council**

PEOPLE • PLAN • PROGRESS

Submission No

35

District Plan Changes 75-80

Further Submission Form

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Chief Executive Officer
Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143



Further Submissions close (4pm Friday 16 December)

Name:

Mr/Mrs/Ms/Miss

Organisation

Puketaha Limited

Address for Service:

C/o S&L Consultants Ltd Attn: T. McBride

PO Box 231, Tauranga

Post Code:

3140

E-mail address:

tmcbride@sltga.co.nz

Telephone Number:

07 577 6069

(home)

(work)

I am (please tick the one applicable to you)

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 a person that has an interest in the plan change greater than the interest that the general public has
 the local authority itself.

Please specify the grounds for saying that you come within one of these categories:

Landowner

I/We would like to speak in support of my/our submission at the Council hearing.

Yes No Please tick

Signed:

T. McBride
(Signature of person making submission or person authorised to sign on behalf of person making submission)

Date:

15.12.16

Please use the reverse of this form for your submission

Please submit only one copy of your submission to Council (please don't email plus hardcopy).

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**Western Bay of Plenty
District Council**

PEOPLE • PLAN • PROGRESS

Submission No

36

District Plan Changes 75-80

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Tauranga 3143



Further Submissions close (4pm Friday 16 December)

| | | | |
|-----------------------------|--|-------------------|------|
| Name: | M. J. Montgomery | | |
| Mr/Mrs/Ms/Miss | | | |
| Organisation | Landowner | | |
| Address for Service: | C/o S&L Consultants Ltd Attn: T. McBride | | |
| | PO Box 231, Tauranga | Post Code: | 3140 |
| E-mail address: | tmcbride@sltga.co.nz | | |
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**Western Bay of Plenty
District Council**

PEOPLE • PLAN • PROGRESS

Submission No

37

District Plan Changes 75-80

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Western Bay of Plenty District Council
Private Bag 12803
Tauranga 3143

For Office Use Only

RECEIVED

Date stamp

18 DEC 2016

WESTERN BAY
DISTRICT COUNCIL

Further Submissions close (4pm Friday 16 December)

| | | |
|-----------------------------|--|---------------------------|
| Name: | C. M. Eynon | |
| Mr/Mrs/Ms/Miss | | |
| Organisation | Landowner | |
| Address for Service: | C/o S&L Consultants Ltd Attn: T. McBride | |
| | PO Box 231, Tauranga | Post Code: 3140 |
| E-mail address: | tmcbride@sitga.co.nz | |
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