

TE PUKE ZONING MAPS

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INTRODUCTION

Te Puke is a town which has developed as a service centre for the surrounding rural area. Under the Operative District Plan the subject area is predominantly zoned Residential with an area zoned Future Urban to the south west. Other existing zones applicable to the area are Medium Density Residential, Commercial and Industrial.

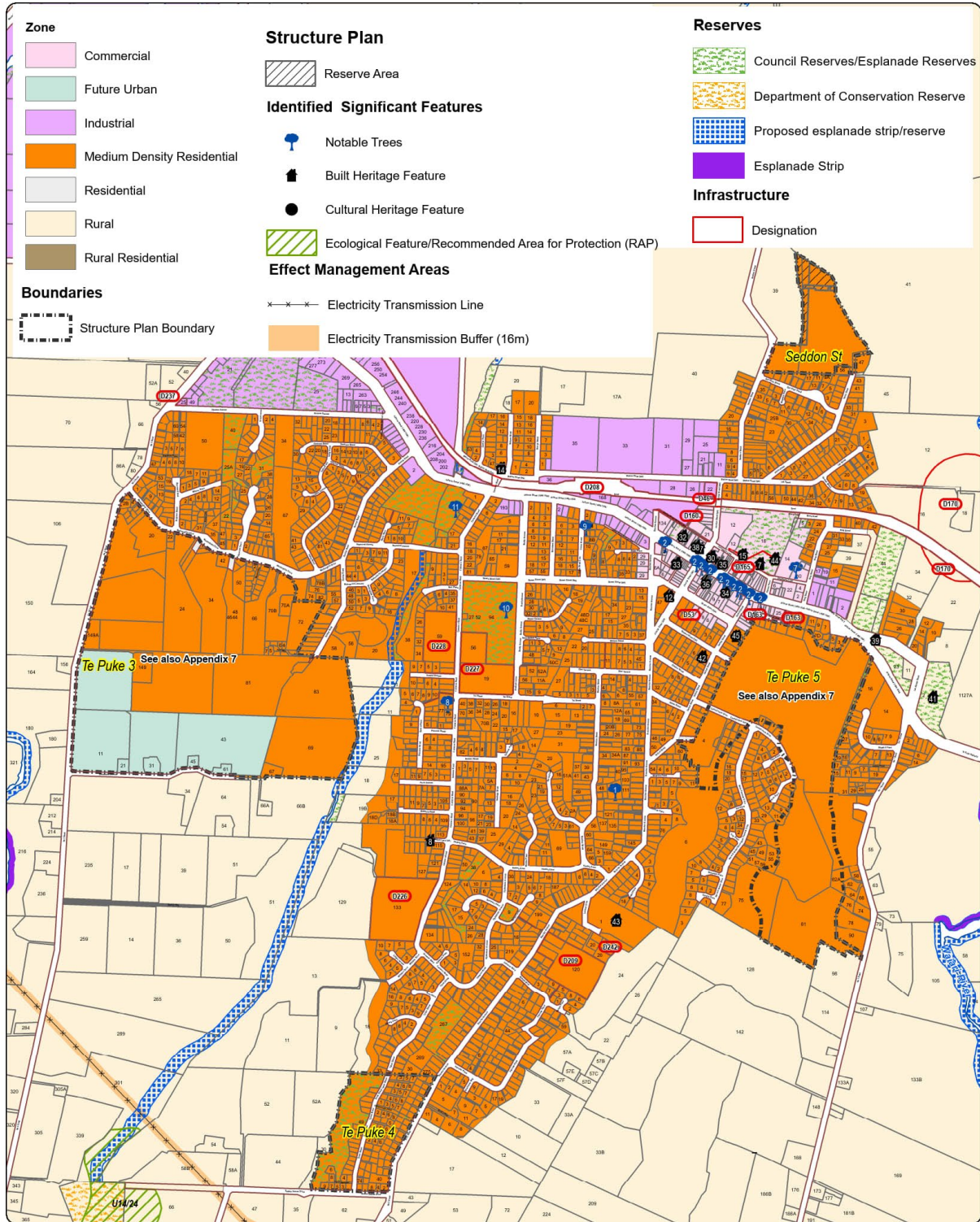
Reflecting the growing need and demand for additional housing, residential greenfield development is currently underway on the south-western outskirts of the town within the Te Puke Area 3 Structure Plan area and within the Future Urban Zone south of this area.

For Te Puke, the Plan Change is different to Ōmokoroa in that it only rezones land to Medium Density Residential. The Plan Change mainly relates to the existing zoned Residential areas and the application of the MDRS in these areas. Other areas covered by the Plan Change include a small area of land currently zoned Future Urban in the McLoughlin Drive area (part of Te Puke Area 3 Structure Plan) known as “Zest” and an area of land currently zoned Rural at the north-eastern end of Te Puke on Seddon Street. These additional greenfield areas had been identified for residential expansion within the urban limits of Te Puke

The Future Urban zoned land is included in the Plan Change as it is part of a resource consent lodged (and now granted) with Council and the Plan Change updates the zoning to reflect this. The Rural land was initially intended for Residential zoning as a private plan change that was lodged prior to the RMA Amendment Act. The MDRS has also been applied to these areas to give effect to the NPS-UD.

Due to the timeframes to prepare the Plan Change there has been no other new medium density residential areas proposed for Te Puke. There are also no changes proposed to the Te Puke Commercial and Industrial Zones in support or as a consequence of this Plan Change. This does not however preclude urban expansion in the future. The Council will undertake a wider Te Puke Spatial Plan and District Plan review to address additional zonings and other matters more comprehensively.

The proposed zones as notified are shown on the Ōmokoroa Zoning Map below.



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Email: gis@westernbay.govt.nz
 Date: 12/08/2022
 Operator: mib
 Map: E:\Shape\DistrictPlan\Te Puke Structure Plan and Plan Change\Te Puke - Plan Change 92 - Zoning

Scale A3 - 1:12,500
 0 100 200 400 600 800 1,000 Metres



TE PUKE PLAN CHANGE 92 ZONING MAP



TOPIC 1 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST FOR ADDITIONAL AREA

BACKGROUND

The Plan Change introduces the Medium Density Residential Zones into Te Puke. This zoning replaces the Residential Zone and some of the Future Urban Zone.

SUBMISSION POINT

One submission point was received. No further submission points were received. The submission point on this topic is summarised as follows:

Armadale Properties (8.1) submit in relation to the property at 22 Landscape Road which is currently zoned Rural and is adjacent to a small pocket of residentially zoned land within Plan Change 92. The property has a preliminary Master Plan which has previously been prepared as part of a resource consent pre-application process, with feedback received from Council. The submission considers the site to be a logical extension to the existing Residential Zone and is well suited for the MDRS. The relief sought is for the property to be included in Plan Change 92 and rezoned Medium Density Residential.

This submission point is considered outside the scope of Plan Change 92 because the Plan Change did not propose any change to the zoning of the property, and the rezoning sought is not an incidental or consequential extension of the proposed plan change zoning. However, the submission point has been addressed to provide information to the submitter and the Panel.

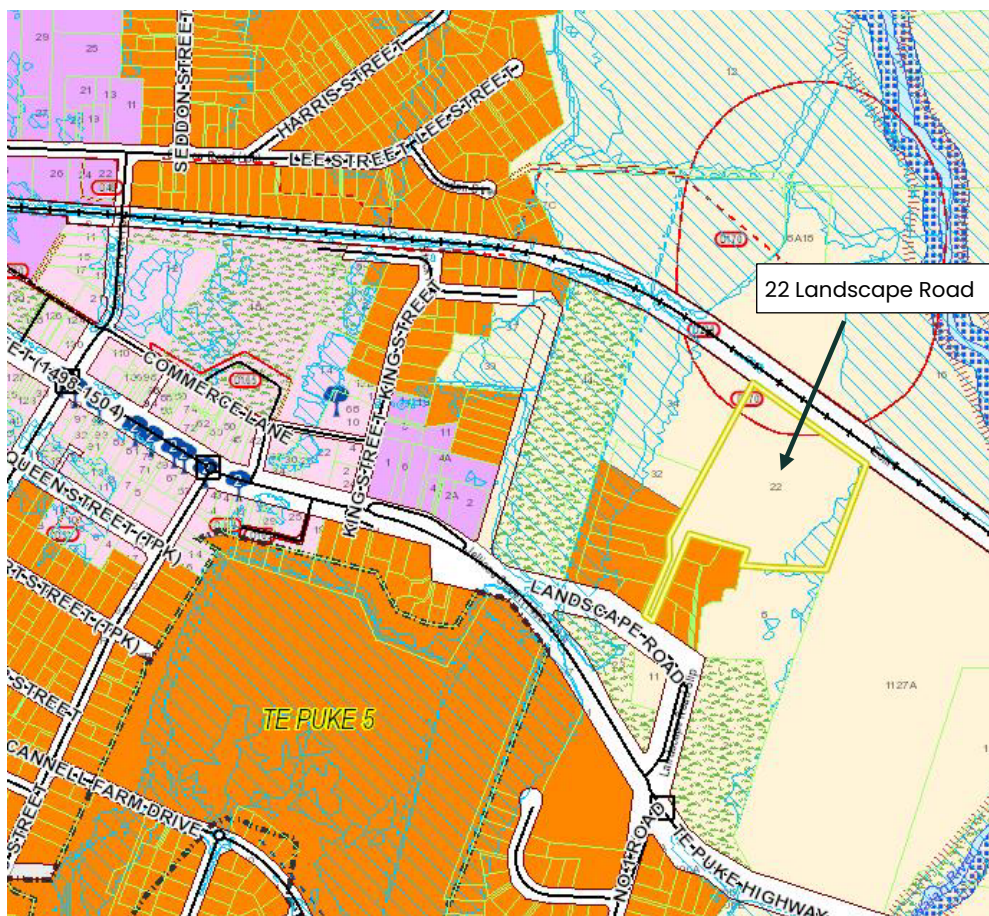


Figure 1: Location of 22 Landscape Road (shown within yellow outline)

OPTIONS

Option 1 – Retain the existing Rural Zone for this land as notified.

Option 2 – Amend Te Puke Zone Maps to include 22 Landscape Road in the Medium Density Residential Zone.

DISCUSSION

The only submission in relation to the residential expansion areas was from the landowner at 22 Landscape Road. Indirectly, Bay of Plenty Regional Council (25.26) supports the inclusion of the Seddon Street Structure Plan in Plan Change 92., and this would infer that the proposed zone is also supported by them.

The owner of 22 Landscape Road has previously engaged with Council at the pre-application stage with a proposed Master Plan of the site for discussion following withdrawal of a resource consent that was lodged for a lifestyle-type subdivision. The owner requests that because this pre-application work has been undertaken, the site should be considered through Plan Change 92 to be rezoned from Rural Zone to Medium Density Residential Zone.

The submission states that the property will support the ongoing growth of Te Puke, thus meeting the objectives and policies of the NPS-UD. However, the submission does not provide further reasoning or detail on how the proposal meets these.

The submission also does not provide any assessment on servicing requirements, ecological effects, or transportation effects.

It is relevant to note that the majority of land at 22 Landscape Road is classed as LUC 3 (highly productive land). This information in conjunction with its current zoning of Rural means that if a private Plan Change were to be lodged now the NPS-HPL (Policy 5 and Clause 3.6) would need to be considered. This would require a significant amount more analysis of the NPS-UD and the costs and benefits of the proposal in regard to the loss of highly productive land.

It is not clear from the submission if meaningful consultation has been undertaken with the adjoining landowners, surrounding neighbours, Bay of Plenty Regional Council, or relevant iwi/hapū groups. The Reporting team considers it important that those parties as well as the wider community are given the opportunity to see the proposal and provide comment.

At the time of preparing Plan Change 92 the site was actively considered, however due to the limited time allowed to prepare the Plan Change it was decided that the extension to the Residential Zone would only include those sites which were either lodged Plan Changes (Seddon Street Precinct) or covered by lodged resource consents (Zest).

As the site at 22 Landscape Road was not significantly advanced in the form of a private Plan Change or resource consent application the Reporting Team does not have sufficient information or evaluation to recommend rezoning. The submitter has previously been advised that Council will be undertaking a Te Puke Spatial Planning process which may provide for outcomes to support this site being developed by way of resource consent or private plan change in the future.

RECOMMENDATION

That Option 1 be accepted.

Retain the existing Rural Zone for this land as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
8	1	Armadale Properties

SECTION 32AA ANALYSIS

As no changes are proposed, no s32AA evaluation is necessary.

TOPIC 2 – PROPOSED MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST FOR AREAS TO BE CHANGED TO HIGH DENSITY RESIDENTIAL ZONE**BACKGROUND**

Plan Change 92 has not proposed a High Density Residential Zone in Te Puke. It also has not proposed any specific areas for higher density such as a minimum of 30 residential units / lots per hectare similar to what was proposed in Ōmokoroa (Area 3C). Instead, all of Te Puke's Medium Density Residential Zones are proposed to require a minimum of 20 residential units / lots per hectare.

SUBMISSION POINTS

Two submission points were received. Two further submissions point were received. The submission points on this topic are summarised as follows:

Kāinga Ora (29.6) seeks that appropriate parts of Te Puke be zoned 'High Density Residential Zone', based on a 400m walkable catchment around the town centre in order to support a compact urban form model. Proposed zone provisions are included in the submission and in summary the key enabling density standards include six residential units per site as a permitted activity and a height limit of 22m.

A further submission from KiwiRail (FS71.9) supports this submission.

Waka Kotahi (41.2) submitted that high-density residential zones within walkable catchments surrounding the town centre of Te Puke will be required to give effect to the intent of the NPS-UD. The submission requested an accessibility study to assess/determine the extent of the walkable catchments surrounding the town centre of Te Puke. If supported by the accessibility assessment, Waka Kotahi seeks that Plan Change 92 incorporates high-density residential zones within the walkable catchments surrounding these centres.

A further submission from Kāinga Ora (FS70.24) supports this submission.

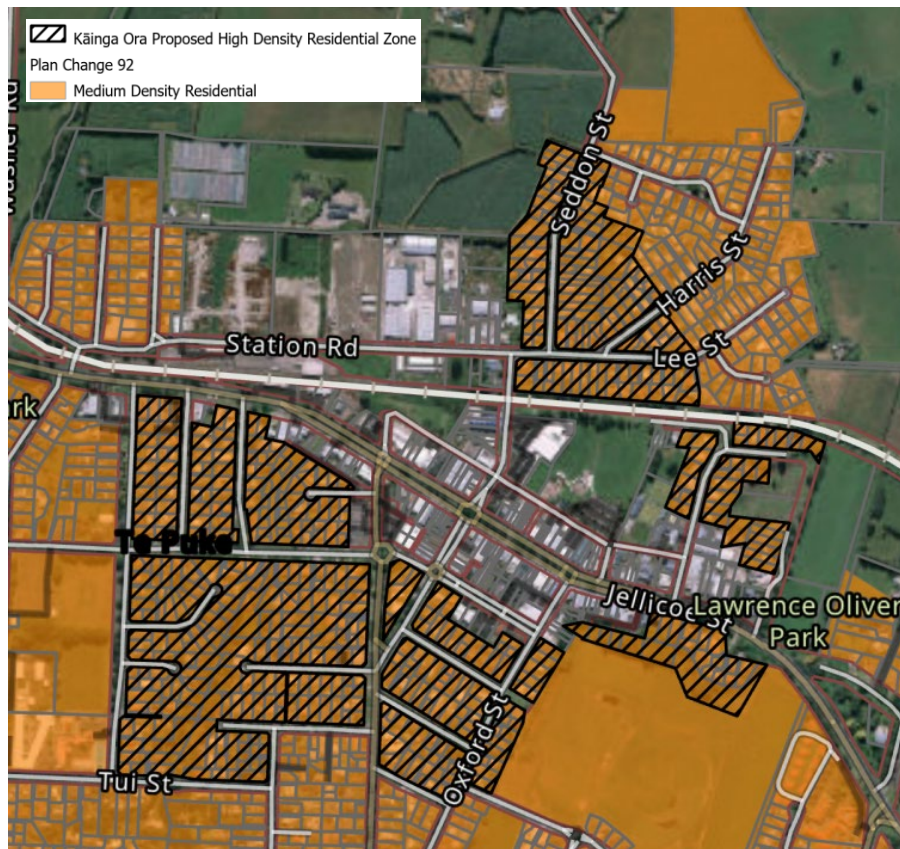


Figure 2: Kāinga Ora proposed High Density Residential Zone.

OPTIONS

Option 1 – Retain proposed Medium Density Residential Zone as notified.

Option 2 – Amend zoning to replace proposed Medium Density Residential Zone with High Density Residential Zone in areas shown on the submission maps.

DISCUSSION

The Introduction of this Section 42A Report outlines how Council has implemented Policy 3 of the NPS-UD in relation to “urban environment” and determines that Policy 3(d) is only relevant for Plan Change 92. In terms of ‘walkable catchments’ (Policy 3(c)) there are no city centres or metropolitan areas and no existing or planned rapid transit stops within the District.

For Te Puke, in preparing the Plan Change, Council did consider higher density and walkable catchments but decided not to make provision for an area comparable to 3C in Ōmokoroa. This was because additional time is required to adequately and effectively consult and engage with the Te Puke community. Within Te Puke, the proposed Plan Change therefore only enables housing densities (including to a height to 11m and 20 units per hectare) to occur. This was based on an assessment of each existing lot which concluded that higher density may not be suitable as areas near the town centre were already developed and large-scale re-development may not be feasible. There are also no rapid transit stops identified in the town.

The District Plan Review and upcoming Te Puke Spatial Plan will also be progressing which would allow the Te Puke community to fully engage and provide for the outcomes the community desire. This provides an opportunity to consider not just the future urban form for Te Puke but also align the provision of commercial facilities and community services commensurate to that.

The Reporting Team considers that the proposed height and density in Te Puke provides for housing densities at a commensurate level to the existing commercial activities and community services in this town. Therefore, a specific High Density Residential Zone is not required nor an area similar to Ōmokoroa 3C.

RECOMMENDATION

That Option 1 be accepted.

Retain proposed Medium Density Residential Zone as notified.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
29	6	Kāinga Ora
41	2	Waka Kotahi
FS 70	24	Kāinga Ora
FS 71	9	KiwiRail

SECTION 32AA ANALYSIS

As no changes are proposed, no s32AA evaluation is necessary.

TOPIC 3 – MEDIUM DENSITY RESIDENTIAL ZONE – REQUEST TO CHANGE TO COMMERCIAL ZONE OR MIXED USE ZONE

BACKGROUND

This is the future urban land (discussed in Topic 1 above) that is proposed to be zoned Medium Density Residential as the site had been the subject of a resource consent process (“Zest”). The resource consent was for a large area of medium density residential development and it was considered appropriate to include this in Plan Change 92 to enable housing supply. An area within the site was not consented and remains as a ‘super lot’, identified in the consent application as an area for future ‘commercial development’ that would need to be the subject of a separate resource consent. The information included in the consent application identified proposed terrace housing, a neighbourhood reserve and a commercial development to include a café, restaurant, retail and a childcare facility.

SUBMISSION POINT

One submission point was received. No further submission points were received. The submission point on this topic is summarised as follows:

Vercoe Holdings (40.1) supports in part the proposed Te Puke zoning map however seek that with respect to 24 McLoughlin Drive, that the area identified for future commercial development under the subdivision resource consent be rezoned to Commercial (shown shaded pink in Figure 1 below). The submission argues that the Commercial Zone will provide for efficient use of the land

and will provide a mixed-use zone to enable the delivery of commercial activities and further residential intensification. The submission considers that it will provide employment opportunities and will contribute to a well-functioning urban environment. The submission also states that the requested Commercial Zone has been given regard to in the Integrated Transport Assessment and infrastructure assessment included with the resource consent application for the comprehensive residential development.

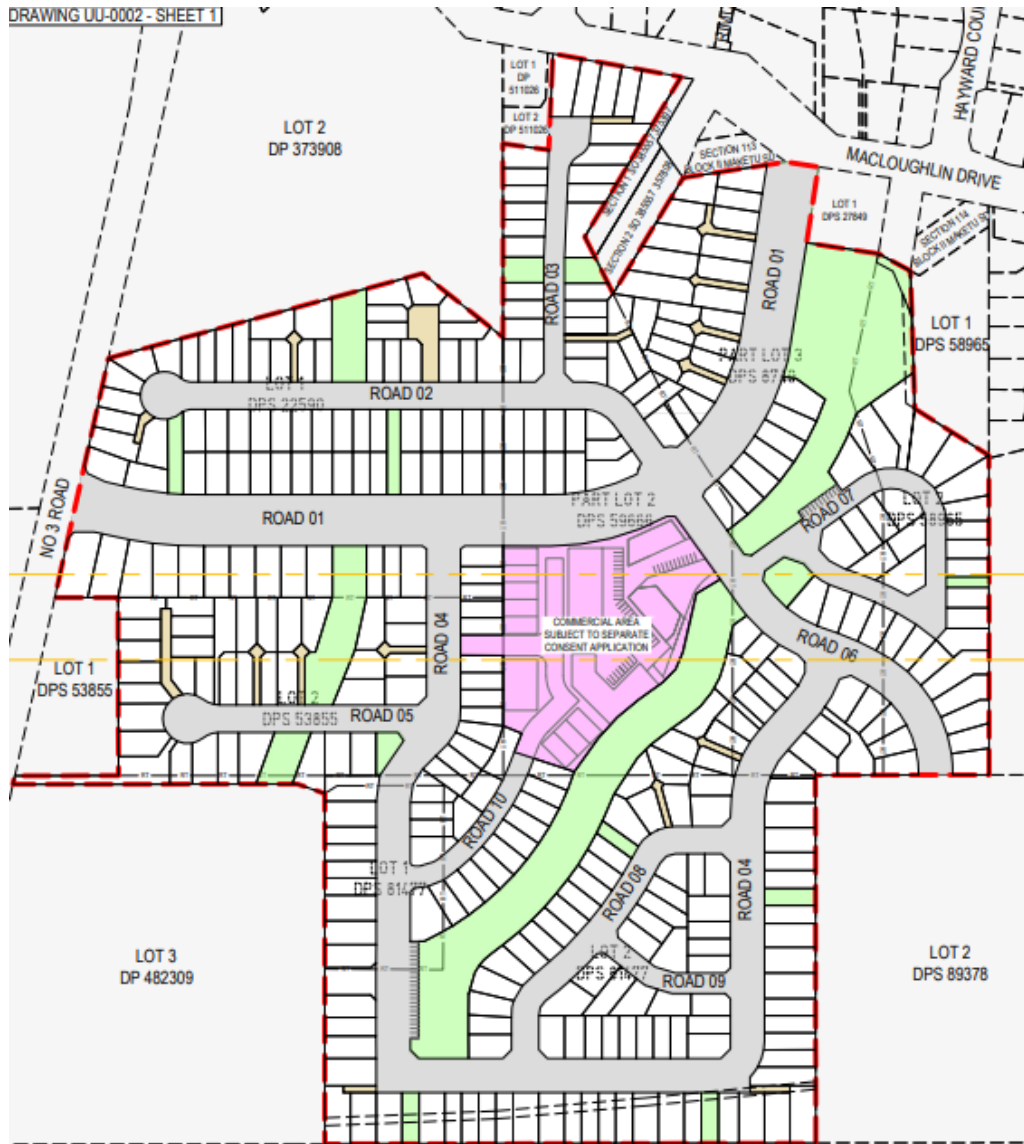


Figure 3: Snip from 'Scheme Plan – Overall Layout' prepared by Aurecon, as provided in submission 40.

OPTIONS

Option 1 – Retain proposed Medium Density Zone as notified at the 'Zest' site.

Option 2 – Amend zoning to replace proposed Medium Density Residential Zone with Commercial Zone in the area as requested at the 'Zest' site.

Option 3 – Retain proposed Medium Density Residential Zone but provide for a Mixed Use Residential Precinct in the area identified at the 'Zest' site.

DISCUSSION

The Reporting Team has given consideration to this request for a Commercial Zone, and whether it may instead be appropriate to consider for a Mixed Use Residential Precinct given the area shown on the above scheme plan includes terraced housing, community hub and commercial activities.

The submission considers that the proposed area will provide a mixed use zone to enable the delivery of commercial activities and further residential intensification in the area. However, the submission does not provide a specific analysis or justification as to why this is the most appropriate option for that land. There has been no assessment of whether this is a suitable location for the requested zoning or whether other existing or proposed commercial activities or the town centre already provide for the community in the area.

There also appears to be no meaningful consultation undertaken with surrounding developers/landowners and the wider community on the proposal. This could be undertaken as part of a future process for Te Puke (Spatial Plan exercise) or through a consent process as discussed below.

The commercial area identified in the submission includes residential terrace style housing to support higher density living. However, if the area was to be rezoned Commercial, the dwellings would need to be located above ground floor and would also require a specific resource consent. This brings into question whether a Commercial zoning is best suited for what the submitter is wishing to achieve.

Another option for future consideration is that the area could be provided for as a mixed use residential precinct. This could be similar to the Ōmokoroa Mixed Use Residential Precinct, which provides for medium to high density residential development with commercial activities primarily at street level. This provides for three residential units per site as a permitted activity and would not require these or any others to be above ground level. Further, it would allow a range of small-scale commercial activities each up to 150m² as a permitted activity. This includes offices, retail, restaurants and commercial services. As such, a mixed use precinct would appear to better reflect what the submitter is seeking. However, this precinct was created specifically to support the Ōmokoroa Town Centre Commercial Zone to ensure that it actively and positively integrates with the surrounding environment. The submitter's proposal would not be to support a commercial town centre but rather to support surrounding residential development.

As explained in Section 19 – Commercial, the Commercial Zones in the District form the heart of the town centre and outlying areas, where they become a focal point of social, economic and cultural activities. Important issues for the Commercial Zone include the containment of the zone and ensuring activities within the zone are managed so as to not adversely affect residential areas. To this point, the submission did not include an assessment of effects in relation to how the proposal may affect the existing town centre. There is no assessment of the effects of co-locating commercial and residential in this part of the community nor discuss the implications of establishing a Commercial Zone and the suite of both small and large-scale permitted activities which could then be established in the residential neighbourhood.

As the proposed commercial site was not significantly advanced in the form of a Private Plan Change or resource consent application the Reporting Team does not have sufficient information or evaluation of efficiency and effectiveness. Council officers believe that the activities sought would be better suited to a resource consent process. This allows for specific assessment to be undertaken on the mix of residential and commercial to achieve the desired outcomes for the

community, while avoiding unnecessary commercial creep or a poorly designed commercial area.

RECOMMENDATION

That Option 1 be accepted.

Retain proposed Medium Density Zone as notified at the 'Zest' site.

The following submissions are therefore:

REJECTED

Submission	Point Number	Name
40	1	Vercoe Holdings

SECTION 32AA ANALYSIS

As no changes are proposed, no s32AA evaluation is necessary.