

Western Bay of Plenty District Council – Plan Change 92  
Meeting – 26 July 2022; 9.30am, (

**Meeting Notes**

1. IN ATTENDANCE

- (a) Shae Crossan (SC) – Stratum Consultants
- (b) Vivienne Robertson (VR) – Te Kapu o Waitaha
- (c) Veroni Leota (VL) – Te Kapu o Waitaha

2. Plan Change 92 Discussion

- (a) SC outlined provisions of PC92. WBOPDC response in relation to Medium Density Residential Standards and recent RMA changes. Main change was three houses per site as a permitted activity. Other changes to bulk and location controls, yard setbacks, daylighting etc that help would facilitate development
- (b) VR asked if changes would better facilitate townhouse/duplex development. SC confirmed this was the case with exemptions for yard controls/daylighting between duplex/townhouse dwellings
- (c) SC noted that subdivision would still require resource consent, but a straightforward process as a Controlled Activity under the three-house scenario.
- (d) VR & VL could both see value for this for some whanau and clustering whanau on land, but without subdividing, which was still a costly process, there could be equity issues for individual whanau members as no separate title for each house
- (e) VR noted there were issues with Maori being able to facilitate the development on the land as cost for demolition of old houses etc could be problematic. Agreed it was outside the scope of PC 92, but a matter for further discussion with WBOPDC
- (f) Discussion on Lenihan Drive property. VR & VL aware of Heritage Building. Land was returned to Waitaha under Treaty Settlement which included the existing building. Building had no cultural heritage to Waitaha. SC outlined provisions under District Plan for removal/modification and noted it could be difficult process. SC to contact Heritage New Zealand to discuss.
- (g) New rules would enable greater density than current District Plan
- (h) VR & VL could see benefits of increased density for younger generations, often older generations wanted to return to whenua in more traditional rural areas
- (i) VR asked if there were review requirements if MDRS provision did not work. SC to discuss this with Council
- (j) Overall, VR noted she could not see any negatives for Waitaha and was generally supportive of the plan change

3. General Discussion Matters

- (a) Papakainga type zoning generally supported at Manoeka settlement, maybe Marae community zoning
- (b) VR and VL noted zoning should be flexible not just to provide papakainga, but similar residential uses/density to PC96 on ¼ acre sections
- (c) SC outlined that density of MDRS would likely require reticulated wastewater. Continue discussions around this with WBOPDC
- (d) Current Rural zoning was too broad and inflexible for places like Manoeka
- (e) VL's vision was not create a thriving community again at Manoeka
- (f) SC noted that WBOPDC were intending to arrange Wananga to discuss housing opportunities in near future

Western Bay of Plenty District Council – Plan Change 92  
Tapuika Meeting – 27 July 2022;4.00pm, Tapuika Offices, Te Puke

**Meeting Notes**

1. IN ATTENDANCE

- (a) Shae Crossan (SC) – Stratum Consultants
- (b) Andy Gowland-Douglas (AGD) – Tapuika Iwi Authority
- (c) Helen Biel (HB) – Tapuika Iwi Authority

2. Plan Change 92 Discussion

- (a) SC outlined provisions of PC92. WBOPDC response in relation to Medium Density Residential Standards and recent RMA changes. Main change was three houses per site as a permitted activity. Other changes to bulk and location controls, yard setbacks, daylighting etc that help would facilitate development
- (b) SC noted that subdivision would still require resource consent, but a straightforward process as a Controlled Activity under the three-house scenario.
- (c) Notification of neighbours was limited under PC92 scope and MDRS
- (d) AGD and HB could both see value for this for some whanau and clustering whanau on land and for some residential properties Tapuika hold in Te Puke
- (e) Overall, AGD noted she could not see any issues for Tapuika as changes were predominantly in existing urban environment and was generally supportive of the plan change

3. General Discussion Matters

- (a) Papakainga type zoning generally supported at Waitangi settlement, maybe a type of Marae community zoning
- (b) SC noted zoning could possibly include a number of activities i.e., provision for healthcare, iwi offices which was permitted in other Marae community zones in TCC for instance
- (c) ADG noted Tapuika very interested in developing their block of land behind library in Te Puke for residential development. Main focus at this stage.
- (d) Tapuika also own Industrial Block on Station Road.
- (e) SC & HB discussed current Rural zoning was too broad and inflexible for places like Waitangi

## **Hui with Tapuika and Waitaha**

**Date 5 August, 2022**

### **Present**

Council: Rachael Davies (GM Strategy and Community), Phillip Martelli (Resource Management Manager), Chris Nepia (Kaupapa Māori Manager)

Tapuika Iwi Authority: Andy Gowland-Douglas (CEO)-via Teams

Waitaha Iwi Authority: Vivienne Robertson (CEO), Veroni Leota

Consultant Advisor: Shae Crossan (Stratum)

Shae went through the comments that he had compiled from earlier meetings with the iwi representatives and circulated to all present.

In summary the Iwi do not have any concerns about the MDRS and related provisions about to be notified. Some of their members will be able to take advantage of them where they are looking to add an additional dwelling to their existing property to house whanau.

Both are very interested in the second phase of planning for Te Puke, particularly opportunities around papakainga type zonings for Manoeka and Waitangi.

They also have landholdings in the town that they want to pursue options with as part of that process.

## Meeting Notes

### 1. IN ATTENDANCE

- (a) Shae Crossan – Stratum Consultants
- (b) Gabrielle – Pirirakau
- (c) Kahurangi – Pirirakau (via video)
- (d) Noeline - Pirirakau (via video)
- (e) Koro - Pirirakau (via video)

### 2. Plan Change 92 Discussion

- (a) Shae outlined provisions of PC92. WBOPDC response in relation to Medium Density Residential Standards and recent RMA changes introduced by Central Government. Would replace original proposed Omokoroa Plan Change. Main change was three houses per site as a permitted activity. Other changes to bulk and location controls, yard setbacks, daylighting.
- (b) Gabrielle and Kahurangi could not see much value in this for Pirirakau as they were aware very few whanau owned land within residential areas of Omokoroa
- (c) Gabrielle noted from the WBOPDC website the plan was to house 13,000 people in Omokoroa
- (d) Kahurangi advised that first and foremost their main concerns were that historic cultural and archaeological sites within the Stage 3 Omokoroa area were protected and preserved
- (e) Gabrielle advised that the only Maori land they were aware of was at the end of Prole Road and owned by Ngati Haua. Ngati Haua should be consulted with too as part of plan change. Ngati Haua contact if Mokoroa Gillett 027 328 5043
- (f) The Plan Change seemed to exceed the boundaries of the original Stage 3 area. Shae to confirm with WBOPDC
- (g) Gabrielle noted that 20m proposed height limit could have significant impacts on cultural viewshafts
- (h) Both Gabrielle and Kahurangi advised that access to traditional food gathering areas and Urupa needed to be provided. Ensuring food security, water security and runoff into rivers and streams was controlled.
- (i) Noeline advised that there should be no further takes from any existing bores to provide reticulated water
- (j) Mitigation and enhancement of areas should be undertaken
- (k) Pirirakau are already engaged with some Prole Road developers

- (l) Pirirakau have had one previous hui with WBOPDC on SPP process but nothing further since that time
- (m) Gabrielle and Kahurangi requested confirmation that the existing Omokoroa wastewater line had capacity to cater for the increased residential density. Shae would confirm with WBOPDC.
- (n) Lack of greenspace proposed in current plan change area. Pirirakau would like to have input and a co-management role in reserves areas
- (o) Existing cultural sites not to be used as a playground reserve
- (p) Development of Omokoroa a huge change visually and in character in Pirirakau rohe
- (q) Kahurangi noted that cultural monitoring of any future works is a must

### 3. General Discussion Matters

- (a) Shae advised that WBOPDC were potentially looking at further options for Papakainga/Marae community zones next year. Intentions to provide specific zoning where several things (i.e., housing, healthcare) could be facilitated easier on multiple owned Maori land
- (b) Kahurangi asked who were the tangata whenua representatives on the three waters reform board and advised there had been no notification of this. Shae to ask WBOPDC. Koro advised that he sat on the Te Mana o Te Wai Board with BOPRC
- (c) Kahurangi advised they would like to see opportunity for whanau provided through the developments and potential employment
- (d) WBOPDC should consider acquiring land and giving back to tangata whenua, leases of services and co-management options to be explored
- (e) Koro advised that his wish is that a meaningful relationship is developed with WBOPDC, based on respect and mana rather than simply a functional and transactional relationship as it has been in the past. A long-term relationship should be developed.
- (f) Koro also advised they had the capability, but capacity was limited given all involved have full time jobs. Capacity from WBOPDC to help could including engagement fees and training
- (g) Kahurangi would like to know more about Kainga Ora building homes in Omokoroa per recent media articles which was the first they have heard of the proposal – Shae to ask WBOPDC if they could provide any more information.
- (h) Shae advised that he send meeting notes to Gabrielle for review and to WBOPDC once she had confirmed
- (i) Wananga to be arrange with WBOPDC in coming weeks.