

TAURANGA CITY COUNCIL

OPERATIVE CITY PLAN

Private Plan Change 39

Upper Ohauti Land Rezoning

Summary of Decisions Requested Report

August 2024

How to read the summary of decisions requested report

Each submitter has been allocated a number and each of their submission points has a unique number. You will need to reference the whole submission number if you make a further submission.

Example: Submission 15.3

- 15 is the submitter number
- 3 is the submission point number

The summary identifies whether each submission point supports (Support), supports in part or with amendments (Amend), opposes (Oppose) or their position is unknown or not stated (Not stated).

The summary is ordered by submission topic.

Specific amendments sought by submitters are shown in red with ~~striketrough~~ for deletions and underlined for additions. Plain text indicates the provisions as notified in Private Plan Change 39.

Additional annotations use [square brackets] to assist interpretation. 'Quotation marks' have been used where the text is directly from the submission.

The report is made up of summaries of the decisions requested in submissions. The report is not intended to be a summary of the submissions in their entirety and does not include reasons for the request or other supporting material included in the submissions. The original submission should be referred to if you are seeking to make a further submission, or to fully understand the issues raised by a submitter.

Where a submitter has selected or indicated a 'Neutral' position on PPC39, the following position has been applied in the summary:

- the submission point has been allocated the 'Not Stated' position where no specific decision has been sought; or
- the submission point has been allocated the 'Amend' position where a specific decision for amendment has been sought.

Glossary

In this Report:



CBD	Central Business District
IDC	Tauranga City Council Infrastructure Development Code
ISMP	Integrated Stormwater Management Plan
ODP	Outline Development Plan
OLFP	Overland Flow Path (Stormwater)
Policy NH 4B	Natural Hazard Policy 4B in the Bay of Plenty Regional Policy Statement
RPS	Bay of Plenty Regional Policy Statement
TCC	Tauranga City Council

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Objective 12B.1.6 - Stormwater Management within the Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.13	Amend	ADD reference to Appendix 12a Integrated Stormwater Management Plan in the objective and policies of the proposed ODP.
Tauranga City Council	12.3	Amend	AMEND Objective 12B.1.6 Stormwater Management within the Upper Ohauti Outline Development Plan Area to remove uncertainty and describe the desired stormwater management outcomes more explicitly. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.1	Support	No specific decision sought, however considers more needs to be done to futureproof ecosystems have previously been ignored.
Policy 12B.1.6.1 - Stormwater Management within the Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.1	Support	RETAIN references to low impact stormwater design and a treatment train approach as mentioned in the ODP and proposed Policy 12B.1.6.1.
Bay of Plenty Regional Council	5.4	Amend	AMEND Policy 12B.1.6.1 Stormwater Management within the Upper Ohauti Outline Development Plan Area to read: Require that all hydrologic and water quality impacts of stormwater run-off generated by subdivision and development within Appendix 12J: Upper Ohauti Outline Development Plan Area are comprehensively assessed, and managed using a stormwater system that is designed and constructed to <u>in accordance with the Integrated Stormwater Management Plan ('Integrated Management Plan' prepared by Harrison Grierson, reference R004-A2111686-ISMP).</u> AND ADD the following: <u>e. Prioritise options which avoid degradation and the loss of extent and value of natural water bodies, freshwater ecosystems and the receiving environment by modification or discharges.</u> <u>f. Avoid increased flooding effects on the receiving environment including people, property and, to ensure no increases in risk to people and buildings.</u> AND any alternative, similar or consequential amendments necessary to give effect to the relief sought.
Stephanie Smith-Kerr	14.2	Support	No specific decision sought.

Rule 12B.3.1.22 - Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.2	Support	RETAIN Rule 12B.3.1.22 Upper Ohauti Outline Development Plan Area clause b.
Tauranga City Council	12.4	Amend	<p>AMEND Rule 12B.3.1.22 to provide formatting, terminology, and layout consistent with the City Plan standards and terms.</p> <p>AND AMEND to provide certainty on whether standards and terms have been complied with and address relevant resource management issues.</p> <p>AND AMEND minimum density requirement to use terminology consistent with similar provisions in the plan, including 'minimum average nett yield' and 'nett developable area'.</p> <p>AND PROVIDE further assessment on whether land use activities should be subject to the standards and terms and AMEND the provisions if appropriate.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.3	Not stated	No specific decision sought.
Rule 12B.3.2.15 - Specific Requirements - Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Resource Waimapu	8.1	Not Stated	No specific decision sought, however seeks assurance from Council over what matters (type and range) it retains discretion over and the methods to be put in place to monitor the modelling and performance outcomes to have confidence that the modelling is fit for purpose, or fits the environmental outcome projected.
Tauranga City Council	12.5	Amend	<p>AMEND Rule 12B.3.2.15 to provide formatting, and layout consistent with the City Plan matters of control.</p> <p>AND AMEND to provide adequate control over specified matters to impose conditions that ensure appropriate resource management outcomes including the management of adverse effects.</p> <p>AND PROVIDE further assessment on whether land use activities should be subject to the matters of control and conditions and AMEND the provisions if appropriate.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.4	Not Stated	No specific decision sought.

Robyn Gregory	15.1	Oppose	OPPOSE the development. AND PROVIDE information on what is being done about the roading. [Note: Submission point also summarized under other topics]
Thor Hein	24.1	Oppose	REJECT this land rezoning.
Rule 12B.5 - Discretionary Activity Rules			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.6	Amend	AMEND Rule 12B.5 g. to be specific on the activity which requires consent. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.5	Oppose	No specific decision sought, however seeks more clarity.
Thor Hein	24.2	Oppose	REJECT this land rezoning.
Rule 12D.3.1.7 - Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.7	Amend	AMEND Rule 12D.3.1.7 to provide formatting, terminology, and layout consistent with the City Plan standards and terms. AND AMEND to provide certainty on whether standards and terms have been achieved and to include all necessary standards and terms to address relevant resource management issues. AND PROVIDE further assessment on whether land use activities are subject to the standards and terms and AMEND the provisions if appropriate. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.6	Support	No specific decision sought.
Rule 12D.3.2.10 - Specific Requirements - Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.8	Amend	AMEND Rule 12D.3.2.10 to provide formatting, and layout consistent with the City Plan matters of control.

			<p>AND AMEND to provide adequate control over specified matters to impose conditions that ensure appropriate resource management outcomes including the management of adverse effects.</p> <p>AND PROVIDE further assessment on whether land use activities are subject to the matters of control and conditions and AMEND the provisions if appropriate.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.7	Support	No specific decision sought.
Rule 12D.5 - Discretionary Activities			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.9	Amend	<p>AMEND Rule 12D.5 e. to be specific on the activity which requires consent.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p> <p>OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.8	Oppose	No specific decision sought, however seeks more clarity, anything can come under this.
Appendix 12J: Upper Ohauti Outline Development Plan Area			
Submitter	Point No.	Position	Summary
Upper Ohauti (Western BOP) Landowner Group	6.1	Support	SUPPORT PC39 in its entirety, subject to ensuring roading connectivity is achieved along the southern boundary of Stage 2 under the ODP.
Stephanie Smith-Kerr	14.36	Not Stated	No specific decision sought.
Jeandre Le Roux	16.4	Support	<p>SUPPORT, subject to at least one additional access route to this area that ties in with a state highway so that you can enter the CBD/mount including the necessary upgrades to existing infrastructure.</p> <p>[Note: Submission point also summarized under other topics]</p>
Jason Williams	18.1	Oppose	No specific decision sought, however raises concern the current infrastructure and roading does not support the current volumes of house and traffic.
Jason Williams	18.2	Not Stated	PROVIDE information on what are they planning around the welcome bay round about and Poike Road.

Tania Swain	19.1	Oppose	REJECT the request to change the plan to allow for a new residential zone in Upper Ohauti Road.
Steve Batchelor	23.1	Amend	ENSURE traffic exiting Ohauti onto SH29 at both Ohauti exits is addressed in conjunction with housing. [Note: Submission point also summarized under other topics]
Julie Carlson	31.1	Amend	SUPPORT new housing only if better infrastructure is provided. AND ADD a ring road between Ohauti and Oropi.
Appendix 12J.1: Landuse and Layout			
Submitter	Point No.	Position	Summary
Michael & Andrea Shaw	3.3	Not Stated	ADD pedestrian footpath from Alder drive to about 380 Upper Ohauti Road. [Note: Submission point also summarized under other topics]
Michael & Andrea Shaw	3.5	Not Stated	AMEND so that the buildings on the southern and eastern edge of the subdivision are single storey residential, progressing to double or triple storey residential towards the heart of the subdivision.
Lee Badham	7.1	Amend	SUPPORT the proposed plan change. AND ADD pensioner units to be built elsewhere in the city without delay.
Dennis and Glenis Minnell	9.5	Oppose	AMEND so that the houses close to the boundary are single level dwellings, ranging back to the 3 level dwellings being further away from the boundary.
Stephanie Smith-Kerr	14.9	Support	No specific decision sought, however considers the need to keep the overall feeling of being semi rural, joining Adler Drive walking tracks to new ones. Ohauti desperately needs another small local centre.
Jeandre Le Roux	16.1	Support	No specific decision sought.
Jeandre Le Roux	16.2	Oppose	No specific decision sought, however raises concern there is no clear indication on how this additional traffic will be accommodated. [Note: Submission point also summarized under other topics]
Kerry Ryan	22.1	Amend	ADD developer requirement to implement strategies that will mitigate the impact of dust, noise and heavy vehicle movements on neighbouring properties.
Appendix 12J.2: Reserves			
Submitter	Point No.	Position	Summary
Murray and Lindsay Kernohan	11.1	Amend	PROVIDE more specific information on: - what "private greenbelt zone" means. - specifically what can be built on / what the land can be used for. - whether there are any designated building zones and where these are.

			- proposed access to this piece of land. AND ADD a covenant on this piece of land to protect current view of the Mount and surrounds. AND PROVIDE any other relevant information in respect of the land.
Murray and Lindsay Kernohan	11.5	Amend	SUPPORT the intention and concept of reserves and greenbelt areas, subject to submissions points 11.1 to 11.3.
Stephanie Smith-Kerr	14.10	Support	No specific decision sought, however considers building more houses means more walkways.
Appendix 12J.3: Schedule			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.10	Amend	DELETE sub parts (i) and (ii) in Appendix 12J.3. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.11	Not Stated	No specific decision sought.
Jeandre Le Roux	16.3	Not Stated	No specific decision sought.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2)			
Submitter	Point No.	Position	Summary
Stephanie Smith-Kerr	14.12	Support	No specific decision sought.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Developer Agreement			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.11	Amend	AMEND provision 1 (Developer Agreement) in Appendix 12J.3 to ensure a Development Agreement is in place prior to or at the time of lodgement so that the provision is effective as a trigger for an activity status. AND AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR DELETE provision 1 (Developer Agreement) in Appendix 12J.3.

Stephanie Smith-Kerr	14.13	Support	No specific decision sought, however raises the transport is a big one.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.5	Support	RETAIN Appendix 12J.3: Schedule clauses 5-12.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Roads			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.12	Amend	AMEND provisions 2 and 3 (Roads) in Appendix 12J.3 to provide clarity on meaning of 'at the time of subdivision'. AND AMEND to remove references to the IDC and associated design tools that are otherwise addressed through existing City Plan provisions. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.14	Not Stated	No specific decision sought.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Stormwater			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.3	Amend	AMEND Appendix 12J.3: Schedule clause 4 to read: Stormwater 4. Subdivision applications shall be determined <u>lodged</u> either concurrently with, or after, the associated discharge permit application to Bay of Plenty Regional Council for the <u>permanent stormwater</u> discharge of permanent stormwater from the relevant stage of development. AND any alternative, similar or consequential amendments necessary to give effect to the relief sought.
Tauranga City Council	12.13	Amend	AMEND provisions 4 and 5 (Stormwater) in Appendix 12J.3 to ensure that provision 4 is not ultra vires. AND AMEND provision 5 to ensure the consent authority has control over the information provided within a stormwater assessment including the selection of the Best Practicable Option for managing stormwater.

			AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.15	Support	No specific decision sought, however raises build it properly to future proof.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Stormwater Quality			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.14	Amend	AMEND provisions 7 and 8 (Stormwater Quality) in Appendix 12J.3 to clarify the meaning of 'at subdivision consent stage'. AND AMEND to ensure the consent authority has control over the information provided regarding stormwater quality and can impose conditions to ensure appropriate resource management outcomes. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.16	Support	PROVIDE information on how will the building materials be managed and who is going to police it.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Stream and Wetland Protection			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.15	Amend	AMEND provisions 9, 11 and 12 (Stream and Wetland Protection) in Appendix 12J.3 to clarify the meaning of 'at subdivision consent stage'. AND AMEND to ensure the information provided with applications satisfies the relevant matter and that the consent authority has control over the information provided regarding detention and retention of stormwater run-off, stream protection and restoration plans, and can impose conditions to ensure appropriate resource management outcomes. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.17	Support	No specific decision sought.

Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Gas Pipeline and Easement			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.16	Amend	<p>AMEND provision 13 (Gas Pipeline and Easement) in Appendix 12J.3 to clarify which section of the existing gas pipeline is to be incorporated within a walkway corridor vested in Council.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p> <p>OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.18	Not Stated	No specific decision sought.
First Gas Ltd	29.1	Amend	<p>ADD a 'Gas Transmission Pipeline Corridor' within the development site. This corridor would have a total corridor of 40m, being 20m either side of the pipeline centreline.</p> <p>AND ADD rules as part of PPC39 to ensure that Firstgas is able to review development details as part consent application assessment.</p> <p>AND ADD the following definition of 'Gas Transmission Pipeline Corridor' as a consequential amendment of PPC39:</p> <p><u>Gas Transmission Pipeline Corridor</u> <u>the area of land within 20m of the centreline of the Gas Transmission Pipelines and ancillary aboveground structures (except for compressor station sites). It is identified on the planning maps.</u></p>
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Reserves			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.17	Amend	<p>AMEND provision 15 (Reserves) in Appendix 12J.3 to ensure all neighbourhood reserves meet the minimum size of 2500m².</p> <p>AND AMEND provisions 16, 17 and 18 (Reserves) in Appendix 12J.3 to ensure the information provided with any application satisfies these matters and that the consent authority has control over the information regarding the standard and timing of landscape planting and maintenance, the details of a Conservation Management Plan, and can impose conditions to ensure appropriate resource management outcomes.</p> <p>AND DELETE reference to the Development Agreement in provision 17.</p>

			AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.19	Support	No specific decision sought.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Fauna			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.18	Amend	AMEND provision 19 (Fauna) in Appendix 12J.3 to ensure the consent authority has control over the information provided, including the fauna management protocols and can impose conditions to ensure appropriate resource management outcomes. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.20	Support	No specific decision sought.
Appendix 12J.3: Schedule > Eastern and Western Blocks (Stage 1 and Stage 2) > Internal Infrastructure Requirements > Cultural			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.19	Amend	AMEND provision 20 (Cultural) in Appendix 12J.3 to ensure the consent authority has control over the information provided, including cultural values relating to the plan change area and can impose conditions to ensure appropriate resource management outcomes. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.21	Support	No specific decision sought.
Appendix 12J.3: Schedule > Eastern Block (Stage 1) > External Infrastructure Upgrade Requirements > Roads			
Submitter	Point No.	Position	Summary
Michael & Andrea Shaw	3.4	Not Stated	ADD pedestrian footpath from Alder Drive to about 380 Upper Ohauti Road. [Note: Submission point also summarized under other topics]

Tauranga City Council	12.20	Amend	AMEND provision 21 (Roads – Eastern Block) in Appendix 12J.3 to provide clarity on the meaning of ‘at the time of subdivision’. AND AMEND provisions 21 and 22 to remove references to the IDC and associated design tools and road design standards that are otherwise addressed through existing City Plan provisions. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.22	Support	No specific decision sought.
Kerry Ryan	22.2	Amend	ENSURE the upgrade of Upper Ohauti Road, roundabout construction and new roads and reserves will not compromise our proposed subdivision, access and access shelter belts for maintenance. AND ADD a reduced speed limit on the portion of Upper Ohauti Road impacted by the subdivision to 50kph.
Appendix 12J.3: Schedule > Eastern Block (Stage 1) > External Infrastructure Upgrade Requirements > Reserves			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.21	Amend	AMEND provision 23 (Reserves – Eastern Block) to ensure the consent authority has control over the location, design and delivery of a walkway and can impose conditions to ensure appropriate resource management outcomes. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.23	Support	No specific decision sought.
Appendix 12J.3: Schedule > Eastern Block (Stage 1) > External Infrastructure Upgrade Requirements > Wastewater			
Submitter	Point No.	Position	Summary
Stephanie Smith-Kerr	14.24	Oppose	No specific decision sought, however raises concerns on weeks of work.

Appendix 12J.3: Schedule > Western Block (Stage 2) > Staging			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.22	Amend	<p>PROVIDE assessment to clarify the reasons for the timing restrictions within provision 26 (Staging – Western Block) placed on development of the western block and demonstrate this is necessary to address relevant resource management issues.</p> <p>AND AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p> <p>OR DELETE this provision.</p>
Stephanie Smith-Kerr	14.25	Support	No specific decision sought.
Appendix 12J.3: Schedule > Western Block (Stage 2) > External Infrastructure Upgrade Requirements > Roads			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.23	Amend	<p>AMEND provision 27 (Roads – External) in Appendix 12J.3 to provide clarity on the meaning of ‘at the time of subdivision’.</p> <p>AND AMEND provision 27 to remove references to the IDC and associated design tools that are otherwise addressed through existing City Plan provisions.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>
Stephanie Smith-Kerr	14.26	Support	No specific decision sought, however raises that it would be nice to have a green road with bike path. Many kids bike along pavement due to road being unsafe.
Appendix 12J.3: Schedule > Western Block (Stage 2) > External Infrastructure Upgrade Requirements > Water			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.24	Amend	<p>AMEND provision 28 (Water) in Appendix 12J.3 to remove the note that follows this provision.</p> <p>AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p> <p>OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.</p>

Stephanie Smith-Kerr	14.27	Support	No specific decision sought.
Appendix 12J.3: Schedule > Western Block (Stage 2) > Internal Infrastructure Requirements > Roads			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.25	Amend	AMEND provision 29 (Roads – Internal) in Appendix 12J.3 to provide clarity on the meaning of ‘at the time of subdivision’. AND AMEND provision 29 to remove references to the IDC and associated design tools that are otherwise addressed through existing City Plan provisions. AND AMEND provision 31 to remove reference to ‘reserve’ and the repeated reference to the road not being formed.
Stephanie Smith-Kerr	14.28	Support	No specific decision sought.
Appendix 12J.3: Schedule > Western Block (Stage 2) > Internal Infrastructure Requirements > Gas Pipeline and Easement			
Submitter	Point No.	Position	Summary
Stephanie Smith-Kerr	14.29	Support	No specific decision sought.
First Gas Ltd	29.2	Amend	ADD a 'Gas Transmission Pipeline Corridor' within the development site. This corridor would have a total corridor of 40m, being 20m either side of the pipeline centreline. AND ADD rules as part of PPC39 to ensure that Firstgas is able to review development details as part consent application assessment. AND ADD the following definition of 'Gas Transmission Pipeline Corridor' as a consequential amendment of PPC39: <u>Gas Transmission Pipeline Corridor</u> <u>the area of land within 20m of the centreline of the Gas Transmission Pipelines and ancillary aboveground structures (except for compressor station sites). It is identified on the planning maps.</u>
Appendix 12J.3: Schedule > Western Block (Stage 2) > Internal Infrastructure Requirements > Water Supply			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.26	Amend	AMEND provision 34 (Water Supply) in Appendix 12J.3 to ensure the water supply information provided with any application is certain and that the consent authority has control over the information to determine adequate water pressure requirements and can impose conditions to ensure appropriate resource management outcomes.

			AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.30	Support	No specific decision sought.
Appendix 12J.3: Schedule > Western Block (Stage 2) > Internal Infrastructure Requirements > Future Local Centre			
Submitter	Point No.	Position	Summary
Tauranga City Council	12.27	Amend	AMEND provision 35 (Local Centre) in Appendix 12J.3 to ensure that the terminology used is consistent with the size of the anticipated centre as per the National Planning Standards. AND AMEND provision 35 to ensure the consent authority has control over the location of the allotment and its layout and design relative to other existing or proposed allotments. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Stephanie Smith-Kerr	14.31	Support	No specific decision sought, however considers it very much needed in Ohauti.
Appendix 12J.3: Schedule > Road Cross Sections			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.6	Not Stated	RETAIN Appendix 12J.3: Schedule Road Cross Sections (UD100, UD101, UD102).
Stephanie Smith-Kerr	14.32	Support	No specific decision sought.
Planning Maps > Proposed Map L89			
Submitter	Point No.	Position	Summary
Marie Petersen	1.1	Support	No specific decision sought, however submission raises the need for more housing and using this for medium density housing makes a lot of sense. Seeks medium density housing opened up as far as Neewood Road to provide opportunities for alternative transport routes out of Ohauti. [Note: Submission point also summarized under other topics]
Stephanie Smith-Kerr	14.33	Support	No specific decision sought.
Andrew Gundry	17.1	Oppose	OPPOSE, the entry/exit roads to and from Ohauti need to be added to before this project goes ahead.

Symon Robb	27.1	Amend	AMEND Planning Map L89 to zone the entirety of the walkway located along the northern edge of the Stage 2 area as Greenbelt.
First Gas Ltd	29.3	Amend	ADD a 'Gas Transmission Pipeline Corridor' within the development site and shown on the planning maps.
Planning Maps > Proposed Map L90			
Submitter	Point No.	Position	Summary
Stephanie Smith-Kerr	14.34	Support	No specific decision sought.
First Gas Ltd	29.4	Amend	ADD a 'Gas Transmission Pipeline Corridor' within the development site and shown on the planning maps.
General			
Submitter	Point No.	Position	Summary
Peter Riddington	2.2	Support	RETAIN and approve Plan Change 39.
NZ Transport Agency Waka Kotahi	4.5	Not Stated	NEUTRAL to Plan Change 39 to the extent outlined in the submission. AND RETAIN, does not seek any specific changes or mitigation.
James and Sarah Poharama	10.1	Oppose	OPPOSE the plans and provisions in whole.
Murray and Lindsay Kernohan	11.6	Support	SUPPORT the building of amenities (retail etc) to support this area.
Tauranga City Council	12.1	Amend	PROVIDE support in principle to the proposed plan change. AND ADD additional provisions that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
Alexander McGeorge	13.1	Oppose	REJECT change of zoning plan.
Stephanie Smith-Kerr	14.35	Not Stated	No specific decision sought, however seeks that the subdivision is ecofriendly and energy efficient.

Pedro Martins	20.1	Not Stated	No specific decision sought, however raises whether TCC would consider buying property in Ohaiti with the objective to install a park and ride facility to the CBD and improve the Ohaiti Rd/Welcome Bay Rd intersection.
Susan O'Neill	25.1	Oppose	No specific decision sought, however raises the following concerns regarding traffic congestion towards the city. The submitter is also concerned with loss of views along the Greenbelt Zone and considers this zone could be used for walking and cycling.
Shane Valois	26.1	Oppose	AMEND to keep the land in uniform with rural sections.
Leigh Rynhpud	28.4	Oppose	OPPOSE Plan Change 39.
Rob Paterson	32.1	Oppose	REJECT the whole application in its entirety.
Rob Paterson	32.2	Oppose	ADD requirement for all future roading and infrastructure relating to this land like electricity, wastewater drainage, stormwater sewage etc must be installed at full cost of any developer, not residents and ratepayers.
General – Housing			
Submitter	Point No.	Position	Summary
Marie Petersen	1.2	Support	No specific decision sought, however submission raises the need for more housing and using this for medium density housing. Seeks medium density housing opened up as far as Neewood Road to provide opportunities for alternative transport routes out of Ohaiti. [Note: Submission point also summarized under other topics]
Dennis and Glenis Minnell	9.7	Oppose	REJECT the development proposed in Plan 39 until the infrastructure is in place to cope with the demands of the housing to be established.
James and Sarah Poharama	10.3	Oppose	No specific decision sought, however raises concern on how the plan change will impact current house and land value.
Murray and Lindsay Kernohan	11.2	Amend	AMEND to a maximum density of 20 houses per hectare based on the impact on additional traffic.
Murray and Lindsay Kernohan	11.4	Support	No specific decision sought, however is concerned about roading and traffic flow.
Leigh Rynhpud	28.2	Oppose	No specific decision sought, however raises concern the proposed changes will remove the green farmland adjustment to Three Creeks Estate which will decrease the quality of life for people who have purchased here and decrease the value of our properties. [Note: Submission point also summarized under other topics]
Leigh Rynhpud	28.3	Oppose	OPPOSE the addition of homes to the east of upper Ohaiti Road which border Three Creeks Estate.

General - Strategic Direction			
Submitter	Point No.	Position	Summary
Marie Petersen	1.3	Support	No specific decision sought, however submission raises the need for more housing and using this for medium density housing. Seeks medium density housing opened up as far as Neewood Road to provide opportunities for alternative transport routes out of Ohauti. [Note: Submission point also summarised under other topics]
NZ Transport Agency Waka Kotahi	4.2	Not Stated	No specific decision sought, however considers that the proposed Plan Change is consistent with the Welcome Bay and Ohauti Planning Study 2020 and the SmartGrowth Housing Action Plan where 'Ohauti South' has been identified as a growth area.
General - Transport Network			
Submitter	Point No.	Position	Summary
Marie Petersen	1.4	Support	No specific decision sought, however submission raises the need for more housing and using this for medium density housing. Seeks medium density housing opened up as far as Neewood Road to provide opportunities for alternative transport routes out of Ohauti. [Note: Submission point also summarized under other topics]
NZ Transport Agency Waka Kotahi	4.1	Not Stated	No specific decision sought, however raises that it is anticipated given the existing roading environment that the additional vehicle movements will have a minor negative impact on the level of service at both the State Highway 29A/Poike Road Roundabout and State Highway 29A/Welcome Bay Road Roundabout.
NZ Transport Agency Waka Kotahi	4.3	Not Stated	No specific decision sought, however raises that as identified in the Urban Form and Transport Initiative Final Report the Welcome Bay/Ohauti Area is limited in terms of large scale growth due to infrastructure constraints and considers State Highway 29A in this location to be one of those infrastructure constraints.
NZ Transport Agency Waka Kotahi	4.4	Not Stated	No specific decision sought, however notes that the Welcome Bay and Ohauti Planning Study 2020 and associated Transport Modelling and East-West Corridor Environmental Feasibility and Option Assessment have identified solutions to provide for the anticipated growth. These improvements are not currently proposed and appear unlikely to be constructed prior to development commencing if the plan change is approved. This plan change will add to the delays and travel times of vehicles, especially during peak hours.
Dennis and Glenis Minnell	9.1	Oppose	OPPOSE Plan Change 39.
Murray and Lindsay Kernohan	11.3	Amend	PROVIDE information on what roading developments are planned to mitigate this current bottleneck.

Robyn Gregory	15.2	Oppose	OPPOSE the development. AND PROVIDE information on what is being done about the roading. [Note: Submission point also summarized under other topics]
Jeandre Le Roux	16.5	Oppose	No specific decision sought, however raises concern there is no clear indication on how this additional traffic will be accommodated. [Note: Submission point also summarized under other topics]
Jeandre Le Roux	16.6	Support	SUPPORT, subject to at least one additional access route to this area that ties in with a state highway so that you can enter the CBD/mount including the necessary upgrades to existing infrastructure. [Note: Submission point also summarized under other topics]
Andrew Gundry	17.2	Oppose	OPPOSE, the entry/exit roads to and from Ohauti need to be added to before this project goes ahead.
Jason Williams	18.3	Oppose	No specific decision sought, however raises concern the current infrastructure and roading does not support the current volumes of house and traffic.
Jason Williams	18.4	Not Stated	PROVIDE information on what are they planning around the welcome bay round about and Poike Road.
Susan Bibby	21.1	Amend	ADD the following: 1. Reinstate the right hand turn at the Ohauti Rd / Welcome Bay traffic lights. 2. Left only turn from Hairini St onto SH29A.
Steve Batchelor	23.2	Amend	PROVIDE for traffic exiting Ohauti onto SH29 at both Ohauti exits in conjunction with housing. [Note: Submission point also summarized under other topics]
Thor Hein	24.3	Oppose	REJECT this land rezoning.
General - Rural Amenity			
Submitter	Point No.	Position	Summary
Michael & Andrea Shaw	3.1	Not Stated	No specific decision sought, however raises losing the topographical/historical feature (where Ohauti Pa is located).
Michael & Andrea Shaw	3.2	Not Stated	No specific decision sought, however raises concern that there is lack of awareness from some urban residents of the impact of fireworks and dogs on rural animals.
Dennis and Glenis Minnell	9.2	Oppose	PROVIDE assurance that the potential dust problem generated by the earthmoving machines is avoided to ensure our tank water collection is not compromised.
Dennis and Glenis Minnell	9.3	Oppose	PROVIDE information on how the rural outlook will be maintained and landscaped for existing properties.

Dennis and Glenis Minnell	9.4	Oppose	No specific decision sought, however raises concern that the resulting light pollution from this development on the south eastern side of the hillside.
James and Sarah Poharama	10.2	Oppose	No specific decision requested, however raises concerns that the proposed change will have dramatic ill effects on the submitter. The close proximity of medium density housing, traffic congestion, lack of open space, green outlook, and no amenities close by (petrol station, supermarket, school, buses, footpaths).
James and Sarah Poharama	10.4	Oppose	PROVIDE lifestyle properties or similar to be enabled.
Leigh Rynhpud	28.1	Oppose	No specific decision sought, however raises concern the proposed changes “will remove the green farmland adjustment to Three Creeks Estate” which will decrease the quality of life for people and decrease property values. [Note: Submission point also summarized under other topics]
General - Stormwater Management			
Submitter	Point No.	Position	Summary
Bay of Plenty Regional Council	5.7	Amend	PROVIDE a map showing off-line communal stormwater devices. AND PROVIDE minimum setbacks from existing and/or proposed modified watercourses. Setbacks should be referred to as a requirement or ideally as a rule in the ODP.
Bay of Plenty Regional Council	5.8	Amend	PROVIDE minimum conceptual sizing requirements in the ISMP for water quality and extended detention requirements, and seek that ongoing discussions with the applicant regarding this matter take place. AND ASSESS whether there are alternative locations or means of treatment/extended detention available to overcome potential geotechnical challenges. Where alternatives are not available, then further assessment should be undertaken to demonstrate feasibility of the pond location and minimum slope setbacks should be determined and addressed in the ODP.
Bay of Plenty Regional Council	5.9	Amend	ADD reference to Appendix 12a Integrated Stormwater Management Plan in the objective and policies of the proposed ODP.

Bay of Plenty Regional Council	5.10	Amend	PROVIDE information in the ISMP on measures to protect the overland flow path located in the western block, AND PROVIDE information in the ISMP on how the applicant will achieve a low level of risk to dwellings and people in the area of the OLFP, in accordance with RPS Policy NH 4B.
Bay of Plenty Regional Council	5.11	Amend	PROVIDE more information in the ISMP as to how the increased velocities of run-off will be managed.
Bay of Plenty Regional Council	5.12	Amend	PROVIDE information in the ISMP regarding increased velocity duration and erosion potential. This could be undertaken as a study to determine whether the effect of the development both in increase of velocity and duration would require active management with armoring techniques within the Pukekonui Stream. This study should include both 2.33 year and 10 year events.
Dennis and Glenis Minnell	9.6	Oppose	PROVIDE information on how Council will monitor the accuracy of the flood modelling and how frequently.
Tauranga City Council	12.2	Amend	PROVIDE analysis that clearly demonstrates the scale of stormwater run-off effects on the receiving environment from the proposed area to be rezoned within the Waimapu catchment. AND ADD any appropriate City Plan provisions to address such adverse effects. OR AMEND any specified provisions, or any related provisions, that are appropriate to address the reasons in this submission or that are consequential on the relief requested in this submission.
General - Education Facilities			
Submitter	Point No.	Position	Summary
Ministry of Education	30.1	Amend	ADD schools as being recognised and provided for within Plan Change 39. AND any consequential amendments required to give effect to the matters raised in this submission.
Ministry of Education	30.2	Amend	AMEND the ODP to enable new educational facilities in the plan change area. AND ADD enabling provisions in relation to education facilities. AND any consequential amendments required to give effect to the matters raised in this submission.
Ministry of Education	30.3	Amend	ADD the following wording in the ODP provisions (such as Appendix 12J.3: Schedule): <u>Education Facilities:</u>

			<p><u>Recognise that the Upper Ohauti area is part of a newly developing residential area and that there is a potential need for educational facilities to establish within the Outline Development Plan area or within the wider area.</u></p> <p>AND any consequential amendments required to give effect to the matters raised in this submission.</p>
Ministry of Education	30.4	Amend	<p>NEUTRAL on Plan Change 39 if consultation is undertaken with Ministry of Education to ensure there is sufficient provision for school.</p> <p>AND any consequential amendments required to give effect to the matters raised in this submission.</p>
Ministry of Education	30.5	Amend	<p>PROVIDE regular engagement to keep up to date with the housing typologies being proposed and staging and timing of development so that the impact of the plan change on the local school network can be planned for.</p>