

Vincent

From: Contact Canopy <Contact.Canopy@zespri.com>
Sent: Friday, 15 July 2022 1:19 pm
To: Richard Coles
Subject: RE: [EXTERNAL] Pongakawa Subdivision - Nearby Land use Change to Kiwifruit

Hi Richard,

I can confirm the following total land areas:

Area	Total Land Area (hectares)
Pongakawa	457.79
Paengaroa	2219.81
Total	2677.6018

Regarding employees in the area, I would recommend you reach out to NZKGI (New Zealand Kiwifruit Growers Incorporated). You can contact them via email: info@nzkgi.org.nz or on 0800 232 505.

Kind regards,
Kirsty Reidie Jope - Grower Support Services Assistant
Zespri International Limited

T: 0800 155 355 DDI: 07 572 7758
E: kirsty.reidiejope@zespri.com W: www.zespri.com
N.B Our contact hours are Monday - Friday 8am-4pm
400 Maunganui Rd, Mt Maunganui, New Zealand | PO Box 4043, Mt Maunganui 3149



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From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 15 July 2022 11:02 am
To: Contact Canopy <Contact.Canopy@zespri.com>
Subject: RE: [EXTERNAL] Pongakawa Subdivision - Nearby Land use Change to Kiwifruit

Thanks Kirsty

We are also following up with the Te Puke Economic Development Agency – Mark Boyle so hopefully we can gain some relevant statistics to support the application.

Even the number of people employed in kiwifruit in the area would be helpful.

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



From: Contact Canopy <Contact.Canopy@zespri.com>
Sent: Friday, 15 July 2022 10:53 am
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: [EXTERNAL] Pongakawa Subdivision - Nearby Land use Change to Kiwifruit

Hi Richard,

I am just following up on what information (if any) we can provide. I have contacted a few people within the business and will get back to you ASAP.

Kind regards,
Kirsty Reidie Jope - Grower Support Services Assistant
Zespri International Limited

T: 0800 155 355 DDI: 07 572 7758
E: kirsty.reidiejope@zespri.com W: www.zespri.com
N.B Our contact hours are Monday - Friday 8am-4pm
400 Maunganui Rd, Mt Maunganui, New Zealand | PO Box 4043, Mt Maunganui 3149



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From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 15 July 2022 10:12 am
To: Contact Canopy <Contact.Canopy@zespri.com>
Subject: [EXTERNAL] Pongakawa Subdivision - Nearby Land use Change to Kiwifruit

Hi Kirsty

Great talking this morning.

As discussed, we are prepared a subdivision application and Plan Change for some client's land at Pongakawa. This will ultimately create 90 to 100 homes and a small general store and medical rooms.

There is a shortage of greenfield land in the area and while the Western BOP District Council have plans for a new town at Paeangaroa, this could be 20 years away.

It would be useful for our client to understand the amount of land use conversion to kiwifruit in the Pongakawa/Paeangaroa area as this will support an argument that there is a demand for housing form the kiwifruit industry.

If you had a map with areas or even a high-level information if there is sensitivity around mapped areas, then we would greatly appreciate this as it will support our application

Kind Regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



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25th May 2023

Lucy Holden, Senior Planner, and Julie Bevan, Planning and Policy Manager
Bay of Plenty Regional Council
1 Elizabeth Street
Tauranga 3110

Dear Lucy and Julie,

BOPRC Letter Regarding Plan Change 95 (Arawa Road)

We thank you for your engagement and letter providing written commentary regarding this plan change dated 13th March 2023. This letter outlines your professional planning assessment of consistency with relevant planning provisions. These differ from our own in several respects. Further to our meeting on 9th May 2023, the differences are further analysed below in reference to the *objectives and policies/topics* referred to in your letter. This response letter is provided for the purpose of addressing issues raised by BOPRC, to ideally narrow the scope of issues to be deliberated through the plan change hearing process.

Operative RPS Objective 25, Policies UG 5A, 6A, 7A, 10B and 14B

BOPRC consider the PPC to be contrary to, rather than inconsistent with, operative Objective 25, and Policies UG 5A, 6A, 7A, 10B and 14B of the RPS. All of these provisions, with the exception of Policy UG 10B, are proposed to be either modified or deleted by proposed Plan Change 6 (PC6), which is BOPRC's response to the requirements of the NPS-UD. For completeness and transparency, this is demonstrated in Table 8 of Plan Change 6 **appended** to this document.

BOPRC's reason for a contrary position, as opposed to inconsistent, on the operative provisions are as follows (in summary **in bold**), with comments on the position provided below:

1. The PPC site is not within an urban management or growth area, or urban environment as defined by the NPS-UD;

Comment: As discussed in the Private Plan Change (PPC) document (section 9.1), it is acknowledged that the proposal is inconsistent with operative policies UG5A and 6A concerning urban growth within urban limits and identified management areas. These are Urban and Rural Growth Management Policies. The proposal is consistent with operative policies UG 3A, 4A, 8B, 9B, 10B, 11B, 12B, and 13B concerning the same issue (Urban/Rural Growth Management). It is ultimately understood how BOPRC may conclude that the proposal is contrary to current operative policy UG 5A.

Importantly however, the references within cited policies to urban development only occurring within identified management and growth areas are removed by Plan Change 6 (PC6). This reflects the 'responsive' direction of the NPS-UD, particularly to unanticipated development. It is our assessment the NPS-UD deliberately does not only solely apply within *existing* urban environments; it directs Tier 1 authorities (which WBOPDC is) to provide sufficient housing capacity in *existing and new urban areas* within their *region or district*¹.

¹ Clause 3.2.1(a), NPS-UD.

As such, the relevance of location within an identified urban growth area is significantly reduced owing to the direction of the NPS-UD and progress on PC6.

2. Residential growth is not provided for outside of defined urban limits, which this site is not located within;

Comment: Not disputed insofar as the operative RPS is concerned, however again the restrictions centred on urban limits are removed by PC6 as guided by the NPS-UD.

3. The proposed development is not identified as an area with demand for growth;

Comment: Disagree. The Housing and Business Capacity Assessment 2022 Summary ('the HBA', which updates the 2021 HBA referred to in the BOPRC commentary) identifies a current shortage of actual dwellings by 2482², and an estimated shortfall in land capacity to deliver housing in the WBOPDC district for the medium- and long-term scenarios (i.e., post 2025)³. A recommendation of this report is that "there is an urgent need to investigate future growth areas in Te Puke and the Eastern Corridor to assist in addressing the identified medium and longer-term shortfall that will arise from 2025 onwards"⁴. This recommendation is made cognisant of additional housing supply delivered to the District by Plan Change 92.

These identified trends do not appear to account for the local recent trend of significant conversion of dairy/drystock farming to horticultural uses in the Pongakawa area. Dairy farming generates employee demand of one employee per 35ha (nationwide 50,000 employees across 1.73 million hectares)⁵, with sheep and beef/dry farming typically being lower than this. Conversely, kiwifruit orchards (being the focus of conversions in the Pongakawa area) generate employee demands of one on-orchard employee per 2.5ha⁶. This reflects a considerable increase in employees seeking to locate within or proximate to the Pongakawa area as horticultural conversions occur.

It is lastly noted that the first stages of Rangiora Business Park, only 8km away, are expected to generate industrial employment demand across 2024/2025⁷. Demand for living near the business park is evidently not sufficiently available at present, nor enabled in terms of capacity in the medium and long-term scenarios post 2025.

For the reasons discussed above, we do not agree the area is not subject to population growth pressure.

²Housing and Business Capacity Assessment 2022, jointly prepared by TCC, WBOPDC and BOPRC (December 2022), page 9

³ Ditto, page 12

⁴ Ditto, page 25

⁵ DairyNZ Submission – Productivity Commission Inquiry – Immigration Productivity and Wellbeing.

<https://www.productivity.govt.nz/assets/Submission-Documents/immigration-settings/Sub-043-DairyNZ.pdf>
50,000 employees in the dairy sector (page 3); 1.73 million hectares dairy farmed (page 21).

⁶ Understanding the kiwifruit workforce size, composition and projected growth, September 2021 prepared for Zespri, NZKGI and the Ministry for Primary Industries, pages 3-4.

⁷ <https://rangiuru.co.nz/location/> "When is development happening". Individual property titles expected to be released early 2024.

4. The PPC does not achieve strategic integration of infrastructure services, as no reticulated wastewater network is available in the area.

Comment: Disagree. A reticulated wastewater network, to be vested with Council, is provided for by the PPC in an integrated manner to service all development enabled. The lack of an existing public reticulated wastewater network to connect to, does not mean this consolidated rural settlement cannot be appropriately serviced in an integrated manner. We therefore disagree this is grounds for inconsistency with operative RPS Objective 25.

Regarding unchanged Policy UG 10B. This is considered to be met as demand for uptake is clearly evident; the proposal does not compromise investments by other public or private sector entities; and funding is to be provided either by the applicant with up-front delivery of infrastructure, or by future rates.

RPS Plan Change 6/NPS-UD Responsive Planning Assessment

Plan Change 6 deletes operative policy UG 5A, rendering redundant the restrictions centred on urban limits. Policy UG 6A is amended to direct management of urban development in a way that provides for efficient use of land and infrastructure, and integration of land-use and infrastructure provision. Both are considered to be positively satisfied by the PPC proposal.

Modified Policy UG 7A is intended to give effect to Policy 8 of the NPS-UD which concerns decisions affecting urban environments being responsive where plan changes add significantly to development capacity and contribute to well-functioning urban environments, even if that development capacity is unanticipated by RMA planning documents or out-of-sequence with planned land release.

Central to BOPRC's position, where PC6 and the NPS-UD is concerned, is officer assessment that these policy instruments and directions do not enable urban development outside of 'urban environments'⁸.

Unanticipated or out of sequence development is defined at implementation Clause 3.8 of the NPS-UD as a plan change that provides significant development capacity (as defined by BOPRC – which it is via PC6, policy UG 7A) that is not plan enabled or in sequence with planned land release. This PPC is assessed to meet BOPRC's significant development capacity criteria⁹ and is not plan-enabled as defined in the NPS-UD. As such, the subject PPC is precisely unanticipated/out of sequence development entertained by the NPS-UD to be delivered.

An interpretation where unanticipated or out-of-sequence development must firstly be within urban environments appears irreconcilable against the intent of the NPS-UD in several respects. Firstly, there is the direction for housing supply to be accommodated in urban areas discussed above, not solely within urban environments. Secondly, all urban development occurring within the current RPS urban growth limits for Tauranga City extending to Ōmokoroa and Te Puke (being the Tauranga urban environment), out to 2051 would be arguably the planned and intended 'urban environment' which is plan-enabled, and thus not unanticipated by the NPS-UD. The unanticipated/out-of-

⁸ Defined in the NPS-UD as being an area of land that is, or is intended to be, primarily urban in character and is, or is intended to be, part of a housing or labour market of at least 10,000 people.

⁹ See pages 39-40 of the PPC document.

sequence development provisions of the NPS are rather deliberately intended to respond to urban development opportunities (such as this PPC) outside of the plan-enabled urban environment developments, and any departure from this interpretation is inconsistent with implementation Clause 3.8 of the NPS-UD.

Therefore, any arguable inconsistency with proposed Policy UG 7A is only if it is solely applied to urban environments, which appears irreconcilable against the intent of the NPS-UD concerning out-of-sequence or unanticipated development.

Policy UG 14B provides the clearer basis for focus on existing urban environments, and concerns restricting urban activities outside urban environments, which directs the following:

“Restrict the growth of urban activities located outside urban environments unless it can be demonstrated that sound resource management principles are achieved, including:
(a) The efficient development and use of the finite land resource, and
(b) Providing for the efficient, planned and co-ordinated use and development of infrastructure”.

It is noted the wording of this policy may be changed owing to submissions against the restrictive starting point of the policy. The PPC is responding to pressures for housing near emerging, local employment demands (horticultural expansion and the Rangiuru Business Park), as well as responding to lacking social infrastructure servicing the Pongakawa residential settlement at Arawa Road. The PPC consolidates an existing residential settlement at Arawa Road to establish an urban village at Pongakawa. As supported by the s.32 analysis, the PPC proposal is therefore considered to reflect sound resource management principles, reflecting efficient development and use of land in an appropriate location and serviced in an integrated manner. It is noted in the explanatory text to this policy, reticulated water supply and wastewater networks are expected to be available – both networks will be delivered by the PPC. This amended policy is therefore considered to be met by the proposal.

We therefore stand by our assessment of consistency with the BOP RPS Objective 25 and related policies as modified by Plan Change 6, and the responsive planning provisions of the NPS-UD to unanticipated development, as summarised across pages 40-41 of the PPC document.

Operative RPS Objective 26, Policies UG 18B, IR 1B and IR 5B

BOPRC’s assessment is that the proposal is contrary to the above operative policies where protection of productive rural land is concerned. Objective 26 directs the productive potential of the regions rural land resource is sustained and the growth and efficient operation of rural production activities are provided for. This is most pertinently further governed by Policy UG 18B, which concerns the management of rural development and protection of versatile land.

The operative Policy UG 18B directs that versatile land (which the site is classified as) be protected for rural production activities outside of urban-zoned areas and urban limits within the operative RPS. It is acknowledged the proposal is contrary to this operative policy. Again, to give effect to the NPS-UD, this policy is proposed to be modified by PC6 to allow for the use of versatile land where the criteria within Policy UG 7A (as amended by PC6) are met. This is assessed to be the case as detailed in the plan change document and discussed above. Therefore, the proposal is considered to be consistent with these objectives and policies as modified by PC6.

Policy IR 1B directs a precautionary approach to management of resources where there is uncertainty and a threat of serious or irreversible adverse effects. There is no uncertainty as to the nature and degree of loss of productive land, as such this policy is not considered to weigh negatively against the proposal.

Policy IR 5B requires consideration of cumulative effects of loss of versatile land for primary production activities. These actual and potential cumulative effects upon versatile land are considered to be low for the following reasons:

- a) An application of similar circumstances which may set a precedent for further loss of productive land is unlikely to be replicated, given the PPC consolidates urban development around the existing residential land at Arawa Road, is near to the existing State Highway 2 requiring limited new roading, and is entirely within a single landholding; and
- b) Further expansion of the settlement into versatile soils within the property beyond that proposed is unlikely to be feasible given the increasingly flood and hazard-prone nature of land further afield within the property; and
- c) There are no other proposed plan changes east of Te Puke proposing land be re-zoned away from Rural; nor are there yet-to-be-developed Future Urban zones; there is therefore little existing loss of versatile land to cumulatively add to.

For these reasons, we remain of the position the PPC is consistent with the aforementioned objectives and policies. The loss of this proportion of versatile land is provided for by PC6.

RPS Objective 10

This objective concerns cumulative effects. Cumulative effects upon versatile land have been considered above, with no other concerns on cumulative effects being raised. BOPRC assess the PPC to be contrary with this objective on the basis of irreversible adverse effects upon productive land (addressed above), and *'cumulative effects from inefficient use of space associated with sporadic new subdivision'*.

The notion that this PPC is sporadic is, respectfully, strongly contested. The PPC does not enable greenfield growth in an illogical or new location – it consolidates around (to the NW of) an existing residential settlement at Arawa Road, in a residential locality under-served by social infrastructure. The PPC seeks to deliver critical population mass to support social infrastructure lacking in the residential community, including recreational, commercial/convenience and public transport amenities.

We therefore do not agree with the assessment that the PPC is reflective of sporadic growth or the contention that the PPC generate sporadic adverse cumulative effects. We commensurately do not agree the proposal is inconsistent with this objective.

National Policy Statement for Highly Productive Land (NPS-HPL)

The comments from BOPRC on the NPS-HPL centre on previously-discussed cumulative loss of productive land, and allege the proportional consideration of lost versatile land as *'akin to dismissing the purpose of the NPS-HPL'*. This is again, respectfully, strongly contested. The purpose of the NPS-HPL is given effect to, and substance, by the provisions of the NPS-HPL as a whole. Section 3.6 of the

NPS-HPL provides for urban rezoning of productive land in certain circumstances. These circumstances are assessed to be met with the proposed urban expansion of the Pongakawa settlement/village settlement (see section 9.2.3 of the Plan Change document).

Requested Next Steps

Can you please review this response letter, and advise if you agree with our expanded assessment and as a result if any concerns identified in your letter dated 13th March 2023 are no longer held by BOPRC?

Please do not hesitate to contact either of the undersigned below for any clarifications on the content of this letter. We again thank you for your professional engagement on this matter.

Yours sincerely,



Vincent Murphy
Senior Planner
vincent@mpad.co.nz
021 283 0673



Richard Coles
Planner/Director, MNZPI
richard@mpad.co.nz
027 432 5154



6 May 2022

Richard Coles
Momentum Planning and Design
136 Willow Street
Tauranga 3110

Tēnā koe Richard,

Further to your meetings and discussions with Toi Moana staff, I write to inform you of our planning position with regards to the urban development proposal you are progressing on behalf of your client at Arawa Road, Pongakawa.

The operative Bay of Plenty Regional Policy Statement (RPS) Urban and Rural Growth Management provisions do not provide for new urban activities/zones outside the urban limits. Of note, other regional policy provisions and documents which manage effects on freshwater, natural hazards, versatile soils etc. would also apply.

As such, I write to advise that the urban proposal you are progressing in Arawa Road, Pongakawa is not supported by the RPS Policy UG 5A which is 'gateway' policy that seeks to direct urban growth proposals to locations within the urban limit.

While draft Proposed Change 6 (National Policy Statement-Urban Development (NPS-UD)) to the RPS will remove the urban limits, the Arawa Road proposal is beyond its scope. The NPS-UD wider growth allows guidelines which focus on permitting significant development capacity in urban environments. Pongakawa is not considered to be part of the greater Tauranga urban environment.

The Urban Form and Transport Initiative (UFTI) for the Western Bay of Plenty sub-region identifies other potential locations for long term urban growth beyond those identified in the RPS urban limits. However, UFTI does not identify Pongakawa as a potential urban growth location.

In summary, the Arawa Road urban growth proposal is not provided for in the RPS or draft Change 6 nor any relevant local authority urban growth plan or strategy. As such, you may wish to consider exploring the opportunities in the Western Bay of Plenty District Plan for activities anticipated in the relevant rural zone.

I trust this supports earlier advice staff have provided to you to consider and discuss with your client before investing further time and effort. Should you wish to discuss this further or any related proposals please contact my colleague Nathan Te Pairi who will be the key contact on behalf of the Toi Moana.

¹Policies UG 5A and UG 7A of the RPS

Nāku noa,



Nā Namouta Poutasi
Strategy and Science General Manager

cc. Phillip Martelli
Phillip.martelli@westernbayofplenty.govt.nz
Planning Manager
Western Bay of Plenty District Council, Private Bag 12803.
Tauranga 3143

Vincent

From: Richard Coles
Sent: Wednesday, 2 March 2022 12:07 pm
To: Nassah Rolleston-Steed
Cc: Nathan Te Pairi; Sue Southerwood; Sam Weiss; Mark Ivamy
Subject: RE: Urban Limits

Kia Ora Nassah,

We are working up an indicative scheme that will test the yield. At the moment we have around 80 lots but it was hoped to achieve slightly more than this.

At this stage the overland flow paths in Area 1 are proposed to be retained, although they may be modified with minor earthworks and culverts for the roads (yet to be sized). If they are to be filled we will assess the overland flow path flows and also the flooding source (back flow of flood waters into these areas).

The wastewater scheme has not been designed yet but we are working with Innoflow and Lysaghts.

I will have a chat to Mark Ivamy. The site is outside the Tsunami zone, has had Geotech completed confirming suitability for urban use, and has the flood hazards mapped.

Kind Regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



From: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>
Sent: Wednesday, 2 March 2022 11:58 AM
To: Richard Coles <richard@mpad.co.nz>
Cc: Nathan Te Pairi <Nathan.TePairi@boprc.govt.nz>; Sue Southerwood <Sue.Southerwood@boprc.govt.nz>; Sam Weiss <Sam.Weiss@boprc.govt.nz>; Mark Ivamy <Mark.Ivamy@boprc.govt.nz>
Subject: FW: Urban Limits

Tēnā koe Richard,

We last met to discuss this site in July last year. At that meeting we had Sam Weiss and Sue Southerwood linked in.

Do you have an updated indicative scheme plan for Area 1 showing how many lots? Or is it largely aligned with that attached which was provided prior to the earlier meeting.

For the wastewater treatment plant have the consultants done soil and site assessment for the shown disposal area and further refined the type of community system and its scale. The latest plan shows the orange area along the northern boundary as the 'wastewater disposal zone /future development area' which seems a conflict. Can you please clarify what this means is it meant for both uses, or is the use undecided?

Will the overland flow paths on Area 1 be retained as reserve areas so the flow paths remain unencumbered or are they proposed to be developed into residential lots? The earlier plans showed those areas with residential lots configured over them. If they are to be developed are measures proposed to protect the overland flow paths from being altered by buildings and recontouring etc.

Has any progress been made with the natural hazard risk assessment or has it been discussed with Mark Ivamy (Natural Hazards Advisor).

Na,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

P: 0800 884 880 **DD:** 0800 884 881

E: Nassah.Steed@boprc.govt.nz

W: www.boprc.govt.nz

A: PO Box 364, Whakatāne 3158, New Zealand

Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles <richard@mpad.co.nz>

Sent: Tuesday, 1 March 2022 2:35 pm

To: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>

Subject: RE: Urban Limits

Nassah,

See attached our study area and geotechnical investigation area. Both the existing Pongakawa residential area and proposed area are outside the urban limits. Sub area 2 is likely to be used for stormwater and passive recreation activities.

A small neighbourhood commercial site is proposed for a general store, doctors surgery and the like. This will have a reserve area adjacent. These themes are being developed at the moment.

We are discussing servicing matters with Council at the moment including the possibility of developing a package treatment plant (the likely provider is Innoflow).

Appreciate your thoughts on behalf of BOPRC taking into account our earlier discussions.

Kind regards

Richard Coles

Director/Planner MNZPI

0274 325 154 richard@mpad.co.nz

www.mpad.co.nz



From: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>
Sent: Tuesday, 1 March 2022 12:22 PM
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: Urban Limits

Hi Richard,

Just following up on your request and the information you were going to send through.

Any progress?

Na,

Nassah Rolleston-Steed
Principal Advisor, Policy & Planning
Bay of Plenty Regional Council Toi Moana

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A: PO Box 364, Whakatāne 3158, New Zealand

Thriving together – mō te taiao, mō ngā tāngata

From: Nassah Rolleston-Steed
Sent: Thursday, 3 February 2022 9:43 am
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: Urban Limits

Thanks Richard,

Yes I'll sort a meeting appointment when the information comes through.

Regards,

Nassah Rolleston-Steed
Principal Advisor, Policy & Planning
Bay of Plenty Regional Council Toi Moana

P: 0800 884 880 **DD:** 0800 884 881
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Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles <richard@mpad.co.nz>
Sent: Wednesday, 2 February 2022 11:32 am
To: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>
Subject: RE: Urban Limits

Te Puke is subject to Plan Change now lodged and being processed.

Pongakawa – I'll get this through to you soon.

From: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>
Sent: Wednesday, 2 February 2022 10:32 AM

To: Richard Coles <richard@mpad.co.nz>

Subject: RE: Urban Limits

Morena Richard,

Back on deck today, still catching up on emails. Happy to organise a meeting with relevant people.

Can you send me through the latest plans you have for Pongokawa and Te Puke sites please so I can ensure we have right people involved.

If you get that information to me today I'll liaise internally and look at setting up a meeting this time next week.

Regards,

Nassah Rolleston-Steed

Principal Advisor, Policy & Planning

Bay of Plenty Regional Council Toi Moana

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Thriving together – mō te taiao, mō ngā tāngata

From: Richard Coles <richard@mpad.co.nz>

Sent: Wednesday, 26 January 2022 6:42 pm

To: Nassah Rolleston-Steed <Nassah.Steed@boprc.govt.nz>

Subject: Urban Limits

Nassah,

We have three projects at the moment that may involve development outside the urban limits. Some are immediately adjacent to the urban limits boundaries while one is a small urban settlement in a rural area (Pongakawa) as previously discussed 2021.

I'd like to have another chat about this with you when you are free.

Kind regards

Richard Coles

Director/Planner MNZPI

0274 325 154 richard@mpad.co.nz

www.mpad.co.nz



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Chorus New Zealand Limited

22 June 2022

Chorus reference: 10283400

Attention: Tom Watts

Quote: New Property Development

100 connections at 1491 Te Puke East Road , Pongakawa, Western Bay Of Plenty District, 3186

Your project: Pongakawa Plan Change

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$464,605.00
Pre-built fibre	\$0.00

The total contribution we would require from you is **\$534,295.75 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 22 June 2022. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

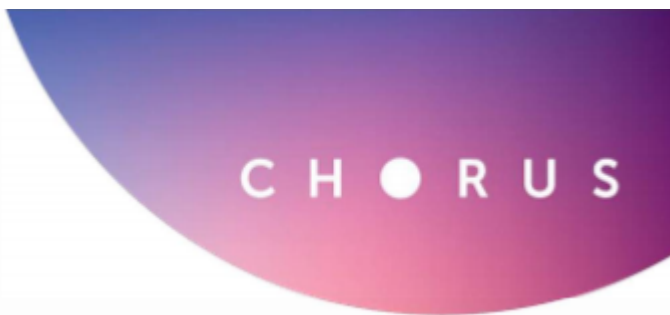
If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website www.chorus.co.nz/develop-with-chorus

Kind Regards

Chorus New Property Development Team



Applicants Notes on Consultation with Immediate Neighbours – Arawa Road

The following is a summary of consultation undertaken by the applicants with the immediate neighbours adjoining the proposed plan change site on Arawa Road.

Step 1

Letter to residents on the left of Arawa Road, our immediate neighbours, inviting them to a meeting at our home to outline our plans for our proposed subdivision, and open dialogue with them Letter hand delivered to residents' letter boxes 13th August. Ian & Jordan O'Malley, Rachael Sexton, Michael & Mapu Maassen, Jo & Jurgen Delaere, Lisa & Craig Green, Amanda Mc Crae, Cyndi & Troy O'Reilly

Meeting held 16th August: Not able to attend were Amanda, Ian & Jordan O'Malley, Rachael Sexton.

We discussed where we were at, showing drawings of the proposed structure plan, acknowledging that there would be an impact on their properties, but we were looking at ways to either mitigate or minimise these, and outlined some benefits to the community such as a health hub, a playground and a general store/ cafe.

General discussion took place including fencing, traffic, privacy and other matters. We discussed covenants which obviously opinions varied on, and we also discussed process.

Step 2

The next step was for residents to go away and form some views, and come back to us.

Nothing was heard, but an issue came up regarding our grazing of the paper road, which we have a licence to occupy, while residents have access to, involving a particularly wet weekend when our employee grazed this area, while we were absent from the far, and a letter was sent to all residents of Arawa Road, and Penelope Place, by Mike Maassen, condemning our actions. I immediately wrote a letter of apology, explaining the circumstances and made a commitment that it would not happen again. However, another letter was sent out inviting all to a public meeting to involve council, by developing a 'grazing plan for the farmer.' We attended that meeting, listened to the concerns and criticisms, making the commitment that it would not happen again during such torrential rain, and apologised once more.

We then took the opportunity, to outline our vision for our proposed subdivision, including, playground, health hub, and general store /café.

Step 3

As we heard nothing from our neighbours, we then delivered a letter in person to all residents, outlining our plan, and the opportunity for them to have their properties included as part of our Plan Change, and which would then also support our Plan Change. I talked with all residents at the time of delivery of this document, except Rachael and Mike. This document stated that in signing the residents would have been fully informed of the plan and application, which was premature, as we were unable to have a final plan until we knew what our neighbours' wishes were in terms of their own properties.

Step 4

Following this, we met individually with Amanda, Ian & Jordan, Lisa, and communicated by text with Rachael.

Step 5

Following texts and emails requesting more information, a meeting has been organised for 17th November, with our planner, Richard Coles facilitating the meeting. In the invitation, we stated that we were very close to submitting our application, and that we have no intention of including their properties in our Plan Change application for Residential zoning, without their agreement as it would be totally unacceptable to us. We have heard from Lisa & Jordan, Cyndi & Troy and Amanda, who have not accepted the invitation to be included in the plan change.

Kevin & Andrea Marsh

17.11.22

Te Rungana o Ngati Whakahemo

13 Pukehina Station Road,

Pukehina,

R.D.6,

Te Puke 3186.

21 October 2022

Kevin & Andrea Marsh

Pencarrow Estate.

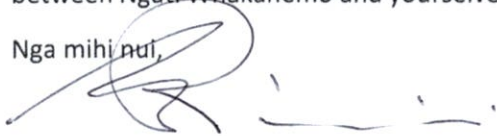
Kia ora Andrea & Kevin,

I am writing on behalf of Ngati Whakahemo in relation to your application for a Plan Change to part of your land on Arawa Road at Pongakawa.

My colleagues and I have had a number of visits to your farm, where we appreciated your farming and conservation practices.

We reported back to a Marae hui in August, when we shared contents of the draft plan, which were received in favour. We were also supportive of the plan outlining the Health Hub, and small shopping centre, believing this will be a great resource for our people and local community. We understand the need for greater housing availability in this area and we support the application, with the understanding that if there are significant changes to the Plan, then further consultation will occur between Ngati Whakahemo and yourselves. We wish you the best with your Plan Change application.

Nga mihi nui,



Mita Ririnui
(Chairman of Te Rungana o Ngati Whakahemo)

Date:



Tania Turner
(Ngāti Whakahemo Environmental Manager)

Date: 21 October 2022.

On 3/11/2020, at 4:59 PM, Ken Tremaine <ken@kentremaine.co.nz> wrote:

Colleagues a great tour. Sincere thanks for organising it and for hosting it so well.

From initial feedback I am not sure that the Govt colleagues fully appreciate the expanded village idea. It's probably not something that have thought about too much.

I indicated at the airport that SG should b supporting village and Te Puke expansion. It's not one or the other but both to provide housing choice and different lifestyle opportunities.

We may need to document the benefits of village expansion over and above what's in Andrea and Kevin's plan.

Mark u probably have stuff written here.

They r not opposed but need a little more info.

Those of us who grew up in the country know this stuff already.

I am happy to assist here.

Am a tad stunned at the level of Kiwifruit investment since our last tour.

Cheers

Ken Tremaine
SmartGrowth
Strategic Advisor

ph. 09-309 2515

mb. 027 476 8300

email. ken@kentremaine.co.nz

Kevin and Andrea Marsh – Private Plan Change, Pongakawa

Meeting between Ngati Pikiaio and MPAD being the planning consultants for the PPC applicant.

Opening

01/06/2023, 09:05 approx., TE AWHE MARAE

Present

MPAD - Richard Coles, Caitlin Jack

Ngati Pikiaio - Raewyn Bennett, Andre, Zion and Pia.

Purpose of Meeting

Discussion of the new development plan of __, with a special focus on the management of stormwater and the neighboring stream.

Adjournment

Meeting was mutually called to a close at 10:00 approx.

Summary of outcome

Raewyn, Andre, Zion and Pia approved the proposed site plan, with the only amendment being changing the straight-line stream to a meandering one. The importance of effective stormwater and wastewater control was highlighted.

Minutes prepared by:

Caitlin Jack

Discussion

- The meeting commenced with a Powhiri at approximately 9.05am.
- Once in the main room everyone exchanged a handshake, a hariru, Richard gave an offering to Raewyn, and everyone took a seat.
- Zion proceeded to lead a karakia.
- Following a brief explanation about her studies, Raewyn explained Zion and Pia are students too, and are also here to learn.
- Richard provided an explanation of the plan change and the structure plan proposed to guide development in the plan change area.
- Raewyn expressed that Ngati Pikiaio was concerned about water quality and particularly interested in the stormwater and wastewater systems.
- Richard explained the proposed wastewater treatment plant, which features natural drainage and filtration systems such as swales and natural wetlands.
- Raewyn appeared satisfied with the proposed structure plan.
- Raewyn shared that her only proper request would be to modify and improve the channelized stream. Their own goal for the area is to improve water quality and as part of this, they would like to add small meanders, pikos, back into the stream.
- Raewyn explained that historically at this site there would have been a meandering stream, and so there is cultural importance in restoring it back to its original form.
- Raewyn offered to help fund the required ecologist for the job.

- Richard advised a way that it would be possible to make the desired change, however, prefaced this would have to be confirmed following a discussion with the clients and other specialists involved in the plan change.
- Andre expressed he was keen to have a terraced stormwater pond/wetland system on site to improve sediment control.
- Andre shared knowledge of a predicted population increase of 30% by the year 2047 in the area and how this develops would be of significance to Ngati Pikiao.
- Raewyn explained to the group, specifically to Pia and Zion, her rationale for uninviting the applicants was in the interest of remaining impartial and neutral as she feared her personal connection with them would have negatively impacted the meeting.
- Zion expressed this interaction went better than he expected and shared that he found this a positive experience.
- Raewyn explained that recently they have had negative interactions with local farmers who have shown little respect to the local environment whilst farming kiwifruit. It was explained that local farmers keep taking from the land (kiwifruit development), but haven't given back (they have failed to care for the land appropriately) – this goes against Ngati Pikiao's beliefs.
- The meeting was concluded by Zion leading another prayer at approximately 10am.
- All parties involved exchanged final handshakes and goodbyes, then Richard and Caitlin left.

Actions Arising from the meeting.

1. Richard to discuss stream meandering works with the Marsh's.
2. Richard to liaise with Lysaght regarding the stormwater pond design to see if this could be terraced.
3. Richard to report back to Raewyn with outcomes from the discussions with the Marsh's and make any required changes to the structure plan.

Vincent

From: Keith Edmonds <Keith.Edmonds@powerco.co.nz>
Sent: Monday, 17 April 2023 8:53 am
To: Vincent
Cc: Gabriel Lim; CIW Planning Eastern; Customer Works Eastern
Subject: RE: Pongakawa - Plan Change for Residential Development - Power Supply

Our privacy policy is [here](#). It tells you how we may collect, hold, use and share personal information.

Good morning Vincent

I have reviewed your request and our advice remains the same for 130 dwellings.

Regards

Keith Edmonds
Electricity Planning Engineer
+64 027 839 3781
Level 2, 152 Devonport Road, Tauranga 3110 | PO Box 13075, Tauranga 3141
www.powerco.co.nz



From: Vincent <vincent@mpad.co.nz>
Sent: Friday, 14 April 2023 7:30 AM
To: Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>; Ryan Reddy <Rishendren.Reddy@powerco.co.nz>; Gabriel Lim <Gabriel.Lim@powerco.co.nz>
Cc: Richard Coles <richard@mpad.co.nz>
Subject: RE: Pongakawa - Plan Change for Residential Development - Power Supply

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning,

Would Powerco advice change if the yield of dwellings was between 120-130?

If someone could please let me know at your earliest convenience.

Kind regards

Vincent Murphy
Senior Planner
021 283 0673 vincent@mpad.co.nz
www.mpad.co.nz

From: Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>
Sent: Friday, April 29, 2022 8:10 AM
To: Richard Coles <richard@mpad.co.nz>
Subject: FW: Pongakawa - Plan Change for Residential Development - Power Supply

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Hi Richard,

Please see below feedback from our Planning Team.

Many thanks,

Zoe Huygen

Customer Works Co-Ordinator

DDI +64 7 928 5652

Level 2, 152 Devonport Road, Tauranga 3110 | PO Box 13 075, Tauranga 3141

www.powerco.co.nz



From: Evans Chogumaira <Evans.Chogumaira@powerco.co.nz>
Sent: Thursday, 28 April 2022 6:03 pm
To: CIW Planning Eastern <CIW.PlanningEastern@powerco.co.nz>
Cc: Gabriel Lim <Gabriel.Lim@powerco.co.nz>; Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>
Subject: RE: Pongakawa - Plan Change for Residential Development - Power Supply

Hi

The proposed development can be connected to the existing network by extending the 11kV feeder (PKW1 Tainui feeder) from the boundary into the subdivision and installing one transformer (or two transformers if needed to manage LV voltage drop). This is based on total expected demand of 460kW from:

- 85-90 dwellings: approx. 360kW, and
- allowing 100kW for the commercial area.

Given the long term timeline for the development (up to 10 years), if other developments are committed and delivered in this area ahead of this residential development then potentially it may be necessary to upgrade the upstream network.

Regards

Evans

From: CIW Planning Eastern <CIW.PlanningEastern@powerco.co.nz>
Sent: Thursday, 28 April 2022 10:16 am
To: Evans Chogumaira <Evans.Chogumaira@powerco.co.nz>
Cc: Gabriel Lim <Gabriel.Lim@powerco.co.nz>; Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>
Subject: FW: Pongakawa - Plan Change for Residential Development - Power Supply
Importance: High

hi Evans,

Please see email below.

Thanks,
Karen

From: Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>
Sent: Thursday, 28 April 2022 9:34 am
To: CIW Planning Eastern <CIW.PlanningEastern@powerco.co.nz>
Subject: FW: Pongakawa - Plan Change for Residential Development - Power Supply
Importance: High

Hi Team,

Can you please review the below and attached and provide Richard with feedback.

Many thanks,

Zoe Huygen

Customer Works Co-Ordinator

DDI +64 7 928 5652

Level 2, 152 Devonport Road, Tauranga 3110 | PO Box 13 075, Tauranga 3141

www.powerco.co.nz



From: Richard Coles <richard@mpad.co.nz>
Sent: Thursday, 21 April 2022 8:37 am
To: Customer Works Eastern <CustomerWorksEastern@powerco.co.nz>
Subject: Pongakawa - Plan Change for Residential Development - Power Supply
Importance: High

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Good morning,

We are writing to you on behalf of our clients Kevin and Andrea Marsh who wish to rezone their land from Rural to Residential. This is located on the north western side of Arawa Road opposite the existing residential zone.

The development area is area 1 on the attached plan where geotechnical investigations have been completed confirming the land is suitable for urban development. The ultimate development of this area following the plan

change will likely take 10 years with approximately 85 to 90 dwellings established. There will also be a small commercial site (circ 2000m2) that will include a general store and also a doctors surgery.

Please note that the subdivision will occur in 3 Stages with the first stage with approximately 35-40 dwellings, the commercial site and a wastewater package treatment plant.

We are seeking some high level feedback in terms of the power reticulation in the area and to understand what upgrades may be necessary to service the Plan Change Area – stage 1 works in particular.

If you have any questions then please do not hesitate to contact me.

Kind Regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



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Pongakawa School



ENTER TO LEARN - GO FORTH TO SERVE

Kuhu mai ki te ako - haere ki te awahi

Phone: 07 5333731
Fax: 07 5333521
Email: office@pongakawa.school.nz

957 Old Coach Road
R D 6
[TE PUKE 3186](http://www.tepuke.co.nz)

PRINCIPAL: Craig Haggio
Phone: 027 2868115
B.O.T. CHAIR: Karen Gillingham

26 05 2022

Re: Kevin and Andrea Marsh development, Pongakawa

To whom it may concern

This letter is to indicate the support of Pongakawa School for the proposed residential development at 1491 State Highway Two, Pongakawa by Kevin and Andrea Marsh.

I have been the principal of Pongakawa School for more than twenty-two years and during this time have been able to observe the change in the area surrounding our wonderful school. On my arrival there were a few orchards and many dairy farms. This gave a fairly stable roll for the school of around 200 to 230 students. Those not connected with farming came from Pukehina beach, with a few from Paengaroa - particularly at the year 7 and 8 level. If we fast forward to the present time things have changed greatly. Now farming is in the main orcharding and the associated industries around this. In addition, with the opening of the eastern arterial route we have seen more people moving the beach or to a small subdivision near to the one being proposed. The roll is now around 320 – 340 students.

On a regular basis we have people dropping in to the school asking if we know of homes for sale or sections on which to build. This is because Pongakawa is now almost equidistant to Tauranga, Rotorua and Whakatane. Getting to these places is a short and manageable journey. It also represents the opportunity to live in a relaxed atmosphere, close to the beach and lakes but most importantly close to peoples place of work.

The school is in a sound position to cope with the added students who will no doubt enrol should the development be given the green light to proceed. We have classroom space for additional students and site capacity for more accommodation. The school has large playing fields and excellent infrastructure including an international sized basketball court in the regions only purpose-built Action Centre, a glass back squash court, heated 25 metre competition swimming pool, bike track and large wetland and bush area. Academically the school is very successful and has an excellent history of reporting from the Education Review Office.

This area will continue to grow with the development of additional large-scale projects now occurring including the Rangiuru Business Park.

As long-term residents in the area I believe the Marsh Development has been designed with care and sensitivity and a thorough understanding of the Pongakawa community honed over many years of community service by Kevin and Andrea. I know it will be a popular, vital, affordable and safe place for those who will choose to build on its soil. I wish them all the best for a successful outcome.

Craig Haggio
Principal

1st August 2022

Meeting Record: Smartgrowth

Minutes of Meeting – Kelvin Norgrove, Strategic Advisor – Smartgrowth.

Date: 1st August 2022

- Informal meeting held via phone, regarding the potential for up-to-date commentary on Pencarrow Estate Plan Change proposal by Smartgrowth, following initial comments from Ken Tremaine, former Strategic Advisor – Smartgrowth, in 2020.
- Mr Norgrove confirmed that Smartgrowth’s role will no longer encompass consideration of private plan changes or resource consent applications.
- Rather, Smartgrowth expects the constituting Smartgrowth partners (tangata whenua, TCC, WBOPDC, BOPRC, and the Crown) to undertake their roles whilst having regard to the Future Development Strategy that Smartgrowth seeks to deliver.
- The Connected Centres approach to settlement in the Western Bay of Plenty as detailed by the Urban Form and Transport Initiative Final Plan (2020) was confirmed as the basis of the spatial settlement pattern to be progressed and entrenched within the Future Development Strategy for the Western Bay of Plenty (centred on Tauranga City) moving forward.

Vincent Murphy

Senior Planner

vincent@mpad.co.nz

021 283 0673

26 May 2022

Momentum Planning & Design,
136 Willow St,
Tauranga 3110

Attention: Mr Richard Coles

Dear Richard,

Re: **Kevin & Andrea Marsh Development, Pongakawa**

We write in support of the planned residential development at 1491 SH 2, Pongakawa.

The growth of the Kiwifruit Industry east of Te Puke and the commencement of the Rangiuru Business Park has elevated the need for new housing in the Te Puke region.

New Kiwifruit plantings of 250ha p.a. - Te Puke and East creates up to 500 new jobs each year. The Rangiuru Business Park has potential to create up to 4000 new jobs. Population growth projections indicate potential for an additional 7000 people over the next 15 years.

Over the last 3 years we have lobbied SmartGrowth to endorse the expansion and creation of new rural settlements as a critical success factor for economic growth. We have led several bus tours across the Te Puke region, including the Marsh property, with senior executives from Housing & Urban Development, Kainga Ora, Waka Kotahi - NZTA, The independent Chair of SmartGrowth and his technical advisers, The Tauranga City Commissioners, Western Bay District Councillors and senior staff. We have also met with local MP's and Cabinet Ministers and highlighted the need and the solutions. We have solid support from decision makers to encourage well thought out rural residential settlements that match economic development.

In the longer term, a new large eastern township is important for our future. This shouldn't be seen as a solution for immediate need. The Kiwifruit industry is an economic driver of national significance and Te Puke is at the epicentre of the industry and its growth. Growth in orchard management and post harvest volumes is happening now. This means more jobs and more housing needs. The Marsh development is an important part of a broader package of housing solutions.

This new development is superbly located. With walkways, a playground, cafe, general store, health hub and meeting room it will add considerable value to the Pongakawa community. These local facilities will be welcomed and meet every expectation of good placemaking. Localism is to be applauded.

The development builds on the existing settlement in Arawa Road. It is in close proximity to a high performance rural school. It is well serviced by a nearby fuel station and automotive repair shop. It is surrounded by a strong rural community and well developed social infrastructure. It has swift and easy access to the Te Puke town centre. It is in close proximity to jobs. It is very much in sync with economic development. It is central to beaches, recreation, sports facilities, service centres and 3 cities - Tauranga, Rotorua and Whakatane. It is minutes from the Tauranga Eastern Link 4 lane motorway.

We are hopeful that the process for consents and permits will be swift. If we can be of assistance please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Boyle', followed by a period.

Mark Boyle

13 August 2020

Western Bay of Plenty District Council,
Private Bag 12803,
Tauranga Mail Centre 3143

For the attention of:- Mayor Garry Webber & CEO, Miriam Taris,

Dear Garry & Miriam,

Development in the East

Background.

The Urban Form and Transport Investment work (UFTI) has been completed and adopted by the SmartGrowth partnership.

The adopted strategy is an NZTA business case approach for “Connected Villages” supported by the requisite transport investment.

UFTI has a strong emphasis on development in the east through the Eastern Corridor. The key moves are set out in **Appendix 1**.

Many of these outcomes will be carried through into the proposed SmartGrowth Spatial Plan.

Government has maintained its focus on the east post the TEL investment through the recently announced \$18 million Rangiora Business Park interchange funding.

Looking forward

A major UFTI move is the eastern settlement pattern concept plan that defines the location of a new settlement in the east. This is a key move in the jigsaw going forward. While it is scheduled to be completed over a number of years there are assumptions that may alter the timing if they do not play out as anticipated.

The key here is the completion of the proposed development at Te Tumu. Currently the development is stalled by decisions of the Maori Land and Appellate Courts. They require the several thousand beneficiaries reach a more conciliatory position if the development is to proceed on the basis that the Trustees and beneficiaries can agree on the land portioning process as well as the distribution of proceeds from the freeholding of some land. The processes are complex and have been set back by the approach the Te Tumu Trust has taken to date. It may be that differing intergeneration expectations may result in a situation like Ihumatao on the Manukau Harbour. If this is the case another site will need to be found for the several thousand houses and people that would have been accommodated in Te Tumu.

Alternatives yet to be investigated in Te Tumu relate to alternative access via the Kaituna link as well as the economics of development starting in the east on the Ford land and eventually moving west onto the Te Tumu 14 Trust lands.

There is also a challenge to new development areas in the east from potential options that the Tauranga Northern Link will present at Te Puna via the on and off ramps to the new highway. A similar situation existed at Te Kauwhata in the northern Waikato where Winton Partners is well through completing the 1400 lot Lakeside development inspired by good motorway access.

Short term opportunities

Many of the more significant opportunities will take time to anchor given the complexities of lining up long term land use, infrastructure and funding. In the meantime there are two interesting short-term opportunities that could become **pilots** for other long-term initiatives.

The first relates to an expansion of the existing Pongakawa Village, and the second bringing ahead a shovel-ready industrial development on the edge of Te Puke.

1} A potential Pongakawa Village expansion opportunity. Ongoing investment in the Kiwifruit industry continues apace with needs for locally based residential development to support the industry. One opportunity is a possible westerly expansion of the existing Pongakawa Village for up to say 100 houses developed in stages to support the existing school and village facilities. The general area is illustrated in **Appendix 2**. This approach fits the principle of expanding and existing settlement rather than starting over elsewhere.

2} Advancing the development opportunities on the Marshall land – Te Puke northern side. A concept plan of this development is attached as **Appendix 3**. While it requires the Council to bring forward some trunk services, the attached Plan shows that there is a development of some scale that is ready to go if this could be done. A high profile, international tractor and machinery distributor is keen to establish a presence on this site.

Next steps

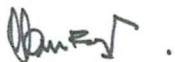
We are keen to meet with you to discuss:

- The strategic direction set out above
- The specific development opportunities

We think it would be useful to also have Bill Wasley the SmartGrowth Independent Chair at the meeting and Ken Tremaine who is assisting SmartGrowth with preparing the Spatial Plan.

We would be grateful if we could schedule this meeting in the near future.

Sincerely,



Mark Boyle

cc. Paul Hickson, Bill Wasley, Ken Tremaine

Appendix 1: UFTI Eastern Corridor Package

Eastern Corridor package

UFTI benefits		Broader outcomes		
Housing, movement, environment, prosperity		Improved liveability/placemaking/amenities, attractive and thriving sub-region, supporting growth, increased safety (transport and personal), better travel choices, improved modal shift, improved housing affordability		
Key moves	Expected timing	Involved agencies (indicative PASCI)	Committed (Y/N/Partial)	
Resolve access to Te Tumu	1-3 years	TCC (A), tangata whenua (A), Waka Kotahi (S), MHUD (S)	Yes	
Te Tumu Structure Plan and rezoning	1-3 years	TCC (A), all other partners (S)	Yes	
Te Tumu transport multimodal network design and delivery	4-10 years	TCC (A), BOPRC and Waka Kotahi (S) (C), all other partners (S)	Yes	
Te Tumu and Wairakei community facilities to support town centre and amenity	4-10 years	Ministry of Education (A), TCC (A), all other partners (I)	Partial	
Complete Rangiuru Business Park including the interchange to support road/rail integration, and freight movements to the Port	1-3 years	Waka Kotahi (S) (C), WBoPDC (A), TCC (I), tangata whenua (S), all other parties (I)	No	
Complete Pāpāmoa East Interchange	1-10 years	Waka Kotahi (S) (C), TCC (A), tangata whenua (S), all other parties (I)	Yes	
Prepare new eastern settlement concept plan that defines location of new settlement, and associated District Plan change to protect the area from inappropriate subdivision and development	4-10 years	WBoPDC (A), all other partners (S)	No	
Complete New Eastern Settlement Masterplan including decisions on multimodal connectivity between new settlement, Wairakei, Rangiuru and Te Puke	10-20 years	WBoPDC (A), all other partners (S)	No	
Construct infrastructure to support new eastern settlement	20 years onwards	To be determined	No	

Appendix 2: Potential land for development adjacent to the existing Pongakawa Village



Richard Coles

From: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Sent: Thursday, 19 May 2022 9:42 am
To: Richard Coles
Cc: Cole O'Keefe
Subject: RE: Pongakawa Plan Change - Arawa Road.

Hi Richard,

I have received feedback from our Safety Engineer. Please see comments below. It would be much appreciated if your Engineer could prepare a response to these points. I'd prefer not to drip-feed you comments, but I am waiting on feedback from our Network Manager and Lead Strategic Planner. I will get these to you ASAP.

Traffic generation

Great to see the ITA included the Penelope development. Agree with this section of the ITA.

Installing a left turn bay

- How are they going to achieve the 150 m deceleration length required? Will they extend the culvert? If so, they will need to ensure the barrier meets the current standards including length of need.
- A left turn bay will also shift traffic closer to the power poles, recommend the barrier is extended east to protect the power poles:



- The design of a left slip lane would need to mitigate risk of turning traffic obscuring through traffic. Ultimately it depends on the layout/topo of the intersection.
 - The design should not create a parallel lane to the main road with very little separation, as that results in obscuring.

- There is an option to go with a short taper type (with recognition that this may increase rear end crashes but ultimately that would be better than side impact), or
 - have much more separation to help reduce the masking (this would be difficult with the culvert and property boundaries at this intersection).
 - The placement of the give way/stop limit line is important.
- Section 3.2 of this research report discusses this further: [Research Report 644 The crash performance of seagull intersections and left-turn slip lanes | Waka Kotahi NZ Transport Agency \(nzta.govt.nz\)](#)

Right turn bay

The existing right turn bay appears to have non-standard markings. I suggest the applicant demonstrates the existing RTB meets the requirements in austroads. If they are not met, the RTB would need to be upgraded before we could support the application.

Keen to discuss further as required,

Rodney Albertyn

Senior Planner, Poutiaki Taiao / Environmental Planning

Transport Services

Email: rodney.albertyn@nzta.govt.nz

Phone: DDI: +64 7 928 7918 M: +64 27 597 87 48

Waka Kotahi NZ Transport Agency

Tauranga, Level 3, Harrington House, 32 Harrington Street

PO Box 13055, Tauranga Central, Tauranga 3141, New Zealand



From: Richard Coles <richard@mpad.co.nz>
Sent: Friday, 13 May 2022 1:04 PM
To: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Subject: Pongakawa Plan Change - Arawa Road.

CAUTION: The sender of this email is from outside Waka Kotahi. Do not click links, attachments, or reply unless you recognise the sender's email address and know the content is safe.

Rodney,

Further to our previous discussions/emails please find attached a letter with draft structure plan for the Pongakawa Plan Change. This is subject to minor change as we finalise the plan change documentation.

It would be great to get Waka Kotahi's confirmation they are satisfied there are no safety issues. Note minor upgrades to the intersection with Arawa Road/SH2 are proposed – see Harrisons Report.

We have also reviewed the reverse sensitivity overlay maps you sent in the link and the plan change area is outside of this reserves sensitivity buffer areas so there should be no issue in that respect.

The lot yield of 100 dwellings is a little aspirational and the actual number may well be about 90. We have taken a conservative view for the transportation assessment.

Note I did not get a response from my emails to Cole O'Keefe last year. I expect he is very busy, so have addressed this correspondence to you.

Have a great weekend and look forward to hearing from you soon.

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



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23rd June 2023

Ashleigh Peti and Rodney Albertyn
Environmental Planning – Bay of Plenty
Waka Kotahi
32 Harington Street
Tauranga 3110

Dear Ashleigh and Rodney,

Waka Kotahi Advice concerning Plan Change 95 (Arawa Road) (Planning Policy Only)

Thank you for your engagement to-date regarding the Pongakawa Pencarrow Plan Change application, particularly your written comments to WBOPDC dated 8th March 2023 and meeting on 4th April 2023. At this meeting, the following planning policy concerns were raised corresponding to effects of the application:

- Reduction in vehicle kilometres travelled (VKT) by private motor vehicles, being central to Waka Kotahi policy;
- Compliance with UFTI;
- Lack of provision for/integration with public and active transport.
- Compliance with objectives and policies within the NPS-UD concerning accessibility.

These are addressed in further detail below for your consideration.

We note that your written comments also cite geometry and safety audit concerns, which are being addressed separately by project traffic engineer Bruce Harrison of Harrison Transportation. This revised information will be provided in due course. This letter concerns only those concerns related to planning policy as raised by Waka Kotahi.

Reduction in Vehicle Kilometres Travelled (VKT)

The starting point for considering changes in VKT is to firstly consider who is likely to reside in the PPC and how their VKT may change as a result. There is no guarantee as to what this makeup would be, however a strong factor in seeking a plan change is the observed increase in housing demand in the Pongakawa area which is expected to be in-part linked to the degree of farm conversions to orchards. This is evidenced by the following information:

1. There is a shortage of dwellings (actual and plan-enabled) in the immediate short, and medium and long-terms i.e. post 2025, identified in the most recent Housing and Business Capacity Assessment (December 2022)^{1,2}. This assessment accounts for plan-enabled capacity by Plan Change 92, and is understood to account for employee demand from Rangiuru Business Park.

¹*Housing and Business Capacity Assessment 2022*, jointly prepared by TCC, WBOPDC and BOPRC (December 2022), pages 9 and 12

² Ditto, page 25, Recommendation Six.

2. The considerable per-hectare increase in employees required between dairy/dry farming and horticultural uses (one per 35ha v 1 per 2.5ha)^{3,4};
3. Conspicuous increase in the rolling annual average sale price of houses in Pongakawa since the late 2010's⁵.

Accessibility Change to Employment

Increased accessibility, and reduced VKT, for the growing number of horticultural employees is precisely what is anticipated by the PPC – by enabling employees to locate close to their place of work. The next closest plan-enabled growth area to contribute to meeting this demand is Te Puke, 15km further away. Allowing an average of 6km to travel to and from established and under-conversion orchards in the Pongakawa area, this represents a net reduction in VKT of (averaged) 18km per employee per working day.

There is neutral or negligible difference in VKT when considering distances to the Rangiuru Business Park owing to the similarity of distance between the PPC site and growth areas within Te Puke to the business park provided further capacity by WBOPDC Plan Change 92 (Dunlop Road/Macloughlin Drive). No other plan changes enabling housing east of Te Puke have been notified and thus development enabled by the PPC could contribute to meeting employee housing demand generated by employees of Rangiuru Business Park with similar outcomes in terms of VKT. Employee demand is expected to materialise from the Rangiuru Business Park across 2024/2025⁶.

Accessibility Change to Services/Conveniences

A commercial area is proposed by the PPC to entice the establishment of convenience store (grocery/dairy) and possible flexible-use space for community health services (visiting doctor, dentist etc).

Census data from 2018⁷ reveals a total of population of 5,757 across 1,968 occupied dwellings (a rate of 2.93 persons/dwg) in the Rangiuru and Pongakawa statistical area units east of Te Puke containing the settlements of Paengaroa and Pongakawa. This has increased since that time with the development of the Penelope Place subdivision off Arawa Road (21 residential properties and dwellings), with up to 130 dwellings expected within the PPC site once fully developed taking the total number of dwellings to 1372. In the same area, there is one existing general convenience store, the Paengaroa Country Store, over 7.5km away from the PPC site sited, located within the settlement of Paengaroa.

³ DairyNZ Submission – *Productivity Commission Inquiry – Immigration Productivity and Wellbeing*.

<https://www.productivity.govt.nz/assets/Submission-Documents/immigration-settings/Sub-043-DairyNZ.pdf>
50,000 employees in the dairy sector (page 3); 1.73 million hectares dairy farmed (page 21).

⁴ *Understanding the kiwifruit workforce size, composition and projected growth*, September 2021 prepared for Zespri, NZKGI and the Ministry for Primary Industries, pages 3-4.

⁵ MHUD Urban Development Dashboard interactive data.

⁶ <https://rangiuru.co.nz/location/> “When is development happening”. Individual property titles expected to be released early 2024.

⁷ Change in occupied and unoccupied dwellings between 2013 and 2018 censuses – Pongakawa and Rangiuru Statistical Areas

The additional population added by the recently-completed Penelope Place development, and the PPC, would lift the total population of the Paengaroa-Pongakawa area to over 6000 persons. This is expected to be a sufficient population to support two convenience stores across a distance of 7.5km. By way of comparison, the urban area of Te Puke had a population of 8,688 persons at the 2018 census, supporting 5 dairies/convenience stores (including a Four Square) and two supermarkets (New World and Countdown).

The Paengaroa store is not located on the route between Pongakawa and Te Puke or Pongakawa and Tauranga, and as such is unlikely to be highly used by the existing residential population of Pongakawa. Therefore, the establishment of a dairy is not expected to compromise the viability of the existing store at Paengaroa serving that community.

It is therefore considered credible that VKT by existing and future Pongakawa residents making small grocery trips would reduce by way of the PPC supporting the viable establishment and operation of a convenience/small grocery store, whilst not affecting the existing convenience store in Paengaroa.

With such a facility being viable, it is envisioned that space could be added to such a building to cater to the likes of mobile doctors and dentists to service the Pongakawa community. VKT may therefore be further reduced for the existing and future Pongakawa residents not needing to rely on Te Puke or Tauranga for all health services.

Lastly, for those needs that will inevitably be required to be met in Te Puke or Tauranga, such as secondary schooling, the PPC includes a pre-requisite to deliver a school bus stop intended for use by the Pongakawa School and Te Puke High School bus routes. This is the subject of further discussions for school and possibly commuter bus services into Te Puke and Tauranga, to introduce an alternative to car dependency for these trips.

Trip Generation Created

Waka Kotahi have raised concerns that VKT could be increased by way of trips to the commercial and recreational amenities delivered by the plan change.

Regarding trips to the commercial amenities (grocery store, community health facilities), it is contended that these trips are already being made by Pongakawa residents, who have to travel longer distances to meet these needs. As such, VKT would only reduce.

Regarding the recreational amenities delivered, these are playgrounds, reserves and walking routes intended to serve the existing and planned local community. It is expected that many of the trips generated by use of this infrastructure will be via active modes within walking/cycling distance of the plan change site (i.e. the Arawa Road/Penelope Place community as expanded by the plan change). Any motor vehicle trips made for recreational purposes are likely to be already being made by residents travelling to the community recreational facilities at Pongakawa School. Therefore, VKT change by Pongakawa residents in this respect are expected to be neutral.

The trip-generating facilities discussed above are small scale intended to serve the Pongakawa community. They are not considered to be of a scale that would routinely attract visitors from beyond Pongakawa catchment.

As such, the potential for additional trips to be generated by the plan change are considered to be reduced or at best neutral in the case of recreational trips.

Conclusion – VKT Reduction and Accessibility, NPS-UD policy regarding accessibility

The intent of Waka Kotahi’s position in respect of reducing VKT is therefore considered to be delivered upon by the PPC. This is because of the siting of the PPC close to emerging employment locations; the recreational and commercial amenities supported by the plan change replacing trips already made by Pongakawa residents to such facilities located further afield; adding to population mass to support community grocery and health facilities to directly service the Pongakawa community; and enabling improved accessibility to public transport.

For the same reasons, the NPS-UD Policy 1 concerned with ensuring urban environments have good accessibility between housing, jobs, community services, natural spaces, and open spaces, inclusive of active and public transport options, is considered to be positively achieved by the PPC.

UFTI

As discussed in the AEE, the proposal does not introduce any clear non-compliances with UFTI. ‘Land between Rangiuru/Paengaroa’ is noted within UFTI as the location of a planned Eastern Centre to develop to accommodate expected growth in the WBOP sub-region around Tauranga city. Only 800 dwellings are expected within this settlement pre-2050, with a further 18,000-20,000 across Wairakei, Te Tumu and the new Eastern Centre between 2050-2070. As discussed above, the change to horticultural land uses in Pongakawa is increasing demand for housing now, as is Rangiuru Business Park generating employment from 2024. This demand is not met by Plan Change 92⁸.

The Pencarrow Pongakawa plan change enables delivery of up to 130 dwellings. The scale of enabled development to that of the new Eastern Centre is incomparable and would not challenge or compromise the delivery of the proposed future Eastern Centre.

Rather, the plan change delivers a logical extension of the settlement pattern detailed within UFTI beyond Paengaroa in the east of the sub-region. The proposal consolidates the existing residential village at Arawa Road, Pongakawa, delivering social infrastructure to enhance the ability to live, work, learn and play in the area rather than having to complete this lifestyle with travel further afield. In the same instance, the development delivers critical mass to enhance public transport options to deliver connectivity to the rest of the sub-region via alternatives to motor vehicles. As such, the proposal is not considered to be inconsistent with UFTI merely due to the lack of provision for Pongakawa within UFTI. Rather, for the reasons discussed above, it is considered consistent with the principles of the UFTI Connected Centres settlement pattern, and of no challenge to the delivery of the planned Eastern Centre between Rangiuru and Paengaroa.

Integration with Public and Active Transport Modes

The PPC would deliver a greater population base within the consolidated urban area around Arawa Road to support public transport services in the area. It is certainly envisioned that the existing school bus services between Pongakawa and Te Puke would utilise a bus-stop integrated with the

⁸ Inferred from commentary on page 25 of *Housing and Business Capacity Assessment 2022*, jointly prepared by TCC, WBOPDC and BOPRC (December 2022), pages 9 and 12

commercial area, being a much more safe and practical location than the side of SH2 which is where students currently board school buses. Servicing of the commuter bus services between Whakatane and Tauranga (Route 143) is also being investigated. As such, the PPC is considered to enhance the viability and demand for these public transport services in-principle, and provide a means for greater proportion of trips to be made to school via public transport.

Requested Next Steps

Can you please review this response letter, and advise if you agree with our expanded assessment and as a result if any concerns raised to date are no longer held by Waka Kotahi?

Please do not hesitate to contact either of the undersigned below for any clarifications on the content of this letter. We again thank you for your professional engagement on this matter.

Yours sincerely,



Vincent Murphy
Senior Planner
vincent@mpad.co.nz
021 283 0673



Richard Coles
Planner/Director, MNZPI
richard@mpad.co.nz
027 432 5154

Vincent

From: Richard Coles
Sent: Tuesday, 3 May 2022 1:56 pm
To: Vincent
Subject: FW: Pongakawa Subdivision - Arawa Road

From: Richard Coles
Sent: Tuesday, 13 July 2021 10:05 AM
To: 'cole.O'Keefe@nzta.govt.nz' <cole.O'Keefe@nzta.govt.nz>
Cc: 'pencarrowfarm@xtra.co.nz' <pencarrowfarm@xtra.co.nz>; 'Rodney Albertyn' <Rodney.Albertyn@nzta.govt.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Cole,

I'm just checking you have received this email from last week?

Rodney – can you please check I have the email correct.

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



From: Richard Coles
Sent: Thursday, 8 July 2021 5:42 PM
To: 'cole.O'Keefe@nzta.govt.nz' <cole.O'Keefe@nzta.govt.nz>
Cc: 'pencarrowfarm@xtra.co.nz' <pencarrowfarm@xtra.co.nz>
Subject: FW: Pongakawa Subdivision - Arawa Road

Hi Cole,

Hope you day is going well.

I understand you have completed a site visit to the Marsh's farm a few months ago. We are looking at the feasibility of a Plan Change to establish some additional residential zoning to complement the existing Pongakawa residential settlement. My meeting and enquiry to Rodney was to engage with [Waka Kotahi NZ Transport Agency](#) to ensure we are properly considering any high level traffic or policy matters. It seems there no red flags so we will proceed to engage a traffic engineer to look more closely at the intersection with SH/Arawa Rd. If you have any further thoughts or comments we would appreciate them as early as possible.

Nga mihi

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



From: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Sent: Thursday, 8 July 2021 4:58 PM
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Hi Richard,

Our safety engineer has reviewed the proposal and advised that a Traffic Impact Assessment (TIA) should be prepared, assessing the safety and operation of the Arawa Road/SH2 intersection. He did not raise any red flags himself, but advised that he would need to see the TIA before he is able to comment further. The SH2 Paengaroa to Gisborne corridor, which includes this section with the Arawa Road intersection, has been identified for speed management review within the 21 -24 NLTP.

Road noise reverse sensitivity would need to be assessed as part of the plan change proposal. The Transport Agency's guide to the management of effects on noise sensitive land use near the state highway network is available online [here](#).

I suggest that you seek feedback from Cole O'keefe (Cole.O'Keefe@nzta.govt.nz) regarding high-level policy considerations for additional growth in this area, particularly alignment with SmartGrowth objectives. I also suggest you seek feedback from Bay of Plenty Regional Council in terms of public transport accessibility.

Happy to discuss further if required.

Kind regards,

Rodney Albertyn

Senior Planner, Poutiaki Taiao / Environmental Planning
Transport Services

Email: rodney.albertyn@nzta.govt.nz
Phone: DDI: +64 7 928 7918 M: +64 27 597 87 48

Waka Kotahi NZ Transport Agency
Tauranga, Level 3, Harrington House, 32 Harrington Street
PO Box 13055, Tauranga Central, Tauranga 3141, New Zealand



From: Richard Coles <richard@mpad.co.nz>
Sent: Wednesday, 9 June 2021 9:07 AM
To: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Thanks Rodney

See you then

From: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Sent: Wednesday, 9 June 2021 9:05 AM
To: Richard Coles <richard@mpad.co.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Hi Richard,

Yes, apologies I thought I sent out that invite. Sent now.

Kind Regards,

Rodney Albertyn Senior Planner - Environmental Planning
System Design

DDI +64 7 928 7918 / **M** +64 27 597 87 48
E rodney.albertyn@nzta.govt.nz / **w** nzta.govt.nz

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From: Richard Coles <richard@mpad.co.nz>
Sent: Tuesday, 8 June 2021 5:52 PM
To: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Cc: Paul Oldham <foldham@xtra.co.nz>
Subject: FW: Pongakawa Subdivision - Arawa Road

Just confirming we are on for tomorrow?

From: Richard Coles
Sent: Thursday, 3 June 2021 9:22 AM
To: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>

Cc: Paul Oldham <foldham@xtra.co.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Rodney

Lets lock in next Wednesday if that still works.

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



From: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Sent: Monday, 31 May 2021 3:34 PM
To: Richard Coles <richard@mpad.co.nz>
Cc: Bruce Harrison <bruce@harrisontransportation.co.nz>; Paul Oldham <foldham@xtra.co.nz>; Frankie Evans <Frankie.Evans@nzta.govt.nz>
Subject: RE: Pongakawa Subdivision - Arawa Road

Thanks Richard,

Unfortunately I'm not sure who the Hamilton-based NZTA representative would've been - it is quite a large office. Approvals for developments in the Bay of Plenty are dealt with through the Tauranga office and coordinated by myself.

Would any of the below times suit to meet with us at the NZTA Tauranga office?

- Thursday 3 June, 3:30pm – 4:30pm
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- Wednesday 9 June, 3:30pm – 4:30pm
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Do you have any site plans or draft scheme plans that you are able to share at this stage?

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Subject: Pongakawa Subdivision - Arawa Road

Hi Rodney,

My clients (the Marsh's) own land located off Arawa Road which is currently zoned Rural. They have 10 hectares of land that could be suitable for residential use. The subdivision is likely to be staged over several years so impacts of traffic would increase slowly, but there is potential for 100 homes.

They have spoken to a Hamilton based NZTA representative. Maybe be high level manager. I am not sure who this is – maybe you have an idea?

It would be good to meet with NZTA to discuss the effects of additional traffic onto the State Highway and what if any road improvements would be necessary.

Kind regards

Richard Coles
Director/Planner MNZPI
0274 325 154 richard@mpad.co.nz
www.mpad.co.nz



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To: Rodney Albertyn <Rodney.Albertyn@nzta.govt.nz>
Cc: Bruce Harrison <bruce@harrisontransportation.co.nz>; Paul Oldham <foldham@xtra.co.nz>
Subject: Pongakawa Subdivision - Arawa Road

Hi Rodney,

My clients (the Marsh's) own land located off Arawa Road which is currently zoned Rural. They have 10 hectares of land that could be suitable for residential use. The subdivision is likely to be staged over several years so impacts of traffic would increase slowly, but there is potential for 100 homes.

They have spoken to a Hamilton based NZTA representative. Maybe be high level manager. I am not sure who this is – maybe you have an idea?

It would be good to meet with NZTA to discuss the effects of additional traffic onto the State Highway and what if any road improvements would be necessary.

Kind regards

Richard Coles
Director/Planner MNZPI
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