

Section: Diagrams [21]

Topic: Urban Growth Plans

Issue: UG 1 - North East, North West & West Bethlehem [UG1]

AMP Capital Investors (New Zealand) Limited	868	5	S	Proposed Urban Growth Plan UG1 and the identification of the Centre as 'Town Centre' is supported.	Retain Urban Growth Plan UG1 and the identification of the Centre as 'Town Centre'.
Thompson, Max	864	5	S	Proposed Urban Growth Plan UG1 and the identification of the Centre as 'Town Centre' is supported.	Retain Urban Growth Plan UG1 and the identification of the Centre as 'Town Centre'.
Te Reti Trustees	789	23	O	Oppose the absence of an Urban Growth Plan for undeveloped areas at Bethlehem.	Include undeveloped areas at Bethlehem including Te Reti residential area and Neighbourhood centre within and Urban Growth Plan.

Issue: UG3 - Ohauti [UG3]

Josie & Jeff Paterson, Jan & Nigel Mortimer, Robert & Shelley Carlton, Jeff Lewin & Kerry Wallace	657	5	SA	The indicative road connection shown on Map UG3 is supported. The Council has granted consent to a subdivision of 105 Rowsdale Road which prevents access being achieved to adjacent land and the neighbourhood reserve identified on UG3. In order to give effect to integrated management responsibilities and the RPS (yield objectives) Council needs to enable development of land beyond the 105 Rowsdale Road. Council has previously failed to ensure access through to 49 Pukemapu Road effectively limiting the development of that land.	Include a note on map UG3 in the vicinity of Rowsdale Road that reads: 'Council to designate land for the provision of local road access to 49 Pukemapu Road'. Council should also make provision to designate this land through the LTCCP noting that owners of 49 Pukemapu Road will fund capital purchase.
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Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Diagrams [21]					
Topic: Urban Growth Plans					
Issue: UG4 - Papamoa [UG4]					
Mangatawa Papamoa Blocks Incorporated	674	3	SA	Urban Growth Plan UG4 shows two new neighbourhood reserves on the Residential Block. There is no direction about the size and location of these and why they have to be provided.	Provide direction about the size and location of neighbourhood reserves and why they have to be provided.
Mangatawa Papamoa Blocks Incorporated	674	4	S	Support the identification of the Neighbourhood Centre on the Residential Block, and the Convenience Centre on the Industrial Block.	Retain the identification of the Neighbourhood Centre on the Residential Block, and the Convenience Centre on the Industrial Block.
Frasers Papamoa Limited	829	15	O	Requests the removal from Urban Growth Plan UG4 of a reserve shown on the middle of the Frasers Papamoa site (Maranui Road) on the grounds that this is incorrect.	Delete the reserve shown on the middle of the Frasers Papamoa site (Maranui Road) from Urban Growth Plan UG4.
Issue: UG5 - Papamoa (Parton Road) [UG5]					
New Zealand Transport Agency	588	17	O	Opposes UG5 (and Rule 15.4.1.3) relating to the Rural Tara Road Urban Growth Plan. Are concerned about the adverse reverse sensitivity issues relating to traffic noise that will result from the proposed Rural Residential Zone which is located between two roads which will carry high traffic volumes, one of which is the Tauranga Eastern Link whose designation does not provide for any noise attenuation for a rural residential development at this location. Also submit that the mitigation measures proposed as part of the structure plan have yet to be finalised and it is unclear as to whether they are feasible and how they will be maintained into the future.	Delete UG5 (and Rule 15.4.1.3) relating to the Rural Tara Road Urban Growth Plan until further information and clarity can be provided ensuring that the potential reverse sensitivity issues can be avoided, remedied or mitigated.
Issue: UG6 - Papamoa - Marjorie Lane [UG6]					
Hawridge Developments Limited	787	42	O	No provision has been made for the Wairakei Urban Growth Area.	Include urban growth plan for Wairakei.
Hawridge Developments Limited	787	43	S	Support provision for neighbourhood centre at Golden Sands Drive.	Support provision for neighbourhood centre at Golden Sands Drive.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	44	S	Support provision for a neighbourhood Centre on Urban Growth Plan 6.	Retain provision for a neighbourhood centre on UGP6.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	45	O	Oppose the omission of local road links in Excelsa Village.	Show local road links in Excelsa Village.
Issue: UG7 - Pyes Pa West [UG7]					
Hastings, Peter	1074	2	O	The future neighbourhood reserve identified on the properties at 18 and 40 Hastings Road as the size and location of this reserve will significantly impact on the amount of land available on these sites for residential activities, and will impact access options.	Delete the future neighbourhood reserve shown on 18 and 40 Hastings Road.
Hastings, Peter	1074	3	O	Oppose the note for 4 Hastings Road, which states 'the neighbourhood reserve is identified over a recognised archaeological site'. The Plan doesn't identify any significant archaeological site in this area.	Delete the note for 4 Hastings Road.
Hastings, Peter	1074	4	O	The note regarding access requirements (from Hastings Road and for access to SH29 to be closed) requires some flexibility to allow development to proceed without going through the Lakes subdivision. A number of landowners would be affected by the extension of Hastings Road and there is no guarantee they would be willing to agree to such an extension.	Modify the note regarding access by adding the words 'where practicable' so it reads: 'where practicable all access for future development is to come from the Grasshopper end and access to State Highway 29 is to be closed.'
Grasshopper Farms Ltd	506	26	SA	UG7 needs to be amended to show the correct location of the crossing under Takitimu Drive. The first portion of Kennedy Road from lakes Boulevard to the east has been constructed at 11 metres and UG7 should be amended to reflect this approved width. There is a symbol located within the area zoned commercial that has no corresponding reference or explanation on the maps key.	Amend UG7 to show the correct location of the crossing under Takitimu Drive, show the first portion of Kennedy Road from lakes Boulevard to the east at 11 metres, and provide explanation of the symbol located within the area zoned commercial.
Issue: UG8 - Tauriko Business Estate [UG8]					
Pyes Pa Limited	724	16	S	Support Urban Growth Plan UG8.	Retain Urban Growth Plan UG8.
Pyes Pa Limited	724	17	SA	UG8 requires amendment to provide for changes that will be enabled by the establishment of the Tauriko Bypass. This includes creating the opportunity for enhanced access to the Tauriko Commercial Zone once SH29 becomes a local road.	Recognise the following changes in Appendix 18G - Tauriko Estate Services Strategy and Sequencing Schedule in UG8: Access from the Tauriko Commercial Zone to SH29 following the establishment of the Tauriko Bypass; Additional turning lanes on Taurikura Drive intersection with Takitimu Drive following the establishment of the Tauriko Bypass in accordance with the plan appended to this submission.
Element IMF New Zealand Limited	786	18	S	Support Urban Growth Plan UG8.	Retain Urban Growth Plan UG8.
Element IMF New Zealand Limited	786	19	O	UG8 requires amendment to provide for changes that will be enabled by the establishment of the Tauriko Bypass. This includes creating the opportunity for enhanced access to the Tauriko Commercial Zone once SH29 becomes a local road.	Recognise the following changes in Appendix 18G - Tauriko Estate Services Strategy and Sequencing Schedule in UG8: Access from the Tauriko Commercial Zone to SH29 following the establishment of the Tauriko Bypass; Additional turning lanes on Taurikura Drive intersection with Takitimu Drive following the establishment of the Tauriko Bypass in accordance with the plan appended to this submission.
Element IMF New Zealand Limited	786	20	O	Oppose the omission of three local convenience centres on UG8.	Show local convenience centres on UG8.
Topic: Various Diagrams					
Issue: Diagram 9 - Tauriko Staging [DIAGRAM9]					
Element IMF New Zealand Limited	786	22	S	Support Tauriko staging diagram.	Retain Tauriko staging diagram.
Issue: Financial Contribution Urban Growth Areas [FINCONTUGA]					
Manor Group Investments Limited	808	17	SA	The area for West Bethlehem should include the area of North West Bethlehem for the Financial Contribution collection area.	Amend the area for West Bethlehem to include the area of North West Bethlehem for the Financial Contribution collection area.
Element IMF New Zealand Limited	786	21	O	Oppose omission of Gargan Plateau from Tauriko Urban Growth Area.	Include Gargan Plateau in Various Diagram 5.

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Section: Diagrams [21]					
Topic: Various Diagrams					
Issue: Road Hierarchy [RDHIERACHY]					
Pyes Pa Limited	724	30	O	Oppose omission of arterial and secondary arterial roads at Tauriko.	Amend map to show arterial and secondary arterial roads at Tauriko.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	36	O	Road hierarchy at Wairakei is incorrect. Cross boundary routes in Western Bay should be shown.	Show cross boundary routes in Western Bay on road hierarchy.
Element IMF New Zealand Limited	786	38	O	Oppose omission of secondary arterial and arterial roads at Tauriko.	Include secondary arterial and arterial roads at Tauriko.
Hawridge Developments Limited	787	39	O	Incorrect road layout for Wairakei	Show correct road layout in accordance with Plan Change 44.
Environment Bay Of Plenty	760	46	SA	The definition of each element of the road hierarchy is unclear.	Include a reference to the definitions section of the city Plan on the Road Hierarchy Diagram.
Environment Bay Of Plenty	760	47	SA	Strategic roads and primary arterial roads appear to have the same function. The only difference between these roads is in their legal definition. If these roads have the same function they should have the same classification.	Review the road hierarchy map and definitions for strategic roads and primary arterials to ensure that roads are classified in terms of their function.
Te Tumu Kaituna 14 Trust	521	123	O	Road hierarchy should show indicative road pattern for Te Tumu.	Amend Roading Hierarchy to show roading pattern as shown on the WBOPDC Smart Transport Corridors Plan.
Te Tumu Landowners Group	520	125	O	Road hierarchy should show indicative road pattern for Te Tumu.	Amend Roading Hierarchy to show roading pattern as shown on the WBOPDC Smart Transport Corridors Plan.
Ford Land Holdings Pty Limited	519	129	O	Road hierarchy should show indicative road pattern for Te Tumu.	Amend Roading Hierarchy to show roading pattern as shown on the WBOPDC Smart Transport Corridors Plan.
Tauranga City Council	492	148	SA	Some changes are required to the roading hierarchy to reflect missing roads or incorrect status of roads.	Update Road Hierarchy as follows and shown as Attachment 1 to this submission: Remove the strategic category and show it as expressway/motorway. Rearrange the legend that it is in descending order of mobility. Re-instate the Northern Arterial as an indicative Expressway/motorway. Show the Tauriko Bypass as a Indicative Primary Arterial. Change Pyes Pa bypass as indicative and existing primary arterial. Collector Rd Carmichael Rd (west of Bethlehem Rd) to be realigned and placed on Te Aeroa Rd Add Kennedy Rd as indicative Collector between Tauriko Dr and Pyes Pa Rd. Show the status of Grenada Rd (between Girven Rd and Evans Rd) as a collector road.
Issue: Tauriko Urban Design Plan [TAURBDESP]					
Pyes Pa Limited	724	18	S	Support Various Diagram 10 - Tauriko Business Estate Outline Development Plan.	Retain Tauriko Buisness Estate Outline Development Plan.
Pyes Pa Limited	724	19	O	Oppose streetscene protection notation. This provision is unnecessary and provides no significant benefit in the mitigation adverse visual effects.	Remove streetscene protection notation from the Tauriko Business Estate Outline Development Plan.
Pyes Pa Limited	724	20	O	Oppose omission of the 5metre buffer at the SH29 boundary.	Show a 5 metre buffer at the SH29 boundary on the Tauriko Business Estate Outline Development Plan.
Element IMF New Zealand Limited	786	23	S	Support Tauriko Outline Development Plan.	Retain Tauriko Outline Development Plan.
Element IMF New Zealand Limited	786	24	O	Oppose streetscene protection notation on the Tauriko Outline Development Plan. The provision is unnecessary and provides no significant benefit in terms of mitigation of adverse effects.	Remove streetscene protection notation from Tauriko Outline Development Plan.
Element IMF New Zealand Limited	786	25	O	Oppose omission on the Tauriko Outline Development Plan of a 5 metre buffer at the SH29 boundary.	Identify a 5 metre buffer on the Tauriko Outline Development Plan at the SH29 boundary.
Topic: Wairakei Urban Growth Area					
Issue: General Matters [GENERAL]					
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	49	O	Oppose proposed plan as does not provide for land use and services relationship between Te Tumu and Wairakei urban growth areas. More certainty needed for planning of Modena Town Centre.	Provide urban growth plan for Te Tumu Growth Area
Tauranga City Council	492	189	O	The zoning of the Wairakie Urban Growth Area should be replaced by the outcomes of Plan Change 44 to the Operative Plan.	Modify the zoning of the Wairakei Urban Growth Area to reflect the revised plan change reflective of Plan Change 44 and summarised in the schedule included as Attachment 10 to this submission.
Issue: Maps & Diagrams - Wairakei [MAPSDIAGR]					
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	47	O	No provision is made in new plan for Wairakei urban growth area	Include Urban Growth Plan for Wairakei in accordance with Proposed Plan Change 44 structure plan and urban design plan (as finalised)
Issue: Rules - Wairakei [RULES]					
Hardwater Harbour	840	2	SA	the site should be able to carry on present business as a place of assembly. Place of Assembly should be a permitted activity under the Papamoa Employment zone	Include Place of Assembly as a permitted activity (at 176 Parton Rd)
Issue: Site Zoning - Wairakei [SITEZONING]					
Hardwater Harbour	840	1	S	Support planning map L72 being changed to Papamoa Employment as per plan change 44 -as this supports a range of potential acitivites for our land (176 Parton Rd)	Zone 176 Parton Rd as Papamoa Employment, as per plan change 44
Vision Papamoa No 2 Limited	707	1	O	The property (Part Lot 1 DPS 56885) which is Vision Papamoa No.2 Ltd, be rezoned as Commercial Business, as per the decisions on Plan Change 44. This zoning not carried through into new City Plan	Rezone Part Lot 1 DPS 56885, from Rural to Commercial Business.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	48	O	Oppose lack of provision for Excelsa Village residential development in the Plan. Should not be suburban residential as Excelsa has different medium density and mixed use.	Zone Excelsa site and residential areas at Wairakei as 'Wairakei Residential', generally as in proposed plan change 44 (as finalised)