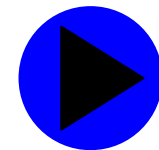


Te Puna Plan



Looking forward today for a secure tomorrow

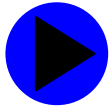


March 2007

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Te Puna (the Eternal Stream)



This plan represents the community's views on how Te Puna should look in the future. It is not a technical document backed by research, surveys and planning precedent, but rather a starting point for the community to express its aspirations.

Given the experimental nature of developing this plan and the limited funding and resources available to the project team, a practical 'consensus driven' approach has been adopted.

Two facilitated community workshops were held in February and March 2006 and attracted 150 people. These sessions helped define why people live in Te Puna, what they liked about the community, what changes were wanted in the future and what key attributes or features should be retained. From this consultation, a community working party took on the task of preparing a plan to reflect the broad vision articulated.

A consensus emerged and this has been captured in the Plan's community vision and outcomes. Through a series of workshops, the working party has developed more specific outcomes and actions to give meaning to the broad community vision.

The draft plan was circulated to all Te Puna residents as a newsletter in December 2006 and submissions closed on 26 January 2007.

A wide variety of submissions were received and those indicating a desire to speak to the working group on their ideas were provided that opportunity. The working group then carefully considered all the information resulting from the consultation phase and reached a consensus on changes to the draft plan.

It is fair to say that overall the submissions strongly supported the visions, outcomes and actions contained in the draft plan and this influenced the working group in reaching a view on individual submissions. A number of submissions sought minor changes or suggestions as well as endorsing the Plan's direction. They have been included in Appendix 2 for completeness. Other submissions sought significant change to the direction indicated. These generally sought more subdivision and development opportunities. The working group believes that the Council will have to determine this issue through the District Plan review process under the Resource Management Act. The Te Puna Plan provides a clear context to maintain the rural character of Te Puna that should assist Council in resolving this tension.

The process followed wasn't technical or involved extensive analysis. It revolved around robust debate between the working party and reflected the considered view of a cross section of interested local residents guided by community input.

This plan seeks to express, in a practical way, what the Te Puna community feels is important for the future and what key actions need to be undertaken to bring it about.

The working group looks forward to the implementation of this plan. It is acknowledged that Te Puna is a complex community comprising a diverse population with widely different aspirations. While a consensus emerged from the community workshops about high level outcomes, the 'proof is in the pudding' as to how these ideals are translated into actions.

Thank you to all those people who contributed ideas to this plan so that it truly reflects the community's wishes. It is now primarily up to the Council to give effect to this Plan. Heartlands Inc will need to ensure this happens.

Nolene De Luca
on behalf of the Heartlands Te Puna Community Plan Working Group

Introduction

For many years the future of Te Puna has been subject to speculation. With the adoption of the SmartGrowth Strategy in May 2004, the long term future of Te Puna as rural has been confirmed.

The SmartGrowth Strategy has determined that Te Puna will not be needed for urban development within the 50 year planning period. However, it is recognised that the area will inevitably face increasing pressure for development due to its proximity to urban Tauranga and its general desirability.

Te Puna has been under continuing pressure given:

- ▶ its proximity to growth nodes of Bethlehem and Omokoroa
- ▶ industrial zone established at Te Puna Station Road
- ▶ possible marina concept for canal housing adjoining the Wairoa River
- ▶ re-development of the Minden/Te Puna commercial area and Te Puna Tavern site
- ▶ extensive lifestyle investment with an eye to future development
- ▶ a sewage pipeline dissecting the locality to connect Omokoroa with the Chapel Street treatment plant
- ▶ Maori housing aspirations and the opportunities for Maori economic development
- ▶ recreational pressure on the Te Puna area
- ▶ servicing issues at Te Puna West residential area.

The Heartlands Inc¹ is now keen to work with Council and the community to implement a plan for Te Puna that retains its rural character while managing the continuing pressures for intensified activities and services.

A number of **key drivers** have influenced the approach taken including:

- ▶ the existence of the Heartlands Inc and their willingness to be the catalyst for community engagement
- ▶ a community rather than Council driven process
- ▶ a non-technical process, using existing reports and research where appropriate, but based mainly on local perception and experiences
- ▶ time and budget constraints
- ▶ Council's preparedness to try a different approach based on community empowerment.

The Heartlands Inc has taken leadership for the Plan, supported by Kaimai Ward Councillors and Brian Croad of The Strategy Warehouse for independent facilitation and planning assistance.

The aim of the Te Puna Plan is to provide the framework for identifying, maintaining and protecting the area's 'rural character' from a community perspective.

¹ See Appendix 8 for information on Heartlands Inc

Our Community

Using existing information, a profile was created of the Te Puna community.

A number of issues immediately arose including:

- ▶ where exactly is Te Puna? Where are the boundaries?
- ▶ limited specific information exists on Te Puna, it tends to be district-wide in nature
- ▶ the rapidly changing population in rural Western Bay of Plenty and the wide range of lifestyles within the area.

Notwithstanding the data limitations, a profile has been created that helps us understand the nature of the Te Puna community.

Where is Te Puna?

Very quickly the steering group resolved the community definition issue. Various catchments from school bus routes, courier routes, school catchments, statistical boundaries etc were reviewed. Iwi were also consulted.

Initially the steering group felt that the Te Puna community was generally known as the area bounded by the harbour, the Wairoa River, the Te Puna Stream and the Minden ridge. After further review, it was agreed that Motuhoa Island was also part of Te Puna as was the rural community extending beyond the Minden ridge.

At the end of the day, it was felt that no precise definition of the southern boundary was required.

This is generally a natural watershed catchment and also aligns reasonably well with Tangata Whenua interests although Pirirakau rohe extends beyond this area.

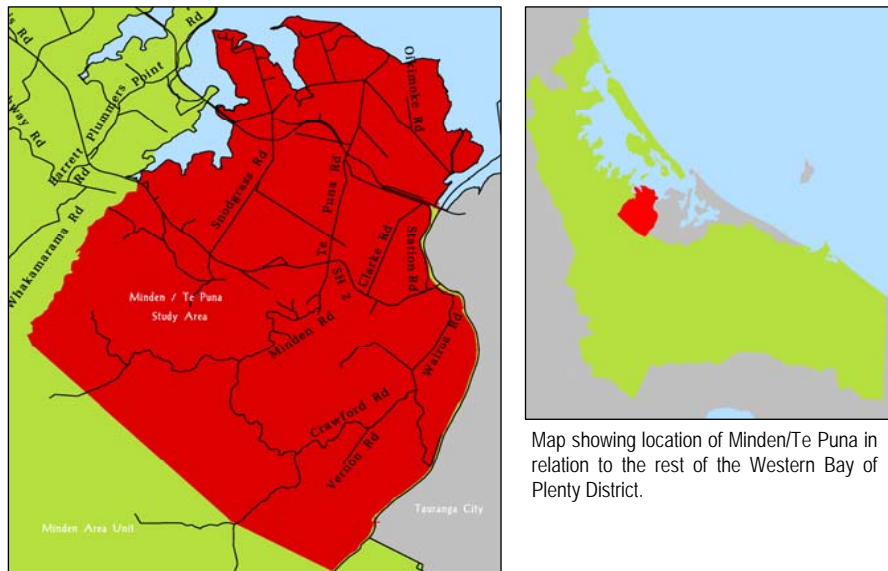
The inclusion of Pahoia peninsula/Plummers Point was also raised. Taking a broad view, the land between urban Bethlehem and Omokoroa will essentially separate urban suburbs. However, it was felt that Pahoia and Plummers Point were different communities.

On balance, the Plan covers an area considered by the locals to be Te Puna. Precise definition of these boundaries will add little to the Plan outcomes.

What does the census tell us?

This section summarises 2001 Census data for the Te Puna area. Information from the 2006 Census is not currently available but expected in the near future.

The area covers the Te Puna peninsula between the Te Puna Stream and the Wairoa River, and continues to the south beyond State Highway 2, into the Minden hills and finishes approximately 3.3kms from the state highway. The area takes in Quarry Road, Minden Road, Junction Road and part of Crawford Road. The data has been taken from the 2001 Census (recorded on 6 March 2001), and comparisons have been made with the 1996 and 1991 Census.



Map showing study area in Minden/Te Puna

Map showing location of Minden/Te Puna in relation to the rest of the Western Bay of Plenty District.

- ▶ our population was 6117 in 2001 with 49.8% males and 50.2% females
- ▶ our age structure is similar to that of the wider Western Bay of Plenty (WBOP) district, in that there are low numbers of people in the 20-34 year age group. This trend has been occurring since 1991, and has become even more pronounced in the last five years
- ▶ our median age is 39
- ▶ 89% of us are European and 15% are Maori
- ▶ the total number of houses in Te Puna increased 39% from 1991 to 2346 in 2001
- ▶ 80% of private dwellings in the area are owned by the occupier, compared with 74% for the WBOP district, and 69% for New Zealand
- ▶ 89% of people living in Te Puna in 2001 were living in New Zealand in 1996. 47% were living in the same dwelling as they were five years ago, and 42% had moved from another area in New Zealand to Te Puna
- ▶ 6.5% of the population was not born five years ago, and another 4% were living overseas
- ▶ the proportion of one person households is increasing throughout New Zealand, and this is true in the Te Puna area as well. One person households have increased from 11% in 1991 to 14% in 2001. This trend is set to continue
- ▶ in 2001, 81% of households housed one family, down from 84% in 1991

- ▶ 69% of people over 15 are in either full or part time work
- ▶ the unemployment rate in Te Puna is 4%. It has been decreasing since 1991
- ▶ 22% of the workforce is employed in the agriculture and fisheries industry
- ▶ percentages of people earning in the higher income bracket have all increased in the period 1996-2001. There are less people in all income brackets below \$25,000
- ▶ 14% of people aged 15 years and over have an annual income of \$50,000 or more
- ▶ average household and family incomes are also increasing
- ▶ the Te Puna area has higher qualifications when compared to the rest of the WBOP. 33% of people aged 15 and over have a tertiary or vocational qualification

What defines us?

Te Puna comprises many different communities:

- ▶ farming
- ▶ horticulture
- ▶ Maori
- ▶ lifestyle
- ▶ rural-residential
- ▶ residential

and many communities of interest:

- ▶ long term residents
- ▶ lifestyle community
- ▶ new arrivals
- ▶ families with young children
- ▶ business community
- ▶ mobile population
- ▶ marae community
- ▶ high and low income groups
- ▶ diverse workforce
- ▶ predominantly European
- ▶ traditional farming community
- ▶ residential village

It is an area with a range of economic relationships and interdependences

- ▶ wide range of business/type and location
- ▶ >50% employed full time (>15 years old)
- ▶ >20% farming, fishing and forestry
- ▶ >10% in health and professional services
- ▶ many deriving main income from outside Te Puna

- ▶ >30% with tertiary or vocational qualifications (high)
- ▶ lower access to phones and internet than district average.

and an area with significant local and district recreational and environmental features:

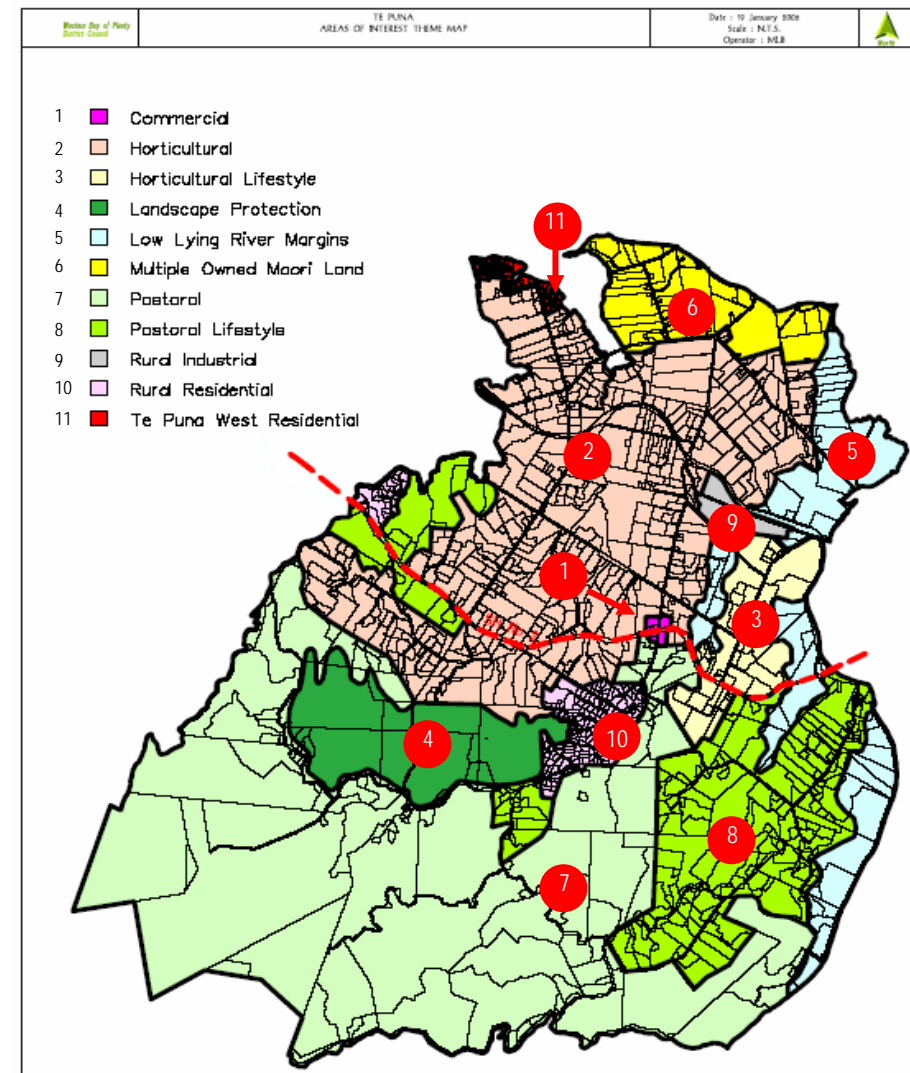
- ▶ small boat harbour access at Te Puna West and the Wairoa River
- ▶ Maramatanga Park
- ▶ l'Anson Reserve
- ▶ Waikaraka Estuary
- ▶ Marae areas and other Maori history
- ▶ Te Puna Quarry Park
- ▶ Wairoa River reserve
- ▶ Tauranga harbour and environs
- ▶ significant geographical variation from Minden to harbour edge.

To help understand the makeup of the area, a theme map was prepared for use during the community workshops.

Te Puna Plan sub-areas and key attributes

The Area Descriptions	
Area 1 – Commercial	State Highway 2/Minden Road commercial area
Area 2 – Horticulture/Lifestyle	Rural H land of generally high versatility for food production characterised by kiwifruit, avocados and citrus with associated dwellings and horticultural buildings.
Area 3 – Horticulture	Lifestyle highly versatile soils in production with lifestyle living a significant component of the locality.
Area 4 – Landscape Protection	Highly significant locality currently managed for development due to outstanding landscape values.
Area 5 – Low-lying River Margins	River flats adjoining the Wairoa River. This area is generally low-lying and in pastoral use. Areas of coastal and landscape significance along with the majority of land being potentially floodable.
Area 6 – Multiple Owned Maori Land	Primarily pastoral land adjoining the harbour to the north comprising grazing and crops, some horticulture and Marae and associated housing.
Area 7 – Pastoral	A significant area of Rural G zoned land to the south of State Highway 2 comprising larger land blocks in pastoral use.
Area 8 – Pastoral Lifestyle	Areas adjoining Area 7 Pastoral with similar land characteristics but displaying a significant lifestyle influence, visible as the number and location of houses to maximise views.

The Area Descriptions	
Area 9 – Rural Business	The Te Puna Rural Industrial Zone. Currently being prepared for industrial development.
Area 10 – Rural Residential	Large lot residential development on the Minden hill and at Te Karaka Drive. Well developed housing on large lots with urban level roading.
Area 11 – Te Puna West Residential	Small coastal residential area on medium sized sections displaying a wide range of housing styles from baches to substantial executive homes.



Our Issues

Two semi-structured community workshops were used to identify issues and opportunities². This information was then refined by the working group over a number of months.

Information was collected on:

- ▶ why people chose to live in Te Puna
- ▶ what changes would be appropriate in the future
- ▶ what changes don't you want to see in the future
- ▶ what are the key features (rural character) to be retained.

The community workshops were facilitated group discussions that allowed good engagement between people. While not everyone agreed on various future scenarios, most residents enjoyed the opportunity to meet each other in this way and discuss the options for the future of the area.

Given the makeup of Te Puna, it is not surprising that some strong views were expressed. What did emerge however, was a broad consensus on both the desirable and undesirable characteristics of a future Te Puna.

This broad agreement allowed the community working group to further refine the vision and allocate specific actions to move forward.

A **desirable** future Te Puna would be characterised by:

- ▶ a strong planning process to give effect to the community's vision and values including planning and co-ordinating activities.
- ▶ improved infrastructure including roading, pedestrian and cycleways, parks, public transport, swimming pools and sewerage services at Te Puna West.
- ▶ planning framework that reduces encroachment onto productive rural areas and conflict between different land use activities. Maintain Te Puna as a green wedge between Tauranga and Omokoroa urban areas through an orderly land use plan that provides for multi use options while reducing conflict between activities.
- ▶ encourage work opportunities to provide more local "off farm" employment.
- ▶ retaining a Te Puna physically characterised by rural activities and services. Limited provision for commercial and retail activities focusing on local services. Enhance the community focal points by markets and character signage.
- ▶ an environment where wetlands and riparian margins and significant landscapes are protected and enhanced.

Subdivision can have a significant impact on the future character of an area. Views on future subdivision were varied and often strongly held.

Because of its proximity to Tauranga and overall desirability, considerable investment in 'future' subdivision opportunities has occurred. The desirable future for Te Puna does not specifically encourage or discourage a change in subdivision options, it provides for opportunities where rural character is not compromised.

Planned and likely future impacts

Because of its proximity to Tauranga, lifestyle attractiveness and harbour side location, Te Puna will be subject to development pressure.

This pressure will intensify if horticulture suffers a significant downturn.

While community consultation has shown a strong preference to maintain the current rural character, a number of planned changes may have an influence on this desire.

Te Puna Rural Business Park

The most significant change likely in the near future is the Te Puna Rural Business Park. Some 27h of land straddling Te Puna Station Road and adjoining the East Coast Main Trunk railway has been zoned for rural industrial purposes and lots are currently on the market.

A structure plan requires Stages 1 and 2 to proceed first to establish perimeter landscape and noise mitigation features.

A road upgrading requirement will lead to local intersection improvements being carried out at State Highway 2 and Te Puna Road, traffic calming at the northern end of Clarke Road and entranceway restrictions off Te Puna Station Road to the new business zone.

In addition, a 2600 vehicles per day limit applies to the business park until the Northern Arterial (motorway) is built and operational.

While significant efforts have been made to mitigate the impacts of industrial development, an essentially rural location will, in time, become an industrial estate. The list of permitted activities includes general industry, storage and warehousing and building and construction wholesalers.

Proposed Northern Arterial (motorway)

The proposed Northern Arterial has been designated by Transit New Zealand however it's construction date is unclear.

² See Appendix 4.

The only on/off ramp to Te Puna is at Clarke Road and Clarke Road will be closed at the bottom end to prevent through traffic. The Northern Arterial will pass below Minden Road and join State Highway 2 at Loop Road.

Notwithstanding its careful location and design, the Northern Arterial will act to further physically bisect the Te Puna community. Transit are proposing to reconsider the Tauranga Northern Arterial and it's design within the next 5 years.

Omokoroa wastewater transfer pipeline

Omokoroa is currently being reticulated for wastewater. The wastewater is piped to Tauranga's Chapel Street plant for treatment.

The pipeline passes through Te Puna and is underground all the way. No connections are proposed to this pipeline. Any access to this pipeline will create intense pressure for urban development.

State Highway 2/Minden Road commercial area (Te Puna Junction)

Redevelopment within this area is currently underway. New commercial buildings are completed, others under construction. An extension of the zone is being sought to accommodate further commercial development.

Adjoining area impacts

A new harbourside regional reserve is being established at Plummers Point (Huharua Park).

Significant recreation facilities are proposed at Bethlehem adjoining the Wairoa River and Bethlehem College.

The gradual urbanisation of Omokoroa to the north-west and Bethlehem to the south-east will, in time, create interface activity with the rural area separating them.

Demands on recreation facilities, open space, harbour, rivers, estuaries and wetlands are likely to increase along with inevitable pressure to expand existing retail, commercial and tourism activities. Lifestyle housing demand will intensify.

Multiple owned Maori land

Approximately 170ha of multiply owned Maori land is located in Te Puna. A small area is zoned for Papakainga housing development at Tangitu Road while the rest is Rural H.

Pirirakau hapu of Ngati Ranginui prepared an Environmental Management Plan in 2004 which clearly documents what values and interests Pirirakau desire to maintain and protect within its rohe.

The Plan relates to all natural, spiritual and cultural taonga (treasures) within the Pirirakau territory but does not address wider issues of economic and social development.

The Management Plan provides a valuable contribution and signals values and cultural, environmental and built environment issues of significance to Pirirakau.

A significant issue for both Pirirakau and the community generally, is the future housing and economic development initiatives for the hapu. SmartGrowth indicates that the Maori population is likely to grow at three times the non-Maori population percentage over the next 50 years.

Not only is providing decent and affordable housing an emerging issue but also the associated economic base to provide local employment and sustain the hapu.

Council planned initiatives

Council has completed its long term plan and accompanying work programme.

Over the next three years, Council's work programme is operationally focused with few major capital projects planned for Te Puna although \$450,000 is earmarked for Upper Wairoa River land purchases in 2007.

Stormwater improvements are scheduled for Te Puna west community.

No Te Puna specific programme of transportation or wastewater treatment is signalled. However the LTCCP indicates that an increase in funding is proposed for rural community transport development projects of \$2.7m over the next 10 years along with \$2.3m for walkways, cycleways and park and ride facilities district-wide.

The Te Puna Community Streetscape Development Plan – Roading

The Plan was adopted by Council in October 2002. The 10 year development plan identifies current road and streetscape deficiencies and prioritises engineering work over a 10 year period to address deficiencies.

High priority works are summarised below:

Pedestrian facilities

- ▶ Borell Road footpath (Paparoa Road to school)
- ▶ Wallace Road footpath (full length)
- ▶ Te Puna Road (western side)

Traffic Calming Treatment for Te Puna Road

Carriageway Widening

- ▶ Borell Road to 9m
- ▶ Te Puna Road to 9m
- ▶ Waikaraka Drive East to 6m
- ▶ Wallace Road to 8m and kerb and channel

Intersection Improvements

- ▶ Various locations for signage and safety markings

Directional and Information Signs

Lighting Improvements at

- ▶ Lindoch Avenue
- ▶ Te Puna Road
- ▶ Wallace Road/Matahiwi Road

Stormwater Drainage

- ▶ Borell Road
- ▶ Matahiwi Road

Plantings of Street Trees

- ▶ As and when necessary

Some four years have passed since the Plan's adoption.

It should be noted that this Streetscape Development Plan covered the area generally from State Highway 2 to the coast only.

Rural intensification

In addition to these planned proposals, the continued rural intensification of Te Puna has the potential to significantly impact on the environment through the cumulative effect of many small changes.

Intensification of rural areas has been the subject of significant analysis and monitoring and good research is available.

The SmartGrowth Rural Issues Report³ identifies the implications of rural intensification, both positive and negative and these have been summarised below.

Physical/Environmental Effects

Rural intensification occurs gradually and the transition is often subtle. Physical effects include:

- ▶ increased pressure (traffic volume) on roads, with corresponding dust, noise and "wear and tear"
- ▶ increased pollution and energy use as result of increased traffic commuting to towns from lifestyle blocks
- ▶ fragmentation of productive farmland
- ▶ more houses, hard surfaces result in visual changes (largely irreversible) and stormwater runoff.

Western Bay of Plenty District Council has conducted surveys of Attitudes to Rural Subdivision in 1994, 1996, and 2000. Of relevance is that the two issues that emerge consistently in all these surveys at the top of the list of concerns are the effects on rural roads as a result of the increased traffic volumes and the fragmentation of highly productive rural land.

Social Effects

With rural intensification comes increasing rural population. Social effects include:

- ▶ increased school rolls
- ▶ better support for rural facilities
- ▶ less privacy as a result of the higher density of houses
- ▶ amenity conflicts and reverse sensitivity effects
- ▶ less community cohesion as a result of high turnover of lifestyle blocks.

"Rural lifestyle" choose to live in the rural area mainly for amenity reasons (quiet, more space and privacy, attractive outlook) and their expectations can conflict with those more established rural dwellers who have located there for rural production values.

Economic Effects

The economic effects of rural intensification include:

³ SmartGrowth – Rural Issues Report August 2002

- ▶ overcapitalisation of land (making it difficult for new rural ventures to find land at a reasonable price due to the value of capital improvements to the land such as houses)
- ▶ decrease in versatility of land (this being a function of property size as well as soils, contour and climate). There is less flexibility to react to economic trends which favour larger units and amalgamation
- ▶ loss of value of rural production on a recurring basis each year. While urban expansion results in a complete loss of rural production and is irreversible, it is at least concentrated in relatively confined areas (ie around towns) as opposed to rural intensification which is widespread.
- ▶ small subdivided lots not able to be economic units on their own. This is precisely the balance and lifestyle that many people seek.
- ▶ rural intensification, fragmentation and over capitalisation by houses (which occurs across much of the rural area).

Two other matters are relevant when considering the implications of rural intensification, namely versatile soils and amenity conflicts.

Versatile soils are a scarce resource. Views on protecting versatile soils for food production vary. The Courts have confirmed that versatile soils do not have 'primacy' under the RMA however their protection in many cases will be appropriate.

Rural amenity conflicts may arise over such matters as:

- ▶ smell (particularly from factory farming, effluent disposal, grazing and silage)
- ▶ noise (such as from frost fans, bird scaring devices, harvesting machinery, rural industries)
- ▶ loss of rural character and increasing presence of buildings
- ▶ concern that new buildings are too close or are too large (loss of privacy)
- ▶ spraydrift
- ▶ smoke
- ▶ dust (particularly from traffic movements on unsealed roads)
- ▶ vibration
- ▶ safety and convenience of local roads, as result of increased traffic volumes
- ▶ competition for water or other resources
- ▶ degraded water quality
- ▶ shading by shelterbelts or forestry blocks
- ▶ intensification of use of shared accessways.

Conflicts are not just between people who live in rural areas and those who work in rural areas (ie lifestyler versus farmers/orchardists). They can also be lifestyler versus lifestyler, or one kind of farm unit versus another kind of farm unit. For example, whereas once there was a fairly homogenous approach to farming within a given area, now there is increasing complexity and diversity of farming types, due to technological advancements and market changes.

Amenity conflicts are most prevalent where there is a high rate of land use change and particularly where:

- ▶ the population of an area is increasing or rapidly changing, and when the people coming into the area from outside hold different values and expectations, and wish to pursue different lifestyles from those already there.
- ▶ people arriving into the area establish a diverse range of activities and land use practices which are different from those formerly undertaken in the area.
- ▶ the pattern of subdivision means that people are living relatively close to each other.

The rapid rural population growth in the SmartGrowth study area, and the high turnover of lifestyle blocks, fits the above criteria. Interestingly, farmers may unwittingly initiate subsequent amenity conflicts when they subdivide during economic downturns and sell blocks to "lifestylers" to release some capital.

Reverse sensitivity is a term that describes the incompatibility of new activities with existing activities. The concept implies a need to consider the "sensitivity" of proposed activities to those that already exist in the area and avoid that incompatibility where possible. The term is particularly applicable when it is proposed to establish new houses close to activities such as quarries, poultry and pig farms, and also orchards (in terms of spraydrift and machinery noise).

Summary

A number of significant proposals are planned or underway within the Te Puna area. The Te Puna Rural Business Park and the Northern Arterial are likely to have an effect on the community to various degrees.

The continual rural intensification of Te Puna will also have a potentially significant impact on the environment through the cumulative effects of many small changes.

Our Future

The following elements make up the community vision for Te Puna:

- ▶ strong community planning process
- ▶ orderly land use plan
- ▶ local work opportunities provided
- ▶ commercial/retail expansion limited
- ▶ infrastructure and connectivity improved
- ▶ enhance community character
- ▶ effective environmental stewardship.

1. Strong community planning process

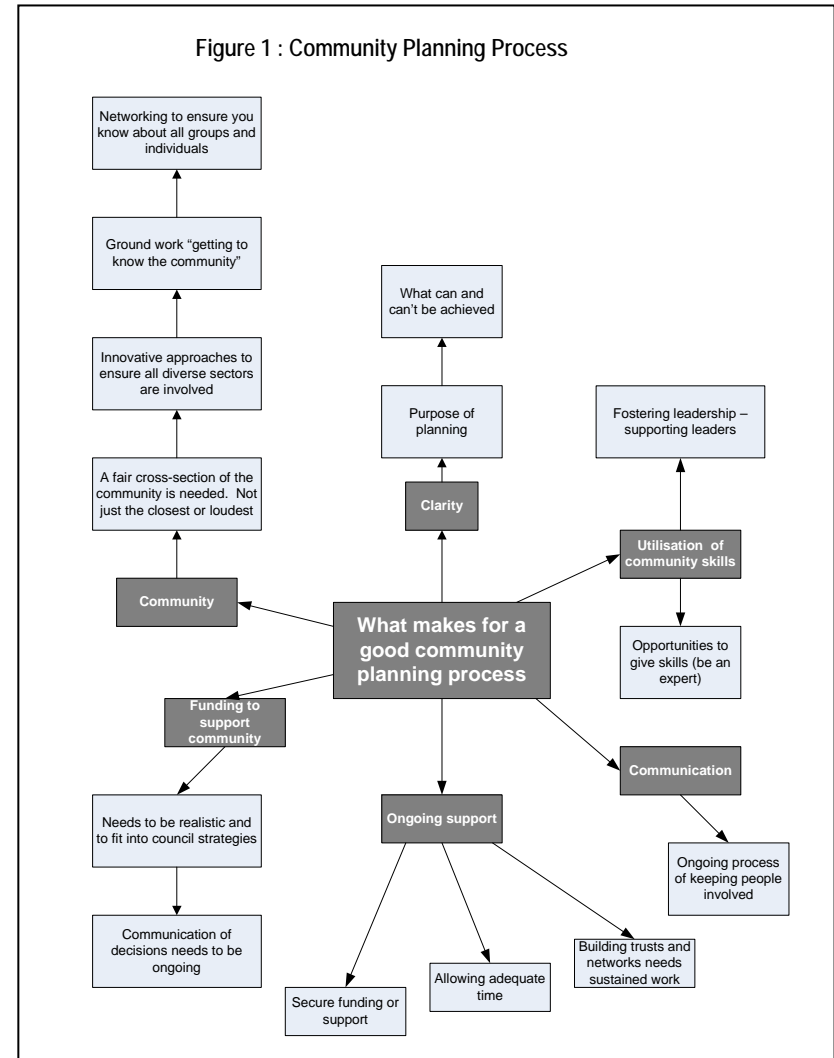
Vision	A strong governance and planning process to give effect to this community plan.
Outcome	To support Heartlands Inc as the umbrella community group for Te Puna, to advocate for community issues and facilitate effective communication with the Council and other agencies.
Discussion	Heartlands Inc is an incorporated society with articles of association and constitution and formal operating procedures including election of members. This formality ensures a robust community organisation is in place that has the ability to be broadly representative of the local community. The existing arrangement is seen as appropriate for the future in that it is independent of the Council, can operate as an umbrella or unifying influence in the community and tap into the broad range of skills and interests of its membership. Heartlands Inc can also develop a monitoring and advocacy role in respect of the implementation of the plan as necessary and desirable. Tangata Whenua is a significant part of the Te Puna community. There is a willingness to work collaboratively with Heartlands Inc to pursue issues of mutual interest.

The community planning process in figure 1 is considered appropriate for Te Puna.

Actions

1. Seek Council support (financial and expertise) to further develop the Heartlands Group as an effective vehicle for communication and consultation with the Te Puna community.

2. Heartlands to be an advocate for Te Puna issues with Council and other agencies with emphasis on progressing the Te Puna Community Plan.
3. Heartlands to remain broadly representative of the Te Puna community by adopting an inclusive style that focuses on common interests.



From Planning Quarterly – June 2006

2. Orderly land use plan

Vision Te Puna should be characterised by small lifestyle blocks, orchards and farmlands co-existing with tolerance and understanding. This 'rural character' includes the dominance of natural vegetation and primary production regimes over urban development.

Outcome Maintain Te Puna as a green wedge between Tauranga and Omokoroa urban areas through an orderly land use plan that reduces encroachment onto productive rural land and provides for multi-use options while reducing conflicts between activities.

Discussion Te Puna has and will be subject to speculative pressure by virtue of its attractiveness and proximity to Tauranga. Its long term future is rural which will provide relief from urban sprawl around Tauranga harbour.

This strategy is endorsed by SmartGrowth and given effect to by the Regional Policy Statement and the District Plan under the RMA.

In recognising the changing nature of the rural area and the range of different activities already located in and planned for Te Puna, the Plan seeks to provide for further development opportunities to meet people's expectations while maintaining the overall rural character of the area.

Further subdivision and development should be provided for where the following criteria are met:

- ▶ productive land use is not compromised
- ▶ high quality waste water treatment is provided
- ▶ new lifestyle lots be kept to a minimum size to reduce fragmentation of productive land
- ▶ subdivision and development should only occur at a rate that can be supported by community infrastructure and will not compromise the rural character of the area
- ▶ existing ecological, landscape and cultural values are not compromised
- ▶ land subject to physical constraints should not be developed
- ▶ development should be managed to avoid conflicts between activities

The small residential community at Te Puna West needs urgent attention in relation to sewage treatment. This must be addressed in a comprehensive way that is both affordable and environmentally sensitive.

The expansion of the Te Puna West residential area should be assessed as part of these investigations to provide an increased range of options for 'village' housing.

The lack of young families in the area and the consequential impacts on the school and pre-school services could be addressed by this initiative.

As an example, the Te Puna school had a roll of 452 children in 2003. It is currently 309 and forecast to be 277 next year.

Te Puna West is a well established residential area. A small expansion of the capacity of the area would not compromise the overall rural nature of Te Puna provided all environmental and cultural impacts were mitigated.

Actions

1. Ensure the District Plan maintains an overall rural character for Te Puna.
2. Within Te Puna, provide for a wide range of activities that are compatible with and complementary to a rural community.
3. Develop a District Plan that reduces conflict between activities and encroachment onto productive rural land.
4. Provide for rural subdivision opportunities where the impacts of subdivision on the natural environment and infrastructure can be mitigated. Develop assessment criteria that recognise the ability of different areas to accommodate further subdivision without compromising essential rural character.
5. Investigate, as a priority, sewage treatment improvements for Te Puna West along with possible expansion of the residential zoned area to accommodate further housing opportunities.

3. Local work opportunities

Vision A diverse range of work opportunities are available.

Outcome To provide a diverse range of employment opportunities subject to the overall effect not compromising the rural character of the locality or adversely affect local amenity.

Discussion The large range of small scale businesses operating within Te Puna adds to the vitality and economy of the area. Opportunities to establish further business should be retained.

The impacts of such activities need to be controlled to the extent that they may create a nuisance or impact adversely on safety, accessibility or local amenity.

The current level of District Plan control is considered generally appropriate.

Actions

1. Maintain the current District Plan approach to local employment opportunities ie home enterprises and small scale education and tourism as permitted activities.

4. Industrial and commercial development

Vision Retain Te Puna as a rural area by limiting industrial and commercial areas to current locations and focusing on local services.

- Outcome**
1. Recognise the existing commercial activity at State Highway 2 / Minden Road and State Highway 2 / Clarke Road and consolidate any future development at these locations to serve the local catchment.
 2. To limit the Te Puna Rural Business Park Zone on Station Road to its current size and monitor its development closely to ensure all resource consent conditions are complied with and any adverse effects arising are promptly addressed.

Discussion The community was keen to retain Te Puna as an area characterised by rural activities and services. The existing industrial area of 27ha at Te Puna Station Road will have an impact on both local character and traffic, in particular, as development occurs.

This was a controversial consent and this Plan seeks to ensure any adverse impacts arising from industrial development are avoided.

The Business Park Zone has a comprehensive management plan to ensure staging of development is appropriate in terms of traffic, access and environmental impact.

There is no certainty as to what activities will eventually establish in the zone. The community is keen to ensure development is of a high standard and local employment opportunities will arise.

A range of activities are currently provided for within the commercial zone. Some of these may be more appropriately located elsewhere. By maintaining the current commercial zoning, market forces will operate to optimise the services provided. As demand increases, smaller commercial scale activities serving the local catchment are likely to displace larger businesses serving a broader area.

A detailed plan should be developed for Minden Road / State Highway 2 commercial area that incorporates design requirements, safety, circulation and access in order to achieve an attractive and functional centre.

Actions

1. That the development of the Te Puna Rural Business Park Zone be closely monitored to ensure all consent conditions are complied with.
2. That any future commercial activity be located at State Highway 2 / Minden Road for local services and Clarke Road / State Highway 2 for tourism related activities.
3. That a comprehensive development plan be prepared for State Highway 2 / Minden Road commercial zone to provide good urban design, connectivity and access and appearance.

5. Infrastructure, Access and Connectivity

Vision To provide necessary infrastructure that meets community needs for transportation, water, wastewater, stormwater, utilities and leisure in a way that is sensitive to the natural environment.

- Outcome**
1. Improve road access and safety.
 2. Eliminate harbour pollution caused by ineffective septic tanks.
 3. Extend walkway network and improve connectedness and flexibility.
 4. Ensure reserves, leisure and community facilities meet the community's requirements.
 5. Improve pedestrian safety.
 6. Necessary infrastructure is sensitively designed, located and cost effective.

Discussion Infrastructure comprises the community's roading, water, stormwater, wastewater, electricity and Telecom services along with recreational, leisure and community facilities.

Most built infrastructure is considered reasonable except for wastewater services at Te Puna West village. This needs to be urgently addressed.

State Highway 2 bisects the community and the proposed Northern Arterial is likely to compound this separation.

Te Puna is well served with roading access and the network of roads provides generally good connectivity.

Discussion (cont) While improvements to local roading, access and intersections are promoted, the overall theme of the Plan is to ensure that built infrastructure is placed sensitively within the natural environment.

Actions focus on addressing current roading problems, wastewater solutions for Te Puna West settlement, safer pedestrian access to the Te Puna primary school, better access to and linkages between reserves and better opportunities for walking and cycling.

This community acknowledges that infrastructure costs can be substantial and the rating impacts of providing services need to be tightly managed. To this end, the following actions have been prioritised. Actions contributing to improving public safety are considered paramount and these are identified under Priority Actions – Roothing.

Priority Actions – Roothing

1. Extend 50kph zone south from Te Puna School to 135 Te Puna Road, safety issue on corner by 135.
2. Te Puna Road widening to include formed footpath/cycleway from State Highway 2 to Maramatanga Park with the priority being Te Puna School to Maramatanga Park.
3. Widen Snodgrass and Wallace Roads and include the new rural/rural-residential road verge design.
4. Borell Road provided with a footpath/cycleway linking to Te Puna School.
5. Explore avenues for improving safety at Minden/Te Puna Road/State Highway 2 intersection, State Highway 2 intersections with Wairoa Road/Te Puna Station Road and Snodgrass Road, and Te Puna Station Road/Te Puna Road intersection.
6. Ensure consent conditions for rehabilitation of Station Road industrial zone are met (Te Puna Road through to State Highway 2).
7. Provide effective streetlighting in Tangitu Road.
8. Ensure the northern arterial does not separate Te Puna/Minden through the provision of effective flyovers and underpasses, by lowering its profile in the landscape and effective planting to screen overbridges.

General Actions

1. The 2002 “Community Streetscape Improvement Plan – Roothing” be reviewed to reflect Heartland priorities.
2. Develop a formed rural/rural-residential road verge design policy that provides:
 - a safe walking corridor surfaced with natural materials for children and the elderly
 - a sufficiently wide space for a walkway and cycleway and possible bridle path
 - a sufficiently wide space for native tree planting to encourage bird-life.
3. Council develop a stormwater system for the Oturu stream catchment to lower stream speeds and silt runoff ponds, re-developed wetlands, riparian planting and an educational/incentives programme to discourage the use of hard surface areas.
4. Council to provide for future expansion of Maramatanga Park as the need arises to cater for future growth.
5. Existing paper roads to be converted to reserve status to protect future walkway network.
6. Implement cost effective environmentally sensitive solution for wastewater treatment at Te Puna West village.

Priority Actions - Walkways:

Te Puna West Peninsula

Quarry Park, Minden

1. Provide walkway linkages between the Te Puna Quarry Gardens, the Minden Road paper road, the Minden Reserve, the Minden Lookout and the Minden Road residential area.
2. Develop a formed walkway, using boardwalks and suitable natural materials along the Esplanade Reserve from Newnham Road to Waikaraka Drive.

Wairoa River, Te Puna Station Road

3. Develop a walkway along the Wairoa River from the Wairoa Bridge to the railway bridge extending onto the end of the esplanade reserve adjoining Crown land..

Te Puna Estuary

4. Develop a walkway around the southern Te Puna estuary, between Newnham Road and Jess Road, with links to Te Puna Stream catchment walkways.
5. Council to develop with Transit New Zealand, a State Highway 2 walkway underpass to link the Te Puna catchment and estuary walkways.

Ohourere Stream to Wairoa River

6. Council review the practicability of the Ohourere Walkway as indicated in the Reserves Action Plan and delete any walkway provision unless all issues associated with safety, maintenance, fire risk, erosion, water quality and adjoining land impacts are mitigated.

Discussion (cont)

The historic Catholic Church in Pitua Road has significant French connections as does the local marae of Poututerangi and the Bidois family from Calvados in the Normandy area of France.

The development of a village-type theme for the Pitua Road area is a possibility. Te Puna already has a large establishment of small and creative home industries often hidden behind shelterbelts. Village 7 at Clarke Road is evolving as a craft centre and it is possible that this be further enhanced with regular markets.

These existing activities and Te Puna's French history provide the basis for a unique rural village theme.

A related opportunity is to expand the roadside planting throughout the community. The beauty of Clarke Road and James Road is well known. Te Puna has the advantage of relatively wide road reserves that could accommodate such plantings. Tree species could be matched to locations to provide differing character and appearance.

Residents would be encouraged to take ownership of their road verges further encouraging a community identity.

Signage should also be reviewed to promote the local character theme including 'welcome to' signage that sets the scene in terms of visual appearance and content, parks and reserves and place and road names.

6. Enhance community character

Vision To develop a brand or theme for Te Puna that distinguishes the community from others through recognising local history, landscape, built form and people and their activities.

Outcome Te Puna is recognised as having a special character through its combined Maori, French and European history and culture, its attractive landscaped roads and themed signage and its rural village market to promote local crafts and produce.

Discussion From 1400 to 1800, Te Puna – the eternal stream – was a cultural bastion for Te Pirirakau hapu. The French missionaries arrived during the 1850's followed by the French settlers. At the turn of the century the main Maori families of Borell, Tangitu, Tuhakaraina and Bidois all farmed their land along with several early European families. In the 1970's Te Puna slowly diversified into horticulture and the pressure for lifestyle living took hold.

The Maori and European history (including the 'French connection') could be acknowledged in a similar way to Akaroa celebrating its French heritage.

Actions

1. Develop a theme for Te Puna based on the following key characteristics:
 - The French influence on Te Puna's history
 - a village/market concept to promote local arts, crafts and produce around Village 7 (Clarke Road) and Pitua Rd area
 - planting street trees to provide variety and interest throughout the rural community, and
 - signs that reflect the theme and are unique to Te Puna
2. Heartlands support the development of a Maori Cultural Tourism Centre on Council land adjoining Maramatanga Park.
3. Identify, recognise and preserve 'landmarks' and places of significance, including Motuhua Island, that will enhance community character.
4. That Heartlands form a community working group of interested residents to further develop the Te Puna theme.

7. Environmental Stewardship

Vision	Protect and enhance wetlands, riparian margins, significant landscapes and natural environment 'opportunities'.
Outcome 1	That Te Puna remain a 'green wedge' between Tauranga City and urban development in Omokoroa by the development of a "mountains to the sea" corridor to enhance biodiversity, natural character and passive recreational opportunities.
Discussion	<p>There are currently a number of care groups within the Te Puna area that are protecting and enhancing the wetlands, riparian margins, estuaries and ultimately the harbour foreshore and indeed the harbour itself.</p> <p>They are:</p> <p>Waikaraka Estuary Managers Inc., are reclaiming open waters from mangroves, removing large amounts of rubbish (old car bodies, tyres, and garden waste), planting riparian margins, weed and pest control, all the time liaising with local authorities and the scientific communities.</p> <p>Te Puna Estuary Managers, who are reclaiming the estuary from the mangroves and, planting margins to encourage native birds. Encouraging the large wetland adjacent to Jess Road and regenerating the historic Pukemanu Pa site as well as other amenity planting in their area and undertaking weed and pest control measures.</p>
Discussion (cont)	<p>Nga Tahatai O Te Puna Group, who were recently formed to restore the Te Puna foreshore from Rarapua all the way to the Wairoa River and including Motuhua Island.</p> <p>Te Puna Quarry Park. Now a well established community group reshaping the old quarry site into a spectacular botanical park.</p> <p>Upper Waikaraka Streamcare Group (previously Oтуру Stream Care Group). This is a new group currently being formed to enhance and protect the Upper Waikaraka Stream. This stream flows under the road from the Minden near the Te Puna Store and curves round the front of Armstrong Road properties to merge with the Oтуру Stream which flows from the Quarry Park, through l'Anson Reserve and ultimately they flow as one into the Waikaraka Estuary.</p> <p>These groups need support and co-ordination to more effectively achieve their objectives.</p> <p>The short distance from the Minden to the harbour edge creates a realistic opportunity to develop a "green corridor" as the backbone to rural Te Puna. Key elements already exist in terms of coast, rivers, roadways (existing and paper roads) and parks. The challenge is to link these elements into a continuous corridor. Opportunities for passive recreation should be explored. The main objective however is to enhance rural character and biodiversity.</p>

Discussion (cont)	The Pirirakau Environmental Management Plan 2004 and the Wairoa River Strategy also provide valuable policy and initiatives promoting environmental stewardship. Actions should be supported that align with the Te Puna Plan
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Actions

1. Heartlands will work with and support the care groups to achieve more effective use of scarce resources including seeking additional funding.
2. Heartlands seek support from Council, Department of Conservation, Environment BOP and Landcare Trust NZ, as well as landowners to create a "mountains to the sea" corridor including appropriate access and recreational opportunities.
3. Support recommendations of the Wairoa River Strategy to protect and enhance adjoining margins, small reserves and boat ramps within the Te Puna area.
4. Help develop small Council reserves so that their potential is better known and they provide another link in the overall plan
5. Work alongside Council staff to better improve, maintain and develop existing reserves including the recreational potential of the Waitui, l'Anson Park, Minden Reserve, Te Houtu Reserve (Lindoch Avenue), Minden Lookout, Wairoa River margins and the Oтуру Stream at Crawford Road.
6. Bridleways and cycle tracks connecting the above reserves with the coast and Kaimai Forest should also be investigated.
7. That the large remaining wetlands on the Wairoa River and its mouth area at Oikimoke be reinstated to help filter contaminant flow to the harbour; build wildlife populations; and maintain an important cultural base for local iwi and environmental education.
Heartlands will make submissions to all relevant agencies to achieve the protection of the remaining wetlands including lobbying QE11 Trust and the Councils and investigating protection under the waahi tapu process.

Conclusion

The Te Puna Plan is the start of a community development process. Its implementation will be driven by Heartlands Inc on behalf of the people of Te Puna.

A number of key agencies will be involved in its implementation. Western Bay of Plenty District Council will need to determine its position on the Plan in accordance with its statutory obligations and community responsibilities. Heartlands Inc seeks to develop a partnership relationship with Council to achieve the Plan's actions. Environment Bay of Plenty, Department of Conservation and Transit New Zealand are also agencies having a significant role in plan implementation.

Pirirakau hapu are the Tangata Whenua of the area and also have a significant role to play.

Te Puna Plan is action focused. Heartlands Inc will regularly monitor the plan's implementation and review it as necessary to remain relevant.

Tama tu, tama ora, tama noho, tama mate.
To be active is healthy, to sit around is not.

Appendix 1

Working Party

Nolene De Luca (Convenor)
Bob Blair
Alf McCausland
Ralph Jefferson
Robyn Roan
Peter Lochhead
Ross Bolus
Jenny Grose
John Butt
Bob Cooper
Tommy Wilson
Graham Leigh
Kaimai Ward Councillor Jo Gravit

Facilitation and Plan Preparation:
Brian Croad, The Strategy Warehouse
www.strategywarehouse.co.nz

Appendix 2

Issues Raised in Submissions

The draft Plan generated 62 written submissions. Overall, the submissions endorsed the general themes and actions in the Plan.

Plan Themes	Support	Support in Part	Oppose	No Response	Total
1. Strong community planning process	27	4	3	28	62
2. Orderly land use	23	9	4	26	62
3. Local work opportunities maintained	23	6	5	28	62
4. Industrial and commercial development limited	29	6	5	22	62
5. Infrastructure, access and connectivity improved	29	9	14	10	62
6. Environmental stewardship provided	22	9	2	29	62
7. Enhance community character	25	7	4	26	62
Total	178	50	37	169	
	41.1%	11.5%	8.5%	40%	

The 'no response' figures are a result of submitters not commenting on some of the themes and actions.

Overall the highest level of support (support and support in part) is for:

- ▶ infrastructure, access and connectivity – 38 submissions (61.1%)
- ▶ limit industrial and commercial development – 35 submissions (56%)

The lowest level of support was for maintaining local work opportunities at 29 (47%).

Submitters opposing the Plan comprised 8.5% of all responses. Of these, nearly 40%, or 14 were concerned with the Ohourere Stream Walkway only. Additional comments under each theme are summarised as follows:

Theme 1 – Strong Community Planning Process

- ▶ Heartlands Inc must encourage a wide variety of input and views to be representative of the community.
- ▶ Strong tourism linkages should be developed.
- ▶ Better enforcement of District Plan is required by Council to ensure activities are legally established and complying with consent conditions.
- ▶ Council needs to better resource the community planning process to ensure its success.

Comment

A partnership relationship is required between Heartlands Inc and the Council to progress the Plan. This includes adequate resourcing for Heartlands. It is important to the community that Heartlands Inc remains representative of the broader Te Puna community and does not become an 'arm of the Council'. Adequate resourcing will allow Heartlands Inc to develop the capacity to be an effective community advocate.

Theme 2 – Orderly Land Use Plan

- ▶ Provide for more lifestyle/rural residential subdivision and development opportunities especially close to existing residential areas and within areas already developed for lifestyle purposes.
- ▶ Allow well established large rural properties to subdivide when farming becomes uneconomic.
- ▶ Limit any further subdivision.
- ▶ Maintain current District Plan subdivision opportunities.
- ▶ Adopt a more scientific basis for determining impacts on rural amenity and values.
- ▶ Council to provide more active enforcement of current rules.
- ▶ Address wastewater issues at Te Puna West as a priority by increasing the area zoned residential to make it increasingly more affordable.

Comment

Subdivision has been a very emotive issue with the Western Bay of Plenty rural areas and residents hold firm views on whether more or less should be allowed. The Plan suggests that further subdivision should be allowed **provided that** any negative impacts are fully mitigated or avoided. Council, through the District Plan review process, will have to ultimately determine the extent of future subdivision options.

The avoidance of conflicts between land uses was well supported. Council is encouraged to develop a more sophisticated approach to managing potential land use conflicts including more comprehensive monitoring and enforcement of current rules and regulations.

There were mixed views on extending the residential area at Te Puna West. The Plan suggests Council investigate the option of extending the zone so that the advantages and disadvantages can be more fully understood.

Theme 3 – Local Work Opportunities

- ▶ Support extension of non-rural work opportunities provided under the District Plan provided no significant alteration of the environment.
- ▶ Support clean development such as a marina.
- ▶ Don't provide for non-rural work opportunities – go to work in the city.
- ▶ More active enforcement of District Plan rules and consents required.

Comment

The Plan recommends the 'status quo' under the District Plan be maintained.

While submissions were made supporting the recognition of a possible marina in the vicinity of the Wairoa River mouth, the Plan remains silent on this matter. The suitability of this location will be tested through the RMA private plan change process and all parties will have the opportunity to make their views known. It should be noted however that the Plan contains an action to reinstate the large remaining wetlands within the Wairoa River mouth vicinity and this could be affected by a future marina development.

Again, the Council is encouraged to take a more proactive approach to enforcing its District Plan provisions.

Theme 4 – Industrial and Commercial Development

- ▶ Te Puna Rural Industrial Zone is inappropriate and should not have been approved. Very close monitoring is required to ensure the consent conditions are complied with.
- ▶ Expand the Te Puna Junction Commercial Zone and provide for light industrial service activities.
- ▶ Do not extend the Te Puna Junction Commercial Zone. Locate future commercial activity within existing commercial zones.
- ▶ Improve design and appearance of commercial zones.
- ▶ Enforce District Plan in respect of existing commercial and industrial activities established throughout Te Puna.

Comment

No changes were made to the Plan as a result of submissions.

The Plan outcome and actions are strongly supported within the community and an expansion of industrial and commercial zoning is not supported. Transit New Zealand also has concerns about impacts on the state highway network.

Detailed design controls are required however to ensure the commercial areas function properly for users and present an acceptable visual impact.

Theme 5 – Infrastructure, Access and Connectivity

Roading

- ▶ Improve dangerous intersections
- ▶ Seal all roads
- ▶ Roading improvements should be Council's priority
- ▶ Address Minden Road property access, safety and stormwater management.

Walkways

- ▶ Oppose walkways impacting on private land and wildlife areas.
- ▶ Limit walkway development to the Te Puna Primary School walking catchment.
- ▶ Ensure walkways are adequately maintained.
- ▶ Oppose wooden walkway around estuary fringes due to human impacts

General

- ▶ Update electricity supply.
- ▶ Provide toilet facilities at high use walkway locations.
- ▶ Support composting toilets and recycled wastewater.
- ▶ Use railway land for cycle paths.
- ▶ Recognise provision for marina in Lochhead Road vicinity.
- ▶ Connect existing and planned developments to the Omokoroa wastewater pipeline.
- ▶ Clarify purpose of Lochhead Road reserve areas as recreation or protection.

Comment

The Plan recognises the priority of roading improvements to the community. Updating the Western Bay of Plenty District Council "Community Streetscape Improvement Plan – Roading" 2002, is recommended. Actions are prioritised in the Plan to aid implementation.

The community generally support walkways/cycleways that provide linkage to local facilities and focal points.

Significant opposition to the Ohourere Walkway was expressed and the Plan has been amended to reflect the concerns raised.

Issues remain however with safety and security, impacts on wildlife and areas of high natural value and maintenance and design.

A range of infrastructure related general comments were also raised and they are noted above.

Theme 6 – Enhance Community Character

- ▶ Include Tangata Whenua mythology.
- ▶ Road verge maintenance policy needs to be consistently applied.
- ▶ Develop a future 'lifestyle' rather than 'rural' theme for Te Puna.
- ▶ Do more to protect Te Puna's existing character.

Comment

Enhancing community character is a difficult concept for most people to operationalise. The actions suggested in the Plan received a strong endorsement from the community and more work is needed now to progress them.

Submissions from Pirirakau to recognise 'landmarks' and locations of historical significance will significantly add to defining the area's character.

Heartlands Inc will need considerable help from the Council to further develop the Te Puna themes identified in the Plan.

Theme 7 – Environmental Stewardship

- ▶ Conserve view shafts.
- ▶ No houses to be built on ridge lines.
- ▶ Reinstate wetlands at Oikimoke Point.
- ▶ Ban predators such as cats from wetlands.
- ▶ Remove mangroves from estuaries.

Comment

Amendments have been made to the Plan to more accurately reflect the actions required. The Plan does not contain an action specifically dealing with landscape impacts and protecting distant views. The Te Puna community, through the submission process, see the protection of distant rural views as a largely urban rather than rural requirement and therefore no specific actions are included.

Appendix 3

Plan Development Process

Action	Date
Invitation to participate as working party member in preparing the Te Puna Community Plan	19 December 2005, Te Puna School Hall (18 attendees)
Working Party formed and first Steering Group meeting	17 January 2006
Working Party Meeting No 2 to plan community workshops	15 February 2006
First community workshop	22 February 2006 (Memorial Hall – 89 attendees)
Second community workshop	15 March 2006, Maramatanga Park Community Centre – 38 attendees
First working draft Plan circulated to Working Party	19 May 2006
Working Party meetings 3 and 4 to consider draft Plan	6 July 2006 and 31 July 2006
Update Western Bay of Plenty District Council Policy Committee on progress	10 August 2006
Working Party Meetings 5 to finalise draft 2	14 August 2006
Meeting with Council Project Manager – direction confirmed	16 August 2006
Plan re-drafted to accommodate Working Party input. Draft 2 circulated	17 August 2006
Meeting to discuss Plan at Tutereinga Marae	6 September 2006
Second briefing to Western Bay of Plenty District Council Policy Committee	26 September 2006
Review process and timeliness with Chairperson	11 October 2006
Working Party meeting to finalise draft 2	17 October 2006
Newsletter produced to go to all households in Te Puna	6-27 November 2006
Draft Te Puna Plan released	November 2006

Action	Date
Newsletter and submission form distributed to 1106 households in Te Puna	December 2006
Submissions closed	26 January 2007
Submissions collated and Working Party reviewed	February 2007
Hui with Pirirakau Executive	20 February 2007
Hearing of submissions	27 February 2007, Te Puna Memorial Hall
Working Party meeting to finalise Plan after hearings complete	8 March 2007
Final draft Plan prepared and typed/formatted	9-15 March 2007
Final draft circulated to Working Party for sign off as final	15 March 2007
Te Puna Plan submitted to Western Bay of Plenty District Council March 2007

Appendix 4

Community Workshop Outcomes

A series of semi-structured community workshops were used to identify issues and opportunities and this information was then refined by the working group.

The framework also sought to identify the key attributes of Te Puna's essential character through these exercises.

Workshop 1 results are summarised below:

1. Why did you choose to live in Te Puna/Minden?

Rural setting-outlook, views, separation from neighbours, space, privacy	25%	
Proximity to city – city services, amenities and employment	15%	
Land/location provides income	17%	
Lifestyle undefined *	14%	
Lifestyle – peaceful, nature, relaxing and uncrowded	10%	
Family ties to land	8%	
Community – school, people	6%	
Harbour	5%	Sample: 77

2. General area and sub area characteristics and classification.

The Te Puna/Minden area was classified into a number of "like" areas that had the following descriptions:

- commercial
- horticulture
- horticulture lifestyle
- landscape protection
- low-lying river margins
- multiple-owned Maori land
- pastoral
- pastoral lifestyle

- rural industrial
- rural residential
- Te Puna west residential.

Generally these areas and descriptions were considered appropriate with the following suggestions:

- include Motuhoa Island
- extend towards Poripori Road area
- review lifestyle character around Quarry Park
- general review for accuracy.

3. What changes would be appropriate in the future for the Te Puna/Minden area?

Unspecified, non-specified, planning process forum *	46%
Improved infrastructure including roading, pedestrian and cycleways, utilities, parks and public transport	15%
Keep the area as it is	12%
Provide further subdivision opportunities especially smaller lifestyle options	7%
Develop distinct local identity through signs, flea market, village square	4%
Protect horticulture areas, expand local commercial areas and protect harbour	6%
Sample: 94 responses	

4. What changes *don't* you want to see in the future?

More development generally, including the environmental impacts	27%
Unplanned and unco-ordinated development	13%
Intensification of housing and subdivision	11%
Various including loss of open space, industrial development, conflict between activities, new commercial areas and no change	27%
Unrelated to question	22%
Sample: 45 responses	

5. What are the key features (essential character) to be retained in the future?

Maintain current rural nature and character	35%
Maintain and improve recreation and open space	19%
Ensure planned development	12%
Maintain a village atmosphere	8%
Maintain rural roads and wide road reserves	6%
Ensure good access to reserves, open space and harbour	6%
Ensure good quality harbour and estuary water	6%
Retain horticulture and iconic landmarks	6%
Sample: 148 responses	

Note: Percentages do not resolve to 100% due to rounding.

Workshop 2 sought to refine these results through validating them generally then drawing out in more detail the community's view of positive and negative futures and essential character.

Workshop 2 results are summarised below:

1. What changes would be appropriate in the future for Te Puna/Minden?

Planning Issues

- want defined boundaries – extend boundaries. How big/small a property can go
- already there / like to have chance to add to and amend / certainty for future
- reduce encroachment onto horticultural land/protect rural economy – destroyed during previous subdivision ??
- reduce conflicts of interests between uses – allowing rural residential would help by allowing rural consultative !! and follows their plan – no more
- retain greenbelt – keep rural aspect
- orderly process for any changes
- need light industrial land and more commercial land to encourage young to work locally – Doctor, more local services
- right sort of development to reduce conflict of land-use
- Areas for multi-usage options to minimise conflict
- "Greenbelt" mix of lot sizes depending on:
 - The topography of the land*
 - Location*
 - Infrastructure available*

Land usage
Minimum of ½ ha.

Infrastructure Issues

- Omokoroa pipeline Te Puna west
- need sewage to protect the harbour – on-site treatment –
clean up current
(reticulation) must happen here – hook up Te Puna West
- roading – bottleneck through Te Puna due to development elsewhere –
improvement needed
- cycling and footpath routes around the school and to Bethlehem/town -
definitely
- footpaths/exercise routes/linking walkways – *develop walkway*
round Waikaraka estuary verges
would be good
- road verges made more user friendly for walkers & cyclists – *flattened – tidied up –*
drainage – metal cleared up regularly
Yes !
- new bridges – Wairoa River and Te Puna Stream – Yes – especially Te Puna Stream / alternative route needed
- reserves – designate the point area off Lochhead Road, mouth of Wairoa River – great use
- arterial roads improved/widened – Yes (borrow or use the diffs from rezoned land for Te Puna)
- public transport – a place you can park your car securely for public transport patrons – As Te Puna Station? Yes
- good public swimming pool and playground, Maramatanga Park perhaps – *Yes ???*
- procedure for infrastructure to enable further development – *not to be set in stone – no more kerb and channelling / lighting*
- *need sealed roads*

Character/Local Identity

- retain rural ambience/feel of the area – don't want to see another Bethlehem, Omokoroa or Papamoa
All positive aspects / not sprays / tolerance

- no bulk selling sheds, e.g. Warehouse/Countdown
- need to enhance wetlands and riparian plants
- greenbelt between urban centres – Define – lifestyle zone for small farmers
- landscape protection and riparian growth along waterways – Let's tidy it and use it.
- don't want to see another Bethlehem, Omokoroa or Papamoa – Agree – lifestyle greenbelt for beautifying
- more focus on lifestyle than horticultural – definition of lifestyle is
part time hobby farm – not economic – possible subdivision
Yes !!
- organic area – Difficult to achieve except for kiwifruit
- Wairoa River – tree populated picnic area - *Good*
- renaming of Te Puna West – too divisive Maori/Pakeha – *Don't agree – geographical description*
- fleamarket venue/village square/produce market – *Where the tavern is*
- interpretation signs about cultural/history – *Yes !*
- no McDonalds – *Hurray!*

Subdivision

- don't allow rural residential area to be urbanised – *Minden – yes agree / Rural H to become residential*
- ad hoc development causing problems now – *Needs planning*
- flexibility/choice/discretion over what to do on own land – *not a blanket zoning, i.e. no development for x number of years – the right to say about our own land*
Custodians / Controls in place
- Make RMA processes more user friendly.
- Allow individuals more say in use of their land
- smaller blocks should be amalgamated into larger blocks – *if available*
- more lifestyle land - *Yes*
- option to create smaller blocks, ie. 1ha – *smaller rural residential size*
- uneconomical horticulture lots should be intensified - *subdivided*
- Snodgrass Rd from Borell Rd – *lifestylers area*
- *Possible subdivision / smaller*
- *Need a decision now and subdivide towards that*
- *Steering subdivision to less productive land*

- *Uneconomical land / no close subdivision / rural lifestyle*
- *No urbanisation*

Need a Plan

- Will become highly populated
- More room for population
- Decide density
- Unless we do something now it will end up like Bethlehem
- Need to decide now the future of the area – not let subdivisions occur that isn't in line with that

2. What changes don't you want to see happen? Why?

Housing/Development

- infill housing *Agree*
- loss of open space *Too Vague*
- heavy industrial land *Agree*
- *light commercial OK*
- *expanding use of existing woolstores etc.*
- commercial/employment land should go elsewhere *Yes – it should*
- rural lifestyle *Don't agree – already here*
- close urbanisation at the top of Minden – no smaller up there
Agree
- creeping urbanisation *Agree*
- significant population increase *Could happen within a rural lifestyle environment*
- prisons *Agree*
- high rises *Agree*
 - *development on productive land*

Subdivision

- suburbanised like Bethlehem *Agree – Too squashed*
- *need for twenty year plan*
- don't want to stop progress
- hotch potch development, *Want planned development*
- development happening too quickly *Agree*

- need a 50 year plan — *short segments* 10 – 20 years more realistic
- *could subdivide a little but would rather head towards a vision*

Infrastructure/Reserves

- pressure on current facilities – sewerage etc.
- removal of wetlands – *for Local Body Purchase - Agree*
- pollution of waterways - *Agree*
- unproductive low lying land *for Local Body Purchase* built on –
- should be retained as a filter for sediments, nitrates etc. - *Agree*
- leave river area undeveloped – housing
- more recreation
- don't want to be left out of the sewerage scheme
- protecting land through rates relief

3. What are the key features (essential character) to be retained in the future?

Rural Nature and Character

- keep rural amenities /ambience – existing blocks to stay the size they are – *disagree – doesn't agree with blocks to stay*
- wide road berm space for walking, running, horse riding etc. - *agree*
- no more industrialisation - *agree*
- keep identity – *no more footpaths not required – roading*
- *small rural businesses retained with consultation with neighbours*
- lifestyle aspect should remain – *rural lifestyle choices within a planned environment*
- *quietness / green ness / animals*
- *being able to leave town behind*
- *livelihood rather than lifestyle*
- Maori character – *be retained*

Recreation, Reserves and Open Space

- green open spaces/green belt retained - *agree*
- *more identification of our reserves signage! Promotion / and how - education*
- sports area at Maramatanga Park – *playground area - agree*
- *walkway around Waikaraka Estuary developed*
- quarry park - *agree*

- *foreshore is very valuable aesthetically/historically*
- *Wairoa Estuary to be retained*

Planned Development

- not a piecemeal approach to development
- flexibility and choice of the landowner - *within the subdivision planning restrictions to develop lifestyle blocks*
- *land size not below 5000 sq m.*
- planning zones make recognition of unique land use – *walkways - uniqueness of Te Puna Quarry / lifestyle belt*
- no creeping urbanisation - *agree*

Village Atmosphere

- village-like, rather than urban sprawl - *agree*

Infrastructure

- protect the Minden from slippage - *agree*
- structured plan with infrastructure to go with it - *agree*

Harbour and Waterways

- clean waters, make cleaner - *agree*
- access to harbour/estuaries - *agree*
- *Te Puna and Waikaraka Estuary*
- *take safe approach for the meanwhile*
- *better boat ramp at Te Puna West*
 - *Nicer toilets at Te Puna West*

Plans - Group One

Long Term Plan

- ▶ starting now, acknowledges and allows for growth of Te Puna
- ▶ we know it will grow, plan HOW it will grow rather than stifling development
- ▶ aim for rural residential as opposed to urbanisation
- ▶ power underground – power cuts due to trees on power lines
- ▶ add on to Omokoroa sewerage / or
- ▶ some other sewage scheme
- ▶ resealing metal roads – priority to seal
- ▶ intersections need to be improved - dangerous
- ▶ Snodgrass Road widened

- ▶ Traffic increasing so need improvement
- ▶ Siting of buildings – status quo – 30m from boundary?
- ▶ Rates relief to encourage retaining large lots.

Actions

Village

- ▶ Perhaps move across to one side of State highway

Access to Harbour

- ▶ Locating houses to allow future subdivision

Group Two

Conflicts of Interest – examples

- ▶ Spraying
- ▶ Noise
- ▶ Industrial use / lifestyle

Group Three

- ▶ Level road berms / not footpaths
- ▶ Fix culverts
- ▶ Safe walking to schools within 3.5km
- ▶ Quarry Park – Community spirit
- ▶ Maramatanga Park – more promotion and education
- ▶ Access from Quarry to the sea, walkway –
- ▶ Cycle corridor from one to the other
- ▶ Develop Wairoa River area all the way to railway
- ▶ Keeping Maori in mind
- ▶ Make it more accessible – user friendly
- ▶ Flexibility
- ▶ Plan better roading infrastructure
- ▶ Better rules for septic tanks / existing septic for private use
- ▶ Allowances for smaller land size 4000 sq. m – not below this

Group 4

- ▶ Most had uneconomical blocks that would suit some sort of subdivision
- ▶ All were conscious of not going too small and keeping in mind septic tanks to be installed correctly with the land size not being any smaller than 5000 sq. m.
- ▶ The Wairoa River area incorporating Maori culture should/could be utilized
- ▶

- ▶ Rooding and infrastructure should be developed before anything should happen
- ▶ A safer walking community is essential

Summarising the Findings

While there were differences of opinion during the workshops about development scenarios for Te Puna, a strong view emerged on both desirable and undesirable futures that was broadly supported.

A **desirable** future Te Puna would be characterised by:

- ▶ a strong planning process to give effect to the community's vision and values including planning and co-ordinating activities.
- ▶ improved infrastructure including roading, pedestrian and cycleways, parks, public transport, swimming pools and sewerage services at Te Puna West.
- ▶ planning framework that reduces encroachment onto productive rural areas and conflict between different land use activities. Maintain Te Puna as a green wedge between Tauranga and Omokoroa urban areas through an orderly land use plan that provides for multi use options while reducing conflicts between activities.
- ▶ encourage work opportunities to provide more local "off farm" employment.
- ▶ retaining a Te Puna physically characterised by rural activities and services. Limited provision for commercial and retail activities focusing on local services. Enhance the community focal points by markets and character signage.
- ▶ an environment where wetlands and riparian margins and significant landscapes are protected and enhanced.

Subdivision can have a significant impact on the future character of an area. Views on future subdivision were varied and often strongly held. Because of its proximity to Tauranga and overall desirability, considerable investment in 'future' subdivision opportunities has occurred. The desirable future for Te Puna does not specifically encourage or discourage a change in subdivision options, it provides for broad outcomes.

This Plan seeks to define the essential character of Te Puna in a way that will allow future management and development opportunities to be assessed against their likely impacts on those key values. This approach should lead to a more sophisticated planning framework that has been available to date.

Defining 'essential character' criteria with enough precision to be workable is a challenge. Technical jargon abounds. Interpretation varies widely. Existing literature provides some guidance.

This Plan seeks to tackle definitions from a community perspective. The workshops and working party have sought to find practical definitions.

Future work will need to convert these concepts to RMA compliant language capable of fair implementation and community support.

Appendix 5

What is Rural Character?

The approach

While the theory of “carrying capacity” is relatively straight forward, its application to a diverse rural area like Te Puna is less so.

Community input will drive a local perception of essential character. This needs to be combined with relevant research. This is the focus of the next section of this Plan.

What do we currently know about ‘essential character’?

Essential character, for Te Puna, is seen as rural character. While ‘rural character’ can mean different things to different people, most agree that it comprises a sense of openness ie unplanned, non-uniform, natural and non-urban.

The **New Hampshire Office of Energy and Planning, Washington, USA**⁴ defines rural character as:

- “14) *‘Rural character’ refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:*
- (a) *In which open space, the natural landscape, and vegetation predominate over the built environment;*
 - (b) *That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;*
 - (c) *That provide visual landscapes that are traditionally found in rural areas and communities;*
 - (d) *That are compatible with the use of the land by wildlife and for fish and wildlife habitat;*
 - (e) *That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;*

- (f) *That generally do not require the extension of urban government services; and*
- (g) *That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas.”*

Edge Land Planning, Australia⁵ explores the definition of rural land and rural character:

“What is Rural Land?

This is a question that has as many answers as there are people who are involved in Rural Planning. The crudest definition is that rural land is all land that is not urban. However, that is too simplistic for any definition of rural land. Wide open land, Farmland, Forests, National Parks, Mountains, River banks, Lakeshores, Urban Fringe and Rural Residential areas all make up the landscape that we describe as rural. It is not any one landform or land use. It is the mixture of them that evokes the term Rural Land.

They can be grouped under the following headings:

- ▶ *agricultural uses and activities*
- ▶ *scenery and landscape*
- ▶ *sense of peace*
- ▶ *lifestyle*
- ▶ *density*
- ▶ *food and clothing*
- ▶ *problems*
- ▶ *biodiversity*
- ▶ *climate*

The thing to note is that everybody has a different definition of rural land, depending on a range of things such as their background, age, where they live, etc.

The main feature of rural land is that it has an unplanned, non-uniform, natural look and can be described as “chaotic”. This describes rural land the most accurately – it is a mixture of uses where no one use is the dominant one. You can say that the dominant use is rural!

What is Rural Character?

Rural Character is a term that is often misunderstood and misused when applied to rural land. Rural character is made up of a number of components – the one thing they have in common is the feeling of openness. They include the following:

⁴ Internet Reference } State the reference link

⁵ Internet Reference }

- ▶ open spaces
- ▶ agriculture
- ▶ grazing animals
- ▶ market gardening
- ▶ plantations
- ▶ cropping
- ▶ sheds
- ▶ crop protection structures
- ▶ artificial housing
- ▶ vegetation (trees, shrubs and grasses) – both indigenous and exotic
- ▶ houses and outbuildings
- ▶ varying topography including rolling hills and steep gorges
- ▶ rivers and streams

Michigan planning agencies⁶ approach rural character from an individual's perspective:

Michigan's diverse landscapes, including its shorelines, riparian areas, open fields, forests, and farmlands, draw residents to a variety of rural areas throughout the state. Rural character is many times a perception unique to the individual. One person may interpret rural character as having a low density of development; another may only recognize it where there is a complete absence of man-made features, such as signs and buildings.

But regardless of any individual interpretation of rural character, it remains true that as more people are attracted to rural areas, preserving the unique character of an area becomes more of a challenge.

Ultimately, it is the community's own definition of rural character that is the single most important part of its preservation. It is up to each community to decide what its rural character is and subsequently, how it can be preserved. For example, definitions of rural character may include the following elements:

- ▶ tree-lined streets
- ▶ farmlands
- ▶ woodlands
- ▶ clean air and water
- ▶ undeveloped open space
- ▶ natural streambanks
- ▶ natural lake shorelines
- ▶ outdoor recreation opportunities
- ▶ small villages and communities.

Closer to home, **Wellington City Council**⁷ provides an interesting perspective on rural character that is community based.

Horokiwi, north of Wellington, is a rugged high altitude area sparsely settled with dramatic outlook and climate. Community feedback signalled a great passion amongst residents and visitors for solitude and naturalness.

The character was described in terms that reflect a rugged yet tranquil rural enclave. Council's response to maintaining and enhancing this character was, amongst other things, to prepare a rural heritage plan including identifying cultural, historic and natural elements contributing to character and their sensitivity to change.

Other key dimensions of rural character included ridgelines, landscapes and views, places of cultural and historic importance, native bush and wildlife, natural water bodies, and sustainable management practices.

The most comprehensive local research relevant to 'rural character' is contained in **SmartGrowth Rural Issues Background Report**, August 2002 prepared by Harrison Grierson Consultants Ltd.

The rural area of Western Bay sub-region is described as a **physical** environment (land forms and landscapes, soil types, land use capability, ecology and biodiversity and water catchment areas), a **working** environment (employment and economy) and a **living** environment (population, dwellings, past and present living environment for Maori, rural playground).

The report goes on to state (p5):

"The majority of land within the Western Bay of Plenty sub-region is "rural" land. In simple terms, that is all the land that is not "urban" in nature (ie not "part" of a town or city). The rural area comprises a mixture of unmodified and modified elements (with the latter much more common today):

Relatively unmodified elements

- ▶ conservation estate areas/reserves
- ▶ remnant areas of indigenous vegetation
- ▶ remnant wetlands

Modified elements

- ▶ extensive farming areas
- ▶ intensive farming areas (agriculture, horticulture, cropping)
- ▶ houses associated with farming activities
- ▶ houses on lifestyle blocks
- ▶ rural infrastructure
- ▶ peri-urban activities (largely serving towns but needing a rural location – contractors yards, quarries, landfills, sewage treatment, and so on).

⁶ Internet Reference } State the reference link

⁷ Horokiwi Rural Community Plan }

In days gone by, the rural area was predominantly a working environment and people living in the rural area did so generally because they worked in the rural area. In more recent years, the rural area's role as a living environment has increased significantly, with large numbers of people choosing to live in rural areas because of the amenity qualities offered (such as privacy, quietness, space, clean and green outlook, views) rather than its productive qualities.

While the rural area has become more diverse and complex, and more "built up" and populated, rural production remains of primary importance. The importance of rural production to the Western Bay of Plenty sub-region is such that when the rural sectors enjoys good times (such as in recent years), the flow-on, or multiplier, effects are such that the benefits are received throughout the sub-region."

What is Te Puna's essential character?

The community workshops in Te Puna, combined with the input from the community steering group, provided the "locals perspective" on Te Puna's essential character.

Overall, the following feedback on essential character was obtained:

Retain/Maintain

- ▶ *current rural nature including amenity, ambience, road berms, land use mix and Maori character*
- ▶ *recreation and open space*
- ▶ *village atmosphere*
- ▶ *rural roads with wide road reserves*
- ▶ *horticultural and iconic landmarks*

Improve

- ▶ *recreation and open space*

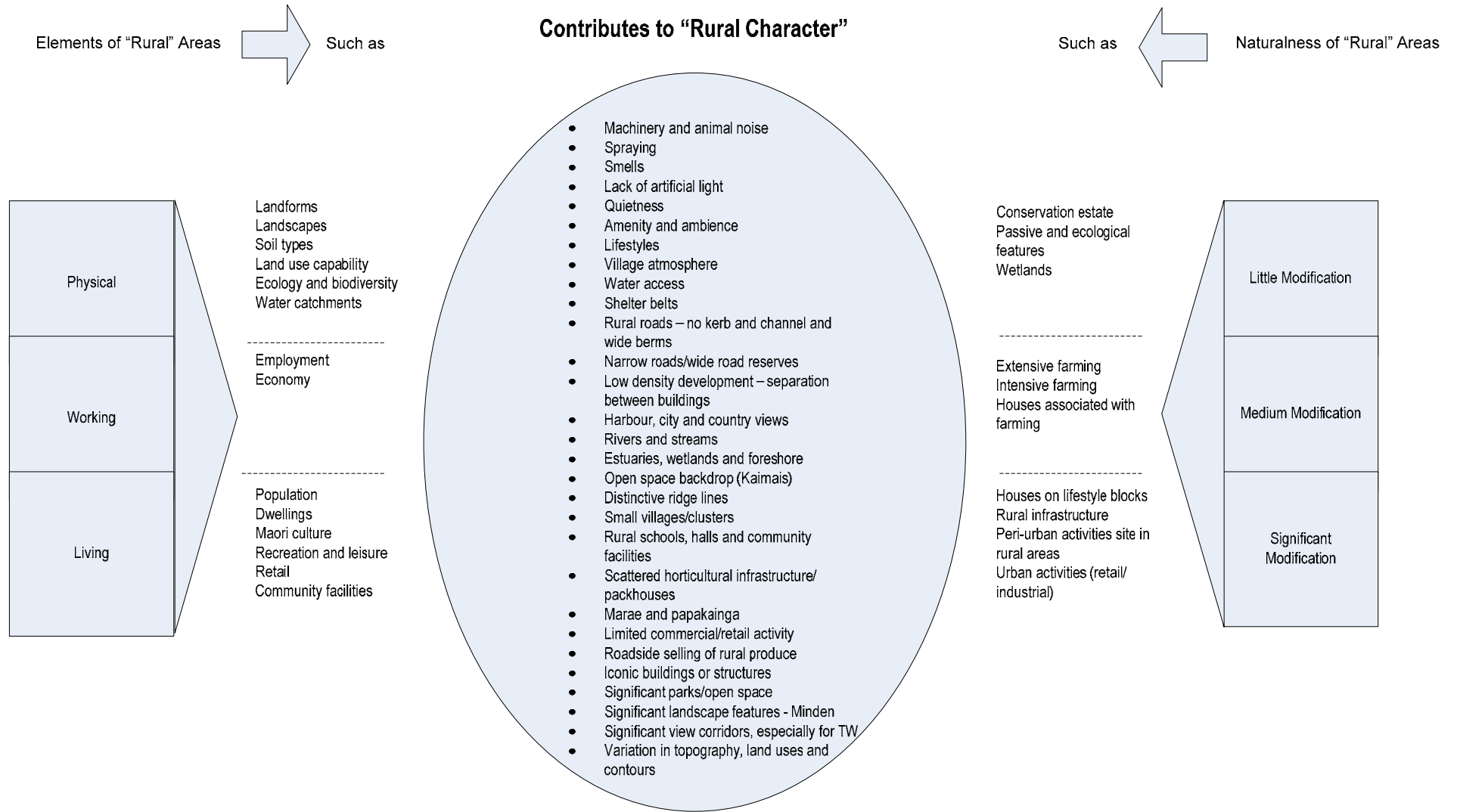
Create

- ▶ *planned approach to development*
- ▶ *good access to reserves, open space and waterways*
- ▶ *good water quality in harbour and estuaries*
- ▶ *no more industrialisation.*

Given the significant variety of activities and landforms within Te Puna, a 'finer' definition of the area into sub-areas was required to assist future decision making.

While the general attributes of rural character appear international, a finer definition is required to be useful. Defining Te Puna into sub-areas based mainly on land use has helped to better reflect the nature of this complex community while community feedback has provided a direction as to overall character values considered important.

Now that we have an idea of what is rural character and a classification of Te Puna by geography and current land use, we can focus on what changes are likely to occur in the future and, more importantly, the impact these changes will have.



Te Puna Newsletter

Looking forward today for a secure tomorrow

November 2006

Welcome

This newsletter has been put together to bring you up to speed on the draft Te Puna Community Plan.

FOR many years the future of Te Puna has been subject to speculation. With the adoption of SmartGrowth, the 50 year growth management strategy for Tauranga and the Western Bay of Plenty District, in May 2004, the long term future of Te Puna as being a 'rural community' has been confirmed. However, it is recognised the area will inevitably face increasing pressure.

The Te Puna Heartlands Group is now keen to work with the community to develop a plan for Te Puna that retains its rural character over time.

A number of factors have influenced the approach taken including:

- » the Te Puna Heartlands Group's willingness to lead the process
- » using a community rather than a Council driven process
- » Applying a non-technical approach, using existing reports and research where appropriate, but based mainly on local perception and experiences
- » A limited budget
- » Council's willingness to support Heartlands in facilitating the plan.

In terms of work to date, two facilitated community workshops were held in February and March 2006 and attracted 150 people. These sessions helped define why people live in Te Puna, what they liked about the community, what changes were wanted in the future and what key attributes or features should be retained. From this consultation, a community working group took on the task of preparing a plan to reflect the broad vision articulated at the workshops.

The community workshops in February and March resulted in consensus on a number of desirable characteristics of a future Te Puna.

A desirable future Te Puna would be characterised by:

- » a strong planning process to give effect to the community's vision and values including planning and co-ordinating activities.
- » improved infrastructure including roading, pedestrian and cycleways, parks, public transport, swimming pools and sewerage services at Te Puna West.
- » a planning framework that reduces encroachment onto productive rural areas

and conflict between different land use activities.

- » maintaining Te Puna as a 'green wedge' between Tauranga and Omokoroa urban areas through an orderly land use plan that provides for multi use options while reducing conflict between activities.
- » encouraging work opportunities to provide more local "off farm" employment.
- » retaining a Te Puna physically characterised by rural activities and services. Limited provision for commercial and retail activities focusing on local services. Enhance the community focal points by markets and character signage.
- » an environment where wetlands and riparian margins and significant landscapes are protected and enhanced.

In terms of subdivision, the desirable future for Te Puna does not specifically encourage

"The aim of the Te Puna Community Plan is to provide a practical framework for maintaining and enhancing the area's 'rural character'."

or discourage a change in subdivision options, it provides for opportunities where rural character is not compromised.

The following information provides detail on key components of the draft plan and, I trust, will be a catalyst for you to contribute ideas so that the draft plan truly reflects your community's wishes.

The aim of the Te Puna Community Plan is to provide a practical framework for maintaining and enhancing the area's 'rural character'.

I invite you to view a complete copy of the draft which is available on Council's website at www.tbopdc.govt.nz/consulting. You can also request a copy of the draft by ringing Council on 571 8008.

I look forward to your comments and would like to take this opportunity to thank you in advance for your contribution.

Nolene De Luca
on behalf of the Te Puna Heartlands
Community Plan Working Group

The Draft Te Puna Community plan

Strong community planning process developed



Actions

1. Seek Council support (financial and expertise) to further develop Heartlands Inc. as an effective vehicle for communication and consultation with the Te Puna community.
2. Heartlands to be an advocate for Te Puna issues with Council

Vision A strong governance and planning process to give effect to this community plan.

Outcome To support Heartlands Inc. as the umbrella community group for Te Puna, to advocate for community issues and facilitate effective communication with the Council and other agencies.

Discussion Heartlands Inc. is an incorporated society with articles of association and constitution and formal operating procedures including election of members. This formality ensures a robust community organisation is in place that has the ability to be broadly representative of the local community. The existing arrangement is seen as appropriate for the future in that it is independent of the Council, can operate as an umbrella or unifying influence in the community and tap into the broad range of skills and interests of its membership. Heartlands Inc. can also develop a monitoring and advocacy role in respect of the implementation of the plan as necessary and desirable. Tangata Whenua is a significant part of the Te Puna community. There is a willingness to work collaboratively with Heartlands Inc. to pursue issues of mutual interest.

and other agencies with emphasis on progressing the Te Puna Community Plan.

3. Heartlands to remain broadly representative of the Te Puna community by adopting an inclusive style that focuses on common interests.

Orderly land use plan provided

Vision Te Puna should be characterised by small lifestyle blocks, orchards and farmlands co-existing with tolerance and understanding.

Outcome Maintain Te Puna as a green wedge between Tauranga and Omokoroa urban areas through an orderly land use plan that reduces encroachment onto productive rural land and provides for multi-use options while reducing conflicts between activities.

Discussion Te Puna has and will be subject to speculative pressure by virtue of its attractiveness and proximity to Tauranga. Its long term future is rural which will provide relief from urban sprawl around Tauranga harbour.

This strategy is endorsed by SmartGrowth and given effect to by the Regional Policy Statement and the District Plan under the Resource Management Act.

In recognising the changing nature of the rural area and the range of different activities already located in and planned for Te Puna, the plan seeks to provide for further development opportunities to meet people's expectations while maintaining the overall rural character of the area.

Further subdivision and development opportunities should be provided for. Assessment criteria need to be developed that recognise the ability of different areas to accommodate further subdivision without compromising essential rural character. Development should be managed to avoid conflicts.

The small residential community at Te Puna West needs urgent attention in relation to sewage treatment. This must be addressed in a comprehensive way that is both affordable and environmentally sensitive.

The expansion of the Te Puna West residential area should be assessed as part of these investigations to provide an increased range of options for 'village' housing.

The lack of young families in the area and the consequential impacts on the school and pre-school services could be addressed by this initiative.

Te Puna West is a well established residential area. A small expansion of the capacity of the area would not compromise the overall rural nature of Te Puna, provided all environmental and cultural impacts were mitigated.

Actions

1. Ensure the District Plan maintains an overall rural character for Te Puna.
 - » a minimum of land should be used for lifestyle development as a result of future subdivision
 - » subdivision and development should only occur at a rate that can be supported by community infrastructure and will not compromise the rural character of the area
 - » existing ecological, landscape and cultural values are not compromised
 - » land subject to physical constraints should not be developed.
2. Within Te Puna, provide for a wide range of activities that are compatible with and complementary to a rural community.
3. Develop a District Plan that reduces conflict between activities and encroachment onto productive rural land.
4. Further rural subdivision opportunities should be provided for where the following criteria are met:
 - » productive land use is not compromised
 - » high quality waste water treatment is provided
5. Investigate, as a priority, sewage treatment improvements for Te Puna West along with possible expansion of the residential zoned area to accommodate further housing opportunities.

Local work opportunities maintained

Vision	Encourage work opportunities to provide more 'off farm' employment.
Outcome	Provide a range of non-rural employment opportunities so long as the overall effect does not compromise the rural character of the locality or adversely affect local amenity.
Discussion	<p>The large range of small scale non-rural businesses operating within Te Puna adds to the vitality and economy of the area. Opportunities to establish further business should be retained.</p> <p>The impacts of such activities need to be controlled to the extent that they may create a nuisance or impact adversely on safety, accessibility or local amenity.</p> <p>The current level of District Plan control is considered generally appropriate.</p>

- Actions** Maintain the current District Plan approach to local employment opportunities ie home enterprises and small scale education and tourism as permitted activities.

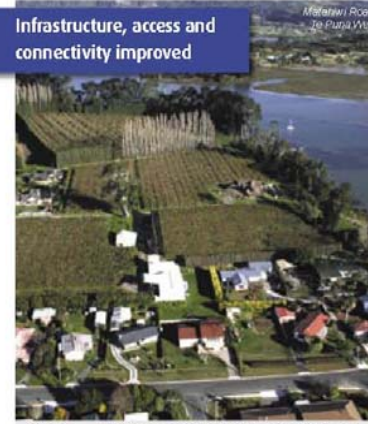
Industrial and commercial development limited

Vision	Retain Te Puna as a rural area by limiting industrial and commercial areas to current locations and focusing on local services.
Outcome	<ol style="list-style-type: none"> 1. Recognise the existing commercial activity at State Highway 2 / Minden Road and State Highway 2 / Clarke Road and consolidate any future development at these locations to serve the local catchment. 2. Limit the Te Puna Rural Business Park Zone on Station Road to its current size and monitor its development closely to ensure all resource consent conditions are complied with and any adverse effects arising are promptly addressed.
Discussion	<p>The community was keen to retain Te Puna as an area characterised by rural activities and services. The existing industrial area of 27ha at Te Puna Station Road will have an impact on both local character and traffic, particularly as development occurs.</p> <p>This was a controversial resource consent and the plan seeks to ensure any adverse impacts arising from industrial development are avoided.</p> <p>The business park zone has a comprehensive management plan to ensure staging of development is appropriate in terms of traffic, access and environmental impact.</p> <p>There is no certainty as to what activities will eventually establish in the zone. The community is keen to ensure development is of a high standard and local employment opportunities will arise.</p> <p>A range of activities are currently provided for within the commercial zone. Some of these may be more appropriately located elsewhere. By maintaining the current commercial zoning, market forces will operate to optimise the services provided. As demand increases, smaller commercial scale activities serving the local catchment are likely to displace larger businesses serving a broader area.</p> <p>A detailed plan should be developed for the Minden Road / State Highway 2 commercial area that incorporates design requirements, safety, circulation and access in order to achieve an attractive and functional centre.</p>

- Actions**
1. That the development of the Te Puna Rural Business Park Zone be closely monitored to ensure all consent conditions are complied with.
 2. That any future commercial activity be located at State Highway 2 / Minden Road for local services and Clarke Road / State Highway 2 for tourism related activities.
 3. That a comprehensive development plan be prepared for the State Highway 2 / Minden Road commercial zone to provide good urban design, connectivity, access and appearance.



Infrastructure, access and connectivity improved



Vision	Provide necessary infrastructure that meets community need for transportation, water, wastewater, stormwater, utilities and leisure in a way that is sensitive to the natural environment.
Outcome	<ol style="list-style-type: none"> 1. Improve road access and safety. 2. Eliminate harbour pollution caused by ineffective septic tanks. 3. Extend walkway network and improve connectedness and flexibility. 4. Ensure reserves, leisure and community facilities meet the community's requirements. 5. Improve pedestrian safety. 6. Necessary infrastructure is sensitively designed, located and cost effective.
Discussion	<p>Infrastructure comprises the community's roading, water, stormwater, wastewater, electricity and telecommunication services along with recreational, leisure and community facilities.</p> <p>Most built infrastructure is considered reasonable except for wastewater services at Te Puna West village. This needs to be urgently addressed.</p> <p>State Highway 2 bisects the community and the proposed Northern Arterial is likely to compound this separation.</p> <p>Te Puna is well served with roading access and the network of roads provides generally good connectivity.</p> <p>While improvements to local roading, access and intersections are promoted, the overall theme of the plan is to ensure that built infrastructure is placed sensitively within the natural environment.</p> <p>Actions focus on addressing current roading problems, wastewater solutions for Te Puna West settlement, safer pedestrian access to Te Puna primary school, better access to and linkages between reserves and improved opportunities for walking and cycling.</p>

Actions

1. The 2002 Community Streetscape Improvement Plan - Roading be reviewed to reflect Heartland priorities.
2. Develop a formed rural/rural-residential road verge design policy that provides:
 - » a safe walking corridor surfaced with natural materials for children and the elderly
 - » sufficiently wide space for a walkway and cycleway and possible bridle path
 - » sufficiently wide space for native tree planting to encourage bird-life.
3. Council develop a stormwater system for the Oturu stream catchment to lower stream speeds, silt runoff ponds, re-developed wetlands, riparian planting and an educational/incentives programme to discourage the use of hard surface areas.
4. Council to provide for future expansion of Maramatanga Park as the need arises to cater for future growth.
6. Existing paper roads to be converted to reserve status to protect future walkway network.
6. Implement cost effective environmentally sensitive solution for wastewater treatment at Te Puna West village.

Specific Actions

- Roading:**
1. Provide a roundabout at Minden/Te Puna Road/State Highway 2 Intersection.
 2. Improve the State Highway 2 intersections with Wairoa Road / Te Puna Station Road and Snodgrass Road.
 3. Widen Te Puna, Snodgrass and Wallace Roads and include the new rural / rural-residential road verge design.
 4. Te Puna Road widening to include formed footpath/cycleway from State Highway 2 to Maramatanga Park with the priority being Te Puna School to Maramatanga Park.
 6. Borell Road to have a footpath/cycleway.
 6. Re-design Te Puna Station Road/Te Puna Road intersection to accommodate traffic to industrial zone.
 7. Ensure consent conditions for rehabilitation of Station Road industrial zone are met (Te Puna Road through to State Highway 2).
 8. Extend 50' high zone south from Te Puna school to 135 Te Puna Road (safety issue on corner by 135 Te Puna Road).
 9. Provide effective streetlighting in Tangitu Road.
 10. Make sure that the Northern Arterial does not separate Te Puna/Minden though the provision of effective flyovers and underpasses.
 11. Keep the Northern Arterial unobtrusive by lowering its profile in the landscape and effective planting to screen overbridges.
- Walkways:**
- Te Puna West Peninsula*
1. Develop a formed walkway, using boardwalks and suitable natural materials along the Esplanade Reserve from Newnham Road to Walkaraka Drive, Quarry Park, Minden.
 2. Provide walkway linkages between the Te Puna Quarry Gardens, the Minden Road paper road, the Minden Reserve, the Minden Lookout and the Minden Road residential area.
- Wairoa River, Te Puna Station Road*
3. Develop a walkway along the Wairoa River from Wairoa Road to Te Puna Station Road, with the view to linking up to Pitua Road.
- Te Puna Estuary*
4. Develop a walkway around the southern Te Puna estuary, between Newnham Road and Jess Road, with links to Te Puna Stream catchment walkways.
 6. Council to develop with Transit New Zealand, a State Highway 2 walkway underpass to link the Te Puna catchment and estuary walkways.
- Ouhouere Stream to Wairoa River*
6. Develop a wilderness trail along the Ouhouere Stream to the Wairoa River, marked by bollards.
 7. Properties at the end of Lochhead Road adjoining Crown Land at river mouth be returned to natural wetland and developed as a wildlife area, serviced by carpark and walkways from Telhara Road.

Environmental Stewardship provided



Te Puna Quarry Park

Vision	Protect and enhance wetlands, riparian margins, significant landscapes and natural environment 'opportunities'.
Outcome	That Te Puna remain a 'green wedge' between Tauranga City and urban development in Omokoroa by the development of a 'mountains to the sea' corridor to enhance biodiversity, natural character and passive recreational opportunities.
Discussion	<p>There are currently a number of care groups within the Te Puna area that are protecting and enhancing wetlands, riparian margins, estuaries and ultimately the harbour foreshore and the harbour itself.</p> <p>They are:</p> <p>Waikaraka Estuary Managers Inc – reclaiming open waters from mangroves, removing large amounts of rubbish (old car bodies, tyres, and garden waste), planting riparian margins, weed and pest control, liaising with local authorities and scientific communities.</p> <p>Te Puna Estuary Managers – reclaiming the estuary from the mangroves and planting margins to encourage native birds. Encouraging the large wetland adjacent to Jess Road and regenerating the historic Pukemaru Pa site as well as other amenity planting in their area and undertaking weed and pest control measures.</p> <p>Nga Tahatahi O Te Puna Group – recently formed to restore the Te Puna foreshore from Rarapua all the way to the Wairoa River and including Motuhua Island.</p> <p>Te Puna Quarry Park – a well established community group reshaping the old quarry site into a spectacular botanical park.</p> <p>Upper Waikaraka Streamcare Group (previously Oturu Stream Care Group) – a group currently being formed to enhance and protect the Upper Waikaraka Stream. This stream flows under the road from the Minden near the Te Puna Store and curves round the front of Armstrong Road properties to merge with the Oturu Stream, which flows from Te Puna Quarry Park through I'Anson Reserve. The upper Waikaraka and Oturu streams ultimately flow as one into the Waikaraka Estuary.</p> <p>These groups need support and co-ordination to more effectively achieve their objectives.</p> <p>The short distance from the Minden to the harbour edge creates a realistic opportunity to develop a 'green corridor' as the backbone to rural Te Puna. Key elements already exist in terms of coast, rivers, roadways (existing and paper roads) and parks. The challenge is to link these elements into a continuous corridor. Opportunities for passive recreation should be explored. The main objective however is to enhance rural character and biodiversity.</p>

Actions

- Heartlands will work with and support the care groups to achieve more effective use of scarce resources including seeking additional funding.
 - Heartlands seek support from Council, Department of Conservation, Landcare and landowners to create a 'mountains to the sea' corridor including appropriate access and recreational opportunities.
 - Work alongside the Wairoa River Strategy Group to protect and enhance adjoining margins, small reserves and boat ramps.
 - Help develop small Council reserves such as the Linga Longa so that their potential is better known and they provide another link in the overall plan.
 - Work alongside Council staff to improve, maintain and develop existing reserves including the recreational potential of the Waiti, I'Anson Park, Minden Reserve, Lindoch Ave, Minden Lookout, Wairoa River margins and the Ohouere Stream at Crawford Road.
 - Bridleways and cycle tracks connecting the above reserves with the coast and Kaimai Forest should also be investigated.
 - That the large remaining wetlands on the Wairoa River and its mouth area at Okimoke be reinstated to help filter contaminant flow to the harbour; build wildlife populations; and maintain an important cultural base for local iwi and environmental education.
- Heartlands will make submissions to all relevant agencies to achieve the protection of the remaining wetlands including lobbying QE11 Trust and the councils and investigating protection under the waahi tapu process.

Enhance community character

Vision	Develop a brand or theme for Te Puna that distinguishes the community from others through recognising local history, landscape, built form and people and their activities.
Outcome	Te Puna is recognised as having a special character through its combined Maori, French and European history and culture, its attractive landscaped roads, themed signage and rural village market to promote local crafts and produce.
Discussion	<p>From 1400 to 1800, Te Puna – the eternal stream – was a cultural bastion for Te Pirirakau hapu. The French missionaries arrived during the 1850s followed by the French settlers. At the turn of the century the main Maori families of Borell, Tangitu, Tuhsakaraina and Bidois all farmed their land along with several early European families. In the 1970s Te Puna slowly diversified into horticulture and the pressure for lifestyle living took hold.</p> <p>The Maori and European history (including the 'French connection') could be acknowledged in a similar way to Akaroa celebrating its French heritage.</p> <p>The historic Catholic Church in Pitua Road has significant French connections as does the local maze of Pouuterangi and the Bidois family from Calvados in the Normandy area of France.</p> <p>The development of a village-type theme for the Pitua Road area is a possibility. Te Puna already has a large establishment of small and creative home industries often hidden behind shelterbelts. Village 7 at Clarke Road is evolving as a craft centre and it is possible that this be further enhanced with markets.</p> <p>These existing activities and Te Puna's French history provide the basis for a unique rural village theme.</p> <p>A related opportunity is to expand the roadside planting throughout the community. The beauty of Clarke Road and James Road is well known. Te Puna has the advantage of relatively wide road reserves that could accommodate such plantings. Tree species could be matched to locations to provide differing character and appearance.</p> <p>Residents would be encouraged to take ownership of their road verges further encouraging a community identity.</p> <p>Signage should also be reviewed to promote the local character theme including 'welcome to' signage that sets the scene in terms of visual appearance and content, parks and reserves and road names.</p>

Actions

- Develop a theme for Te Puna based on the following key characteristics:
 - the French influence on Te Puna's history
 - a village/market concept to promote local arts, crafts and produce around Village 7 (Clarke Road) and Pitua Rd area
 - planting street trees to provide variety and interest throughout the rural community
 - signs that reflect the theme and are unique to Te Puna.
- That Heartlands form a community working group of interested residents to further develop the Te Puna theme.

What now?

Working Party Members

Nolene DeLuca (convenor)
 Bob Blair
 Alf McCausland
 Ralph Jefferson
 Robyn Roan
 Peter Lochhead
 Ross Bolus
 Jenny Grose
 John Butt
 Bob Cooper
 Tommy Wilson
 Graham Leigh
 Jo Gravitt (Kaimai Ward Councillor)

We want your feedback. Do you generally agree with this direction or have you got alternative suggestions?

Please make your comments in writing and forward to:

Te Puna Community Plan
5 Pamela Place
Tauranga

Alternatively you can email your suggestions to tepunaplan@xtra.co.nz

You can download a complete copy of the draft community plan on Council's website at www.wbopdc.govt.nz/consulting

SUBMISSIONS CLOSE FRIDAY 26 JANUARY 2007

Facilitation and Plan Preparation

Brian Croad, The Strategy Warehouse

The working party will carefully consider all comments, incorporate changes as appropriate and finalise the plan. Further consultation may be undertaken if significant points of difference emerge.

The plan will then be presented to Western Bay of Plenty District Council as a significant input to Council's planning for Te Puna.

Thank you for your time in reading this newsletter. We look forward to your contribution.



Appendix 7 – Te Puna Community Plan submission form

Your response

Draft Plan for the community of Te Puna



fold

FreePost Number 118541



Te Puna Community Plan Submission
5 Pamela Place
Tauranga 3110

told

Do you want to find out more?

Visit the Western Bay of Plenty District Council website – www.wbopdc.govt.nz/publications to view a copy of the draft community plan.

Submissions close on 26th January 2007.

Your submission can also be:

faxed to 07 576 4036
emailed to tepunaplan@xtra.co.nz

Forms can also be downloaded from the Council website

Draft Plan for the community of Te Puna

Consultation Questions

Making your comments on this form will help the working group better understand your responses. You do **not** have to complete all the sections in order to make a submission. There is space over the page to make any additional comments on any part of the Draft Plan for the community of Te Puna.

1. **A Strong Community Planning Process Developed**
Please tell us what you support in this section. Please tell us what you would like changed, and why.

2. **Orderly Land Use Plan Provided**
Please tell us what you support in this section. Please tell us what you would like changed, and why.

3. **Local Work Opportunities Maintained**
Please tell us what you support in this section. Please tell us what you would like changed, and why.

4. **Industrial and Commercial Development Limited**
Please tell us what you support in this section. Please tell us what you would like changed, and why.

5. **Infrastructure, Access and Connectivity Improved**
Please tell us what you support in this section. Please tell us what you would like changed, and why.

Appendix 8 – Heartlands Inc.

In October 2001, a group of Te Puna residents met to discuss ideas and opportunities that would bring their local community together to focus on issues affecting Te Puna. A number of options were identified as a means of achieving this goal:

- ▶ promotion of local activities or features
- ▶ create opportunities for people to feel more 'connected'
- ▶ co-ordinate publicity of organisations within the community.

Our first objective was to become an incorporated society and then to be recognised by the Western Bay of Plenty District Council and the community as a group which could represent issues affecting Te Puna.

Since then we have published a Te Puna brochure, worked with local residents and the Council on issues such as water quality at Te Puna West, the upgrade of Waitui Reserve, revamp of Maramatanga Park and roading issues. We have also made submissions to Council on recreation and a range of other planning issues.

Efforts have also been made to liaise with local groups and support their endeavours where asked.

The present committee is:

- ▶ Robyn Roan, Acting Chairperson
- ▶ Beth Bowden, Secretary
- ▶ Heather Lowes, Treasurer
- ▶ Peter Lochhead
- ▶ Kelvin Youngman
- ▶ Nolene De Luca
- ▶ Richard Comyn.

The group has been supported in our endeavours by local councillor, Jo Gravit.

