

**Project Governance Group Presentation Agenda
Eastern Bay of Plenty Spatial Plan
2 December 2024, 9am-2pm
Whakatane District Council Chambers**

Independent Chair:

- Vaughan Payne

PGG Members:

- Victor Luca, Mayor Whakatāne
- Malcolm Campbell, Eastern Bay of Plenty General Constituency Councillor, Bay of Plenty Regional Council Representative
- Faylene Tunui, Mayor Kawerau
- David Moore, Mayor Ōpōtiki
- Manu Glen, Ngāti Awa Representative
- Cole O’Keefe on behalf of Andrew Corkill, NZTA Representative
- Ezra Schuster, Partnerships Director and Regional Public Service Commissioner: Manatū Hauora/Ministry of Health, Partnership Representative
- Jaqui Rolleston-Steed, Regional Public Service Commission
- Bronco Carson, Ngāti Whare Representative
- Anaru Vercoe, Ngāitai Representative
- Graham Pryor, Ngāti Rangitahi Representative
- Kani Edwards, Ngāti Manawa Representative
- Matt Herewini, Chair, Te Whānau Apanui
- Arihia Tuoro, Te Tāwharau o Te Whakatōhea

Supporting PLG invitees:

- Fiona McTavish, Bay of Plenty Regional Council
- Reuben Araroa, Te Rūnanga o Ngāti Awa
- Francis Curtis, Te Mana o Ngāti Rangitahi
- Mere George, Te Rūnanga o Ngāti Whare
- Riki Gage, Te Whānau Apanui
- Dickie Farrar, Whakatōhea
- Morgan Godfrey, Kawerau District Council
- Stace Lewer, Ōpōtiki District Council
- Steven Perdia, Whakatāne District Council
- Maramena Vercoe, Te Rūnanga o Ngāti Manawa

Supporting attendees:

- Nicholas Woodley, Whakatane District Council
- David Bewley, Whakatāne District Council
- Michaela Glaspey, Kawerau District Council
- Namouta Poutasi, Bay of Plenty Regional Council
- Adele Hadfield, Bay of Plenty Regional Council
- Antionette Campbell, Opotiki District Council
- Arihia Hoani-Waaka, Whakatane Iwi Policy Hub

- Ben Petch, Project Manager
- Robert Brodnax, Project Director
- Gemma Bengel, Project Coordinator

Time	Item	Supporting Information	Page Number	Lead
9am (5 mins)	Whakawhanaungatanga			Vaughan Payne as chair
9.05am (5 mins)	Confirm agenda			Vaughan Payne as chair
9.10am (10 mins)	Approve Terms of Reference for the Project Governance Group	Appendix 1 (TOR)	3	Ben Petch
9.20am (20 mins)	Receive engagement summary report and presentation by project team – summary of consultation process and interim summary of feedback	Appendix 2 (Report) Appendix 3 (Powerpoint)	7 27	Ben Petch
9.40 am (20 mins)	Break			
10am (2 hours, 40 mins)	Presentation from 8 submitters (20 mins each, being 15 min slot per submitter plus 5 min transition time)	Appendix 4 (Submission Points Table), 5 (Table of all Submissions), 6 (All submissions collated)	57 99 100	Vaughan Payne as chair
12.40pm (45 mins)	Break for lunch			
1.25 pm (20 minutes)	Presentation by project team - discussion of key topics	Appendix 3 (Powerpoint)	41	Ben Petch
1.45pm (15 minutes)	Vision and name for the spatial plan – ideas from the youth workshop for PGG to consider	Appendix 3 (Powerpoint)	51	Ben Petch
2.00 pm (5 mins)	Next steps/PGG Meeting on 18 December 2024	Appendix 3 (Powerpoint)	55	Ben Petch
2.05 pm (5 mins)	He karakia whakamutunga			



Our Places – Eastern Bay of Plenty Spatial Plan Project Governance Group *Draft Terms of Reference*

1. Te Kaupapa/Purpose

The purpose of the Eastern Bay of Plenty Spatial Plan (Our Places) Project Governance Group (PGG) is to provide political and strategic leadership into the development of the Eastern Bay of Plenty Spatial Plan and planning for its implementation. Championing for their hapori while maintaining a sub-regional perspective, members will help the project team plan for mauri-enhancing development across the Eastern Bay of Plenty that caters for future generations.

The PGG will use collaborative decision-making to bring individual organisation priorities and perspectives to a place of consensus. The members will bring their mana as leaders in their communities to recommend a united position back to their organisations that represents a sustainable, inclusive path to development for the rohe.

The PGG brings together the views and aspirations from iwi, local and regional authorities and, through the development of the Spatial Plan and planning for implementation activities, will bring life to their own respective strategies and visions. Central Government attendance in this forum will ensure the outcomes designed are informed by and align with government policy and investment outcomes, to support their realisation.

2. Ngā mātāpono/Principles

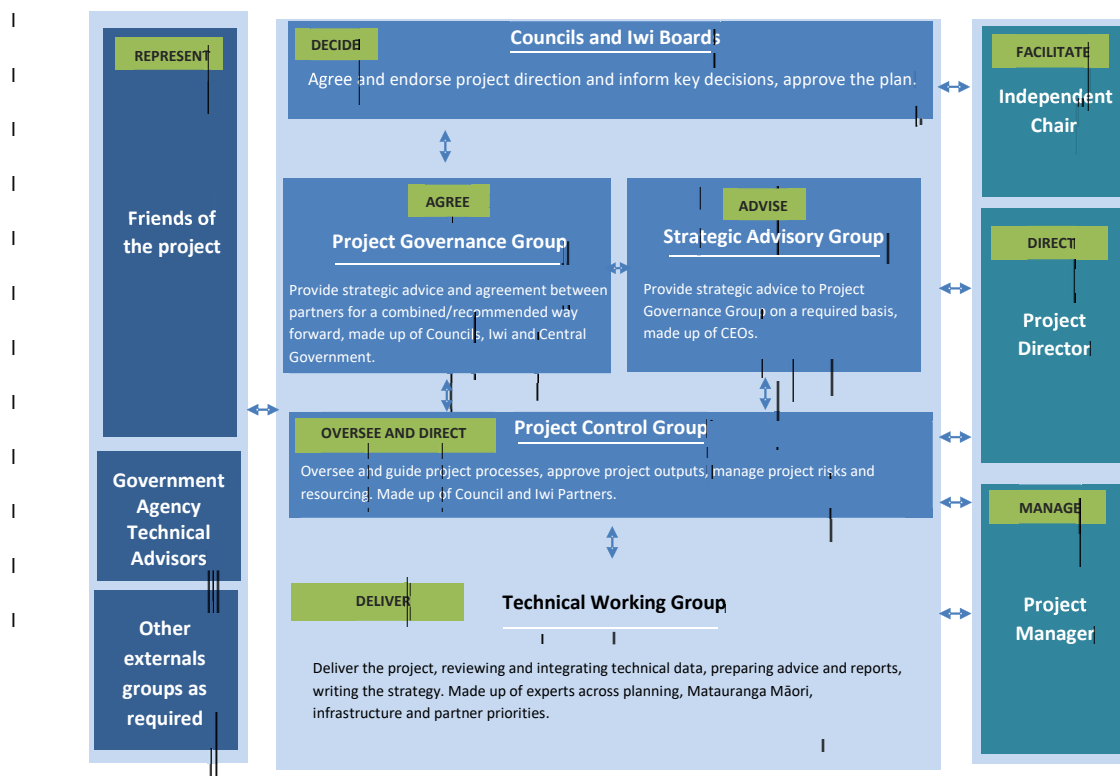
The following principles will guide the PGG's approach to working together on this kaupapa.

- *Giving life to Te Tiriti o Waitangi*
- *Taking a long-term view – making mokopuna decisions*
- *Collaborative, evidence-based decision-making*
- *Open and honest sharing of information and data*
- *“Best for region” thinking*



3. Te Whakatakotoranga o te hinonga/Project structure

The PGG sits within the following project governance structure:



4. Ngā Kawenga/Responsibilities

The PGG is responsible for guiding the development of the Eastern Bay of Plenty Spatial Plan (*Spatial Plan*) and overseeing its implementation planning, including:

1. Providing strategic leadership and direction on growth management and spatial planning across the rohe of the Eastern Bay of Plenty.
2. Considering views and perspectives of partner organisations and facilitating the agreement of a preferred sub-regional approach.
3. Strategic oversight of the implementation of the *Spatial Plan* and undertaking reviews and updates, including recommending any draft strategies for public consultation.
4. Engaging with our communities and key stakeholders on the draft spatial plan and responding to feedback from that engagement
5. Recommending a final Spatial Plan and initial Implementation plan before September 2025 to the partner organisations for adoption after community engagement feedback has been considered.



6. Propose a Monitoring and Reporting Framework for implementation
7. Addressing cross-boundary matters within the Eastern Bay of Plenty Sub-region, as well as with other neighbouring areas and regions that are consistent with the agreed settlement patterns, while working with other growth management/spatial planning partnerships as appropriate
8. Championing the *Plan's* integration and implementation through strategies, programmes, plans and policy instruments including alignment with Central Government and other organisations.

5. Ngā Apatono/Powers

All powers necessary to perform its responsibilities.

6. Ngā Tikanga Pōti/Voting

PGG decision-making is by consensus, facilitated by the Chair.

7. Tokamatua/Quorum

Five members (or their alternates) are required for a quorum. The quorum has been set recognising that final decisions on substantive matters are referred back to member organisations rather than being made by the PGG.

8. Ngā Tūranga/Membership

.8.1 Ngā Mema/Members:

PGG membership is as follows:

- One representative appointed by each of the Iwi partner organisations;
- One elected member representative appointed by each of the local authorities (Whakatāne District Council, Kawerau District Council, Opotiki District Council and the Bay of Plenty Regional Council);
- One member appointed by Waka Kotahi;
- One member appointed by Regional Public Service Commission – Bay of Plenty & Waikato;
- One member from MHUD and/or Kainga Ora as appropriate.

Project Strategic Advisory Group members are encouraged to attend and provide advice.

Members will join the PGG as they are appointed by their organisations.

The PGG will be supported by the Project Director and Project Manager and relevant executives from the partner organisations, with other project staff in attendance as required.

Additional experts may also be invited to attend to assist the PGG in its decision making and guidance to the project team.

.8.2 Ūpoko me te Ūpoko Tuarua/Chair and Deputy Chair:



An independent chair will be appointed (currently Vaughan Payne) . The Deputy Chair of the Committee is appointed by the Committee from the existing membership, by way of simple majority election.

.8.3 Ngā Kairiwhi/Alternates:

Any appointing organisation may appoint one alternate member.

.8.4 Ngā Hui i te Tau/Frequency of meetings:

Quarterly or as required to consider feedback from engagement.

Our Places

Eastern Bay Spatial Plan

Engagement summary report

A summary of the feedback received in the first stage of community engagement

[note: a designed version of this report will be posted to the website]



Contents

Executive summary.....	2
1. Introduction.....	3
1.1. Report purpose.....	3
1.2. Content.....	3
1.3. Next steps.....	4
2. Engagement overview.....	4
2.1. Engagement metrics in summary.....	5
3. Levels of support.....	7
4. Themes of feedback.....	8
4.1. Infrastructure theme.....	9
4.2. Development theme.....	10
4.3. Community and lifestyle theme.....	11
4.4. Environmental theme.....	11
4.5. Economic opportunities theme.....	12
5. Feedback about scenarios.....	13
6. Substantive topics.....	15

Executive summary

The *Our Places – Eastern Bay Spatial Plan* aims to guide sustainable growth and development across the region over the next 30+ years. This report summarises feedback from the first stage of consultation, held from October 14 to November 17, 2024.

The engagement involved a mix of workshops, drop-in sessions, online platforms, and written submissions, resulting in over 550 points of feedback. Participation included 60 written submissions (32 hard copy/email and 28 online), 125 pinpoint comments through an online engagement tool, and over 300 attendees at in-person events. The consultation also achieved significant digital reach, with 71,000 social media impressions and 650,000 digital ad views.

Feedback from engagement centred on five primary themes: infrastructure, development, community and lifestyle, environmental concerns, and economic opportunities. Participants highlighted the need for upgrades to roads, bridges, water, and wastewater systems, alongside calls for climate-resilient infrastructure. Development feedback focused on affordable housing, balanced growth, and commercial expansion while maintaining community character. There was a strong desire to preserve the small-town feel throughout the sub-region, enhance public amenities, and improve recreational facilities. Environmental concerns emphasised protecting natural areas and adopting sustainable development practices, while economic feedback stressed job creation, support for local businesses, and ensuring balanced growth. There was broad support for developing a plan. Of specific comments: 30% of feedback was supportive, 35% offered constructive suggestions, 25% raised concerns, and 10% opposed certain aspects of the proposals.

Responses to the three proposed scenarios also varied. Scenario 1, focused on resilient greenfield areas, received the broadest support due to its emphasis on structured growth and infrastructure improvements. Concerns were raised about the degree of change considered in Matatā in Scenario 1, balanced with recognition of a need for housing options. Scenario 2, promoting un-serviced rural residential development, elicited mixed reactions, with concerns over inadequate infrastructure but desire for more rural lifestyle housing options being enabled. Scenario 3, which suggested growth outside the sub-region, was not favourably received because it would not lead to more local housing options. However, there was also some limited support because it would not change the character of existing communities.

Looking ahead, a recommendations report will be presented to the Project Governance Group on December 18, 2024, to address the feedback and guide the next stages of the project. Further consultation is planned for mid-2025, when the draft spatial plan will be released, with the final plan scheduled for adoption in August 2025. The feedback received provides valuable insights into community priorities and will help shape a robust, future-focused spatial plan for the Eastern Bay

1. Introduction

Once completed, “Our Places – Eastern Bay Spatial Plan” will set out where local communities want to head and provide a roadmap, or spatial plan, for how to get there. It’s about looking after our taonga, both people and places, now and into the future.

The first stage of consultation for the project has concluded, from October 14, 2024 to November 17, 2024 we asked communities across the Eastern Bay to tell us about: How can the region grow and develop, while making sure it remains a great place to live, work, play and visit?

There were two main consultation questions we asked:

1. What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?
2. What is most important that you want us to think about and plan for to support your community and other communities across the Eastern Bay?

The project team are very grateful to the people and organisations that volunteered their time and ideas to contribute to this important project.

1.1. Report purpose

This report summarises the feedback received in the first stage of engagement. This report was prepared by the Eastern Bay of Plenty Spatial Plan Technical Working Group. It provides an information update in advance of the Project Governance Group (PGG) receiving presentations on 2 December 2024 from members of the community on their submissions to the project. It will also inform updates to the various Councils participating in the project with respect to the type and scale of feedback received.

1.2. Content

The report content includes the following sections:

Engagement overview describes the methods and metrics employed in the consultation period. The result has been a broad reaching engagement with substantial amounts of information from participants to inform the drafting of the spatial plan. The project has recorded a total of 550 individual points of feedback.

Levels of support is a barometer for the tone of comments received. Approximately 30% of the comments are supportive, 35% of the comments provide suggestions for improvements, 25% of the comments express concern and 10% of the comments are opposed to the proposed changes or certain aspects of the proposals.

Themes of feedback describes the main themes emerging from the consultation feedback. Top-level themes address infrastructure, development, community and lifestyle, environment, and economic opportunities.

Feedback about scenarios outlines what was supported or not about the three possible future scenarios that were included in the consultation materials, being: Scenario 1: Resilient greenfield areas, Scenario 2: Un-serviced rural residential focus; Scenario 3: Growth outside the sub-region.

Substantive topics: are matters highlighted by submitters that the project will need to consider in depth as the spatial plan is developed, and which are likely to require a focus at the 18 December 2024 PGG meeting. Topics encompass the settlement pattern (where and what types of development), resiliency of critical infrastructure and climate resilience.

1.3. Next steps

This report is a high-level overview of consultation feedback to provide context for the Project Governance Group presentations on 2 December 2024. It will also support reporting to Council and Iwi project partners.

On 18 December 2024, a further Project Governance Group meeting will be held. At that meeting, a recommendations report will be presented by the project team. The report will seek direction from the Project Governance Group about how the project will respond to consultation feedback and proceed to develop the spatial plan.

A further consultation period is intended to take place between mid to late 2025, this will include the draft spatial plan and implementation actions. The final plan is intended to be adopted ahead of the 2025 Local Government elections.

2. Engagement overview

The project has recorded more than 550 individual points of feedback to date across all formats—digital, physical, and in-person.

A multi-channel communication approach to consultation resulted in a balanced large-scale reach by employing both digital and physical distribution. Face-to-face events were available for people that were interested in this.

The result was a broad reaching engagement with substantial amounts of information from participants to inform the drafting of the spatial plan.

Workshops and drop-in sessions complemented broader digital, radio and print media efforts, ensuring a well-rounded approach to feedback collection and meant that people were aware that they had a chance to provide their feedback.



Figure 1 - Social pinpoint comments on question 1

2.1. Engagement metrics in summary

At the time of writing this report:

60 written submissions and 125 pinpoint comments were received:

- 32 written submissions received in hard copy or by email and 28 survey forms submitted online.
- The social pinpoint online engagement platform saw 125 comments on the maps.

More than 300 people attended in-person events as follows:

- Six facilitated workshops were held for stakeholders and students, with 145 people attending.
- Business After 5 event via the Chamber of Commerce in the Whakatāne township, with 80 people attending.
- Eight public drop-in sessions with 100 people attending.

71,000 social media post impressions, 650,000 digital advertisement impressions were received:

- 43 posts on social media with 71,000 impressions.
- NZ Herald online – digital advertorial with 650,000 impressions and 1,050 link clicks to ‘have your say’.

Other methods ranged from radio ads to surveys located in different Council community facilities:

- Online information: project website and storymaps platform.
- DL rates insert at Whakatāne District Council and Kawerau District Council.
- Radio – 1XX, Bayrock, Tumeke, SunFM, iHeart radio.
- Beacon newspaper advertisement.
- Media release.
- Physical surveys - located at Whakatane District Council customer service centres in Whakatane and Murupara, Kawerau District Council customer service centres, Ōpōtiki District Council customer service centres, Libraries - Whakatāne, Edgecumbe, Ōhope, Whakatāne Aquatic Centre.



Figure 2 - Student workshop



Figure 3 - Drop in session



Figure 4 – Facilitated stakeholder workshop

3. Levels of support

This section sets out the estimate of supportive tone comments received, providing an indicator or how well the consultation materials were received.

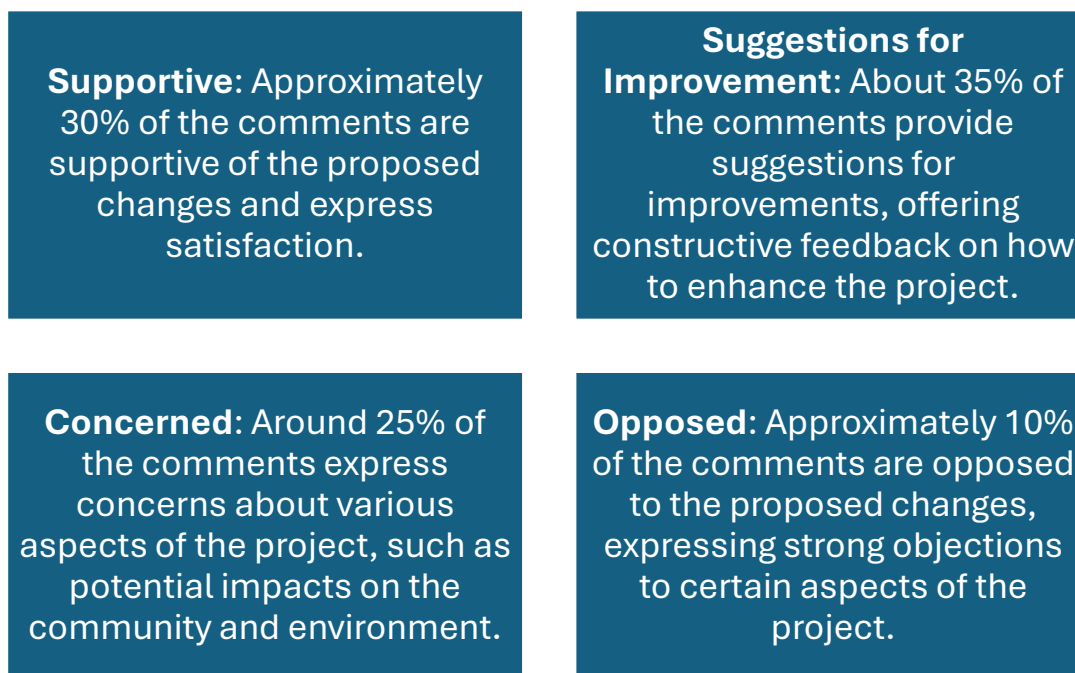


Figure 5 - Levels of support

The primary reasons for **support** in the consultation feedback include:

1. **Alignment with Environmental and Economic Goals:** Respondents appreciated that Scenario 1 aligns with the goals of the spatial plan, such as promoting a healthy and healing environment, supporting a sustainable and diversified economy, and providing jobs and purpose for the community.
2. **Protection of Valuable Land:** Many respondents supported Scenario 1 because it emphasises the protection of valuable farming and horticultural land. They believe that regulating and protecting this land is crucial for maintaining the area's agricultural productivity and preventing inappropriate development.
3. **Maintaining Community Character:** Some respondents supported Scenario 1 because it helps maintain the small-town feel and community character of different areas. They believe that this scenario balances a need for development opportunities with the preservation of the sub-region's unique qualities.
4. **Sustainable Growth:** Scenario 1 is seen as a practical solution that can support sustainable growth. Respondents appreciated that it considers the long-term impact of development on the environment and community, ensuring that growth is managed responsibly.

The main reasons for **opposition** in the consultation feedback include:

1. **Disrupting small-town character:** Many respondents expressed a desire to keep the community as it is, valuing the small-town feel and the current way of life. They were opposed to changes that could disrupt this character. This was particularly acute in Matatā.

2. **Concerns About Infrastructure:** There were significant concerns about the adequacy of existing infrastructure to support new developments. Respondents highlighted issues with road congestion, particularly congestion at the Whakatāne bridge, and the potential strain on water and wastewater systems.
3. **Cost to ratepayer:** Some respondents were worried about the economic impact of the proposed changes, particularly the potential increase in rates and the financial burden on current residents. They felt that Councils should focus on working within their budget and improving existing amenities rather than expanding into new development areas.
4. **Environmental Concerns:** There were also concerns about the environmental impact of new developments, particularly in areas prone to flooding. Respondents emphasised the importance of listening to historical knowledge and avoiding mistakes that could lead to environmental degradation and natural hazard risks.
5. **Lack of Support for Existing Residents:** Some feedback indicated that the proposed changes did not adequately consider the needs and preferences of current residents. Respondents felt that the Councils should prioritise supporting existing communities and improving their quality of life before focusing on new developments.

4. Themes of feedback

Across the 550+ points of feedback, including submissions, there were some recurring themes that illustrated topics of importance from consultation.

Overall, feedback was focused on what to consider in the spatial plan and how to go about implementing the plan, such as through District Plans or Long Term Plans. Both types of feedback will be carried forward to the relevant processes.

The themes are as follows:



Figure 6 - Themes and sub-themes

4.1. Infrastructure theme

Overall, the feedback reflects a strong desire for well-maintained and efficient infrastructure that can support the community's needs and future development.

The feedback highlighted significant concerns and suggestions regarding the infrastructure in the area. Respondents emphasised the need for substantial improvements in road infrastructure to accommodate increasing traffic and ensure safety. There were calls for the construction of new bridges, the addition of roundabouts, and enhancements to existing roads. The feedback voiced that the current road conditions are inadequate to handle growing traffic, and there is a pressing need for upgrades to support future growth.

Sub-theme 1: Transport infrastructure that is safe, efficient, and sustainable

The feedback highlighted the need for significant improvements in road infrastructure and traffic management to enhance road safety and efficiency. Respondents emphasised the importance of building new bridges, such as a second Whakatāne River bridge, to accommodate increasing traffic and provide alternative routes for commuters and travellers. There were also calls for the addition of roundabouts at critical intersections, like Rewatu Road, to facilitate smoother traffic flow and reduce congestion. Additionally, respondents suggested implementing speed control measures, such as speed bumps, to address issues of speeding in residential areas and near schools. The need for safe cycle paths was also highlighted to encourage cycling as a mode of transport and reduce traffic congestion.

Sub-theme 2: Water and wastewater services that are modern, efficient, and which protect the public health and environment

Respondents emphasised the need for improvements in the water supply system to ensure a reliable and sustainable source of water for the growing population, particularly in Whakatāne and Matatā. There were also concerns about the adequacy of the existing wastewater treatment facilities in these areas, with calls for upgrades to handle increased demand and prevent environmental contamination. In Matatā, the feedback indicated that the wastewater system has been a long-standing issue, with delays in implementing necessary improvements. In Whakatāne, respondents stressed the importance of planning for future water demand and ensuring that infrastructure can support new housing developments.

Sub-theme 3: Infrastructure resiliency to protect the community and ensure safety during natural disasters

The feedback highlighted significant concerns regarding the resiliency of infrastructure in the face of natural hazards. Respondents emphasised the importance of planning and upgrading infrastructure to withstand natural disasters such as floods, tsunamis, and earthquakes. Specific locations like Awakeri and Matatā were mentioned as areas prone to flooding, with calls for better flood management systems and the need to avoid repeating past mistakes.

Respondents also emphasised the importance of having adequate facilities to support the community during emergencies and improve the overall quality of life. There were concerns about the adequacy of existing infrastructure to support emergency evacuations, with suggestions for improvements in public amenities such as toilets and water fountains in areas resilient to natural hazards.

4.2. Development theme

Overall, the feedback reflects a strong desire for balanced and thoughtful development that enhances the area's liveability and economic prospects

The feedback addresses the need for thoughtful and sustainable development in the area. Respondents emphasised the importance of planning new housing developments carefully to avoid overburdening existing infrastructure. There were calls for more housing developments to meet the growing population's needs, with a focus on sustainable and well-planned communities. This was balanced by concerns about retaining the existing character of local communities. Additionally, commercial expansion was seen as vital for economic growth and for providing local job opportunities.

Sub-theme 1: A desire for housing development to meet demand, that is affordable, caters for a diverse (and ageing) population, and provides choices like rural residential development

There is a strong demand for new housing developments to accommodate the growing population. Respondents emphasised the importance of planning these developments carefully to avoid overburdening existing infrastructure. They also highlighted the need for affordable housing options and the importance of integrating new housing projects within existing communities to maintain the character of the area.

A need for more retirement facilities to cater to the aging population in the area was identified. Respondents noted that there are currently only a few lifestyle options or care facilities available locally, which can force older residents to relocate to other centres (i.e., outside of the Eastern Bay) to meet their needs.

Some feedback highlighted a desire for more rural residential development to accommodate the growing population and provide diverse living options, it is thought that this could be done with sustainable design. Respondents emphasised the importance of planning these developments carefully to avoid overburdening existing infrastructure, avoid and manage reverse sensitivity to industries and agricultural/horticultural operations, and to maintain the rural character of the area.

Sub-theme 2: Commercial expansion to create job opportunities and support local businesses

Commercial expansion is seen as crucial for the subregion's economic development. Respondents called for more industrial and commercial projects and land supply to create job opportunities and support local businesses. They also stressed the importance of balancing commercial growth with environmental sustainability and ensuring that new developments do not negatively impact quality of life in the community.

Sub-theme 3: Sustainable development to mitigate the impact of development

The feedback emphasised the importance of adopting sustainable development practices. This includes using eco-friendly building materials, implementing energy-efficient designs, and promoting renewable energy sources. Respondents also called for better waste management practices and the reduction of carbon emissions to mitigate the impact of urban development on the environment.

4.3. Community and lifestyle theme

Overall, the feedback highlights the community's commitment to preserving its way of life while supporting thoughtful and sustainable development

The feedback emphasises the importance of maintaining the community's character and lifestyle, including safety, peace, and the natural environment. Respondents value the area's small-town feel and the sense of community it fosters. They expressed concerns about potential changes that could disrupt the character and stressed the need for careful planning to preserve the area's unique qualities. The feedback reflects a strong desire to maintain the area's identity and ensure that any development aligns with the community's values and lifestyle. There were also calls for improvements in public amenities and infrastructure to enhance the quality of life for residents.

Sub-theme 1: Small-town community character is highly valued

Respondents value the small-town feel and sense of community across the Eastern Bay. They expressed concerns about potential changes that could disrupt this character and emphasised the importance of preserving the area's unique qualities. Maintaining the community's identity and ensuring that new developments are in harmony with the existing environment were key points of feedback.

Sub-theme 2: Recreational facilities can enhance the quality of life for residents

The feedback also highlighted the need for better recreational facilities to enhance the quality of life for residents. Respondents called for the development of parks, playgrounds, and sports facilities to provide spaces for community activities and promote a healthy lifestyle. They emphasised the importance of accessible and well-maintained recreational facilities that cater to people of all ages.

4.4. Environmental theme

Overall, the feedback underscores the importance of integrating environmental considerations into all aspects of urban planning to ensure a sustainable and resilient community

The feedback highlights significant concerns regarding the environmental impact of urban planning and development. Respondents emphasised the importance of protecting natural areas and ensuring that new developments do not lead to environmental degradation. There is a strong desire to maintain the natural beauty and ecological health of the area, with many participants stressing the need for sustainable planning practices. The feedback reflects a community deeply connected to its natural surroundings and a commitment to preserving them for future generations. Concerns were raised about the potential loss of green spaces, the impact of increased pollution, and the need for better management of natural resources including aggregate resources.

Sub-theme 1: Protection of natural areas from development

Respondents stressed the need to protect natural areas from development. They highlighted the importance of preserving green spaces, forests, and waterways to maintain biodiversity and provide recreational opportunities for residents. There were calls for stricter regulations to prevent encroachment on these areas and to ensure that any development is carried out in an environmentally responsible manner.

Sub-theme 2: Management of natural resources to ensure that the land remains productive and healthy for future generations

Effective management of natural resources was a key concern for respondents. They highlighted the need for sustainable water management practices, including the protection of water sources and the implementation of efficient irrigation systems. There were also calls for better management of soil and land resources to prevent erosion and degradation, highlighting the importance of access and availability of aggregate resources, and ensuring that the land remains productive and healthy for future generations.

4.5. Economic opportunities theme

Overall, the feedback highlights the need for balanced economic development that includes job creation, support for local businesses, and consideration of environmental and social factors

The feedback also addresses the need for economic development, including job opportunities and support for local businesses. Respondents emphasised the importance of creating a vibrant local economy that provides employment opportunities and supports the community's growth. They called for initiatives to attract new businesses and industries to the area while ensuring that economic development is balanced with environmental and social considerations.

Sub-theme 1: Creating new employment opportunities

Creating employment opportunities was a key concern for respondents. They highlighted the need for initiatives to attract new businesses and industries to the area, which would provide jobs and support the local economy, ensuring that these opportunities are accessible to the community and contribute to its overall well-being was emphasised.

Sub-theme 2: Support for local businesses to create economic development

Supporting local businesses was seen as crucial for economic development. Respondents called for measures to help small businesses thrive. They also emphasised the importance of creating a business-friendly environment that encourages entrepreneurship and innovation.

Sub-theme 3: Economic development needs to be balanced with environmental and social factors

Economic development was a significant theme in the feedback. Respondents stressed the need for a balanced approach that considers environmental and social factors. They called for strategic planning to ensure that new developments contribute positively to the community and do not lead to negative impacts such as increased traffic congestion or environmental degradation.

5. Feedback about scenarios



Figure 7 - Three possible future scenarios were presented for consultation

A total of 38 responses were received specifically regarding the scenarios, with 21 referring to Scenario 1, seven to Scenario 2, and three to Scenario 3. The feedback highlights diverse perspectives on the proposed scenarios, emphasising the need for balanced development, improved infrastructure, and environmental sustainability.

Scenario 1: Resilient greenfield areas:

18 respondents favour Scenario 1, including Fonterra Limited, SmartGrowth Partners, and Horticulture New Zealand, for its structured growth and community development.

Submissions stress the need for community spaces, recreational facilities, and maintaining the unique character of towns. There is a call for balanced development that includes affordable housing and supports local businesses.

There is strong support for using solar, water-efficient taps, and water collection in new developments; however, there were three respondents with concerns about infrastructure improvements to handle increased traffic, challenges envisioning Matatā with 1500 more homes and businesses without adequate sewerage, and questions about why rural residential development is limited by District Plan rules in Scenario 1. Key considerations were also focused on protecting high-value agricultural land and integrating renewable energy.

Recommendations include expanding areas to cater for schools and retail, addressing the vulnerability of SH2 at Waiotaha and greater consideration for horticultural expansion. Requests for addressing natural hazard risks and climate change impacts were also made. Additionally, detailed plans on the quantum, timing, and type of growth were requested.

Scenario 2: Un-serviced rural residential focus:

Six responses favoured Scenario 2 for its potential to support resilient, self-sustaining communities.

This scenario was seen to align with Te Ao Māori values and encourage smaller-scale developments. Respondents emphasised the importance of historical settlement patterns and cultural values, noting

that smaller settlements up the coast encourage self-sufficiency and resilience to issues like climate change and access loss.

Whakatāne Action Group Incorporated was specifically against Scenario 2 and the assumption that large numbers of people will be attracted to live in rural areas without basic services and highlighted various challenges and drawbacks of rural residential development. The response suggests exploring new greenfield areas for additional housing instead.

Recommendations include supporting smaller subdivision size requirements in Scenario 2, promoting papakāinga developments, and considering international trends that increase demand for natural spaces. Requests highlight the need to avoid assuming large numbers of people will move to rural areas without basic services, ensuring rural residential development does not negatively impact traditional rural activities, and the need to provide adequate infrastructure and services to support rural communities.

Scenario 3: Growth outside the subregion

Scenario 3 received three responses, two in support and one questioning the overall relevance of this scenario.

Respondents favoured this scenario to avoid overcrowding in existing towns and to support distributing growth more evenly across the region.

Recommendations focus on ensuring necessary infrastructure and services are in place to support growth outside the sub-region and addressing potential issues with community fragmentation and loss of local identity. Requests for more information on how this scenario would be implemented and its impact on existing communities, as well as considering the need for business land and economic development were also made.

Other comments about the scenarios

Two submissions suggest combining Scenarios 1 and 2 to balance structured growth with resilient, rural development. This combination is seen as appropriate by some respondents, who believe it accommodates town and coast aspirations, providing more options and flexibility.

Some respondents prefer dispersed villages over centralized communities and questioned the limitations on rural residential development in Scenario 1.

Others reject all three proposed scenarios, highlighting issues such as wastewater ponds in Hukutaia and suggesting new options that prioritize local infrastructure and community involvement in planning decisions. Some of these comments preferred that development takes place outside of the sub-region.

6. Substantive topics

This section brings forward topics highlighted by submitters that the project will need to consider in depth as the spatial plan is developed, and which will require a direct response at the 18 December 2024 meeting with the Project Governance Group.

Topics encompass the settlement pattern (where and what types of development), resiliency of critical infrastructure and climate resilience. Given this is a summary, please note this is not an exhaustive list. Responses to these, and other feedback, will be considered as the spatial plan is further developed.

Settlement pattern (where and what types of development)

Most respondents are in favour of meeting development demands within the Eastern Bay.

Matatā residents have provided feedback that the scale of change, being 1,500 dwellings, and what this would impose is likely to affect the community character that is highly valued and that this scale of change is undesirable.

Many submitters queried why the principal focus for growth was not on the existing centres and maximising infill development, promoting higher densities (upzoning) and utilising existing infrastructure.

Feedback included a minor push to intensification in Kawerau– to include duplexes and some townhouses, people also like the open spaces around Kawerau and want to retain it’s character.

There were requests for making rural residential development more enabled in District Plans in suitable locations, and there were stated concerns that this would need to be well controlled to avoid and manage reverse sensitivity.

Three submissions made specific requests to have land areas considered as development options in the spatial plan.

- Māori Land Trusts (Golf Links Road Partnership, Te Paroa Lands Trust, Hunia Marupo Lands Trust, Ratahi Lands Trust, Kiwinui Lands Trust, Rotoehu Lands Trust) represent owners of land holdings between Coastlands, Whakatāne Golf course and the Whakatāne Airport (188 hectares across four land parcels – Māori Freehold Land and freehold title)
- Ōpihi structure plan land owners are seeking recognition for the provision of development at this location pursuant to the approved structure plan and land use subdivision consent.
- Baird Road and River Flats land parcels for industrial and commercial use near the western side of Ōpōtiki township.

Resiliency of critical infrastructure

Feedback was received on the existing vulnerability of the road network i.e., SH2 and SH35 bridges and roads. NZTA’s submission recognised their commitment to addressing resilience issues across their network, and that work is identified in relation to resilience improvements for State Highway 2 in the NLTP 2024-27.

In some locations, infrastructure is struggling to cope with the existing demand leading to traffic congestion. More of the state highway and local road network will be exposed to resiliency issues over time from climate change. There are limited/restricted alternative routes available. Suggestions were received to build new bridges (even a tunnel).

Feedback was received on the need to recognise the resiliency of critical infrastructure networks (e.g. National Grid) and their role in responding to and recovering from natural hazard events. This highlights the role of the national grid in enabling growth along with the need for protection from inappropriate development.

Climate resiliency

Concerns were expressed about the impact of natural hazards and those driven by climate change on existing settlements and the long-term growth areas outlined in Scenario 1 – Matatā and Awakeri.



Our Places

Eastern
Bay of Plenty
spatial plan



Project Governance Group
Presentation, 2 December 2024,
9am-2pm, Whakatāne District
Council Chambers

An aerial photograph of a coastal town, likely in New Zealand, featuring a harbor with several boats, residential buildings, and a prominent mountain in the distance. The scene is framed by green foliage in the foreground and a blue sky with scattered clouds. A semi-transparent white box is overlaid on the center of the image, containing the text 'Terms of reference' in a purple font.

Terms of reference

Terms of reference for the PGG

- Approved by BOPRC, KDC, ODC, and WDC Councils for endorsement by the Project Governance Group
- Was earlier shared with and reviewed by PGG last December
- This version reflects the changes to the project governance framework to remove the Project Leadership Group, and a slimmed down quorum definition



An aerial photograph of an industrial site, possibly a power plant or refinery, with various buildings, pipes, and storage tanks. The site is surrounded by green fields and a road. In the background, there are rolling hills and mountains under a clear blue sky with a few clouds. A semi-transparent white box with a thin black border is centered over the image, containing the title and subtitle text.

Engagement summary

Presentation by project team– summary of consultation process and interim summary of feedback

Purpose and content

- Provides an information update to project partners
- Engagement overview
- Levels of support
- Themes of feedback
- Feedback about scenarios
- Substantive topics



Engagement overview

- Consultation Period: 14 October 2024 – 17 November 2024
- Individual points of feedback from all sources: over 550
- Methods Used:
 - Digital and physical distribution
 - Face-to-face events
 - Workshops and drop-in sessions
- Results:
 - Written Submissions: 60
 - Social Pinpoint Comments: 125
 - In-Person Events Attendance: 300+
 - Social Media Impressions: 71,000
 - Digital Advertisement Impressions: 650,000

What are your thoughts about **where to plan for new houses and businesses** in the Eastern Bay?

What are **your ideas about your community and across the Eastern Bay** that you want us to think about and plan for?

Levels of support

Supportive: Approximately 30% of the comments are supportive of the proposed changes and express satisfaction

Suggestions for Improvement: About 35% of the comments provide suggestions for improvements, offering constructive feedback on how to enhance the project

Concerned: Around 25% of the comments express concerns about various aspects of the project, such as potential impacts on the community and environment

Opposed: Approximately 10% of the comments are opposed to the proposed changes, expressing strong objections to certain aspects of the project

Levels of support

Reasons for support

1. Alignment with environmental and economic goals
2. Protection of valuable land
3. Maintaining community character
4. Sustainable growth

Reasons for opposition

1. Disrupting small-town character
2. Concerns about infrastructure
3. Cost to ratepayer
4. Environmental concerns
5. Lack of support for existing residents

Summary themes

Infrastructure:

- Transport infrastructure
- Water and wastewater services
- Infrastructure resiliency

Development:

- Housing development
- Commercial expansion
- Sustainable development

Community and Lifestyle:

- Community character
- Safety and amenities
- Recreational facilities

Environmental:

- Protection of natural areas
- Sustainable development practices
- Management of natural resources

Economic Opportunities:

- Employment opportunities
- Support for local businesses
- Economic development

Infrastructure theme

Overall, the feedback reflects a strong desire for well-maintained and efficient infrastructure that can support the community's needs and future development

Transport Infrastructure:

- Congestion will mean a need for new bridges and roundabouts
- Enhancements to existing roads for safety
- Safe cycle path

Water and Wastewater Services:

- Reliable water supply
- Upgrades to wastewater treatment facilities
- Environmental health protected

Infrastructure Resiliency:

- Planning for natural disasters
- Adequate facilities for emergencies

Development theme

Overall, the feedback reflects a strong desire for balanced and thoughtful development that enhances the area's liveability and economic prospects

- **Housing Development:**

- Housing supply
- Affordable housing options
- Retirement facilities
- Integration with existing communities
- Rural residential development

- **Commercial Expansion:**

- Industrial and commercial projects and land supply
- Job creation
- Balancing economic growth with environmental sustainability

- **Sustainable Development:**

- Eco-friendly building materials
- Energy-efficient designs
- Renewable energy sources

Community and lifestyle theme

Overall, the feedback highlights the community's commitment to preserving its way of life while supporting thoughtful and sustainable development

- **Community Character:**

- Preserving small-town feel, sense of community
- Maintaining unique qualities, community identity
- Concern about the scale of changes being considered in some places

- **Safety and Amenities:**

- Enhancing public amenities to support quality of life as growth happens

- **Recreational Facilities:**

- Development of parks, sports facilities, and playgrounds
- Accessible and well-maintained facilities

Environment theme

Overall, the feedback underscores the importance of integrating environmental considerations into all aspects of urban planning to ensure a sustainable and resilient community outcome

- **Protection of Natural Areas from development:**

- Preserving green spaces and waterways
- Stricter regulations to prevent encroachment

- **Management of Natural Resources:**

- Sustainable water and soil management
- Better management of soil and land resources to prevent erosion and degradation
- Ensuring access and availability of aggregate resources
- Sustainable Development Practices

Economic opportunities theme

Overall, the feedback highlights the need for balanced economic development that includes job creation, support for local businesses, and consideration of environmental and social factors.

- **Employment Opportunities:**

- Attracting new businesses and industries
- Providing jobs for the local economy

- **Support for Local Businesses:**

- Reducing red tape
- Financial incentives for small businesses

- **Balanced Economic Development:**

- Strategic planning
- Considering environmental and social factors

Feedback on Scenario 1: Resilient Greenfield Areas

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matatā, Awakeri, Hukutaia.

There would be a low level of residential infill and a low level of rural residential development.

(Preferred option)

- Favoured by the majority as a structured approach to growth and community development
- A call for balanced development that includes affordable housing and supports local businesses
- Concerns raised about infrastructure and community character
- Preference for rural residential development options

Feedback on Scenario 2: Un-serviced Rural Residential Focus

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land and areas prone to natural hazards).

There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

- Favoured by some for its potential to support resilient, self-sustaining communities
- Seen to align with Te Ao Māori values and encourage smaller-scale developments
- Some were against, considering impacts from widespread rural residential development towards the environment and reverse sensitivity to rural-based industry/businesses

Feedback on Scenario 3: Growth Outside the Sub-region

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled.

There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

- Many were against
- Favoured by a few because it avoids overcrowding in existing settlements
- Ensuring necessary infrastructure and services are in place outside the sub-region if taking up this option



Key Topics Discussion

Presentation by the project team

Purpose and content

- To highlight substantive topics that are emerging through the engagement feedback
- To enable PGG a chance to discuss in advance of the December 18 meeting where the project team will provide recommendations on direction to take into drafting the spatial plan.
- Topics include: settlement pattern, resiliency of critical infrastructure, and climate resilience
- Emerging direction from the project team is identified

Settlement pattern: intensification versus greenfield

- **Feedback:**

- Scenario 1 states infill would not be a large-scale source of housing supply.
- Feedback queried why the principal focus for growth was not on the existing centres and maximising infill development, promoting higher densities (upzoning) and utilising existing infrastructure
- A minor push to intensification in Kawerau– to include duplexes, some townhouses. People like the open spaces around Kawerau and want to retain character

- **Emerging Direction:**

- Identify the successful parameters for greenfield development (i.e. must be well connected with employment, integrated with existing urban areas, meet identified housing need, be resilient to climate change, etc)
- Provide further technical details on the limitations of infill in the townships in relation to natural hazard constraints. Explanation of the extent of areas unsuitable for intensification.
- Intensification in Kawerau relates to the KDC District Plan. The draft Spatial Plan will feed into the district plan change and have some influence in this regard

Settlement pattern: Matatā growth area

- **Feedback:**

- Scenario 1 states Matatā will enable a minimum of 100 new dwellings. More dwellings (around 1,500) are contingent on a large-scale wastewater treatment service being feasible and funded.
- Concern was raised on the impact of 1,500 new dwellings on Matatā due to the change to sense of place and character, increased traffic volume on roads/ bridge to Whakatāne.

- **Emerging Direction:**

- Acknowledge the community views and provide more technical detail on the staging of the growth area, requisite infrastructure, and further investigations on natural hazards or other development constraints.
- Identify a process to work with the community to prepare a masterplan as part of implementation.

Settlement pattern: rural residential development

- **Feedback:**

- Scenario 1 states new rural residential development could take place at a low rate strongly limited by District Plan rules.
- Feedback highlighted desire for more rural residential being enabled. Strong support for smaller scale development where communities can be resilient and self-sustainable. Papakāinga housing and multi-generational housing are highly suited to rural environments

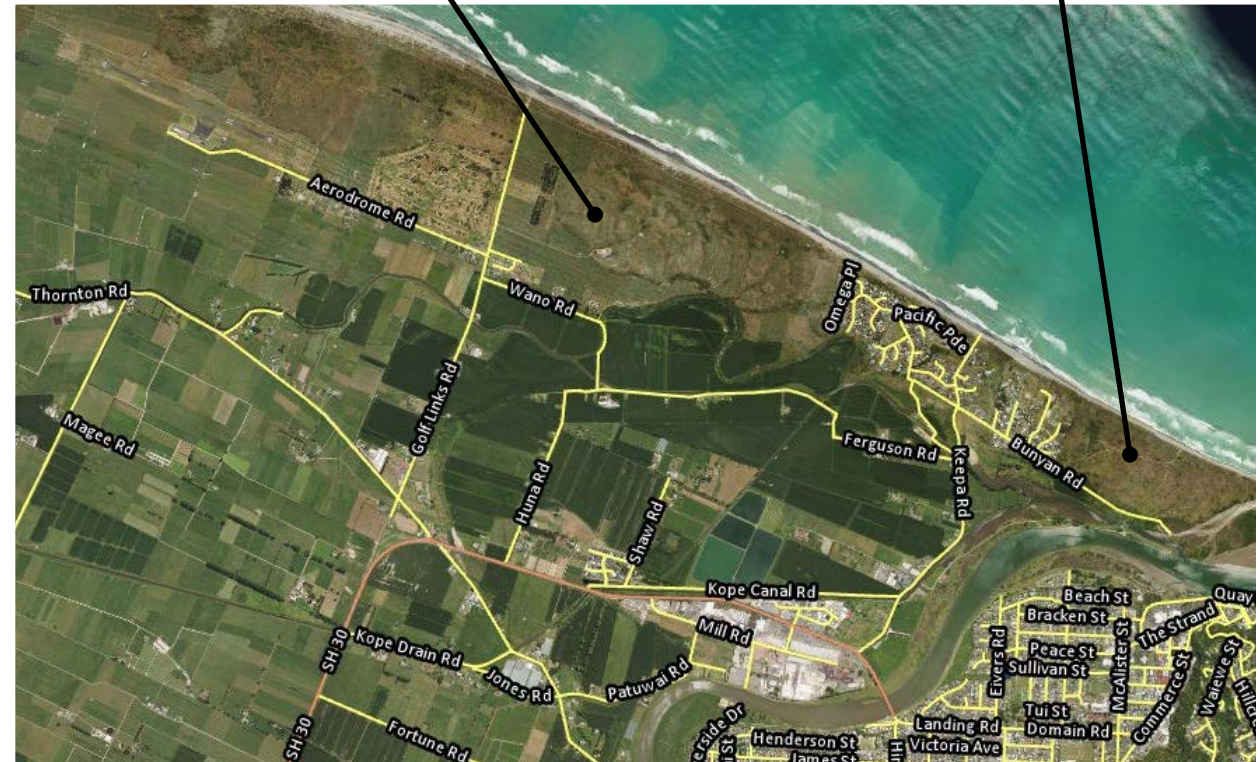
- **Emerging Direction:**

- Consider whether there are areas where rural development could be more enabled, and where clearer identification of no-go areas due to reverse sensitivity or natural hazards might exist.
- Consider how the draft Spatial Plan could signal this until RMA processes can explore the appropriate regulatory response.

Settlement pattern: specific requests for inclusion in the spatial plan for development purposes

1. Māori Land Trusts (Golf Links Road Partnership, Te Paroa Lands Trust, Hunia Marupo Lands Trust, Ratahi Lands Trust, Kiwinui Lands Trust, Rotoehu Lands Trust), for 188 hectares of Māori Freehold Land and Freehold title land

2. Ōpihi structure plan land-owners seeking recognition for the provision of development at this location pursuant to the approved structure plan, land use subdivision consent



Emerging direction

- Investigate including Māori land trusts' 188ha area adjacent Coastlands as part of the settlement pattern
- Successful development of this area could defer some investments required to unlock other nearby areas like Awakeri
- Ōpihi structure plan is already zoned residential and has an approved structure plan, forming part of the baseline. Specific reference can be made in the plan

Settlement pattern: specific requests for inclusion in the spatial plan for development purposes

Feedback: include Baird Road and River Flats land parcels for industrial and commercial use

Emerging direction:

- ODC is undertaking a detailed study of industrial and commercial land and the spatial plan will take direction about this land through that work.



Resiliency of critical infrastructure

- **Feedback:**

- Highlighted the need for resilient infrastructure. Identified the existing vulnerability of the road network i.e., SH2 and SH35 bridges and roads.
- More of the state highway and local road network will be exposed to resiliency issues over time from climate change. There are limited / restricted alternative routes available. Suggestions were received to build new bridges (even a tunnel).
- NZTA's submission recognised their commitment to addressing resilience issues across their network, and that work is identified in relation to resilience improvements for SH2 in the NLTP 2024-27.

- **Emerging Direction:**

- Spatial Plan to recognise the role of critical infrastructure and the interdependencies between critical infrastructure.
- Implementation actions could recommend things like a criticality assessment i.e. identifying and evaluating the impact of loss of function of critical infrastructure on the community/users.
- Work with critical infrastructure providers to identify options to support critical infrastructure resilience.

Climate resiliency

- **Feedback:**

- Concerns were expressed about the impact of natural hazards and those driven by climate change on existing settlements and the long-term growth areas outlined in Scenario 1 – Matatā and Awakeri

- **Emerging response:**

- Continue to develop and share up-to-date natural hazard information with the community.
- Promote climate change and natural hazard risk assessments to inform communities and decision-makers on existing and future risk issues.
- Promote integrated approaches to manage risk to critical infrastructure, communities and sensitive receiving environments and to inform the future scale, form and extent of future growth areas.
- Consider risk to communities.



**Vision and name for the
plan**

Overview

- There have been criticisms of the place holder name “Our Places” because the name for the Spatial Plan should better represent the Eastern Bay
- A student workshop was held 29 November, at which names and vision statements were provided by 50 students from Kawerau, Murupara, Ōpōtiki, and Whakatāne areas
- We invite PGG to discuss if one of these names is considered appropriate to adopt, or if there is a desire to carry forward an action to develop a new name for the plan

Ideas for vision (left) and name (right) for the plan

Top 3 as voted by the project technical and communication teams

Vision:

- Build a better future for the next generation
- Established businesses and thriving communities where productive economic trade happens
- A successful future
Economically healthy
Youth driven

Name:

- Titiro ki to Paitawhiti (look to the future)
- A Project to a Better Future
- Voices of tomorrow

Ideas for vision (left) and name (right) for the plan

<i>Vision</i>
Green/Sustainable/Consistent
I see the EBOP as Tauranga's adventure filled backyard
Build a better future for the next generation
Established businesses and thriving communities where productive economic trade happens
Our Vision: 1. expansion/repair 2. facilities (build and improve) 3. Road repairs 4. sustainability. 5. improve transport. 6. connect small rural areas to facilities. 7. improve community relations.
Better connections to towns, better roads, more outdoor activities, community tourist attractions, more campgrounds, better shopping mall, protect nature.
There would be a lot of houses for a lot of people
A safer environment for our youth and more opportunities to encourage more people to stay around
A community that prioritises environmental stewardship
Have housing for everyone
54 A successful future, Economically healthy, Youth driven

<i>Name</i>
Welcome to the Vibrant Eastern Bay of Plenty
Operation Innovation
Titiro ki to Paitawhiti (look to the future)
ko au te taiao, taiao ko au [I am the environment and the environment is me]
Aotearoa Unity, Bay of Unity
Operation Location Innovation
A Project to a Better Future
Big
Voices of tomorrow
Helping the homeless
Future paradise
BOPE Bay of Plenty Expansion



Next steps

Next steps

- At the PGG meeting on 18 December 2024:
 - Confirm responses to feedback and submissions, and the direction the project will take to address feedback in drafting the spatial plan
 - A project report with recommendations to the PGG will be provided a week in advance of the December 18 meeting
- Looking ahead to next year PGG should expect to:
 - Influence the shape and content of the spatial plan and implementation actions as they are developed
 - Feedback on and endorse a draft plan for consultation in May, and the resultant final plan for approval

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
1			Whakata ne district	Subregion	Business	Workshop - WDC community board	What Businesses? Economic development strategy includes info on industry						
2	Various submitters		Whakata ne district	Subregion	Other	Workshop - WDC community board	How will Spatial Plan inform District Plan/ Central Govt Investments Will xxxxx DP/change Zoning?	S1 = best					
3	Various submitters		Whakata ne district	Subregion	Transport	Workshop - WDC community board	Central Govt unlock funding - eg roads/state highway? access to allow...? Regional Land Transport Plan						
4	Various submitters		Whakata ne district	Subregion	Transport	Workshop - WDC community board	Roading / accessibility / xxxxx / pathways / congestion						
5	Various submitters		Whakata ne district	Subregion	Transport	Workshop - WDC community board	Bridge - transport network resilience we will focus on Bridge - any small # need to expand other roads, or one or other						
6	Various submitters		Whakata ne district	Subregion	Housing	Workshop - WDC community board	Community board 1 Murupara was suggested for new houses with 2x red dots & 1 x white dot for business and jobs Waimana was suggested for 50 new houses Taneatua was suggested for new houses Awakeri was suggested for new houses Waiotaha was suggested for new houses. Maori led housing and co devpt at Ohope Beach Matata to Ohope cycle trail						
7	Various submitters		Whakata ne district	Subregion	Housing	Workshop - WDC community board	Board 2 Kawerau received 1 red, 1 white and 1 orange dot Waimana was suggested for 200 new houses Opotiki received 1 red, 1 orange and 1 white dot Taneatua received yellow dots for Kiwi? (perhaps fruit), accessible and easy to get around, Hospital, and River Matata received an orange dot for cycle trails with 1 red and white dot each for new housing and business Whakatane received 1 orange dot for entertainment for the youth Ohope received one Red dot (mardetotara?) Waiewe suggested a predator fence						
8	Various submitters		Whakata ne district	Subregion	Amenities	Drop in session -KDC	S#1 Is it user pays? #S2 How costing work? Whenua? Requires consent Regional Council Septic Tank - multiple dwellings Not great for productive land Scenario 3# degree of centre planning future of retail apartments	S#1					
9	Various submitters		Other	Subregion	Climate Change		S#1 a little intensification but hazards Intensity v hazards Managed Retreat resilience against CC if 5500 dwellings required Other coastal towns - what are they doing? Some intensification (limited)						
10	Various submitters		Other	Subregion	Housing		Are we working with Kainga Ora (KOH) will there be big homes? Yes part of spatial plan project. 500 KOHC homes.						
11	Various submitters		Other		Business		Businesses/schooling, industrial site needed BL+HS Cycleways*						
12	Various submitters	School 2 Team 1	Other	Subregion		Workshop - Youth Council/Students	Kawerau 5 red dots, 1 orange dot Whakatane received two yellow dots for an entertainment center and a McDonalds Ohope received a yellow for the beach						

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
13	Various submitters	School 1 Team 2	Other	Subregion		Workshop - Youth Council/Students	Matata received 7 red dots for new houses, 2 white dots for business and jobs, and an orange dot for a shopping center. Kawerau received 1 red for new houses and 1 white dot for new business. Whakatane received 1 yellow dot for the sports ground/stadium, and 2 orange dots for other opportunities. Torete area 1 x orange dot for Doc part, and 2 red for new housing. Te Kaha to Waihou Bay received 1 red and 1 white dot.						
14	Various submitters	School 8 Team 3	Other	Subregion		Workshop - Youth Council/Students	Murupara received 12 red dots in and around the place name Mingihai received 5 white dots for new jobs, and Galatea 2 yellow dots for Motocross track, recreational center, Pak n Save and memorabilia museum. Kawerau 1 yellow dot for free geothermal pools and a dot for Rangitahi must be included Opotiki there was a suggestion for a marina Whakatane there was a comment on protecting the ocean and airport.						
15	Various submitters	School Team 4	Other	Subregion		Workshop - Youth Council/Students	Waihou received comments on opportunities for the Marae and a school. Multi purpose center. A white dot to create business and jobs. Kawerau received a comment to develop the passenger train service. Yellow dots were placed to celebrate kiwirail, the industrial area and the Tasman MIL, and orange dot to promote AI and jobs The area behind Torete Opape Maori Land to develop jobs, forestry and infrastructure.						
16	Various submitters	School 7 Team 5	Other	Subregion		Workshop - Youth Council/Students	Kawerau 1 x red and 1 x white dot Awakeri 1 x orange for a supermarket, 1 x red for new housing, 1 x yellow Te Teko 1 x red for apartments Whakatane - Turn the hub into a mall, and upgrade the childrens playgrounds.						
17	Various submitters	School Team 6	Other	Subregion		Workshop - Youth Council/Students	Kawerau 1 x yellow dot for the hot pools, 1 x red and white dots Te Teko orange repair damaged houses and expand/grow, 1 x yellow for orchard farm land Edgcombe expand and fix housing, new business and jobs Whakatane received yellow dots for River, bridge and rowing club, sunday markets, community events, 1 x red for apartments and density Ohope received 1 x yellow dot for the surf club and beach, orange dot for public transport (trains) to Tauranga and Auckland Te Kaha fix roads and new housing.						
18	Various submitters	School 5 Team Earth	Other	Subregion		Workshop - Youth Council/Students	Matata received a suggestion for opportunity around more rail links. Whakatane received an orange dot for asbestos buildings to be eradicated, youth center, McDonalds, KFC and better play areas/recreation, 1 x yellow dot for the good library. Te Kaha orange dot for underground train station						

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
19	Various submitters	School 4	Other	Subregion		Workshop - Youth Council/Students	Opotiki Orange dot for a timezone take aways/retail, sports center, pool, more activities for mangatahi, school opportunities, identity is important New Residential opportunities were identified at Galatea, Waiohau, Matata, Edgecumbe, Waiotaha, Opotiki, Torere, and Waimana Waimana was also identified for business and new jobs. Te Kaha there was a suggestion for pools, and more job opportunities. Waihou Bay (off the coast) good diving spots for tourism and there is a great culture there.						
20	Various submitters	School 3 Team Opo	Other	Subregion		Workshop - Youth Council/Students	New Houses to be built on higher land, Safer streets Opotiki received an orange dot for safer streets, youth center, education, job opportunities, the roads break down. 1 x yellow dot for family, community, and good scenery. New house Red dots were placed at Matata, Murupara, Awakeri, Waiotaha, Opape, Te Kaha and Waihou Bay						
21	Deb Woollett		Whakatane district	Whakatane	Other	Written submission	See L5	1a. Scenario 1 looks like the best option		1c. Areas need to have a sense of community and place. Communal space for social activities to take place. Some examples of community facilities include childrens playground with BBQ facilities and large tables. Expansion of areas to cater for schools, retail to include cafes and general stores with a common central space or park.		The CBD is flourishing and unique. It has many boutique stores that provide a great vibe and helps activate the town. Great Playgrounds are another area to invest. These help whanau get out of the homes and allows them to take4 part in social interaction in a positive space. Sharing kai and spending time together. Larger tables in existing playgrounds would be encouraged. This decreases stress within the home and increases community wellbeing.	
22	Sarah Todhunter		Whakatane district	Whakatane and Ohope	Housing	Written submission		Think you've got it fairly well right, provided transport, retirement, and commercial are well planned for.	Hopes there is a balance of low medium and high cost housing factored in, alongside infrastructure and future proofing existing dwellings.	as above		Access to nature - walks, beach, unstructured wild spaces. The ability to live off grid would be phenomenal eg. tiny homes	Travel / Transport. It would be amazing to go out and catch a bus home, even if it was a long route. Is it possible to work with Ngati Awa to create leasehold properties between Whakatane and Ohope?
23	Justin Ford-Robertson		Opotiki district	Opotiki	Other	Written submission	With a focus on the Opotiki District. Found it difficult to find information and supporting data across 3 different websites. Limited consultation over 18 months (scenario and development options) seems weighted to existing business, with little input from community groups or individuals.						
24	Justin Ford-Robertson			Other	Other	Written submission	Vision		Vision Plan to provide comprehensive vision for the future, to include Te Ao Māori Principals and values Adopting overarching policies like NDPE. These reflect values of the business or region.				
25	Justin Ford-Robertson			Other	Other	Written submission	Population Growth		Population Growth Population figures do not accurately reflect the type of people expected, therefore, socio economic considerations can not accurately be assessed/considered. Projections (OSPp16) are rudimentary extrapolations of recent patterns. What confidence is there in the projections? Population growth prediction (SDOp50) differs from the census for EBoP population The plan should consider immigration, and climate refugees in particular. People displaced by climate change particularly from the south pacific may seek refuge. in the area. This could be positive for the subregion if appropriately planned for. Can the spatial plan demonstrate consideration of these uncertainties/opportunities.				

#	Name (if known or relevant)	Organisation District (if relevant)	Location (if Topic/place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
26	Justin Ford-Robertson		Opotiki	Housing	Written submission	Housing/business land requirements		<p>Housing/business land requirements</p> <p>It is unclear how housing figures have been derived. Opotiki grows as projected with 2,600 people over the next 30 years, it will need 1,400 houses. (less than 2pp/dwlg), while current density is 2.9pp/dwlg. Why the difference?</p> <p>The SDO suggests that 2,300 more houses may be required (p56) while household sizes may decrease to 2.5-2.6. This needs to be explained more clearly.</p> <p>2023 census indicates more than 1,000 unoccupied houses in Opotiki district. How has this been incorporated into housing demand?</p> <p>Papakainga are similar to intentional communities. Co housing, eco communities should be considered. Does all new land/development need to be serviced with infrastructure? Or can communities be developed as off the grid and be self sufficient?</p> <p>Hukutaia Growth Area is preferred for Opotiki and makes sense as managed retreat. It would be disappointing if other sensible options are not fully considered.</p> <p>Issues affecting housing affordability and innovative thinking (SDOp57). It would be helpful for the vision to consider building materials, passive solar design, renewable energy options, for different housing types and locations. Local timber, stone and brick given climate changes.</p> <p>The SDO 116 assumes 14units/ha @ over 700m2/dwelling. Is this appropriate? How is this density calculated? what is included/excluded?</p> <p>Are the 116 Waioatahe lots considered safe from climate related events? Are there still ongoing risks to disclose to future buyers?</p> <p>Papakainga housing are highly suited to rural environments. Papakainga and multigenerational housing should not on</p>				
27	Justin Ford-Robertson		Subregion	Housing	Written submission	Scenarios	<p>Not everyone wants to live in large urban areas, nor spend lots of time shopping. Traditionally the sub region has had more dispersed villages than centralised communities.</p> <p>Why does S1 state (OSPp23) that rural residential development is "limited by district plan rules". Can the DP not be changed to align with the SP?</p>	<p>reverse sensitivity should not occur in S2 if rural activities are socially and environmentally responsible.</p> <p>People living in rural settings may be willing to accept less community facilities. The type of housing should reflect their aspirations.</p> <p>If visual amenity is a problem then reversing the trend to use plastic horticulture shelters, silage wraps, mulch lines and Buoys etc. Papakainga is a good example of remote living with their own services designed in harmony with the environment.</p>	<p>What happens outside the corridors identified by (SDO p23-24)? Are inland areas of Optiki being ignored?</p>	<p>Perhaps the scenarios could be compared on an equitable basis eg how are the 3 scenarios serviced differently in relation to core needs – food, water, energy, transport, comms, waste?</p>		
28	Justin Ford-Robertson		Subregion	Growth	Written submission	Climate / Energy		<p>The BOPCCRA (SDO p43) is a useful component but is far from comprehensive.</p>	<p>It would be preferable to focus on how we want to be e.g. (regional/local) food and energy security, avoiding the obvious risks of low lying or steep unstable land. We need to incorporate not only what we want to do, but how we want to do it i.e. socially and environmentally responsible practices. Te Ao Māori principles and values provide a proven framework for this.</p> <p>Large structures (shelters, reservoirs etc) only increase the level of risk and magnitude of potential losses. Since existing practices are increasingly vulnerable and need protection from droughts, floods, birds, frosts, heatwaves, winds, etc it may be better to look towards crops that are more suited to the new climate.</p> <p>Transport appears to be inextricably linked to carbon emissions (SDO p94) but this is not necessarily the case. Dispersed (or mobile) services will reduce the demand for transport. It would be preferable if the Spatial Plan had a vision for increasing the renewable energy generation in EBOP and to encourage the transition to electric vehicles and active transport.</p> <p>Energy undoubtedly requires further consideration (SDO p100). It would be preferable to favour solar PV on buildings rather than use agricultural land (particularly low-lying land). Community-owned energy systems would be more beneficial to local economy than external/overseas investors. Local energy grids embedded in national grid would enhance resilience. Renewables are inherently dispersed and do not need massive scale that is common to fossil fuels. There is natural complementarity between</p>			

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
29	Justin Ford-Robertson			Subregion	Economic development	Written submission	Economic Development		<p>It is not clear that the employment offered in aquaculture and horticulture (OSP p12) is attractive to local people, hence the increased demand for RSE workers. Please consider how such employment could be redesigned to attract local people including bringing some back to the region. This could include ideas such as: living wage, fair share of profits, local food prices linked to production costs rather than export value, careers not seasonal minimum wage jobs, comfortable working/living conditions, explicit contracts, fair worker representation etc.</p> <ul style="list-style-type: none"> • Ōpōtiki's employment may be tied to agriculture, horticulture and aquaculture but these are not set in stone and may not be good long-term options given some of the impacts on water and soil quality, greenhouse gas emissions and human health. Existing industries may not thrive due to extreme weather, warm/acidic seas, failure to meet climate goals (trade/market barriers), pollution of land and water (e.g. nitrates, microplastics, chemical residues etc). Other options are available which are better aligned with the (changing) natural features of the district. • Employment projections are also uncertain. There could be a plan to increase RSE workers, or develop relationships with (communities in) other countries to enhance their resilience and offer opportunities for exchange of people, skills and technology. • Have the exotic forestry areas of Ōpōtiki district been considered? What happens if/when the forestry companies pull out? Or if/when the large processing facilities in other parts of EBOP close? How do we approach plans to develop... 				
30	Justin Ford-Robertson			Opotiki	Growth	Written submission	Summary of Submission	<p>a) I agree with no infill for Opotiki - a mix of scenario 1 and 2 seems appropriate. Adding housing (if needed) outside the subregion makes little sense.</p> <p>Rural development has not been well considered in this draft plan. It could offer a massive drawcard for the district providing sustainable lifestyles, economic activity and even food and power for urban areas. Climate change is not well defined - there are huge uncertainties and impacts cannot all be predicted. However, the Hawkes Bay experience shows the impacts can be wide ranging well beyond flooding: physical access, remote communications, water, fuel (transport and generators), power, health services (physical and mental), social unrest and conflict etc</p>	<p>Assuming Hukutaia development goes ahead I would like to see it being self-sustaining in water and energy and preferably produce substantial quantity of its own food (market gardens, community gardens etc).</p>	<p>I want the Spatial Plan to provide a compelling vision for the future that demonstrates social and environmental responsibility. This will not only nurture healthy locals but also attract more people and align with the demands of local and international markets. This includes for example:</p> <ul style="list-style-type: none"> • a healthy natural environment with clean water in our springs and rivers, with potential to include freshwater-based production systems such as chinampas or floating gardens • integrated land use patterns with a variety of crops and livestock on healthy soils unpolluted by agrichemicals or microplastics • regional/district food security based on healthy local food systems that do not require massive irrigation systems or miles of plastic (pipes, mulch, wraps, shelters etc). Mussels are particularly good accumulators of microplastic. • thriving native forests with 'pests' managed (in association with paying tourists) for materials (fur, leather, horn etc) and food (for human/pets), and sustainable timber harvesting for local uses (building, carving etc) • broad adoption of renewable energy across our communities, utilising roof spaces (not farmland) for solar PV to match supply to demand, run-of-the-river micro hydro schemes to provide 24-hour baseload for 			

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)	
31	Jim Robertson		Opotiki district	Waioatahe	Transport	Written submission	General comments Flexibility is key to any conclusion made within the SP Greenfields development need to be done in harmony with the existing communities. Expectations that ew dwelling in the future will use solar, water efficient taps and outlets, water collection	Yes agrees with S1 as best	SH2 Waioveka bridge seems a huge vulnerability to Opotiki and Tairāwhiti. It's 97 years old, and as well as being narrow, its capacity to withstand a major flood is surely questionable. In my view a new vehicle/cycle/pedestrian bridge should be in any planning mix.		The same goes for SH2 Waioatahe bridge and junctions, which is, to put it bluntly, as dangerous as hell. If we're expecting increased population, therefore increased traffic flows, the risks from having outdated highway infrastructure will only be amplified. The vulnerability of SH2 at Waioatahe bluffs will continue to be an issue even if NZTA does work on the bluffs (eg with accidents closing the road). Should your planning include developing Crooked/Creamery road or a similar route, as an option to the highway? This would be especially applicable with Scenario 1, Hukutaia. We need to encourage alternative transport options as much as possible. Please ensure new development planning always includes paths and tracks to allow transport off the road (as well as for recreation). Opotiki has made significant steps in this regard in the last few years, notably being able to cycle or walk from Waioatahe to the Waioveka bridge and alongside town to Elliott Street and Memorial park. Please continue this thinking. Plan to connect the trail gap between Te Ahiaua and Waioatahe bridge so there can potentially be safe commuting/recreation between any of Ohiva harbour, Waioatahe, Paerata, Hukutaia and Opotiki, including good trail from the Waioveka bridge to the south side of Opotiki. By joining the gaps, more people will use trails for transport.			
32	Blair Firmston Manager – Spatial Planning Land Investment and Planning Clive Huggins Director – Land Investment and Planning	Te Tāhuhu o te Mātauranga / Ministry of Education	Other	Subregion	Other	Written submission	The Ministry of Education's comments relate to the entirety of the sub region. Throughout the Eastern Bay of Plenty there is generally significant capacity in the current schooling network but there is pressure in parts. Under the preferred scenario, there could be additional pressure in some parts of the network if the anticipated quantum of growth was realised. The Ministry would find it helpful if the final Spatial Plan or implementation plan provides further detail about the proposed quantum, timing and type of residential growth, and the proposed staging within the identified growth areas once these are confirmed.	There is no comment to the contrary of S1 however, there is a request that further details about quantum, timing, and type of growth be explored in the final plan or delivery plan.						
33			Other	Subregion	Growth	Drop in session -WDC	There is a need for a Retirement home . Facilities around Awakeri town, who/how will do this?				The vulnerability of SH2 at Waioatahe bluffs will continue to be an issue even if NZTA does work on the bluffs (eg with accidents closing the road). Should your planning include developing Crooked/Creamery road or a similar route, as an option to the highway? This would be especially applicable with Scenario 1, Hukutaia.			
34			Whakatane district	Whakatane	Other	Drop in session -WDC	Retirement home, we need this for the District, people are leaving "Excellent event and good information" from couple	Yes						
35	Wendy Moore	Harcourts Opotiki	Opotiki district	Woodlands/Hukutaia Residential areas	Housing	Written submission		Yes S1 best fits where submitter sees Opotiki going in the coming few decades	The key to enabling that residential growth being reticulated sewerage being made available in those areas. This would see the minimum site size for Residential reduce from 1200m2 to 400m2 under the Opotiki District Plan The submitter does believe there is a desire for higher value new housing within the township for owner occupation. The current housing stock in Opotiki is old, with the newer Woodlands/Hukutaia Residential areas/homes that were established after the 1964 flood being mostly older now also. Infill housing in the township might include lower cost new housing, transportable housing, and multi-unit properties, for renting and for owner occupation. Currently there are limited pensioner-type units close to amenities.	I do believe that the Harbour Industrial Zone and Marine Services Zones, if the Marina project goes ahead, will generate work and business opportunities for a workforce that will need housing. I believe there would be a demand for housing and small rural lifestyle blocks in elevated areas on the outskirts of town, outside of the Residential areas. These areas might be upper Woodlands/Hukutaia, Paerata Ridge, and Baird's Road (elevated portions on the Western side of Baird Road).		We need to encourage alternative transport options as much as possible. Please ensure new development planning always includes paths and tracks to allow transport off the road (as well as for recreation). Opotiki has made significant steps in this regard in the last few years, notably being able to cycle or walk from Waioatahe to the Waioveka bridge and alongside town to Elliott Street and Memorial park.	The major projects being proposed or undertaken within the Opotiki Township are the reason / catalyst for potential future growth. With these (and the burgeoning aquaculture industry) there is a good reason for people to live here and do business in the future.	

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
36	Various submitters		Whakatane district	Awakeri Matata Whakatane	Growth	Workshop - WDC community board	Awakeri Residential areas, business areas, social infrastructure a need for autonomy A need for affordable housing, however, Red tape in the way to development and council building fees Matata cycle trails Whakatane Accessibility and easy to get around entertainment for youth Development between Olhope and Whakatane						
37			Whakatane district	Whakatane	Natural Hazards		Hospital River protection						
38	Wayne Scott	Aggregate and Quarry Association NZ	Other	Subregion	Business	Written submission	The Aggregate and Quarry Association is interested in the Eastern Bay Spatial Plan because of the need to protect aggregate and other quarry materials from competing land use and future development of the district, and to highlight its role in that development. Our comments are confined to issues relating to this.		1. We are concerned about the lack of mention of sand and aggregates in the Eastern Bay Spatial Plan. 2. The spatial plan needs to be clear that continued access to sand and aggregates will be planned for, and access will not be impeded by future development and alternative land uses. 3. Council planning must identify where rock is located and protect those areas from other development and alternative land uses so that access to such resources is not lost.	It needs to be noted that land containing quarry materials is also highly productive. In fact, it is significantly more productive than soils used for agriculture due to the value and scarcity of the aggregates produced relative to the value of agricultural commodities. Like highly productive soils, aggregate deposits can only be sourced from where they are physically located and where the industry is able to access them. It will be important that potential quarry land is not sterilised by the NPS-HPL, or its successor, or by any other efforts to protect highly productive land.	We note 27% of the Subregion is managed by the Department of Conservation, which is a significant proportion. It is quite possible that workable quantities of accessible aggregate are located on conservation land. We acknowledge that not all conservation land is appropriate for extractive activities, but some will be, if done under the right conditions where the appropriate consents, permits and approvals are issued by the relevant authorities. For this reason, we recommend that the possibility of future extraction on conservation land in the plan is not ruled out and if extraction is feasible, early engagement with the Department of Conservation takes place. As the website says, the Eastern Bay is prone to flooding, coastal erosion and other events which will be made worse by climate change as weather patterns become more intense and more frequent. Aggregates will play a major role in increasing Eastern Bay's resilience and adapting to extreme weather events and climate change. Flood infrastructure, such as stopbanks and floodwalls, in particular are reliant on aggregate.		
39	Cory Lipinski	Holland Beckett	Whakatane district	Whakatane	Housing	Written submission		The draft spatial plan does not yet recognise the approved land use and subdivision consent to create and develop 240 residential lots, a retirement village lot, 13 access lots, eight reserve lots and seven public road lots at 77 Bunyan Road. This site is zoned Residential 1 in the Whakatane District Plan and is subject to the Ōpīhi Structure Plan.1 From our review of the Eastern Bay Spatial Plan, it does not appear that the Ōpīhi area has been identified as an area providing for housing.	The Whakatane district has been identified as requiring approximately 3,500 new homes over the next 30 years to accommodate population growth. Our client's development on zoned residential land would provide for the construction of approximately 240 houses plus a retirement village, which directly and meaningfully addresses the housing shortage. We consider that the contribution made by the Ōpīhi area should be acknowledged in the Eastern Bay Spatial Plan.				

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for Improvement?)
40	Suzanne O'Rourke	Fonterra Limited	Whakata ne district	Edgumbe	Business	Written submission	The site-specific 45 dB LAeq noise contour for the Edgumbe Site reflects the historic existing use rights noise environment for the facility and the associated noise rules provide certainty to Fonterra and surrounding residents about permitted noise levels associated with any future development of the site. While there's been no substantial ongoing history of formal complaints regarding the day-to-day operations of the Edgumbe Site, Fonterra is concerned that this could change if there was an influx of new residential neighbours via the Spatial Plan introducing new Residential Greenfield Areas, Residential Infill Areas or Rural Residential Areas within or near the 45 dB LAeq noise contour for the Edgumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)).	1. Fonterra notes that the Spatial Plan's preferred option (Scenario 1 (Residential Greenfield Areas)) does not propose any new Residential Greenfield Areas within or near Edgumbe township, and instead focuses any such growth within the Matata, Awakeri and Hukutaia townships. Scenario 1 is supported by Fonterra. Any new Residential Greenfield Areas being located within (or near) the site-specific 45 dB LAeq noise contour for the Edgumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)) would be opposed by Fonterra because of potential reverse sensitivity effects. Scenario 1 also proposes a low level of Residential Infill and Rural Residential development. The online maps do not show any proposed Residential Infill areas within Edgumbe township (n.b. any such Residential Infill areas appear to be limited to the Whakatane and Opotiki townships). In terms of proposed rural residential development, there is no indication where any such development would potentially occur (or not occur), there is only the statement that "New rural residential development could also take place at a low rate strongly limited by District Plan rules". Fonterra would be opposed to any proposed new Residential Infill or Rural Residential areas being located within the 45 dB LAeq noise contour for the Edgumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)) because of potential reverse sensitivity effects. Consistent with Scenarios 2 and 3, Fonterra seeks that any rural residential development avoids "highly productive land".	Fonterra would be opposed to any proposed new Residential Infill or Rural Residential areas being located within the 45 dB LAeq noise contour for the Edgumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)) because of potential reverse sensitivity effects. Consistent with Scenarios 2 and 3, Fonterra seeks that any rural residential development avoids "highly productive land".		Fonterra supports that the online map for the "Central Areas" within the "Options for Growth" sub-section of the Spatial Plan identifies the Edgumbe Site as a "Regionally Significant Industry". Fonterra supports that the online maps do not propose any Residential Greenfield, Residential Infill or Rural Residential Areas in the vicinity of the Edgumbe Site (or Fonterra's Omeheu and Awaroa Farms). This approach is entirely consistent with the policy framework and direction of the District Plan which provides for and enables the ongoing operation, expansion and protection of the Edgumbe Site (and associated Irrigation Farms).		
41	Barry Cutfield		Whakata ne district	Subregion	Growth	Online submission		No The preferred option is not represented among the three listed. The preferred option needs to have focus upon the existing urban centres. There is considerable scope for intensification of development, within urban boundaries and in areas immediately adjacent. A proliferation of new urban centres requires duplication of residential services infrastructure, leading to inefficiency and needless sprawl over greenfield space. Spreading centres of population mass away from existing urban centres greatly weakens the commercial lifeblood of the existing CBD and commercial zones.	Intensification, and new development closely co-located with existing urban centres, together with the attendant services and transport efficiencies, provide the least environmental impact	What happens outside the corridors identified by (SDO p23-24)? Are inland areas of Optiki being ignored?		I think that the plan front-end is extraordinarily uninspiring in respect of the Whakatane District in particular. Whereas Opotiki and Kawerau hitch their wagon to key economic drivers, Whakatane's vision is MIA. Demographic projections for the next 30 years tell us that the retirement, health and lifestyle drivers are going to be significant, whether we like it or not. So, why not identify and state opportunities accordingly. Envisage 3 substantial retirement home operations, topclass healthcare, and the best boating mecca this side of the black stump. All within 10km of the Whakatane CBD.	
42	Linda Rowbotham	Matata Residents Association	Whakata ne district	Matata	Growth	Written submission	Population growth is inevitable, however the people of Matata still like the intimate and small nature of the town to remain. The proposed new homes would cause issues on the roads, around Matata as more people would be using them, causing congestion.	The submitter believes there would be issues with Iwi, getting consent to undertake development. Many historic areas, such as urupa's and previous battle ground with historic significance to the local people. Also flood related issues to building new dwellings.	A good recreational facility, with playground, basketball and tennis courts for example. A good size hall for public gatherings. Public transport options between Taurang and Whakatane. Min section size of 600m2 with two story height limit. Public toilets and user pays public showers and more signage identifying historic places and where facilities are located.		The clean beaches. People are respectful about the public beaches and take their rubbish home without having bins everywhere. Ability to walk dogs on beaches without restrictions, with low numbers of people to share with. There is sufficient retail so no need for more.	Better playground for children away from septic tank overflow. More recreational space for young and older, including indoor and outdoor facilities. Better care and maintenance of reserves and walking tracks. Less vehicle access to sand dunes between Matata and Tarawera River.	
43	Ross Gardiner	Rangitaki Community Board	Whakata ne district	Rangitaki Plains	Other	Written submission	With the development of a joint EBSF, it heavily leads to an operational efficiency to each of the district councils involved, providing a common overarching local planning document. It is desirable if this is able to continue, yielding a joint Eastern Bay District Plan / ePlan.	Through the EBSF, devolution of powers from the Councils for planning mechanisms to develop Maori Land should be explored. Various councils have done this already, restoring self-determination, and driving the aspirations of Iwi and hapu. Providing for this shall also mean we are able to have whānau return to their home. Natural hazards and those from climate change are deeply concerning for RCB. Inappropriate planning decisions may leave our communities in harms way for generations to come. Any greenfield development proposed should be in a location absolved from natural hazard risks for greater than a 100 year timeframe. We seek that Council also aligns development and financial contributions with that 30 year projection to offset the costs of developments from being funded by communities, but by developers as a "polluter pays" method.	Incentivise infill development or brownfield development with higher density and better urban development principals rather than low density greenfields. Council should adopt teh MDRS for any medium density zoned land and strongly suggest rezoning the 5-10 minutes walking catchment from business areas. In some cases enabling high density near central business districts may allow for better use of space than currently provided for. Upzoning to be done in existing resi areas which are low risk of natural hazards. Protection of rural land against inappropriate subdivision	Stronger provisions need to be enabled to protect land from inappropriate subdivision. This may be done via removing the controlled activity status in many areas.	We encourage the use of "upzoning" to be done in existing residential areas which are at low risks of natural hazards. This shall mean that planning provisions are more enabling of development.		

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
44	Greeme Weston	Renewable 3D	Kawerau district	Kawerau	Business	Written submission	Sustainable Industrial Transformation Using Renewable Resources and High-Value Manufacturing The Eastern Bay of Plenty is well-positioned to lead in sustainable industrial development, transforming current challenges into opportunities that leverage its natural resources, renewable energy, and strategic location. By focusing on renewable energy use, high-value timber production, digital infrastructure, and new food technologies, the region can move away from polluting industries, add value to its exports, and build resilience for future generations. This vision aligns with the region's spatial plan aspirations, offering a roadmap for economic growth without relying on government subsidies and setting an example for sustainable development across New Zealand.			1. Utilization of Existing Renewable Energy Resources - Geothermal and Solar energy for industrial use 2. Transitioning from Dairy Farming to Utility-Scale Solar and Precision Fermentation - Utility-Scale Solar Farms on Former Dairy Land - Precision Fermentation Facilities 3. Adding Value to Forestry Products and Replacing Imported Building Materials - Engineered Lumber as a Substitute for Imported Steel and Concrete - Collaboration with Forestry Companies and Investors 4. Building Digital Infrastructure and Data Centres - Fiber Optic Connectivity through Transmission Infrastructure - Sustainable Water Cooling Using the Tarawera River 5. Community Engagement and Education - Job Creation and Skill Development 6. Economic Diversification and Resilience through Aquaculture and Sustainable Tourism - Sustainable Aquaculture Growth - Eco-Tourism Initiatives	Implementing Electricity Locational Pricing as an Incentive for New Developments and Community Benefits - Implementing locational pricing in the Eastern Bay of Plenty aligns with the spatial plan's aspirations for sustainable development, economic resilience, and community well-being. By leveraging proximity to renewable resources, locational pricing incentivises new developments, attracts private investment, and reduces electricity costs for low-income families, creating a win-win scenario that supports regional growth and environmental sustainability. Policy Recommendations to Support Locational Electricity Pricing and Engineered Timber Industries - Government policy is critical to creating the conditions necessary for locational electricity pricing and a thriving engineered timber industry. By developing supportive policies that promote renewable energy development, incentivize locational pricing, and drive demand for timber in public construction projects, the government can foster economic resilience, reduce the environmental impact of the construction sector, and increase the competitiveness of New Zealand's timber products. These initiatives will help transform the Eastern Bay of Plenty into a sustainable, economically vibrant region while delivering broader benefits to the nation.		
45	Graeme Weston	Renewable 3D	Whakatane district	Whakatane to Ohope	Transport	Written submission	SH2 Realignment with Tunnel. The proposed tunnel will: - Help achieve key strategies of the Govt Policy Statement. - Enhance connectivity, increase route resilience. - Provide social and economic benefits through improving transport links and accessing isolated communities. - Environmental benefits. - Investors might accept a lower discount rate given the social and economic benefits to the sub region. - Financially viable through the introduction of tolls.						Developments and Community Benefits
46	John Howard		Whakatane district	Kawerau Matata Awakeri Development	Growth	Written submission	By what's in this spatial plan it is obvious councils are not buying into rising sea levels due to climate change. So, step 1 is to remove all the rhetoric around climate change that currently exists within all councils in this plan. This will allow councils to focus on what really matters, which is Environmental resilience. To meet the challenges we face, is a real factor that has a massive impact within this region. Flooding with perched water ways and the many bridges within the region that no longer have the depth to the riverbed they had on installation. So many of these waterways need deepening to provide infrastructure security.		The Kawerau District offers much potential. The soil type is ideal, and the area generally remains drier than the plains so less risk of flooding and the land is also not as productive for food production due to the summer dry. The Matata East soils types are possibly more expensive to build on. Reducing the size of lifestyle blocks. Many of these blocks involve more work than a working family can handle and are uneconomic so as a result nothing productive is on them. If these could go down to 5000m2 blocks with common driveways instead of what we see a lot of now with 4 driveways coming down to the road which means more wasted land. This is a massive opportunity to increase lots available while not placing more demand on a council sewage system.	An area that would be great for development would be from Whakatane to Taneatua as this also puts no extra demand on the current bridge infrastructure Regarding the Awakeri development. If this is behind the Awakeri War Memorial Hall, then there are many factors that need addressing in relation to water runoff from adding more impermeable surfaces. The likely consequences of more water on the productive farmland and existing housing within the current floodplain that feeds into the Te Rahu canal is a large consideration and a limiting factor. This Awakeri site has the added problem of the old railway line bund that directs water to certain places that already have an impact on the existing dwellings. Also, based on experience, the installation of individual sewerage systems in this area is very problematic due to the high water table that exists. If all this development happens on the west side of the Whakatane Bridge, then roading, school facilities, supermarkets and medical centres in this area will need to be expanded. This may also mean the Rex Morpeth Park redevelopment may be better focused away from Whakatane to more permeable soil types like west of Te Toko. This would then open up part of the Rex Morpeth area for more residential development closer to town without using more valuable productive land. The size of granny flat units, or small secondary dwellings, allowed on existing sections especially in the rural environment needs to be reassessed as this has large		•The WDC water source and security needs a definite plan in place for when low river flows allow saltwater intrusion plus any possible toxins flowing back up stream from the proposed boat harbour (that we do NOT need) on Keppa road. •Would be very reluctant to see any further solar farms developed and any further urban development on high value soils, especially on the very fertile Rangitiki Plains. Food security into the future is very important because we all need to eat so we need to maintain somewhere to produce the food. •Perhaps there are even more options to capture methane from urban oxidation ponds that power urban areas. •Green waste and separated pond waste may be used for fertilizer on farms or orchards.	

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
47	Emily Levenson	Horticulture New Zealand	Other	Subregion	Business	Written submission	The Eastern Bay of Plenty (EBOP) has a climate and environment well-suited to horticultural production, including free draining soils, warm weather and high sunshine hours.	Yes HNZ supports SScenario 1 with some concerns	These concerns relate to reverse sensitivity and potential loss of highly productive land at Putauaki Trust Industrial Area, allocated for future growth, which is on LUC III land. There is a large area southeast of Matatā, which is on LUC II and III and should be protected from inappropriate subdivision, use and development, especially given the existing presence of kiwifruit growing. Greater consideration could be given to which areas are well suited to horticultural expansion (to contribute to the local economy and regional emissions reductions). Those areas identified should not be slated for future residential development. Even new homes or other sensitive activities neighbouring production areas can debilitate the ability for current or future growers to carry out normal horticultural activities.	Alignment with goals of the spatial plan: Healthy and healing (Environmental and Cultural) - Horticulture provides healthy food for people, whether exported or sold into the domestic market. Horticulture is a low-emissions activity with relatively low environmental effects. Māori growers are an important part of the Eastern Bay's horticulture sector. Sustainable, diversified economy providing jobs and purpose for our people (Economic and Social) - Horticulture supports the transition to a low-emissions economy while providing a range of fulfilling jobs on farm/orchard, in the packhouse and in the back office. Connected, thriving, resilient people, communities & places that reflect our history and aspirations (Social and Cultural) - A strong economy with meaningful work and opportunities supports a thriving, resilient community. EBOP has a strong horticultural history dating to pre-colonial times ¹⁰ and can grow its horticultural success into the future.			
48	Judy Ferguson		Whakatane district	Whakatane and Opoitiki	Transport	Written submission		Yes Scenario 1 is the right choice. Whakatane is a risk with existing roading and access issues. Valuable farming and horticulture land needs to be regulated and protected. Limit number of new houses.	Lake Rotoma roading is a concern especially with Lake levels	One main road into Whakatane is a disaster waiting to happen. Need another access across the river. Opoitiki also an access issue with the gorge often closed.		Small communities offer knowledge and support for each other. This area is important for people who enjoy nature and nature walks. An attractive lifestyle.	Much improved road access, highways, bridges and access need improvement.
49	Boniface Francis James		Whakatane district	Subregion	Transport			Control at this as many roads cannot take the overflow of vehicles, parked.	Would require better access to services, present systems at peak loading - flood areas, identify, notify, refuse permits (Future costs)	Public transport should be used (hard one this) No discussion on PT however when diverse license are lost (elderly population) PT would certainly help.		Suit for now Natural growth should take care of the above if done sensibly.	A nominal group of areas. Opoitiki, Kawerau, Whakatane for a general concept should evolve. They have a natural common interest and should be moving on this now.
50	Cole O'Keefe c/o Alastair Critchens	NZTA	Other	whole of subregion	Transport	Written submission		<ul style="list-style-type: none"> We were not able to find any clear description or figures on the extent of areas unsuitable for intensification in existing urban areas. From 'eyeballing' the constraints mapping it appears around 40% of Whakatane wouldn't fall within this area and could accommodate further fill growth. While this will obviously not provide for all the growth anticipated it could potentially provide, over 30 years, for more than the minimal amount suggested in the consultation material. Any additional growth through intensification will usually utilise existing infrastructure, reducing the need for investment in new infrastructure. We would like to see consideration of how those opportunities for growth in the existing urban area could be maximised, while planning for growth in greenfields areas to provide for that (majority of) growth that can't be provided for in the existing urban areas. Likewise, we support the staging of growth in Matatā before development of Awakeri to maximise the benefits of infrastructure investment and delay/stage the need for new investment. We have previously shared our concern with planning based on a growth projection aligned with StatsNZ High projections, which could result in over investment in infrastructure for growth that either doesn't eventuate or is severely delayed. The close monitoring of growth and use of staging and triggers to inform timing of investment will be important to mitigate this risk. 		<ul style="list-style-type: none"> Regarding the further work mentioned on employment locations (particularly commercial), we encourage the consideration of, and where possible alignment with, residential growth locations and timing. This will help encourage people and new communities to live close to areas of employment and near services such as supermarkets and schools, so that they don't need to travel significant distances to access these. We acknowledge the resilience issues noted on page 94 of report. NZTA are committed to addressing resilience issues across our network, and work is identified in relation to resilience improvements for State Highway 2 in the NLTTP 2024-27. Medium list transport considerations (Table 10, pg 94 onwards) - We would like to point out the lack of alignment of some of the comments with the ratings. For a number of the 'Fair' rated locations the comments identify a number of issues and no positives. We note the 'Maintenance Constraints' shown on Figure 38 (page 99). NZTA recognises the importance of maintaining the transport network and have increased the funding allocated for maintenance in the NLTTP 2024-27. 			

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
51	Pipa Player	Transpower NZ Ltd	Other	whole of subregion	Growth	Written submission	<p>A significant resource management issue for Transpower across New Zealand is inappropriate development, land use and subdivision in close proximity to existing National Grid transmission lines, which can compromise its operation, maintenance, development and upgrade. In the context of local authority strategies, spatial planning, future development strategies and RMA policies and plans, this means ensuring that existing National Grid assets are able to be operated, maintained and upgraded and protected from inappropriate subdivision land use and development. It also means that new development of the National Grid including transmission line connections to renewable energy generation are contemplated by district and regional councils.</p> <p>Under the RMA, the National Grid is nationally significant infrastructure by virtue of the National Policy Statement on Electricity Transmission 2008 (NPS-ET). The National Policy Statement on Urban Development (NPS-UD) requires future development strategies to be informed by every other NPS (cl 3.14) and recognises the National Grid as 'additional' infrastructure (cl 3.13).</p>	<p>Transpower generally supports the development of the Spatial Plan and seeks clear recognition about electricity transmission in terms of:</p> <ul style="list-style-type: none"> The national significance and benefits of the National Grid and the role of electricity generation, transmission and distribution in responding to climate change and the transition to a low carbon economy. Providing clarity around the relationships between the Spatial Plan, and council strategies and policies with national direction instruments under the RMA. Adding information about critical infrastructure networks to highlight their role in enabling growth and the need for protection from inappropriate development (for example including a subsection in 2.6 of the Options Report). Re-consider critical infrastructure networks in options assessment for future development in light of the requirements of the NPS-UD and NPS-ET and National Environmental Standard for Electricity Transmission Activities (NESETA) relating to: <ul style="list-style-type: none"> spatially identifying constraints on development in spatial maps and graphics protecting the National Grid and provide for operations and upgrades. Recognise the interest of critical infrastructure network providers as stakeholders for developing implementation plans, setting priorities and strategies relating to future or urban, industrial and business development. 	<p>The Options Report generally reflects the requirements for future development strategies in the NPS-UD (refer 1.5.2, Figure 6, 8.2.4, and Figure 39). However, as noted above, further work is required to recognise energy infrastructure as a strategic enabler of, and a physical constraint on, development (refer NPS-ET policies 10 and 11; NPS-UD cl 3.14) to support or service development capacity (NPS-UD cl 3.13(2)). For example, this could be partly achieved through including information in figures/tables.</p> <p>Transpower is implementing several upgrade projects in the Bay sub-region including:</p> <ul style="list-style-type: none"> Transformer upgrade at Kawerau to improve security of supply for the Kawerau 110kV system. Upgrades to the Waitohu supply transformers to accommodate new/committed solar generation. Work on the Edgcombe-Kawerau (1 and 2) 110 kV circuits to avoid overloading. Thermal upgrade of Edgcombe-Kawerau 3 220kV circuit as part of Net Zero Grid Pathways workstream (Transpower's major capital projects programme). 	<p>Within the life of the Spatial Plan, Transpower will need to connect more renewable generation and increase the capacity of the grid to carry this electricity. We need to make smart investments to ensure we have a safe, resilient National Grid that supports the growth of our economy and the needs of future generations. We also need to focus on the resilience of current and future assets as well as maintain our stewardship of the transmission grid and power system, so that the power continues to flow to where it's needed.</p>			
52			Kawerau district	Kawerau	Amenities	Workshop - KDC Grey Power						Kawerau is situated perfectly between lakes, rivers and sea for all sorts of water activities.	Green waste and separated pond waste may be used for fertilizer on farms or orchards.
53			Kawerau district	Subregion	Transport	Workshop - KDC Grey Power							Passenger rail car - open a rail link between Kawerau, Whakatane and the Mount.
54			Kawerau district	Kawerau	Amenities	Workshop - KDC Grey Power						Green belts along Tarawera River are kept (in Kawerau town)	
55			Kawerau district	Te Teko	Other	Workshop - KDC Grey Power		Why haven't we consulted with the Te Teko iwi?					
56			Kawerau district	Kawerau	Amenities	Workshop - KDC Grey Power					More retail and commercial businesses – for example, make Kawerau like Waihi, so people do not have to go to Whakatane for everything		
57			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power		There is not a housing problem, there are loads of empty houses. People are holding onto them but, not using them					
58			Kawerau district	Kawerau	Business	Workshop - KDC Grey Power							Bring in industry faster e.g., where is the container port that was promised two years ago
59			Kawerau district	Kawerau	Business	Workshop - KDC Grey Power					Tauranga's business park is going to take all our industry away – we are too late		
60			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power		Some of the best land for housing is behind Pine Lands (Parimahana Drive) - Kawerau					
61			Kawerau district	Kawerau	Business	Workshop - KDC Grey Power							We want more businesses not just industry (more retail) - Kawerau
62			Kawerau district	Kawerau	Business	Workshop - KDC Grey Power							Bring back Kawerau's business association
63			Kawerau district	Kawerau	Business	Workshop - KDC Grey Power							Job creation – invest in Kawerau
64			Kawerau district	Subregion	Other	Workshop - KDC Grey Power				Really pleased we are engaging with Kura because they will be held responsible and be paying for the changes			
65			Kawerau district	Subregion	Other	Workshop - KDC Grey Power				How much influence do we and the younger people have in this discussion or are you making these decisions			
66			Kawerau district	Kawerau	Other	Workshop - KDC Grey Power						Proud of (Kawerau) Council for not having too much debt – other Councils are in bad positions	

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
67			Other	Subregion	Transport	Workshop - KDC Grey Power							Have we thought about extending the rail to Ōpōtiki at least – coastal route?
68			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power					Target new housing as smaller houses/ pensioner housing to release the larger family homes for families. More pensioner only areas with green space. Change how we place houses on sections to allow multiple dwellings		
69			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power					Some families want to live with grandparents in a ground floor unit and the family living above		
70			Kawerau district	Kawerau	Amenities	Workshop - KDC Grey Power						No loss of Kawerau green spaces. Retain all access to river and river side green space	
71			Whakatane district	Murupara, Minginui, Waiohau	Business	Workshop - KDC Grey Power		Small towns need more shops to help them grow – Minginui, Waiohau, Murupara					
72			Whakatane district	Te Teko	Housing	Workshop - KDC Grey Power		The racecourse and around that area would be good to develop (Te Teko Racecourse)					
73			Whakatane district	Taneatua	Natural Hazards	Workshop - KDC Grey Power			Taneatua can be wet in areas, so need to watch where you develop				
74			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power		Develop west of Kawerau towards the turnoff the Rotorua (Whakatane District) – along SH34 to SH35 intersection					
75			Kawerau district	Kawerau	Housing	Workshop - KDC Grey Power		More intensification in Kawerau – copy what other countries are doing and build up					
76			Other	Subregion	Other	Workshop - KDC stakeholder					Will my kids/tamariki want to be here?		
77			Whakatane district	Subregion	Housing	Workshop - KDC stakeholder		Papakainga located at Waiohau, South of Kawerau, north and east of Kawerau, Matata					
78			Whakatane district	Whakatane	Housing	Workshop - KDC stakeholder		Development at Murupara, Minginui and between Edgumbe and Te Teko					
79			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder						shops, schools, rivers and lakes	
80			Other	Subregion	Housing	Workshop - KDC stakeholder		Whanau returning home, Papakainga					
81			Opotiki district	Opotiki	Housing	Workshop - ODC stakeholder		Agree with more land for housing at Hukutaia;					
82			Opotiki district	Woodlands	Housing	Workshop - ODC stakeholder		Housing – Woodlands / Paengaroa Ridge where elevated					
83			Whakatane district	Awakeri	Housing	Workshop - ODC stakeholder		Housing - Awakeri					
84			Opotiki district	Opotiki	Housing	Workshop - ODC stakeholder		Housing – Totara block area; adjoining Industrial area at Factory Road; South of state highway, across from Waiotahe					
85			Opotiki district	Opotiki	Housing	Workshop - ODC stakeholder		Infill in Opotiki township (21 units currently expected), but should consider flood risk					
86			Opotiki district	East Coast	Housing	Workshop - ODC stakeholder		High density housing – affordable housing up the Coast, high density is appropriate even for kaumatua housing, rural residential development and where there would be a view to the river, "Build up not out"					
87			Opotiki district	Opotiki	Housing	Workshop - ODC stakeholder		Retirement village opportunities - Retirement villages are desperately needed in Ōpōtiki (came up several times); Multiunit properties for older people near township					
88			Opotiki district	East Coast	Housing	Workshop - ODC stakeholder		Coast better suited to small pockets of development but associated issues with the increased costs of the infrastructure to service those.					
89			Opotiki district	East Coast	Housing	Workshop - ODC stakeholder		Smaller housing settlements opportunities up the coast – both directions of Ōpōtiki;					
90			Opotiki district	Tōrere	Housing	Workshop - ODC stakeholder		Tōrere corridor for residential especially around Omaramutu (not Opape for residential as is subject coastal risks)					
91			Opotiki district	East Coast	Housing	Workshop - ODC stakeholder		Rural residential along the east coast that is set back from the coastal hazard areas; especially between Ōpōtiki and Opape and at Te Kaha.					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
92			Opotiki district	Subregion	Amenities	Workshop - ODC stakeholder				Proximity to facilities: Housing developments need to access food / fuel / services etc			
93			Opotiki district	East Coast	Other	Workshop - ODC stakeholder				Infrastructure needs / constraints / natural hazard considerations; infrastructure an issue for settlements up the coast or for rural residential development (costly).			
94			Whakatahane district	Subregion	Natural Hazards	Workshop - ODC stakeholder				Natural hazards / faultlines throughout the district (Waiohau-Galatea-Murupara) especially if we choose to build higher.			
95			Opotiki district	Subregion	Other	Workshop - ODC stakeholder				Crossover rules, red tape / regulations and cost to develop are the biggest issue, making it too hard for developers, especially around stormwater. Currently too many hoops to jump through – make it easier to develop and more cost effective			
96			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Delete Scenario 3 – net relevant to growth in subregion					
97			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Possible combination of Scenario 1 and 2 to accommodate town and coast aspirations – facilitates more options and flexibility					
98			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 1 is conventional thinking – more of the same type of growth.					
99			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 2 makes more sense for resilience and papakainga developments:					
100			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 2 - Important to support smaller scale development across the district (where communities can be resilient and self-sustainable) rather than just large-scale development.					
101			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 2 aligns better with Te Ao Māori values, allows for papakainga developments and utilise and optimise the natural value of our district.					
102			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 2: Need to look at history and learn from that – there is a reason we have many smaller settlements up the Coast. It encourages self-sufficiency and resilience to issues like climate change / access loss etc. Loss of one isn't loss of all (cf recent flooding events etc in east coast areas).					
103			Opotiki district	Subregion	Housing	Workshop - ODC stakeholder		Scenario 2: Look at international trends – supply chains are shrinking dramatically, wellness industry is growing and from a visitor/new residents perspective there is a growing demand for more natural spaces and places.					
104			Opotiki district	Subregion	Other	Workshop - ODC stakeholder		Any scenario even in Hukutaia will have issues with wastewater ponds (cf growth out towards ponds in Whakatāne – don't want to do the same)					
105			Opotiki district	Hukutaia	Business	Workshop - ODC stakeholder		Agree with more business land at Hukutaia					
106			Opotiki district	Subregion	Business	Workshop - ODC stakeholder		Any industry needs easy access to state highway					
107			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder		Industrial needs at Baird Road / high ground and around existing industrial area at Factory Road / Stoney Creek Road					
108			Opotiki district	Opotiki, East Coast	Business	Workshop - ODC stakeholder		Business/Industrial need/opportunities around Marina area, Dunlop Road and further out at Te Kaha. Businesses near marina – environmental conservation values integrated.					
109			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder		Mixed activity near Baird Road – visitor accommodation, restaurant, motel and charter boat business					
110			Opotiki district	East Coast	Business	Workshop - ODC stakeholder		Wellness industry in rural areas – small footprint					
111			Opotiki district	Subregion	Business	Workshop - ODC stakeholder		Catalyst projects may lead to increased demand for commercial / industrial land					
112			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder		The need for business land is very high but scenarios mostly about residential					
113			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder		Option 1 assumptions that there is no need for additional commercial land in Opōtiki is incorrect – there is current unmet demand for commercial land					
114			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder						Love what our town is like – spacious, close to beach and bush; not too big – everybody knows each other	
115			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder						Rural lifestyle – Native bush, hunting, fishing, beach, horse riding, white baiting and boating	

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
116			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder						Aquaculture	
117			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder						Country/rural living	
118			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder						Kiwifruit	
119			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder						Dairy farming	
120			Opotiki district	Opotiki	Other	Workshop - ODC stakeholder						Food / kaimoana	
121			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder						Recreation – bike trails	
122			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder						Want to stay close (physically / culturally) to ngahere and moana and not grow too big or spread too far out because that is what we love about here. But also need to develop and grow.	
123			Opotiki district	Opotiki	Amenities	Workshop - ODC stakeholder							Boutique / destination town – need face lift, decent restaurants, well developed community hub (building on from the library) to concentrate that growth.
124			Opotiki district	Opotiki	Housing	Workshop - ODC stakeholder							Retirement village desperately needed; Retirement housing / village with commercial services
125			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder							Industrial and commercial expansion;
126			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder							Employment opportunities (around existing industrial area)
127			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder							Boat building at Opape / Tōrere
128			Opotiki district	Opotiki	Business	Workshop - ODC stakeholder							Marine Industrial Zone - Boat building and apprentices – to cater for the needs of young people
129			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder							Marina – boating, fishing, tourism
130			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder							Aquaculture expansion
131			Opotiki district	Opotiki	Other	Workshop - ODC stakeholder							Infrastructure upgrades – future proof wastewater and water supply and reach smaller villages / areas identified for future growth
132			Opotiki district	Opotiki	Economic development	Workshop - ODC stakeholder							Agriculture
133			Opotiki district	Te Kaha	Economic development	Workshop - ODC stakeholder							Cultural tourism east of Te Kaha
134			Opotiki district	Subregion	Other	Workshop - ODC stakeholder							Micro hydro - keep small-scale infrastructure local to communities
135			Opotiki district	Subregion	Other	Workshop - ODC stakeholder							Integration of renewable energy – agreements with energy suppliers so new builds could access renewable energy sources (solar).
136			Opotiki district	Subregion	Other	Workshop - ODC stakeholder							Large-scale hydro electricity generation / wind farms to generate income and uplift community. Council to secure agreement with energy suppliers and iwi (sea / marine rights).
137			Opotiki district	East coast	Transport	Workshop - ODC stakeholder							Smaller-scale coastal shipping up the coast (east of Tōrere) to reduce risks around SH35 and ensure access to markets.
138			Opotiki district	Subregion	Other	Workshop - ODC stakeholder							Not enough public understanding of spatial plans and not enough comms. Need to educate wider public about why they are important. Not well known.
139			Opotiki district	Opotiki	Business	Drop in session - ODC							More jobs for my Mum

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
140			Opotiki district	Opotiki	Business	Drop in session -ODC							More clothes shops
141			Opotiki district	Opotiki	Amenities	Drop in session -ODC							A hospital
142			Opotiki district	Opotiki	Amenities	Drop in session -ODC							More parks
143			Opotiki district	Opotiki	Housing	Drop in session -ODC							Build more houses on the flat land near the New World
144			Whakatane district	Whakatane	Amenities	Drop in session -ODC							A university in Whakatane so I can be close to Opotiki
145			Opotiki district	Opotiki	Amenities	Drop in session -ODC						The skate park	
146			Opotiki district	Opotiki	Amenities	Drop in session -ODC						The library	
147			Opotiki district	Subregion	Housing	Drop in session -ODC		Need more houses in small places					
148			Opotiki district	Subregion	Business	Drop in session -ODC		Need more businesses in small places so that people can buy stuff					
149			Opotiki district	Hukutala	Natural Hazards	Drop in session -ODC		Need to move up out of low-lying areas - Tablelands and Hukutala / Woodlands both good but Hukutala better because already has many services - school, hall, flat areas and is well set up.					
150			Opotiki district	Hukutala	Other	Drop in session -ODC		Hukutala: Effluent plant could go on the western side of the ridge so it is away from people and businesses.					
151			Opotiki district	Subregion	Natural Hazards	Drop in session -ODC		Don't do what Gisborne did and then had all the flooding issues. They built in areas previously flooded and now they are flooded again plus the sea is taking the land. Learn from history!					
152			Kawerau district	Kawerau	Economic development	Workshop - KDC stakeholder		New businesses at Putauaki and south Kawerau					
153			Kawerau district	Kawerau	Transport	Workshop - KDC stakeholder					Public transport for Kawerau		
154			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder						Geothermal Pools	
155			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder		There is a need to address the compatibility issue between Kawerau as an industrial hub and a desirable place to live.					
156			Kawerau district	Matata	Growth	Workshop - KDC stakeholder		How do we attract young people to Kawerau, is it through housing in Matata.					
157			Kawerau district	Subregion	Transport	Workshop - KDC stakeholder			Recognise that there is existing travel between Whakatane town and Kawerau. This will continue to link housing and employment and people travelling between				
158			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder					What could set Kawerau apart? What are the things that are missing at present? There is a need for more community facilities		
159			Kawerau district	Subregion	Other	Workshop - KDC stakeholder				Whakapapa links between the urban areas			
160			Kawerau district	East coast	Other	Workshop - KDC stakeholder					Communications tower update further up the coast. Need to ensure coastal areas are not isolated.		
161			Kawerau district	Kawerau	Housing	Workshop - KDC stakeholder					Emphasis on papakainga and a support hub and playground facilities		
162			Kawerau district	Subregion	Growth	Workshop - KDC stakeholder				Whanau to live, work and play in their local area.			
163			Kawerau district	East coast	Economic development	Workshop - KDC stakeholder							Recognise the horticulture land and activities up the coast, more businesses able to access the water operations up the coast.
164			Kawerau district	Subregion	Transport	Workshop - KDC stakeholder							Need a bigger airport and services.
165			Kawerau district	Kawerau	Growth	Workshop - KDC stakeholder					Housing is an anchor for business. What comes first?		
166			Kawerau district	Kawerau	Economic development	Workshop - KDC stakeholder							Access to globally competitive energy is what draws people in.
167			Kawerau district	Kawerau	Economic development	Workshop - KDC stakeholder							Emphasis is on new energy and infrastructure. How can we support existing developments.

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
168			Kawerau district	Pikowai	Natural Hazards	Workshop - KDC stakeholder			Pikowai straits – issue with sea level rise and a storm that could block the road. Businesses could be cut off by a slip or a storm.				
169			Kawerau district	Subregion	Economic development	Workshop - KDC stakeholder							More tourism is needed by a coordinated effort. Ideas have been downplayed and we need more.
170			Whakatane district	Kawerau	Other	Workshop - KDC stakeholder					Hi speed internet		
171			Kawerau district	Subregion	Economic development	Workshop - KDC stakeholder							Lots of economic theme – access is important.
172													
173			Kawerau district	Subregion	Growth	Workshop - KDC stakeholder					Natural resources, river and geothermal are vital and needs sustainable planning.		
174			Kawerau district	East coast	Growth	Workshop - KDC stakeholder					Autonomy for the cape – residents/business/social infrastructure/ environment.		
175			Kawerau district	Subregion	Other	Workshop - KDC stakeholder						Values and opportunities are complementary	
176			Kawerau district	Kawerau	Other	Workshop - KDC stakeholder							Recreation of geothermal hotpools as an opportunity.
177			Kawerau district	East coast	Transport	Workshop - KDC stakeholder							Transportation along the coast in boats for emergency response.
178			Kawerau district	Whakatane, Opotiki	Transport	Workshop - KDC stakeholder							More harbour access.
179			Whakatane district	Matata	Housing	Workshop - KDC stakeholder		How the 1500 homes have been determined in Matata, 1500 homes need to be discussed with the Matata community.					
180			Whakatane district	Rangitaiki Plains	Natural Hazards	Workshop - KDC stakeholder			The more you develop the Rangitaiki, the more you are filling the basin. There was a time in the past when a row boat was used in the Rangitikei plains to get around.				
181			Whakatane district	Subregion	Housing	Workshop - KDC stakeholder					Balanced multi-storey housing with trees and playgrounds		
182			Whakatane district	Subregion	Amenities	Workshop - KDC stakeholder					Youth and Elderly community hubs		
183			Whakatane district	Subregion	Growth	Workshop - KDC stakeholder					Hi-tech infrastructure		
184			Whakatane district	Kawerau	Housing	Workshop - KDC stakeholder		Connecting land outside of Kawerau to residential areas					
185			Whakatane district	Kawerau	Transport	Workshop - KDC stakeholder				Connections to Rotorua			
186			Whakatane district	Kawerau	Economic development	Workshop - KDC stakeholder		Kawerau Straights - Location for Businesses					
187			Whakatane district	Whakatane	Transport	Workshop - KDC stakeholder							Bigger Airport
188			Whakatane district	Whakatane	Transport	Workshop - KDC stakeholder							Boat harbour
189			Whakatane district	Whakatane	Amenities	Workshop - KDC stakeholder						lifestyle	
190			Whakatane district	Whakatane	Other	Workshop - KDC stakeholder						Beach holidays	
191			Whakatane district	Whakatane	Housing	Workshop - KDC stakeholder		Housing in Whakatane, Ohope					
192			Opotiki district	East Coast	Housing	Workshop - KDC stakeholder		Housing in Opapa, Torene, Te Kaha, Waihou Bay, Potikiua					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
193			Opotiki district	East Coast	Economic development	Workshop - KDC stakeholder					Facilities for tourism operators		
194			Opotiki district	East Coast	Transport	Workshop - KDC stakeholder					Boats for transportation - Go back to the past in terms of water based transportation		
195			Opotiki district	East Coast	Transport	Workshop - KDC stakeholder					Waihau Bay jetty or boat launch		
196			Opotiki district	East Coast	Economic development	Workshop - KDC stakeholder							Need more tourism opportunities in Waihau Bay
197			Kawerau district	Subregion	Housing	Workshop - KDC Grey Power		Housing in Kawerau, Te Teko, Matata, Awakeri, Taneatua, Waimana, Opotiki, Galatea, Mururpara, Waihou, Whakatane.					
198			Kawerau district	Subregion	Business	Workshop - KDC Grey Power		Businesses in Kawerau, Matata, Te Teko, Taneatua, Mururpara, Galatea, Torere.					
199			Opotiki district	Subregion	Housing	Workshop - KDC stakeholder				More housing for horticultural workers			
200			Other	Subregion	Other	Workshop - KDC stakeholder						Lets retain our paradise	
201			Whakatane district	Awakeri	Amenities	Workshop - Youth Council/Students					Mall at Awakeri		
202			Whakatane district	Whakatane	Amenities	Workshop - Youth Council/Students					Sports Stadium Whakatane		
203			Whakatane district	Matata	Amenities	Workshop - Youth Council/Students					Shopping at Matata		
204			Opotiki district	Torere	Transport	Workshop - Youth Council/Students					Dock-east of Torere		
205			Whakatane district	Ohope, Awakeri, Whakatane	Amenities	Workshop - Youth Council/Students						Ohope, Awakeri and Whakatane	
206			Whakatane district	Minginui, Waimana, Matata	Economic development	Workshop - Youth Council/Students		New business at Minginui, Waimana and west of Matata					
207			Whakatane district	Matata, Taneatua, Awakeri, Minginui	Housing	Workshop - Youth Council/Students		Housing down SH2 towards Taneatua, Awakeri, Matata, Minginui					
208			Opotiki district	East Coast	Housing	Workshop - Youth Council/Students		Housing east of Torere and Te Kaha					
209			Other	Subregion	Amenities	Workshop - Youth Council/Students						The EBOP is Tauranga's adventure filled backyard	
210			Kawerau district	Kawerau	Amenities	Workshop - KDC Grey Power						Kawerau - best [Indecipherable word] of town in the Bay. Close to all larger centres. Weather is good as it community spirit and we have plenty of outdoor freedom.	
211			Whakatane district	Whakatane	Amenities	Workshop - Youth Council/Students					Whakatane is the Entertainment Centre		
212			Kawerau district	Mururpara, Kawerau, Te Teko, Taneatua, Opotiki	Other	Workshop - KDC Grey Power							Oppotunities at Mururpara, Kawerau, Te Teko, Taneatua, Opotiki
213			Kawerau district	East coast	Transport	Workshop - KDC stakeholder							Fixing roads gives more housing opportunities for coastal communities (SH35).
214			Kawerau district	Subregion	Transport	Workshop - KDC stakeholder							Public transport, trains. Easily accessible transport to cities (Auckland, Tauranga, etc)

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
215			Kawerau district	Taneatua	Economic development	Workshop - KDC stakeholder							Tourism (e.g. gallery) at Taneatua.
216			Kawerau district	Ohope, Whakatane	Amenities	Workshop - KDC stakeholder						Ohope - beach, surf club. Whakatane - bush walks, Sunday market, community events, river, bridge and rowing club.	
217			Kawerau district	Opotiki, Taneatua, Ohope, Whakatane	Housing	Workshop - KDC stakeholder		Housing at Opotiki, Taneatua, Ohope, Whakatane.					
218			Kawerau district	Opotiki, Taneatua	Business	Workshop - KDC stakeholder		Business at Opotiki, Taneatua.					
219			Kawerau district	Subregion	Transport	Workshop - KDC stakeholder							Improve access to Rotorua and Western Bay, including Port.
220			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder							Access to Putauaki maunga (scared site).
221			Whakatane district	Kawerau	Housing	Workshop - Youth Council/Students		Housing in Kawerau					
222			Whakatane district	Whakatane, Te Teko, Murupara, Matata, Edgecumbe, Taneatua, Waimana, Waiohau, Galatea, Ruatahuna	Housing	Workshop - Youth Council/Students		Housing in Whakatane, Te Teko, Murupara, Matata, Edgecumbe, Taneatua, Waimana, Waiohau, Galatea, Ruatahuna					
223			Whakatane district	Whakatane, Murupara	Economic development	Workshop - Youth Council/Students		Businesses at Murupara and Whakatane					
224			Kawerau district	Kawerau	Economic development	Workshop - KDC stakeholder							Geothermal field - sustainability.
225			Kawerau district	Subregion	Housing	Workshop - KDC stakeholder		Housing in Rotorua, Western Bay (eastern area from Te Puke to Maketu/Pukehina), Matata, Kawerau, Te Mahoe, Awakeri, Whakatane (west of existing town), Opotiki, 3,000 homes south of Kawerau					
226			Whakatane district	Kawerau	Housing	Workshop - Youth Council/Students							
227			Kawerau district	Kawerau	Other	Workshop - Youth Council/Students							Learning institute south of Kawerau town
228			Kawerau district	Opotiki, Whakatane	Business	Workshop - KDC stakeholder		Business in Opotiki and Whakatane.					
229			Whakatane district	Murupara	Transport	Workshop - Youth Council/Students							Passenger railway to Murupara
230			Kawerau district	Ohope, Matata, Tarawera River, Tarawera Falls	Amenities	Workshop - KDC stakeholder						Ohope, Matata, Awa + Tarawera Falls (sustainable).	
231			Whakatane district	Ohope	Amenities	Workshop - Youth Council/Students						Ohope Beach	
232			Kawerau district	Subregion	Housing	Workshop - KDC stakeholder		Housing in Minginui, Te Teko, Minginui, Te Teko-Waiohau area, Taneatua, Waimana, Opotiki, Te Kaha area, Ohiwa Harbour area.					
233			Kawerau district	Subregion	Business	Workshop - KDC stakeholder		Business in Minginui (Waikaremoana Road), Kawerau, Matata.					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
234			Opotiki district	Waiotaha, Opotiki, Opape, Torere, Te Kaha, Waihou Bay	Housing	Workshop - Youth Council/Students		Housing in Waiotaha, Opotiki, Opape, Torere, Te Kaha, Waihou Bay			Our town being a safer environment for our youth and more opportunities to encourage people to stay around		
235			Opotiki district	Opotiki	Housing	Workshop - Youth Council/Students					Houses somewhere high		
236			Opotiki district	Opotiki	Amenities	Workshop - Youth Council/Students					Opotiki youth centre, more education and jobs		
237			Opotiki district	Opotiki	Other	Workshop - Youth Council/Students						family being a part of the community, good scenery along SH35	
238			Opotiki district	Opotiki, Torere, Te Kaha (supermarket), Waihou Bay	Economic development	Workshop - Youth Council/Students		Business in Opotiki, Torere, Te Kaha (supermarket), Waihou Bay					
239			Whakata ne district	Taneatua	Economic development	Workshop - Youth Council/Students		Business in Taneatua					
240			Opotiki district	East Coast	Transport	Workshop - Youth Council/Students							SH35 - breaks down
241			Kawerau district	Subregion	Economic development	Workshop - KDC stakeholder							Potential hinterland tourism - rafting/kayaking opportunity for Aniwhenua dam area.
242			Kawerau district	Matata	Amenities	Workshop - KDC stakeholder					Matata - need medical center, kohanga reo/early childhood centres, primary and intermediate schools		
243			Kawerau district	Matata	Economic development	Workshop - KDC stakeholder							Walkways to provide job opportunities - Matata area.
244			Kawerau district	Matata	Housing	Workshop - KDC stakeholder		Matata - potentially 1500 homes over 10-15 years. Reticulation scheme implementation to accommodate growth. Need iwi consultation. Oppose high rise apartments.					
245			Kawerau district	Tarawera River, Kawerau	Amenities	Workshop - KDC stakeholder						Kawerau - Tarawera River - Kayaking and rafting activities.	
246			Kawerau district	Tarawera River	Growth	Workshop - KDC stakeholder				Under Ngati Rangitahi Treaty Settlement - restoration of Mauri to TA and Te Awa o te Atua. Therefore building infrastructure should be more than 5000m+ away from waterbodies to prevent further water quality decline.			
247			Opotiki district	Opotiki	Amenities	Workshop - Youth Council/Students							More activities, youth centres, school opportunities, more stuff for Rangitahi, sports centre, pool, takeaway shops
248			Opotiki district	East Coast	Other	Workshop - Youth Council/Students						Good for tourists, diving spots, good culture (past Te Kaha on SH35)	
249			Whakata ne district	Edgecumbe, Galatea, Ruatuhuna	Economic development	Workshop - Youth Council/Students		Businesses in Edgecumbe, Galatea, Ruatuhuna					
250			Opotiki district	Opotiki, Torere, Te Kaha coast	Economic development	Workshop - Youth Council/Students		Businesses in Opotiki, Torere, Te Kaha coast					
251			Opotiki district	East Coast	Economic development	Workshop - Youth Council/Students							Job opportunities
252			Other	Subregion	Other	Workshop - Youth Council/Students						Identity is important	

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
253			Other	Subregion	Other	Workshop - Youth Council/Students						Rivers, bush tracks, tourist attractions	
254			Kawerau district	Minginui	Business	Workshop - KDC stakeholder							Will need business development in Minginui to support residents not having to commute to larger centres for work.
255			Other	Subregion	Housing	Workshop - WDC stakeholder / FOOP					Want to see barriers removed for people undertaking housing development. Housing Strategy, KO changes, opportunities for next few years		
256			Whakata ne district	Subregion	Growth	Workshop - WDC stakeholder / FOOP		Issues with development - we need to loosen up land and increase access to it. Development in the Subregion is the hardest its ever been					
257			Kawerau district	Kawerau (Boyce Park and Infill), Te Teko, Te Teko Racecourse, Matata, Edgecumbe, Taneatua, Opotiki, inland Tirohanga area, Te Kaha.	Housing	Workshop - KDC stakeholder		Housing in Kawerau (Boyce Park and Infill), Te Teko, Te Teko Racecourse, Matata, Edgecumbe, Taneatua, Opotiki, inland Tirohanga area and Te Kaha.					
258			Kawerau district	Kawerau, Matata, Edgecumbe, Taneatua, Opotiki and Te	Business	Workshop - KDC stakeholder		Business in Kawerau, Matata, Edgecumbe, Taneatua, Opotiki and Te Kaha.					
259			Kawerau district	Kawerau	Other	Workshop - KDC stakeholder					Residents, business, social infrastructure, environment, autonomy, community that thrives - affordable housing, reduce red tape and council building fees.		
260			Whakata ne district	Subregion	Growth	Workshop - WDC stakeholder / FOOP		Issue with iwi land not included in the plan/maps, why is this?					
261			Whakata ne district	Subregion	Other	Workshop - WDC stakeholder / FOOP				We need to fix the now and immediate issues			
262			Whakata ne district	Subregion	Growth	Workshop - WDC stakeholder / FOOP				When building on iwi land, it is infrastructure we are struggling with. Its not included in council planning. No support for cost of infrastructure			
263			Kawerau district	Murupara, Waiohau, Te Teko, Awakeri, Edgecumbe, Matata, Opotiki, Tirohanga-Opape-Torere, Te Kaha, Waihou Bay, Manawahe, Kawerau	Housing	Workshop - KDC stakeholder		Housing at Murupara, Waiohau to Te Teko area (papakainga), Awakeri, Edgecumbe, Matata, Opotiki, Tirohanga-Opape-Torere area, Te Kaha, Waihou Bay, Manawahe area, Kawerau (papakainga on Māori land).					
264			Kawerau district	Te Teko, Matata, Waihou Bay	Business	Workshop - KDC stakeholder		Business at Kawerau, Te Teko area, Matata, Waihou Bay.					
265			Opotiki district	Waihou Bay	Growth	Workshop - KDC stakeholder							Communications tower at Waihou Bay.

#	Name (if known or relevant)	Organisation (if relevant)	District (if relevant)	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
266			Kawerau district	Kawerau	Amenities	Workshop - KDC stakeholder						Natural resources - forest, geothermal, lakes, people, whenua, seaside. Greenery - not a concrete jungle. No traffic congestion. Whanau orientated. Close proximity to everything. One side of traffic lights in Kawerau. Everyone knows everyone. Whakapapa. Close off Rd terminal. Relationships with Iwi.	
267			Kawerau district	Kawerau, Matata	Economic development	Workshop - KDC stakeholder							Gondalas (tourism), jobs for whanau by whanau, relationship with KDC, Marine tourism - Matata. Multi purpose centre/cinemas and tourism - Kawerau. Papakainga on Māori land.
268			Whakatane district	Awakeri	Natural Hazards	Drop in session - KDC			Through father's knowledge knew that Awakeri was a flooding zone and areas near matata use historical knowledge.				
269			Whakatane district	Whakatane	Growth	Drop in session - KDC					Would like to subdivide land for further housing but Whakatane District Plan does not enable this easily		
270			Kawerau district	Kawerau	Business	Drop in session - KDC							Business growth – enabling local businesses through contracts us ex-out-of-towners large co's
271			Whakatane district	Rangitahi Plains	Natural Hazards	Drop in session - KDC			Ask key players – change directions of Rivers and then flooding happens e.g., Edgecumbe				
272			Kawerau district	Subregion	Growth	Drop in session - KDC					Cultural considerations to be embedded into plans (district plans) - Māori landowners' own direction for whenua Māori zoned land.		
273			Kawerau district	Subregion	Other	Drop in session - KDC					Iwi involvement, are we taking and listening to tangata whenua?		
274			Whakatane district	Matata, Rangitahi Plains	Natural Hazards	Drop in session - KDC			Hazard prevention – How do we prevent the same thing that happened to Hawkes Bay, Matata etc. Stay away from the areas. Earthquakes, Flooding				
275			Kawerau district	Kawerau	Other	Drop in session - KDC							Bring a trades learning centre to Kawerau
276			Kawerau district	Kawerau	Business	Drop in session - KDC							The top of Kawerau needs a small shopping centre. Not too big that takes away from the centre
277			Kawerau district	Subregion	Housing	Drop in session - KDC					Build houses with business on the outside edges		
278			Whakatane district	Te Teko	Housing	Drop in session - KDC		Te Teko old racecourse – could be a good place to build					
279			Whakatane district	Awakeri	Natural Hazards	Drop in session - KDC			Awakeri historically floods – listen to our elders and do not repeat mistakes				
280			Kawerau district	Kawerau	Housing	Drop in session - KDC					Housing for locals – how we encourage housing for our people - "look after our people first"		
281			Kawerau district	Kawerau	Amenities	Drop in session - KDC							Kawerau - BBQs and tables by canoe slalom area – Would work well
282			Kawerau district	Subregion	Amenities	Drop in session - KDC							Campgrounds - Give outdoor people somewhere to stay
283			Kawerau district	Kawerau	Amenities	Drop in session - KDC					Kawerau Library offers great service for its size but, in planning for the future it would need to expand.		
284			Kawerau district	Kawerau	Business	Workshop - Youth Council/Students		more business in Kawerau					
285			Opotiki district	Opotiki	Business	Workshop - Youth Council/Students		more business land in Opotiki					
286			Whakatane district	Waimana	Business	Workshop - Youth Council/Students		more business land in Waimana					
287			Opotiki district	Opotiki	Health	Workshop - Youth Council/Students	asbestos buildings in Opotiki township						upgrade old buildings
288			Whakatane district	Taneatua	Business	Workshop - Youth Council/Students		more business land in Taneatua					
289			Whakatane district	Taneatua	Housing	Workshop - Youth Council/Students		more housing in Taneatua					
290			Whakatane district	Matata	Transport	Workshop - Youth Council/Students	create or forge more rails						more rail roads

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
291			Opotiki district	Opotiki	Amenities	Workshop - Youth Council/Students						we have a great library	
292	Boidey Martin Ransfield		Whakatane district	Edgecumbe	Transport	Facebook comment	Concerns of Traffic infrastructure during the day						Traffic mangment of the town
293			Opotiki district	Opotiki	Transport	Workshop - Youth Council/Students	underground train port access						
294			Whakatane district	Whakatane	Amenities	Workshop - Youth Council/Students	better playground facilities	better amenities in Whakatane town					better amenities in town
295	Martin Ward		Whakatane district	Edgecumbe	Amenities	Facebook comment	To focus on infrastructure before expanding						prioritising infrastructure
296	Will Jago		Whakatane district	Edgecumbe	Other	Facebook comment	difficulty with WDC current building requirements						developing better engagement with council
297			Whakatane district	Te Teko	Housing	Workshop - Youth Council/Students	repair damaged houses and expand in Te Teko	repair houses in Te Teko			expansion in Te Teko		
298			Kawerau district	Kawerau	Amenities	Workshop - Youth Council/Students	hot pools in Kawerau						hot pools in Kawerau
299			Whakatane district	Taneatua	Amenities	Workshop - Youth Council/Students	attractions in Taneatua such as a gallery						attractions in Taneatua
300			Whakatane district	Ohope	Amenities	Workshop - Youth Council/Students	values community events, bush walks, the beach and surf club						
301			Whakatane district	Edgecumbe	Business	Workshop - Youth Council/Students	expand and fix housing and businesses in Edgecumbe						upgrades to housing and buisnesses in Edgecumbe
302			Opotiki district	Opotiki	Transport	Workshop - Youth Council/Students	better public transport from Whakatane to the cities						
303	Orini Marr		Whakatane district	Matata	Growth	Facebook comment	Maintaining unique character to ensure future generations stay						authentic korero with iwi
304			Whakatane district	Taneatua	Growth	Workshop - Youth Council/Students	Supermarket, housing and businesses in Taneatua				expansion in Taneatua		
305	Pete Fal		Whakatane district	Matata	Growth	Facebook comment	no more houses needed, maintaining current amenities and community						identified Whakatane and Tauranga for growth
306			Whakatane district	Whakatane town	Amenities	Workshop - Youth Council/Students	better bike access, walking tracks, upgrade playgrounds				amenity upgrades in Whakatane town		
307			Whakatane district	Whakatane	Other	Workshop - Youth Council/Students	protect our natural environments					protecting the natural environment	
308			Opotiki district	Te Kaha	Growth	Workshop - Youth Council/Students	better access to the ocean and river in Te Kaha. Businesses and housing needed.				expansion in Te Kaha		
309	Luke Shipton		Whakatane district	Matata	Housing	Facebook comment	subdivision suggestion for rural properties						0.05 in the foothills however average of 2.0 hectares
310	Vanessa Allen		Whakatane district	Matata	Housing	Facebook comment	no housing in previous flood zone areas						
311			Whakatane district	Matata	Other	Facebook comment	8 people against more housing/people in Matata						
312	Trina Ballantyne		Whakatane district	Matata	Growth	Facebook comment	Supports more houses, jobs and business opportunities						
313	April Tanirau		Whakatane district	Murupara	Growth	Facebook comment	values engagement and working together to get what the town needs						

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
314	Wiremu Tamaki		Whakata ne district	Murupara	Housing	Facebook comment	building in locations for maori						prefer papakainga near marae
315			Whakata ne district	Murupara	Other	Facebook comment	11 people against development/changes in Murupara						
316	Grace Stafford		Whakata ne district	Murupara	Housing	Facebook comment	utilize existing empty/unused sections						develop empty sections and clear demolished housing
317	Grant Bums		Whakata ne district	Ohope	Housing	Facebook comment	demand to make subdividing lifestyle blocks easier						
318			Whakata ne district	Ohope	Other	Facebook comment	2 people against development/changes in Ohope						
319	Ruth Gerzon		Whakata ne district	Ohope	Other	Facebook comment	Supports spatial plan, well written and easy to understand						
320	Grant Webb		Whakata ne district	Ohope	Growth	Facebook comment	need another bridge						
321	Jess Seamark		Whakata ne district	Ohope	Housing	Facebook comment	Supports more housing for town to grow						
322	GT		Whakata ne district	Ohope	Transport	Facebook comment	Construct a second bridge and expand roundabouts to redirect traffic and ease congestion. Build a parallel road to SH2 and develop nearby housing with integrated rainwater collection systems improve traffic flow on Commerce Street by removing parking space.						Construct a second bridge linking to Titoki Road and redirect traffic to Taneatua Road. Expand roundabouts into double lane - Bottom of Makoroa Gorge and McAlister/Commerce St Build a parallel road to SH2 from Station Road/Titoki Road to Awaken. Develop nearby housing with integrated rainwater collection systems, connecting to Whakatane services. Remove 10 meters of park space opposite the Glassman business to widen Commerce Street.
323	Jarfe Raimon		Whakata ne district	Whakatane	Transport	Written submission	A second bridge for Whakatane as essential infrastructure to cope with the proposed increase in population		Providing for new houses will demand improved roading				New bridge between Arawa Road and Rewatu Road If, instead of reconstructing the Pekatahi Bridge, building a new bridge and re-routing SH2 traffic across it. Advantages are: 1. New bridge constructed in a region of small existing traffic flows, so minimum disturbance 2. Without the new bridge, traffic would be diverted through Whakatane during Pekatahi Bridge reconstruction, increasing congestion at Domain Rd bridge 3. New bridge would enable SH30 traffic to Whakatane to have an alternative access to and from the centre, reducing congestion 4. Whakatane would have alternative access should damage occur to the Domain Rd bridge 5. Waka Kotahi managing broadly similar expenditure in maintaining SH2, and advantages to Whakatane enormous.
324	Orini Marr		Whakata ne district	Matata	Housing	Written submission		The thought of Matata housing 1500 more houses is horrifying. Where? Not on our beautiful native reserve hills.	We are an Iwi priority village. Consult	Challenging to envision Matata with 1500 more homes and more businesses. Sewerage definitely needed before any consideration of this scenario. Prefer to retain septic tanks and no cross lease sections.		The beach /our marae (Rangitii ad Umutahu, sports rugby club, catholic church, big sections, native bush reserve behind the village. Our size, our whanau. Related homesteads, our tennis clubs and courts, our stafe streets. Nil Gang allegances.	I like it just as it is
325	Gina Seay		Whakata ne district	Ohope	Growth	Facebook comment	Whakatane has limited vacant land within its urban boundary						farmland along main roads could be earmarked for housing
326	Suzane Williams		Whakata ne district	Whakatane	Housing	Written submission	Do not agree with any of the three options. There has barely been a word in the plan about extending new buildings upwards, along with infill. So sections could accommodate 3-4 small duplexes - 16 couples or 8 families?		The environmental impact would be far less, including not encroaching on finite, priceless agricultural land (Rangitaki Plains). Consider solar power production on airport land and the boat harbour land	Urgently put a plan in place for decision and execution of a second functional bridge. No further building permits for anywhere near the coast		Lovely areas of native bush Kiwi Trust Trapping Great Climate Good park areas, lovely beaches close Good community groups Town is beautiful	Parks need attention Urgently need an alternative bridge Sad to see the bush trees overun with invading foreign privets and watties
327	Jodie Andreev		Whakata ne district	Whakatane	Growth	Facebook comment	will there be capacity at schools/hospitals, septic tanks for additional people						
328	Nikki Rapana		Whakata ne district	Whakatane	Growth	Facebook comment	Traffic congestion is significant, expansion need for bridge, roads and infrastructure unpleasant pond smell - need for wastewater management						expanding Whakatane bridge wastewater treatment and management

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if Topic/ place- specific)	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
329	Andrew Turner/Craig Batchelor	SmartGrowth Partners	Other	Subregion	Growth	Written submission	<p>SmartGrowth's submission points can be summarised as follows:</p> <ul style="list-style-type: none"> SmartGrowth recognises the connections between the Subregion and the wider Bay of Plenty region and supports the development of a Spatial Plan for the Eastern Bay. Option 1 (the preferred option) is the best option given the identified opportunities and constraints. The Spatial Plan should seek to encourage and enable infill where appropriate to provide for additional housing choice in existing towns near places of employment and social services, however it is acknowledged that in some places that is not possible given the natural hazards. Further information is needed to understand how greenfield development will address natural hazard risk and the effects of climate change. Given the strong economic and transportation connections between the Subregions, SmartGrowth has a particular interest in ensuring that these intra-regional matters are taken into account in the Spatial Plan. SmartGrowth supports increased recognition of the role of papakāinga and Māori-led housing in addressing supply shortfalls. A quarterly meeting would ensure that ongoing opportunities for collaboration are identified and taken forward. <p>While SmartGrowth recognises that existing constraints and hazards limit the potential for infill development in some towns, the Spatial Plan should seek to encourage and enable infill where appropriate. This provides for additional housing choice in existing towns near places of employment and social services. Consideration should also be given to the constraints that natural hazards and climate change place on greenfield development, and how these can be properly managed.</p>	<p>It is understood that further natural hazards and climate change risk assessments are currently being undertaken and the Spatial Plan work is set to integrate with this workstream. SmartGrowth looks forward to understanding how natural hazards and climate resilience will be addressed in the Spatial Plan. This includes providing for enough housing and business land to accommodate any managed retreat required in the future.</p>	<p>SmartGrowth urges the consideration of transportation connections from new greenfield areas to existing settlements, places of employment and recreation, as well as the wider region. Given the strong economic relationship between Eastern Bay and the SmartGrowth Subregion, an understanding of any new industrial or commercial areas will also be important. It is acknowledged that there are parallel workstreams considering some of these matters, including the Economic Development Strategy and transport modelling</p>	<p>The consultation document identifies that a key contribution to housing stock will be papakāinga and Māori-led housing. Notwithstanding this, the Scenarios and Development Options Report recognises that there are barriers and constraints to papakāinga development, including planning, infrastructure and landownership constraints.</p> <p>SmartGrowth supports increased recognition of the role of this type of housing in addressing supply shortfalls and enabling Māori to achieve their aspirations. Strong partnerships between mana whenua, local government and other infrastructure providers are necessary to address the identified constraints. SmartGrowth looks forward to viewing additional details regarding papakāinga development as part of the Spatial Plan. There may be opportunities for SmartGrowth and the Eastern Bay to work together on similar matters and to share information.</p>		
330			Whakatane district	Whakatane	Housing	Facebook comment	3 people disagree with additional homes					
331	Ian Connor	Kukumoa	Opotiki district	Opotiki	Economic development	Written submission	<p>Recognise us as a key stakeholder and explore collaborative opportunities for innovative transport, marine infrastructure and other solutions</p> <p>As owners of significant land holdings in Ōpōtiki, we have identified a unique opportunity to contribute to the districts and subregions spatial and economic development. Our properties, strategically located near State Highway 2 and the proposed Marina Industrial Park, and near planned housing development at Hukutala, and Waitohi, are ideally positioned to support long term growth plans.</p>		<p>Identification of the Baird Road Block for future industrial use in a Spatial Plan (e.g. Future Development Strategy) will provide the certainty required to support investment in future land use planning and infrastructure planning and delivery.</p> <p>We propose utilizing the adjacent 3-hectare River Terrace Block as an extension to the industrial zone, further enhancing the district's industrial land supply.</p> <p>20-Hectare Dunlop Road Parcel: Positioned near the Waitohi Drifts housing development, this parcel is ideal for mixed-use developments, including residential and commercial purposes. A second supermarket west of Ōpōtiki township is critical to serve:</p> <ul style="list-style-type: none"> The Hukutala housing project. The Waitohi Drifts housing development 	<p>Development of the "Baird Road Block" and associated parcels for industrial and commercial use presents a valuable opportunity to strengthen Ōpōtiki's economic foundation while addressing long-term land use and infrastructure needs.</p> <p>Under the existing rural zone, rural lifestyle subdivision is the most feasible option with the least risk and cost, and greatest short term return. This option would forego or severely constrain any future land development opportunities</p>	<p>1. In the short term, endorse the inclusion of our proposals in the Spatial Plan as part of wider framework plan for the locality to provide certainty for land use and infrastructure planning, and to avoid foregoing of opportunities</p> <p>2. In the medium term,</p> <ol style="list-style-type: none"> Initiate a plan change to rezone the Baird Road Block for industrial use. Facilitate infrastructure planning to support these developments, including the planning and design and corridor protection for an intersection on State Highway 2 to provide access to the Harbour Industry Precinct and Baird Road block. 	
332	Iziah Carter		Whakatane district	Whakatane	Other	Facebook comment	Asking more youth as they are inheriting.					more engagement with youth (18 – 24 years old)
333	Linda Rowbotham		Whakatane district	Whakatane	Economic development	Facebook comment	Support for higher employment of locals targets can only be achieved if among residents there is a desire for change, failing infrastructure					Upskilling local residents to create employment
334	Nandor Tanczos		Whakatane district	Whakatane	Economic development	Facebook comment	Need to support the local community and strengthening local self-reliance to help rebuild the local economy keep the character that makes this area unique					economic revitalisation through self-reliance and community support
335	Anaru Fellowman Ranapia		Whakatane district	Whakatane, Papamoa	Housing	Facebook comment	Concern about impact of more homes on tangata whenua What is the 'vision' housing those currently in emergency housing					Clear vision for housing solutions Specific strategies for supporting tangata whenua
336	Fran Cacace		Whakatane district	Whakatane	Growth	Facebook comment	Need to improve quality of life for current residents not expansion for short term gain for outsiders.					
337	Monica Patterson		Whakatane district	Whakatane	Growth	Facebook comment	concerns of current sewage treatment, water supply, and traffic management before expanding housing where does would the increased water demand be sourced from, strongly opposed to discharging sewage into the sea or river.					
338	Tim Rackham		Whakatane district	Whakatane	Growth	Facebook comment	Desire to see more land opened up for new development opportunities in Whakatane. Excited for expansion and growth					sewage pond issues traffic flow across the bridge

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
339	Charmaine Mallasch		Whakatane district	Whakatane	Transport	Facebook comment	Address traffic across bridge and sewage before more houses						
340	Fran Cacace		Whakatane district	Whakatane	Growth	Facebook comment	Questions the promise of job opportunities and affordable housing, should focus on fixing current infrastructure issues traffic and wait time going over the bridge less development is more beneficial						
341	Felicity Holden		Other	Subregion	Amenities	Written submission	This suggestion is regarding the social aspect which will be necessary to be catered for with the increase in housing proposed. I have been impressed reading about the BOP Youth Development Trust programme which is running in Tauranga, at the Boxing Academy. This obviously is a very successful programme helping some of the younger generation in the area. It would be worthwhile looking into a similar programme for the Whakatane area. If this idea is more appropriate for 'Have your Say' in the Draft Diversity, Equity and Inclusion Policy, please forward this idea to that initiative.						
342	Philip Jacobs	Whakatane Action Group Inc	Other	Whakatane Opotiki	Housing	Written submission	Scenario 2, - wrong to assume that large numbers of people will be attracted to live within rural areas away from basic services such as shops, schools and day-to-day services. Ample evidence around the district of overgrown lifestyle blocks owned by "townies" who work during the week are not able to keep up with the necessary extra work of lifestyle blocks on the weekends. Consider the compatibility (reverse sensitivity) of traditional rural activities with the expectations of large numbers of "townies" forced to live in the country. Early new major housing developments east of Matata not the right solution. Area east and north of SH2 (and the railway line) is a Tsunami Evacuation Zone. Sandy and/or swampy soil characteristics require expensive foundation development. Eliminates opportunity for low cost/first home buyer housing to support the workforce of expanding industries. Housing east of Matata add significant traffic volumes stress on the Thornton Road and the Landing Road bridge. Matata is also on the northern edge of the Eastern Bay and therefore is less ideal for daily commuting within the Eastern Bay.	Adequate analysis of likely economic developments across the EBOP has not been provided (it falls within the related Economic Development Plan). Yes, there are growth industries but there are also major industries in peril due to high energy prices related to the economy's climate change responses, pests and diseases. Pulp, paper, forestry, farming, horticulture and aquaculture industry failures may stall any need for spatial development for a decade or more. We must not make early, expensive over commitments to the future when any industry failure would pull the rug out from under us. It is better to be a little behind with economic development than far out in front with developments that, due to changing circumstances, might never be required.	The whole range of appropriate supporting community facilities without any wellbeings or nice-to-haves. Please avoid the Coastlands scenario of many, many houses and not a single shop, petrol station or public school. Ensure new subdivisions have local facilities to avoid continuous daily commuting just to buy a bottle of milk and a loaf of bread. To the extent that Whakatane is and will remain the main dormitory and commercial area across the Eastern Bay, the spatial plan (and Waka Kotahi) needs to acknowledge that increasing transport demand will, over time, require significant roading updates including the development of some four lane highway connections within the Eastern Bay.	There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like. By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.	I am out of town in two or three minutes, without traffic jams, and on my way going about my business. A second bridge for Whakatane is an issue. Likewise, roading affordability and security in respect of the Pakatahi Bridge, Waimana Gorge and Wainui Road are all issues that should be recognised within the Spatial Plan.	Avoid unnecessary change and expensive nice-to-haves in the Spatial Plan. The three councils must live within their financial means and not steal from the next generation by piling up intergenerational debt. Let the next generation consider and select their community facility needs and nice-to-haves when the future becomes the present. Not supportive of rural land subdivision into lifestyle blocks but support some subdivision of existing lifestyle blocks into smaller rural units to support additional and easily managed lifestyle living opportunities while at the same time avoiding the unnecessary subdivision of productive land. Do not want any spatial planning based on biased left wing political initiatives related to climate change, environmental agendas, a one in one thousand year Richter scale 9 earthquake or a major White Island eruption. Forty thousand people living in the Taupo District are not required to move away because geologists are predicting a major eruption - likewise in respect of Mount Tarawera. As the population grows across the district, we would expect matching roading infrastructure.	
343			Other	Whakatane	Transport		The Eastern Bay should pay no regard to industrial park development on the southern end of the Tauranga Eastern Link freeway - that is an opportunity and issue for Te Puke, Papamoa and Tauranga generally. However early new major housing developments in Poroporo (Titoko and Te Rahu Roads) would facilitate the construction of the needed second Whakatane River crossing bridge near the old flour mill and existing Blue Rock quarry, delay major upgrades on Thornton Road between Whakatane and Matata, not involve (presumably) major new sewerage infrastructure, is adjacent to the Whakatane Water treatment plant and much more central.						
344	Jodie Andreev		Whakatane district	Whakatane	Housing	Facebook comment	Appreciates Whakatane's small size and natural surroundings, doesn't want to see lots of housing prefers apartment developments						prefers apartments instead of town houses preservation of natural environment
345	Sandra Hemopo		Whakatane district	Whakatane	Transport	Facebook comment	Another bridge to access into whakatane						another bridge in whakatane
346	Carol Routley		Whakatane district	Whakatane	Growth	Facebook comment	Concerns of younger generations that have left due to lack of perceived opportunities. Will whakatane be a holiday town or a real town?						
347	Dennis Candy		Whakatane district	Whakatane	Other	Facebook comment	Agrees with plan but concern of future increase in rates.						

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
348	Lauren Forrest		Whakatane district	Whakatane	Housing	Facebook comment	Concerns of how my residents opinion will be taken into consideration Reducing the minimum lot sizes on the rural plains and rural foothills to provide more subdivisions						reducing minimum lot sizes in rural areas more public engagement to assure residents
349	Kathryn Maguire	K M Planning on behalf of Land Trusts	Whakatane district	Whakatane	Housing	Written submission		Acknowledge that the Eastern Bay Spatial Plan discussion document has highlighted the importance that development of Māori land, particularly papakainga, will play in providing additional homes within our rohe. The Trusts' entirely support this kaupapa and feel that the development of Māori owned land for not only papakainga, but for other general development will be key to meeting future housing and development demands.		The Lands Trust's represent the owners of substantial land holdings located between the existing Coastlands residential area and the Whakatane Golf Course and Airport. These land holdings and their proximity to an existing urban area and amenities such as the Whakatane Airport have potential to have a significant contribution to the provision of housing over the next 30 years within the Eastern Bay region. Development could include but are not limited to: commercial and educational opportunities and residential leasehold and papakainga developments. Important that this area be identified in the Eastern Bay Spatial Plan as a potential growth area. This will ensure that there is a solid basis for future scoping and business case studies to be undertaken to determine what future development can occur over the area and enable future infrastructure planning to service any such development. Will also assist in any future planning documents, such as the District Plan, reflecting this area as an area for development.			
350		Ngai Tamahaua Hapu	Opotiki district			Written submission	Ngai Tamahaua is one of the groups identified in the Eastern Bay Spatial Plan depicting 11 Iwi, 99 hapū and 92 marae. The rohe of Ngai Tamahaua is located from Marae Totara in Ohope to Oroki Tai near Torere. Opape Marae is located at Opape within the Opotiki District. Our Marae is located within the coastal zone that is exposed to the natural hazards being flood prone area, near fault lines, and vulnerable to coastal erosion, landslides, tsunami, earthquakes, volcanic eruption and rising groundwater levels. Our other areas of interest that we exercise Kaitiakitanga include Marae Totara, Ohiva and the Islands, Waiotaha, Ara Ko Tipa, Tawhitiūia, Te Papa, Pakowhai, Te Ngāio, Hukūwai, Tirohanga, Waiāua, Opape and Awaawakino	Even though the Eastern Bay Spatial Plan goals show a focus on the people and wellbeing, there seems to have been very little consultation in setting the plan with the wider Community outside the three Councils and the governmental partners. Iwi are cited but any information shared has not filtered down to the 99 Hapu and 92 Marae. This limits the input of Community voice and diminishes the opportunity to develop a shared vision		The Eastern Bay Spatial Plan is a significant planning document covering 30 years of influence on the lives of the Community who currently reside in the Eastern bay Districts and on future generations. The Council therefore have a responsibility to consult fully with the Community on this Policy. Also with Maori land and resources in rural and largely unserved by Council identified as having a significant potential for economic development then there is a greater responsibility of the three Council to have full direct and open consultation with the 99 Hapu who will be impacted by the application of the Eastern Bay Spatial Plan covering the next 30 years. RECOMMENDATIONS: 1) Have a greater commitment to listening to a Community Voice 2) Have greater consultation with the 99 Hapu within the 3 Districts	RECOMMENDATIONS: 1) To work directly with Hapu to develop plans to identify natural hazards and climate change issues that impact on the Community and the ability to create healthy and safe housing 2) In providing activities for the wider Tourism industry have systems included to address issues of environment damage created by these activities. 3) The Eastern Bay Spatial Plan should give consideration to plan to manage uncontrolled camping		
351		Ngai Tamahaua Hapu	Opotiki district			Written submission					RECOMMENDATION: 1) Within the Township of Opoitiki the Plan include green spaces for parks and recreational use, food security giving spaces for planting of fruit trees and vegetables in public shared spaces, areas of planting for Rongoa Maori and Raranga. 2) That the Plan maintain water standards to protect safe and healthy waterways to maintain the Maori of waterways and Te Mana of Te Wai 3) Affordable housing for Whanau should be a priority and options to address issues of homelessness 4) Planning should maintain the Community Cohesion, character and sense of space and maintain the health of wellbeing of the community 5) The Plan should include commitments to creating spaces for recreation spaces including parks, playgrounds and water spaces including sportfields, gyms and pools and library spaces to cater for children and young people		
352		Ngai Tamahaua Hapu	Opotiki district			Written submission					RECOMMENDATION: 1) The Opoitiki District offer the opportunity to meet with the 6 Hapu awarded the CMT and PCR Rights to discuss the Eastern Bay Spatial Plan 2) That no development is planned over any Wahi Tapu or Places of Cultural Significance		
353		Ngai Tamahaua Hapu	Opotiki district			Written submission					RECOMMENDATION: 1) Significant support and funding should be accessed to support Maori Housing and the aspirations of Whanau, Hapu and Iwi for affordable and healthy homes. 2) Housing in Rural Communities should be aligned with services. 3) Housing should follow the successful model of Toitū Tai Rawhiti Housing		

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
354		Ngai Tamahaua Hapu	Opotiki district			Written submission					RECOMMENDATION: 1) The Eastern Bay Spatial Plan needs to balance Community health and wellbeing and the need for economic development and employment 2) The Plan needs to support the aspirations of Hapu and Iwi who will hold significant resources for investment due to the Tiriti Settlements and as owners of coastal land and natural resources with the potential to support economic development with the Regions 3) The Maori population being young has huge potential as a economic resource as a pool of potential committed to this Community. Investment in creating a Whanau focused, recreation rich, quality housing options, good transport and communication technology With good wage employment given opportunity for the future.		
355													
356													
357	N		Whakata ne district		Growth	Online submission			Growth can be a scary word for some. Council needs to manage this in a positive way supporting and enabling communities to allow some growth whilst keeping the natural, cultural and environmental characteristics of local communities alive and lifting them them up by supporting the communities aspirations.				
358	Adria Green	East Bay Chamber of Commerce	Whakata ne district		Housing	Online submission		As you consider the plan to build 5,500 new homes, sufficient provision needs to be made to allocate space for commercial and industrial use to support the housing requirement. The initial documentation provided doesn't provide enough detail as to how this will be achieved. In order to create a vibrant community, those requiring additional housing will also need employment opportunities. The economic success of our region is heavily dependent on the commercial and industrial sectors. We look forward to seeing more detailed discussion and consideration around the commercial and industrial allocations in future steps of this consultation process.					
359	Mary sax		Whakata ne district		Housing	Online submission		Good land for housing just outside edgecumbe, and outside the new flood protection stop bank.					
360	KR		Whakata ne district		Housing	Online submission		I would like to see rural residential development encouraged along SH 30 and 34 where existing rural residential is and existing parcels are of insufficient size for rural production due to poor soils etc. There is sufficient land in this area that is elevated and clear of other constraints					
361	KR		Whakata ne district		Housing	Online submission		I would like to see rural residential development encouraged along Thornton Road where existing rural residential is and existing parcels are of insufficient size for rural production due to poor soils etc. There is sufficient land in this area that is elevated and clear of other constraints					
362	KR		Whakata ne district		Housing	Online submission		I would like to see rural residential development encouraged along Te Rahu Road where existing rural residential is and existing parcels are of insufficient size for rural production due to poor soils etc.					
363		I am a rate payer	Whakata ne district		Other	Online submission			I'm sorry this process is nonsense , I began with clear thoughts about your invitation for feedback.				
364	Ian	Land owner	Opotiki district		Other	Online submission		I have made a submission and wish to be heard at the spatial plan hearing.					
365	DCF		Whakata ne district		Growth	Online submission			More young whanau moving to Matatāand people who are not just coming here to turn it into the place they just left. Leave us as we are when you moved here, thanks! No thanks we don't need any new housing down here or anywhere that will change the mauri of our hāpōri. Haere koe me to āwhangawanga ki Tera atu wāhi				
366	PF		Whakata ne district		Housing	Online submission							
367	Em		Whakata ne district		Amenities	Online submission			The calmness and quiet of matata is what makes it unique and special being that it's a small community surrounded by untouched nature. Do not ruin something that is so rare to see nowadays and so important to many who live here.				

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
368	APB		Kawerau district		Growth	Online submission		Whakatane District council needs to hand land over to Kawerau council to make it easier to organically grow that town, it represents huge opportunities for jobs but WDC needs to get out of the way.					
369	APB		Whakatane district		Economic development	Online submission			The airport is a drain on the council and is underutilised, with investment a large number of jobs could be created. Build more hangars and encourage aircraft owners to relocate their aircraft, there has been a known shortage of hangars for last 20 years				
370	APB		Whakatane district		Economic development	Online submission		There is a great deal of brownfield industrial land that is empty behind the Taneatua township, there is a paper road that bypasses the town through this area and it could be a huge opportunity to create land for businesses less than 10 minutes by road from Whakatane and already on a state highway, the main road should be rerouted anyway.					
371	John		Other		Growth	Online submission		spreading out a bit and not jamming everything in together. this causes more congestion.					
372	Efin Mekereli Kirika Tioke		Whakatane district		Economic development	Online submission			My concern is our rates our insurance is going up each year. BOP is very expensive to live in, alot of our whanau who whakapapa to this whenua will be driven out. That's the sad part when you have developments progressing next door to us, it's a domino effect. It will work for some but not for others. My whanau pay their rates but not house and contents insurance, too expensive. To add to the mix how much are we going to spend on our new sewage system. Can our whanau keep up with today's rising rates and cost of living? We will see what the future holds for us all.				
373	Lillian Tioke		Whakatane district	Matata	Housing	Online submission			There will be no dwellings that are over story high in Matata and that the sewage scheme doesn't become a burden on the rate payers that will drive out the true locals who have lived in Matata for many years.				
374	Inner city growth	Private submission	Whakatane district	Whakatane	Economic development	Online submission		Building a retail mall on the land commonly known as Wally Sutherlands. Incorporate car parking with a restaurant space on the too. This will assist in reinvigorating inner city shopping and hopefully downsize the hub.					
375	Maureen		Whakatane district	Whakatane	Transport	Online submission			I think if all these new houses and residents are expected to happen then a NEW 2nd BRIDGE into Whakatane is definitely needed!				
376	Tex		Whakatane district	Matata	Economic development	Online submission			Lots of land out this way for expansion. Have often thought Matata could be a fantastic little town with some great amenities for all. Cafe's, skateparks, playgrounds. Clearly the best Scenario of the three to grow this village further and encourage building on existing sections. That can still be done while retaining the special parts that everyone likes about it currently with some clever planning. Expand the airport as well to make it easy to get in and out of and attract people from around the country.				
377	JL		Whakatane district	Matata	Economic development	Online submission	As a homeowner in Matata I agree that it has a special something that needs to be protected as much as possible, however, I can also see the upside of some growth and expansion. Matata could be a fantastic destination for weekend visitors and tourists who would bring money to the region and open up business opportunities for locals. It would be great to see a good mix of shops and cafe's along the waterfront to complement the fantastic Matata Hotel and Drift that is already there. I would like to see more young families and retirees call Matata home and with the wastewater project opening up the possibility for that expansion I am very supportive of that progressing. While expansion beyond Pollen Street makes the most sense, there is a lot of initial opportunity for locals to subdivide their land, sell it off or build additional houses for family or as rental properties. Rental properties are so few in our town so it would be great for a surplus of those to bring rents down and give people who cant afford to buy, opportunities to move to (or back) Matata. Some sort of reduced cost to subdivide properties where the intention is to put another house on there as a rental would be a great incentive. Allowing up to 3 dwellings	Agrees with scenario 1					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if Topic/place-specific)	Topic/Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
378	.		Whakata ne district			Online submission		Agrees with scenario 1					
379	Julia Semmens	Resident	Whakata ne district		Amenities	Online submission			To maintain the beauty and community spirit we already have.				
380	Julia Semmens	Resident	Whakata ne district		Amenities	Online submission			Keeping our beautiful space as it is. We do not wish to live in an overcrowded and congested place like Papamoa. We live here because it is not like there!				
381	Bryan Semmens		Whakata ne district	Matata	Growth	Online submission			I, myself as a local born and bred Matatarian, disagree with the council's proposed expansion of Matata. The growth you're proposing is detrimental to our community, lwi and whenua. We don't need growth! I find it difficult to understand why you think you can, or want to change the whole dynamic of our town. How I see it, what you aspire for, is solely monetary. You don't care about the Matata Locals or the people who live here! You only care about ripping us off with the substantial rates, and rate hikes per annum! .. and what have you shown to us as ratepayers of Matata? Would it ever get better for us? I highly doubt it! It's only going to get more expensive! #3 option has my wholehearted backing and if you need help in implementing that plan, please don't hesitate to reach out :)				
382	Barney Gray		Whakata ne district		Business	Online submission		Other residential options. Work with lwi to allow them to subdivide their land into leasehold residential (say 99year leases), parts of Ngati Awa farm, the Bluet block at Onhope and coastal areas out as far as the airport. Also rezone Kiepa road to residential (despite NIMBYs) and allow existing use for rating if requested by individuals.					
383	Niki		Whakata ne district		Housing	Online submission		I think building on existing communities makes sense in terms of providing a critical mass of people for services. Putting all our housing eggs in the Whakatane basket does not make sense from a resilience point of view and can lead to more isolation of rural communities in relation to employment and basic services.					
384	Concerned resident	Concerned resident	Whakata ne district		Economic development	Online submission		These plans (and many other wasteful spending projects that seem to get the green light) are nice however very little consideration is given to basic infrastructure needs that need to be in place, noting that the current infrastructure in Whakatane is inadequate and not servicing the current population and community and rates are going up all the time as is supposed debt. For example, the larger region east of Whakatane river is highly dependant on the Whakatane Bridge and if this fails we have serious issues; this is before we even consider the traffic congestion issues of a single point of entry into Whakatane that are severely compounded whenever there is an event at the sports grounds. The town and area need a second bridge as a point of priorities which if planned correctly could encourage growth in Whakatane and places mentioned like Awakeri. Also, I have yet to meet anyone who thinks the proposed Marina development makes sense logistically or economically now or any time in the future - this project should cease ie stop wasting money on it! Let's get basic infrastructure needs fixed and into a position to handle future growth and development before we get ahead of ourselves. Furthermore, it should be noted no where in this plan other than housing and rural primary production type activities do we consider or address how to attract and encourage economic development and business growth in Whakatane the main hub for the area. The Whakatane area also has significant potential tourism and economic development upside that is being stifled and held back by limited thinking, unnecessary red tape, over bureaucracy, idealistic ideologies, selfish greed and no					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
385	Mike	private	Whakata ne district		Transport	Online submission			Whakatane road bridge and housing development to East of the town. The bridge is already heavily overused during busy periods - and that is before all the new housing planned to the North east of the river proceeds. Surely someone in 'Planning' is thinking about children going to school: shopping: hospital etc. Bridge will not cope. But never mind we might have a marina no one wants! Well done.				
386	AT	n/a	Whakata ne district			Online submission		Option 1: If the Climate team info is correct, option 1 isn't a practical solution, except for the Opotiki region area. Option 2: Needs to be expanded to be practical for the Whakatane District, and to give options due to my point on option 1. Option 3: People want to come to this district - we all did. What is currently option 3, shouldn't be there - it's the lazy option.					
387	Brown		Whakata ne district		Growth	Online submission		Keeping it close to Whakatane					
388	Anne		Whakata ne district		Housing	Online submission			Matata does not need an excessive amount of new residential homes WDC have already proven that since the 2005 floods most areas are not sustainable, when they forced residents out of their homes The BOPRC are even threatening to remove up to 90 existing homes if WDC does not complete the proposed waste water system in the near future which has already taken nearly 30 years just to get a site On top of all this local rates have risen and will keep rising which happens each time WDC improve (as they say) anything in or around Matata Growth is only good if it's good for every resident				
389	Kore		Whakata ne district			Online submission	Build houses here	Agrees with scenario 1					
390	RD	Individual	Whakata ne district		Amenities	Online submission			The Matata community prides itself in being a small village with a tight knit community. Council's preferred option (option A) will ruin this key characteristic that the community prides itself in. Please do not ruin the character and identity of this beautiful village.				
391	RC		Whakata ne district		Housing	Online submission			No new residential areas in Matata? We don't want to turn into mini Ohope or Pukehina				
392	P Flowerday		Opotiki district		Housing	Online submission		That any housing build in Matata is no higher than two story. That no more than two houses be built on any section.					
393	Sonja		Other		Amenities	Online submission		I think the spatial plan is terrible. Yes, it would add more homes and work opportunities, but it will destroy the natural beauty of our lovely EBOP - the one big attraction!					
394	Tina Savage		Whakata ne district		Other	Online submission		Don't agree! We don't need our small town turning into other small towns!					
395	ER		Whakata ne district		Business	Online submission	I would go for the last option sub area. Something that doesn't have to effect a town already squished in!! Definitely not Kawerau park. Its beautiful. Why destroy that place for housing!! Would be really happy with transportation to Ig though. We need businesses here to be able to house people.. At the moment there is a job crisis. So how would you bring business here if it's not too do with forestry!!! Think we need more information	Agrees with scenario 3					

#	Name (if known or relevant)	Organisation (if relevant)	District (if place-specific)	Location (if Topic/Issue specific)	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
396	Wayne & Renee Roberts		Whakata ne district		Amenities	Online submission		As residents who value the unique charm and close-knit community of our small town, we believe it is crucial to maintain our current population and avoid overcrowding. Matata's appeal lies in its serene environment, natural beauty, and the strong sense of community among its residents. Overdevelopment could jeopardise these qualities, leading to increased traffic, strain on local resources, and a loss of the town's distinctive character. We urge you to consider sustainable development practices that prioritise the preservation of our town's identity.				
397	CB		Whakata ne district		Growth	Online submission	Awakeri appears to be a logical location for future growth, given the hazards around the rohe and the amount of growth projected	Agrees with scenario 1				
398	CS		Whakata ne district		Growth	Online submission		How are we going to cater for the households/communities that can't be protected from the impacts of a changing climate and need to be relocated. Have those numbers been quantified and taken into account for new settlements/growth areas?				
399	CS		Whakata ne district		Amenities	Online submission		Local historic and cultural knowledge when defining new development areas. Learn from the past, but look to the future with a long term planning horizon. EBOP has enough settlements in hazardous locations.				
400	CS		Whakata ne district		Natural Hazards	Online submission		When considering infill in town, ensure it's managed in a way that doesn't reduce resilience to increased rainfall and rising ground water and sea level. Ensure genuinely taking a long term view.				
401	Janet		Whakata ne district		Housing	Online submission		As a senior citizen I would like to see a new retirement village developed in Whakatane with all the modern services villages in tauranga offer. We are seeing alot of our friends leaving Whakatane for villages else where as there is no modern villages offered here. By 2055 I would hope there a number of retirement villages available as the population grows. the care homes on offer at present are out dated compared to whats on offer in other parts of the country. Plus if you are planning to grow our out lying areas such as Matata, Awakeri etc. there diffenantly needs to be better public transport provided.				
402	CAJ		Kawerau district		Natural Hazards	Online submission	short lived dense forests is the way ahead.short rotation 12-18yrs rapid compared to 20-30yrs . we need to utilise timber .	Agrees with scenario 1				
403	GW		Whakata ne district		Health	Online submission		Will Whakatane be using the Braemar aquifer for drinking water in 30 years time? Probably. Is our present supply resilient, sustainable? Plan now for staged reticulation. Introduce it to all the new sub-divisions complete with grey water systems. This and smart waste water treatment has attributes that meet ESG (environmental, social and governance) criteria so funding options are available.				
404	GW		Kawerau district		Natural Hazards	Online submission		The proposed torrefied wood pellet plant sounds OK, but it involves burning. Releasing the carbon growing trees have spent decades sequestering. Better to lock that carbon up by processing the logs into structural timber that lasts several generations in homes, factories, multi storey buildings. A Conventional Timber-Framed Home uses about 10 pine trees, a Solid Timber Home (no steel, concrete, glb-board...) uses 20. Home grown involves local employment and savings on imported materials. We can take carbon farming to the next level: harvest, process and lock the carbon up. Forest owners, you have an opportunity to add more value to your product. Benefit future generations.				
405	GW		Other		Economic development	Online submission		The export log trade is likely to collapse when China's plantation forests mature. There is a lot of pre-processing of logs that can take place in Murupara, adding value, before it is trained to Kawerau for manufacture into new structural timber building materials. Sequel Lumber and Red Stag are showing the way.				
406	GW		Whakata ne district		Natural Hazards	Online submission		The marina proposal has known hazard risks to the community. Repurpose the land temporarily and earn income while research is done into effective remediation of the wood waste. Digging it out and moving it is risky and expensive (we have learnt that lesson, haven't we?). It is not a solution. Just kicking the can down the road.				

#	Name (if known or relevant)	Organisation (if relevant)	District (if place-specific)	Location (if Topic/ Issue specific)	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
407	GW		Whakata ne district		Climate Change	Online submission						
408	GW		Whakata ne district		Housing	Online submission	Need to think very long term on this Waste Water Treatment Plant. WDC plan to spend \$millions on consenting which do not address emissions which are the largest contributor to GHG emissions. It is being built out by residential and commercial. Plan for staged decommissioning to repurpose the land. The technology is old and dirty.					
409	GW		Whakata ne district		Amenities	Online submission	Lots of housing going up here. Are they in planned subdivisions with facilities including sewerage? Could be part of Matata reticulated scheme. Land close to sea elevated and of low farm value.					
410	GW		Whakata ne district		Transport	Online submission	Room for mountain bike trails and walks in areas that can't be built due to unstable ground?					
411	Graham Turner		Whakata ne district		Transport	Online submission	G.Turner's bridge at end Titoki Rd good. 1. Please separate Awakeri homes from SH2 with an off-ramp to allow expressway through-traffic to make safer for residents and be free of traffic noise. 2. Refer Gabites Porter report eliminating Waimana Gorge from SH2. How to get over/through to Kutarere without using Ohope or Gorge Rd? 3. Ohope is a residential area. It is already congested from light vehicles using it as a short cut instead of Waimana Gorge. Heavy Vehicles are prohibited - we pay for upkeep and trucks are good at destroying roads.					
412	Teawhina		Whakata ne district		Amenities	Online submission	1. Put the second bridge over the river to link up with Titoki Road. 2. Put a new road parallel to State Highway 2 from Station Road/Titoki Road to Awakeri. 3. On both sides of that new road put housing. It will become an area similar to Port Ohope. It is high enough land to be above the expected sea-level rises. Rainwater can be collected on site and released slowly so it won't overload the drain that runs into the river near Fortunes Rd. 4. It can easily link to existing Whakatane water, sewerage and power services. 5. It is close to Whakatane, rather than somewhere beyond TeTeko, or other out of town places. 6. Most importantly, with the second bridge there, it will mean that all Kawerau, Rotorua, Edgecumbe, Awakeri, etc traffic, no longer will add to the traffic jams at the Hub. 7. The traffic coming into town from the south will not link into residential streets such as Bridge St and King St, overloading them. Instead it would link to the Taneatua Road, which has plenty of capacity for more traffic. 8. The roundabout at the bottom of Mokoroa Gorge would need to be enlarged to a double lane roundabout. 9. And the one at the end of McAlister/Commerce St also could be enlarged to a double lane roundabout. The huge oak tree there conveniently dropped a branch a year or so back showing it is old and dying, therefore needing to go. So that enables plenty of room. 10. Slice about 10 metres off the park opposite the Glassman business to widen that short stretch of Commerce St. So the Ohohe/Taneatua/Kawerau/ etc.	We need a new skate park and more shops in town				
413	none	none	Whakata ne district		Housing	Online submission	Residential development around the former Ta Toko racecourse - event centre being developed there and sufficient land for a small settlement and service shops					
414	N/a	n/a	Whakata ne district		Housing	Online submission	residential developments here					
415	Hazeleyes		Whakata ne district		Growth	Online submission	As an 8 year resident of Matata I would like to see housing expanded, along with reticulated sewerage, and community services. The community spirit would be improved by more people and facilities. This would also improve jobs and business opportunity, which are desperately needed.	Agrees with housing expansion				
416	S		Whakata ne district		Housing	Online submission		Residential				
417	Soph		Kawerau district			Online submission		Agrees with scenario 1				
418												
419	Amy	None	Whakata ne district		Natural Hazards	Online submission	In principle, but worried about flooding?	Agrees with scenario 1				

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for Improvement?)
420	KJ	none	Whakata ne district		Housing	Online submission		More rural residential sites along Te Rahu Road and Kareza Lane.					
421	MP		Whakata ne district		Housing	Online submission	Extra housing in Matata is a great idea	Agrees with scenario 1					
422	HP	Nil	Whakata ne district		Housing	Online submission	More housing at Matata is a great idea, it will allow commuters through to the new industrial and commercial area being built near Papamoa and Te Puke.	Agrees with scenario 1					
423	N		Whakata ne district		Growth	Online submission						Our caring community village vibes. I like being able to walk down the road and know my neighbours. Understand growth happens but it CANNOT be at the expense of a communities culture or uniqueness. Need to get that balance right.	
424	E		Kawerau district		Growth	Online submission						Everything, it's spacious, not to be touched	
425			Whakata ne district		Other	Online submission							I have no idea what you are asking, this process is a waste of my time after reading all the info sent out, I wonder if the process was meant to fail.
426	Liz		Whakata ne district		Housing	Online submission							Nothing, why change something that doesn't need changing. With the changes proposed comes extra costs for those who already live here, our rates are already crazy for the amenities we have as opposed to towns such as Ohope and Whakatane. We are opposed to the number of extra houses the council proposes for our community, not too long ago they moved many homes out of here, short memories. I say NO to any changes of our town, how about the council learn how to work within their budget...that would be a good change.
427	Liz		Whakata ne district		Amenities	Online submission						I value the small community it is now, unchanged. Generations of many whanau were born here and live here, it is safe, it is quiet and peaceful, that is why we wouldn't want to live anywhere else or have it changed.	
428	Public toilets		Whakata ne district		Other	Online submission							Public Toilet Blocks in the higher laying areas of Whk Tow with Water fountains. As this was a problem at the last Tsunami evacuation that there was not enough Water and Public Toilets available.
429	Public toilets		Whakata ne district		Other	Online submission							Public Toilet Blocks in the higher laying areas of Whk Tow with Water fountains. As this was a problem at the last Tsunami evacuation that there was not enough Water and Public Toilets available.
430	Public toilets		Whakata ne district		Other	Online submission							Public Toilet Blocks in the higher laying areas of Whk Tow with Water fountains. As this was a problem at the last Tsunami evacuation that there was not enough Water and Public Toilets available.
431	Public toilets		Whakata ne district		Other	Online submission							Public Toilet Blocks in the higher laying areas of Whk Tow with Water fountains. As this was a problem at the last Tsunami evacuation that there was not enough Water and Public Toilets available.
432	Roundabout		Whakata ne district		Transport	Online submission							In connection with my Proposed #2 Whk. River Bridge at Rewatu Rd. This intersection here would need a roundabout added for traffic to flow evenly.
433	Roundabout		Whakata ne district		Transport	Online submission							In connection with my Proposed #2 Whk. River Bridge at Rewatu Rd. This intersection here would need a roundabout added for traffic to flow evenly.

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for Improvement?)
434	New location #2 Whakatane River Bridge		Whakatane district		Transport	Online submission							The Build of a second Whakatane River Bridge has to be on top of the Council list. With the ever so increasing Traffic in Town we need to divert the high numbers of Vehicles coming thru from out of Town commuters and travelers that have no other interest then bypass Whk. Town, for example: - Opothi, Ohope to Kawerau, Edgumbe, Rotorua or out of region travels and visa versa anyone could use the Valley Rd - Arawa Rd - Whk. River Bridge#2 - Rewatu Rd - Station Rd - St.High Way#2 connecting into St.High Way#30 on a Big new Roundabout at the intersection by Awakeri Hall. This would allow for a huge number of travelers that don't want or need to drive thru Whakatane Town on St.High Way#30 to have a faster alternative Route leading of St.High Way#2 via Station Rd all the way onto Valley Rd towards Ohope and onward. Road infrastructure of course for safety of all need to be adjusted and improved with local and National Bodies.
435	Dot		Whakatane district		Transport	Online submission							Speed bumps to stop the racetrack from the Four Square towards Maraetotara Reserve and from Ohope Beach Medical Centre towards the school.
436	Dot		Whakatane district		Transport	Online submission							Safe cycle path from Burma Road to Harbour Road
437	John		Whakatane district		Amenities	Online submission							have areas for the young ones to hoon around in and make noise that is not close to residential housing. For instance they can ride their noisy two stroke bikes there and not be annoying people.
438	Erin Mekerel Kirika Tioke		Whakatane district		Other	Online submission						I like Matata just as it is, a small community that looks after each other.	
439	Lillian Tioke		Whakatane district		Other	Online submission						The thing that I value the most in Matata is that it is a small community that looks after each other in most cases. But with growth that will change. Matata as a small community won't be the same. Don't want the rich coming in and changing the dynamics of this community	
440	.		Whakatane district		Other	Online submission							.
441	Julia Semmens		Whakatane district		Housing	Online submission							Do not change anything! This is a special and sacred place. The council will do nothing but ruin it for our future generations.
442	Julia Semmens		Whakatane district		Growth	Online submission						Our peace and quiet adding 100's of homes to our slice of paradise will ruin it!	
443	Bryan Semmens		Whakatane district		Other	Online submission							Incoming residents that want to change our town into something we are not nor want to be.
444	Bryan Semmens		Whakatane district		Economic development	Online submission						This is Ngati Rangitahi whenua, leave it alone.	
445	Nikki		Whakatane district		Economic development	Online submission							When considering new/extended townships there needs to be high consideration of sustainability, resilience and the needs of the residents. Not just ticking the boxes on the number of houses provided. This includes everything from the types of housing provided, the nature of services provided, public and active transport, community spaces and access to basic services (eg. food & medical) within a reasonable distance.
446	Rural rate payer		Whakatane district		Transport	Online submission						Keeping it a rural farming community. No urban development.	
447	Brown		Whakatane district			Online submission						A walk/ride track connecting all towns to Whakatane so we don't have to use cars. Eg Matata to Whakatane And even connect towns to towns eg Matata to Edgumbe to Kawerau etc	
448	JM		Whakatane district		Other	Online submission							The idea to build here

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
449	RD		Whakata ne district		Other	Online submission						Awakaponga, Braemar and most likely all rural dwellers/communities have a strong connection to the local land that goes through generations. Preserving the history (good and bad) is important, and keeping the tight-knit community. This also includes avoiding subdividing land for rich out-of-towners' summer holiday homes and airbnbs.	
450	Linda Blush Mason		Whakata ne district		Transport	Online submission						Keeping Matata as a Village. Where people feel connected as a hapori and Connected to the whenua, moana, awa and the ngahere	
451	CS		Whakata ne district		Other	Online submission							Pedestrianise the Strand! It won't be popular with everyone but need to change the car focussed culture and ensure a thriving CBD.
452	CS		Whakata ne district		Growth	Online submission						We don't want to turn the Eastern Bay into the next Tauranga. Love our lifestyle, connection, environment. Safeguard these things through smart planning	
453	CS		Whakata ne district		Business	Online submission						Ensure any development here is well planned, well connected and low emission. Planning for a new town is an amazing opportunity but needs to be really well managed. Elected members please have vision and a long term perspective.	
454	GW		Kawerau district		Transport	Online submission						Our elected representatives need our support to increase use of structural timber for schools, hospitals, and offices, with each project utilizing large amounts of CLT and LVL materials. Estimated increase in GDP by \$1.2 billion from reduced imports, increased exports of high-value timber products, and local processing benefits. How do we include Value to New Zealand Economy in the Spatial Plan?	
455	Graeme		Whakata ne district		Health	Online submission							Single separated cycle way along one side of Pohutukawa Ave instead of the 3c/colook, we did something for cyclists–painted white lines. Vehicles parked across these pose a "dooring" threat.
456	Graeme		Whakata ne district		Health	Online submission							Laboratory on airport site researching neutralisation of PFAS (forever chemicals) and microplastics present in waste water and wood waste dumps.
457	Graeme		Whakata ne district		Economic development	Online submission							Ohope WWTP discharges to ocean into what will eventually be mussel farms. Also a threat to Ohiwa Oyster farm. Plan now to pipe to modern WWTP at Airport site.
458	Graeme		Kawerau district		Health	Online submission							Large scale engineered lumber plants on the Tasman site, adding value to logs presently being exported. This will require government policy decision to replace imported steel and subsidised concrete with a pipeline of timber buildings - schools, hospitals, police stations over next 30 years to justify investment by private entities. East Bay needs forestry to complement Opotiki Aquaculture with Whakatane as the service hub.
459	Graeme		Whakata ne district		Housing	Online submission							Whakatane River being treated as open sewer for Taneatua Waste Water, feeding Whakatane drinking water Plant. Pipe sewerage down stop-banks to new airport WWTP
460	Graeme		Whakata ne district		Transport	Online submission							Residential subdivision, great views of Harbour and ocean. Reticulate sewerage to Ohope WWTP.
461	Graeme		Whakata ne district		Health	Online submission							Thornton Rd presently being treated as a State Highway short cutting Waimana Gorge exacerbating congestion around Landing Rd Bridge. NZTA must replace Pekatahi Bridge to offer southern entry to Whakatane an alternative route eliminating Waimana Gorge - thus reducing travel distance by 13 km.
462	Graeme		Whakata ne district		Health	Online submission							Matata reticulated sewerage line to new airport WWTP.
463	Graeme		Whakata ne district		Economic development	Online submission							Edgecumbe sewerage presently discharged to Tarawera River. New pipe follows stopbank, connects to Matata line on its way to new airport WWTP.
464	Graeme		Whakata ne district		Economic development	Online submission							Residential subdivision on dunes 15m above sea level (above floods) with reserves for Thornton flora. Tap into reticulated sewerage line from Matata behind dunes on its way to new airport WWTP. Bike and walking trail.

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
465	Graeme		Whakata ne district		Economic development	Online submission							Solar Farm on Airport site to supply electricity to new modern high technology WWTP. Both plants attractive to ESG investors so no need for government or WDC funds.
466	Graeme		Whakata ne district		Health	Online submission							Solar Farm to provide electricity to new high energy using WWTP. Both plants attractive to ESG investors so no government or WDC funding.
467	Graeme		Whakata ne district		Climate Change	Online submission							New central WWTP serving Edgumbe, Mataia, Whakatane, Taneatua (eventually Ohope). Modern technology processing waste into saleable by-products, no emissions, no discharge to sea, grey water for reuse.
468	Graeme		Whakata ne district		Transport	Online submission							WWTP has high emissions (smells) being surrounded by residences, discharges to sea, decommission and pipe sewerage to modern plant located at airport.
469	Graeme		Whakata ne district		Economic development	Online submission							Replacement Bridge for Pekatahi, SH2 rerouted along Titoki Rd, new route across escarpment to Wainui Rd to remove Waimana Gorge from SH2 and reduce travel distance by 13km.
470	Hellena		Opotiki district		Growth	Online submission							Have more buildings, parks and houses for people who want to buy things, and if they feel like they want to live here, then they can.
471	Mist Opotiki primary school		Opotiki district		Economic development	Online submission						You can have food - and I would like more food options	
472	Hellena		Whakata ne district		Amenities	Online submission						I would probably work here and go to university near by if there is one, so I can see my mother and help at times.	
473	Hellena		Opotiki district		Other	Online submission						I respect the Marae there since its part of my family's culture as some of my ancestors have died there, but I also suggest we could have like, parks, walk trails and some shops near by so you don't have to drive so far.	
474	Oakdene		Whakata ne district		Business	Online submission						Rural aspect Community	
475	Muru local		Whakata ne district		Transport	Online submission							Develop more facilities and businesses so that our whanau have more local job opportunities. Murupara is ripe with space and land but our locals have anything to do, hence why some get into trouble
476	S		Whakata ne district		Amenities	Online submission							Recreational biking near Ohope
477	S		Whakata ne district		Housing	Online submission						Reserves and beach	
478	Phoebe Carr		Whakata ne district		Transport	Online submission							I would like to see more affordable, compact, higher density housing like apartment buildings in Kopepeo and the strand above shops and parking lots. I think affordable 2 and 3 bedroom apartments would benefit small families, students, professionals, and retired folk. I hope that this would open up family homes in town for larger whanau. I think having apartments in town could also create a more vibrant town centre. I am concerned about the loss of green space in town for infill housing, I wonder about how safe it is to concrete over an alluvial flat as we have in Whakatane, Especially when we are seeing harsher cyclones, and high water tables increasing surface flooding. I think building upwards would reduce the concrete footprint, and I hope that gardens and playgrounds could be incorporated into the design. I wonder about building over parking lots, so that we hide the lots and have housing in that space. Imagine an affordable apartment overlooking the river mouth, where the warehouse parking is. To fine a view for empty cars! I like the idea of children growing up with a view of our river flowing into an ocean with boundless horizons. I hope that land can be built on in the hills, to diversify the land use a bit. I imagine if we do have the once in 500 year Hikurangi subduction zone earthquake and resulting tsunami, we will need where in safe areas, with community centres and infrastructure to awhi those whose houses are destroyed.
479	Amy		Whakata ne district		Other	Online submission							Had trouble putting marker in right place sorry. We need a decent second bridge crossing. Peketahi is NOT SAFE and we can't wait for NZTA to step up.

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
480	Allan Clarke			Opotiki district	Amenities	Online submission							That the community is not divided by race through voting rights that all residents are equal under the law, and all members of the community contribute equal to the development with no exemptions.
481	MP			Whakata ne district	Amenities	Online submission						The awesome environment and access to beautiful beaches	
482					Economic development	Online submission					As you consider the plan to build 5,500 new homes, sufficient provision needs to be made to allocate space for commercial and industrial use to support the housing requirement. The initial documentation provided doesn't provide enough detail as to how this will be achieved. In order to create a vibrant community, those requiring additional housing will also need employment opportunities. The economic success of our region is heavily dependent on the commercial and industrial sectors. We look forward to seeing more detailed discussion and consideration around the commercial and industrial allocation in future steps of this consultation process.		
483					Other	Online submission					Why would you want to fill the EBOP with so many people? If you can't fix the water, have homes for locals why would you want to expand.		
484					Transport	Online submission					Great to see such clear comms and explanations for the rationale behind the options and the council's preferred choice. I can see the constraints around infilling/building up re natural hazard risk, but also feel concerned about all the options offered. In particular without a good public and active transport system. Roads are already congested as they are as people are so committed to their cars. I would love to see more built up housing and more active and public transport, to create hubs of activity and culture.		
485					Growth	Online submission					Please consider a blend of Senario One and Two. More rural land needs to be able to be subdivided into smaller blocks, perhaps 1-3 acres, especially if it is not able to be used as a viable dairy, beef farm, or runoff. Also please consider that there is a huge aging population that needs to be catered for. At present there are very little lifestyle options or care facilities available in our area, and often over 65s need to relocate to other centres to cater for their needs. So sad!		
486				matata	Growth	Online submission					Make the rates and new system affordable and ensure that all existing bylaws to live in and around Matata are set in stone so no new council can come in and change everything up once they're in		
487					Growth	Online submission					From 2004 -2013 there was a 2.3% decline in population in the Eastern bay of Plenty, Only due to very high immigration has there been an increase in population in NZ. I think New Zealand in NZ should be thinking about de-population and planning for that by 2050. China and Russia, South Korea and many countries in Europe now have declining populations. Fertility rates are declining and projections on future populations are just predictions and can be incorrect. Why is no one discussing a plan for a stable population? Which would mitigate some of the problems of climate change and the loss of biodiversity that goes hand and hand with it.		
488					Growth	Online submission					You need to remove the blanket 8Ha restriction on rural land currently in place, loads of small blocks in the 1 - 4 Ha range that could EASILY be subdivided and do not represent the loss of useful arable land. You only need around 1200m2 for a house and on site septic facility and lots of people would buy land and build out of town if land was available. Change the subdivision rules so that if land is already under 4Ha and was subdivided more than 10 years ago then the rule doesn't apply. You could likely free up 100 pits and and 2,500 - \$3,500 in rates per property per year that represents income the council needs. I'm not against Awakeri & Matata but Awakeri is very low lying and prone to flooding so its going to be expensive to make that area work as a new residential hub. Matata already lacks sewage infrastructure and is also low lying so exactly where are you going to put hundreds of new homes?		

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if Topic/ place-specific)	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
489					Growth Online submission					use your preferred option but not with high density housing. spread out industry to help areas getting congested. provide areas for youth to hang out in to keep annoying high levels of noise down in housing areas. also don't fluoridate the areas. go look at the latest court cases in america. do you really want to keep poisoning your kids and babies and families. do you want to keep dumping then down. I know this is probably not the right place to fight this but I have anyway. It is so frustrating when the scientific evidence is out there that fluoride is doing way more damage to us than any help it might give. we cant even use your water on our veggie gardens now. go look up what the long term effects of sodium fluoride on plants is. Go and look it up yourselves instead of just believing the lies that we are getting fed from our leaders who don't really know. Ill stop because im just getting angry. Have a good day.		
490				Matata	Growth Online submission					No to the three scenario....Scenario 4 is, all whanau in matata currently living in matata to receive all the support council is willing to give new people who want to build new homes in matata. Footpaths, upgrade parks, move tennis courts to higher ground in matata, subsidize or fully pay for waste water treatment and costs associated with septic tank upgrades, lower the speed limit especially around our schools, our awa is a mess because of present, historical council decisions, our hills, our streams, our food source... scenario 4 looks after the land, people and homes already in matata at the very least, the council to give support that matches the increase in our rates.... council's options do not look or even include whanau here.....whoever came up with only three options and not one of those options came from people who already live here. By the way I live in Matata but cannot even state that in your next questions.....honor who we are, honor the people that live in matata, listen and co design your scenarios with the people not tell us that we only have your 3 options to choose from		
491					Online submission					Scenario 3		
492					Online submission					Think about going somewhere else with your plans for growth!!		
493					Online submission					You came here from there because you didn't like there, and now you want to change here to be like there. We are not racist, phobic, or anti whatever-you-are, we simply like here the way it is and many of us were actually born here and stayed because it is not like there, wherever there was, "You are welcome here with open arms! But please stop trying to make here like there. If you want here to be like there, you should not have left there to come here.		
494					Growth Online submission					From the comments there seems to be concern about losing the rural/small town feel of certain places and I think this is valid. There are certainly lessons that can be learned from the WBOP in this regard and perhaps this is where smaller village type developments are preferable. The types of housing developments can also make a big impact to the feel of a place - I would hate to see the likes of Matata/Br Awakeri developed in the same manner as Papamoa or even Coastlands. Hopefully this is something that the use of Papakāinga (or similar) development can avoid along with a focus on public/active transport, community and green spaces so that places remain like small towns rather than the type of suburbia we see in the WBOP.		
495					Amenities Online submission					Skating rink ten pin bowling so families can have fun in our own town		
496					Growth Online submission					Scenario 1 looks good		
497					Growth Online submission					I am confused at how option 2 would avoid highly productive land? Does this mean avoiding the plains (because matata and awakening are categorised as highly productive land)? I am in favour of option 3. We don't want this district to have more concrete jungles.		

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if Topic/ place-specific)	Feedback Issue source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
498					Growth Online submission					Work in with other BOP councils and create a domestic and international airport in the pukehina and pongakawa area for freight and passengers. Have connecting rail link. Close local airports to use for housing developments. 2. Establish a commercial port and marina at Thornton. Create marine farming opportunities. Thornton could also be a cruise port for cruise ship tenders. 3. Create a residential strip from matata to whakatane on the northern side of the matata/ Thornton/whakatane highway. Remove dairying from rangitiki/ whakatane river flats and plains. Replace with intensive horticulture options with processing plants at kawerau and edgecumbe. 4. Turn the whakatane river mouth into a water based recreational area. 5. Create extensive marine farms both inshore and offshore. 6. Create retirement facilities in the smaller communities so that aging is a community sharing process and is flexible to care for diverse needs.		
499					Growth Online submission					Businesses.. need those before building housing		
500					Growth Online submission					Ensure taking a dynamic approach to planning. Growth wont happen all at once, and funds wont allow for all of the infrastructure required. But also natural hazards and global economic and political situations will continuously evolve. Great to have a vision and overarching plan, but need to remain flexible and able to adapt.		
501					Growth Online submission					I support growth through new residential areas. I think we should focus growth on one area as opposed to two separate townships. Matata would be a potential preferred option. There are little amenities in awakeri that would contribute to making it a good settlement area. Matata has good links to Tauranga for jobs, the port, Ranguru business park etc. Awakeri makes very little sense, with minimal links to large growth areas etc, however perhaps there are landholders there who are keen to land bank which I imagine is a reason for council wanting this area developed, as in the past urban sprawl has been based on who owns and wants to develop the land rather than it being a good planning decision. Focussing on one area means its efficiencies in term of infrastructure investment and planning and the state highway network is there. Matata also has many amenity attributes which make it attractive: beach and bush etc. It's also close to potential lifestyle development growth in awakaponga and manawahe which would support a new larger community there.		
502					Growth Online submission					For elderly residents in the EBOP, there is no retirement village, other than very small villages, to move to. Therefore elderly residents move to the Westem BOP or Rotorua retirement villages. Having a retirement village in Whakatane would mean elderly residents would not have to move away. It would also attract elderly citizens from other districts to Whakatane for our weather, beaches, fishing etc.		
503					Amenities Online submission					Maybe you should have a go at eradicating some of the gorse and broom from the roads leading into and out of town. I'm sure there's a good job for the unemployed		
504					Growth Online submission					Small lifestyle blocks that are certainly not big enough to be productive - lower the subdivision size requirements. I believe this fits in Scenario 2. Maraetotara road area residential housing.		
505					Growth Online submission					Don't expand too much Whakatane is already a great size as it is		
506					Growth Online submission					Option 3. Build up edgecumbe and kawerau		
507					Growth Online submission					I think there needs to be some consideration into a 2nd bridge in Whakatane, possibly feeding into Paroa rd, which could then be developed into a subdivision. Adding a flood plain spillway and the soil used for this to be used to raise the subdivision above the flood line?		
508												
509					Growth Online submission					Kawerau Council is in need of more rate payers to cover their ever increasing liabilities. Unfortunately you can't divide the community by race then expect to attract ratepayers to the community while these idealogies exist.		

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
510			Whakata ne district	South of Mingnui	Other	Workshop - WDC stakeholder / FOOP						Natural beauty	
511			Whakata ne district	East of Galatea	Economic development	Workshop - WDC stakeholder / FOOP		Economic development east of Galatea					Opportunity for Forestry, Wood processing and biochemicals
512			Kawerau district	Kawerau	Housing	Workshop - WDC stakeholder / FOOP		Housing in Kawerau					
513			Whakata ne district	Te Teko	Housing	Workshop - WDC stakeholder / FOOP		Housing around Te Teko					
514			Whakata ne district	Matata	Housing	Workshop - WDC stakeholder / FOOP		Housing at Matata					
515			Whakata ne district	Awakeri	Housing	Workshop - WDC stakeholder / FOOP		Housing at Awakeri					
516			Whakata ne district	Whakatane	Housing	Workshop - WDC stakeholder / FOOP		1500 homes in Whakatane					
517			Whakata ne district	Whakatane	Other	Workshop - WDC stakeholder / FOOP						Natural open spaces and clean swimming areas	
518			Whakata ne district	Whakatane	Amenities	Workshop - WDC stakeholder / FOOP							Safe and enclosed play areas for growing Neurodiverse disabled communities
519			Whakata ne district	Ohiwa	Other	Workshop - WDC stakeholder / FOOP						Ohiwa Harbour	
520			Opotiki district	East Coast	Housing	Workshop - WDC stakeholder / FOOP		Housing along the East Coast					
521			Opotiki district	Te Kaha	Housing	Workshop - WDC stakeholder / FOOP		Housing at Te Kaha					
522			Opotiki district	Te Kaha	Economic development	Workshop - WDC stakeholder / FOOP		Development of Aquaculture and Horticulture at Te Kaha					
523			Other	Sub-region	Housing	Workshop - WDC stakeholder / FOOP		The highland and the type of housing is important - resilient design					
524			Other	Sub-region	Housing	Workshop - WDC stakeholder / FOOP				Role for rural housing			
525			Opotiki district	Opotiki	Amenities	Workshop - WDC stakeholder / FOOP							New main community hub
526			Opotiki district	Opotiki	Housing	Workshop - WDC stakeholder / FOOP		Housing in Opokiki					
527			Opotiki district	Opotiki	Economic development	Workshop - WDC stakeholder / FOOP		Kiwifruit development at Opotiki					
528			Whakata ne district	Matata	Other	Workshop - WDC stakeholder / FOOP						Enjoy quiet smaller township	
529			Whakata ne district	Matata, Thornton	Housing	Workshop - WDC stakeholder / FOOP		Housing along the coast from Matata to Thornton					

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
530			Whakata ne district	Awakeri	Housing	Workshop - WDC stakeholder / FOOP		Housing at Awakeri					
531			Kawerau district	Kawerau	Housing	Workshop - WDC stakeholder / FOOP		Housing in the north of Kawerau					
532			Other	South of Waimana	Other	Workshop - WDC stakeholder / FOOP							Hunting and trekking opportunities
533			Whakata ne district	Whakatane	Amenities	Workshop - WDC stakeholder / FOOP							Promote golf courses as world class
534			Whakata ne district	Whakatane	Amenities	Workshop - WDC stakeholder / FOOP							Multi-use shared pathways and walkways for dogs
535			Whakata ne district	Whakatane	Amenities	Workshop - WDC stakeholder / FOOP							Bike trail (mountain biking) from Whakatane to Ohope
536			Opotiki district	Te Urewera	Other	Workshop - WDC stakeholder / FOOP						Te Urewera	
537			Opotiki district	Te Urewera	Other	Workshop - WDC stakeholder / FOOP							Promote more outdoor activities in and around Te Urewera
538			Whakata ne district	Ohope	Other	Workshop - WDC stakeholder / FOOP							Need a better bar entrance to harbour
539			Whakata ne district	Ohope	Other	Workshop - WDC stakeholder / FOOP							Boating, fishing, waterplay
540			Other	White Island	Other	Workshop - WDC stakeholder / FOOP						White Island	
541			Opotiki district	East Coast	Other	Workshop - WDC stakeholder / FOOP						Coastal drive and scenery	
542			Opotiki district	East Coast	Economic development	Workshop - WDC stakeholder / FOOP							Need more accommodation along the coast
543	Diane Mangham		Kawerau district	Kawerau	Growth	Written submission	No to all 3 scenarios. Kawerau should be looking to work with Taupo and Rotorua. What are the stats for the Plateau - Taupo and Rotorua (Land management stats and Population growth). Lets go in the right direction.	Geothermal and lakes - naturally we should go west, not east and north.	We need to join with Rotorua/Taupo Districts given the prolific abundance of geothermal available in Kawerau. We need to be at the cutting edge of geothermal power production.	None of the 3 scenarios area applicable to Kawerau. You are looking in the wrong direction given our proximity to the Lakes and abundant geothermal energy.		The triangle of the Plateau needs more thought than you have given these 3 scenarios Tauranga to Opotiki + Whakatane are all coastal. They do not have an abundance of geothermal energy. Taupo, Rotorua, Reporoa, Rerewhakaaitu do.	This Council needs to look long and hard and in depth on the geothermal abundance. Unless you have lived with geothermal heating in a domestic home you will not understand how powerful and abundant it is. I beg you to look into it. Government is heading towards geothermal and we must. All Kawerau could have geothermal domestic heating - no more wood. No more electricity. We can do this.
551	Linda Conning	Royal Forest and Bird Protection Society NZ Inc - Eastern Bay of Plenty Branch	Other		Natural Hazards	Written submission			<ul style="list-style-type: none"> Protection from natural hazards Incentives (and disincentives) for new development to be located away from natural hazards. Assistance for lower socio-economic groups to move to safer areas Rapakanga/marae/arupua protection and support 				
552	Linda Conning	Royal Forest and Bird Protection Society NZ Inc - Eastern Bay of Plenty Branch	Other		Amenities				<ul style="list-style-type: none"> Using nature-based approaches Opportunities for habitat restoration/enhancement e.g. re-wetting wetlands where land is frequently flooded). New communities should not be at the expenses of biodiversity e.g. threats of domestic plants and animals to adjacent native habitats. Making sure there are large open spaces around these developments, and wild places kept free from development, with adequate buffering, is necessary if development is moving into rural areas. 				

#	Name (if known or relevant)	Organisation (if relevant)	District	Location (if Topic/place-specific)	Topic/ Issue	Feedback source	Comment	Question 1a (Have we got it right, are we looking at the right places for growth? If not, what would you want us to change/consider?)	Question 1b (Have we considered all the important factors?)	Question 1c (What else is important?)	Question 2 (What do you want us to think about and plan?)	Question 2a (What do you value/like the most?)	Question 2b (Change/Opportunities for improvement?)
553	Linda Conning	Royal Forest and Bird Protection Society NZ Inc - Eastern Bay of Plenty Branch	Other		Growth				<p>A sustainability lens</p> <ul style="list-style-type: none"> The emphasis on growth is in a vacuum. New communities, or extension of existing ones, should enable self-sufficiency (e.g. domestic food growing capacity, transport infrastructure (water supply and waste disposal), distributed power supply). Public transport to connect communities is essential, especially with dispersed communities – how do people get to services in Whakatane e.g. hospital, banks, professional and postal services etc. while it remains the primary business centre Food production capacity is important but there is a dichotomy of providing people with the opportunity to produce their own food, which results in reduced production than if commercially done on a larger scale. The soils on the Rangitiki Plains are highly productive and this capacity should be maintained, even if in different types of production than currently e.g. more horticulture than animal farming. new lifestyle blocks are grouped together as in a large village but with growth boundaries, not sprawling and so development is not fragmented randomly, this would make self sufficiency with a water supply, power & waste treatment easier to manage and monitor compliance, also more collaborative within each community. 				
554	Linda Conning	Royal Forest and Bird Protection Society NZ Inc - Eastern Bay of Plenty Branch	Other		Housing			Scenario 1 is the most logical of the three presented. Safe locations for people who have to relocate is an obvious priority. However given the physical constraints created by significant natural hazard risks, the Eastern Bay of Plenty is not a very stable location to provide for population growth which is expected to occur primarily within the Western Bay of Plenty (Scenario 3).					
555	Linda Conning	Royal Forest and Bird Protection Society NZ Inc - Eastern Bay of Plenty Branch	Other		Housing			<p>Scenario 2 (lifestyle blocks) has both advantages and disadvantages depending on location and management. It can be an environmental benefit if you have owners who retire grazing, replant native habitats, and do pest control as is already done by some, but this is not guaranteed, even with covenants or consent notices. It generally means less stock which is good for water quality.</p> <p>Environmental disadvantages include an inefficient use of land, fragmented titles, and introduction of human threats to biodiversity areas through animal (pets) and plant pests (invasive garden species)."</p>					

Our Places

Eastern Bay Spatial Plan

Written Submissions received during Eastern Bay of Plenty Consultation Period 2024

Submission #	Name	Organisation
Sub 1	Linda Rowbotham	Matata Residents Association
Sub 2	Graeme Weston	Renewable 3D
Sub 3	Emily Levenson	Horticulture NZ
Sub 4	Bonlase Francis James	Individual
Sub 5	Barry Cutfield	Individual
Sub 6	Jim Robinson	Individual
Sub 7	Suzanne O'Rourke	Fonterra
Sub 8	Wendy Moore	Harcourts
Sub 9	John Howard	Individual
Sub 10	Judy Fergusson	Individual
Sub 11	Justin Ford-Robertson	Individual
Sub 12	Wayne Scott	Aggregate and quarry association of NZ
Sub 13	Blair Firmston/Clive Huggins	Ministry of Education
Sub 14	Cory Lipinski	Holland Beckett acting for MMM GP Limited
Sub 15	Deb Woollett	Individual
Sub 16	Sarah Todhunter	Individual
Sub 17	Philip Jacobs	Whakatāne Action Group
Sub 18	Ian Connor	Individual
Sub 19	Ross Gardiner	Rangitāiki Community Board
Sub 20	Tracy Hillier	Ngāti Tamahaua Hapū
Sub 21	Craig Batchelar	Smart Growth
Sub 22	Alastair Cribbens	NZTA
Sub 23	Jarle Raimon	Individual
Sub 24	Suzanne Williams	Individual
Sub 25	Orini Marr	Individual
Sub 26	Jim Robinson	Individual
Sub 27	Felicity Holden	Individual
Sub 28	Kathryn Maguire	KM Planning on behalf of Land Trusts
Sub 29	Pippa Player	Transpower
Sub 30	Diane Manghan	Individual
Sub 31	Linda Conning	Forest and Bird - Eastern Bay
Sub 32	Barney Gray	Individual



Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongō kōrero i a koe

We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

- a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

I realise that population growth is inevitable, however I also believe that the people in Matatā would still like the town to remain small. 1500 proposed new homes would create issues on the roads, around Matatā as more people would be heading west for work, meaning they would overcrowd the roads.

- b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

I believe there would be a lot of issues with iwi, while trying to get consent to do any development. There are a lot of historic areas, i.e. urupa's, and previous battle grounds in the area, that mean a lot to the local Māori. Also a lot of flood land around the area that may not be suitable for building homes on.

- c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

We would need a good recreational facility, with playgrounds, basketball courts, tennis courts and a good size hall for public gatherings. More public transport options between Tauranga and Whakatāne. Minimum size of sections @ 600m² with a max height of two story dwelling, so it doesn't become like Papamoa. Additional public toilet facilities with an option of user paid public showers. More signage around the area showing historic areas and info about where facilities are.

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

THE CLEAN BEACHES AROUND OUR AREA, MOST PEOPLE TAKE THEIR RUBBISH HOME WITH THEM, WITHOUT HAVING BINS EVERYWHERE. WE CAN WALK OUR DOG ALONG THE BEACH AT ALL TIMES OF THE YEAR WITHOUT RESTRICTIONS, AND NOT TOO MANY PEOPLE TO SHARE THE BEACH AND TRACKS WITH. WE HAVE ALL THE NECESSARY SHOPS, SO DON'T NEED ANY MORE PERMANENT RETAIL STORES.

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

A SLOWER SPEED LIMIT ON PAKHA ST, MATATA. BETTER PLAYGROUND FOR CHILDREN, AWAY FROM SEPTIC TANK OVERFLOW. MORE RECREATIONAL SPACES FOR YOUNG AND OLD. IE BASKETBALL, INDOOR BOWLS, TENNIS COURTS. MORE RUBBISH BINS OR MORE REGULAR CLEARING OF BINS. BETTER WEEED CONTROL ON RESERVES AND WALK TRACKS. LESS VEHICLE ACCESS TO SAND DUNES BETWEEN MATATA AND TARAWERA RIVER.

About you:

**These questions are required for all online and hardcopy consultations.*

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

Name: LINDA ROWBOTHAM

Organisation (if responding on behalf of): MATATA RESIDENTS ASSOCIATION

Phone: [REDACTED]

Email: [REDACTED]

Where do you live?

Which district do you reside in?

Whakatāne District Ōpōtiki District Kawerau District

Elsewhere in New Zealand (please state your town) MATATA

What is your age group? (at your last birthday)

Do you want to know the final outcome?

Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

No.

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori How the community can have their say

People can join the conversation many ways including:

Email:

kiaora@ourplacesebop.org.nz

Online:

ourplacesebop.org.nz

Post feedback to:

Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:

Whakatāne (07) 306 0500

Ōpōtiki (07) 315 3030

Kawerau (07) 306 9009

Facebook:

The community can also keep up to date by visiting each Council's Facebook page

@WhakataneDistrictCouncil,

@OpotikiDistrictCouncil,

@KawerauDistrictCouncil

Drop off a submission form to:

Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesebop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matatā, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

Submission to 2024 Eastern Bay of Plenty Spatial Plan

Graeme Weston - [REDACTED] - 13 November 2024

Sustainable Industrial Transformation Using Renewable Resources and High-Value Manufacturing



Contents

Sustainable Industrial Transformation Using Renewable Resources and High-Value Manufacturing	1
Introduction	2
1. Utilisation of Existing Renewable Energy Resources.....	2
2. Transitioning from Dairy Farming to Utility-Scale Solar and Precision Fermentation.....	2
3. Adding Value to Forestry Products and Replacing Imported Building Materials	3
4. Building Digital Infrastructure and Data Centres	3
5. Community Engagement and Education.....	4
6. Economic Diversification and Resilience through Aquaculture and Sustainable Tourism.....	4
Conclusion.....	4

Addendum:	5
Introduction to Locational Pricing	5
Benefits of Locational Pricing for New Developments.....	5
Reducing Electricity Costs for Low-Income Families	5
Encouraging Sustainable Economic Growth and Investment.....	5
Table 1: EBOP Spatial Plan Actions to support locational electricity pricing and Horizon Networks’ role in this transition.	6
Conclusion.....	7
Addendum 2:	7
a. Government Policy Requirements for Locational Electricity Pricing	7
b. Policy Support for Scaling Engineered Lumber Manufacturing	8
Table 2: EBOP Spatial Plan Actions to Influence National Policy Changes	9
Conclusion.....	10

Introduction

The Eastern Bay of Plenty possesses significant renewable energy resources, including hydro, geothermal, and solar. Additionally, its proximity to forest industries, plantation pine forests, and a developing aquaculture industry positions the region for a transformation aligned with sustainable practices, economic resilience, and added value. This submission outlines a vision to expand these local assets to transition to high-value industries, leveraging existing infrastructure, reducing environmental impacts, and meeting community aspirations for a sustainable future.

1. Utilization of Existing Renewable Energy Resources

The Eastern Bay of Plenty’s renewable energy assets, particularly hydro, geothermal, and solar, offer a solid foundation for industries that require stable, sustainable power sources. Expanding the use of these resources can reduce reliance on imported fossil fuels, lower emissions, and support long-term growth.

- **Geothermal and Solar Energy for Industrial Use:** Developing industries such as engineered lumber production and data centres that rely on high volumes of renewable power could benefit from dedicated geothermal and solar facilities. The addition of large-scale solar installations on converted dairy farms, like the Genesis Energy solar project near Edgecumbe, demonstrates that this approach is both feasible and scalable.

2. Transitioning from Dairy Farming to Utility-Scale Solar and Precision Fermentation

Dairy farming intensification has led to significant pollution challenges in the region, affecting water quality and soil health. Transitioning away from this model presents an opportunity to repurpose farmland for utility-scale solar farms and precision fermentation feedstocks.

- **Utility-Scale Solar Farms on Former Dairy Land:** Converting dairy farms to solar farms provides a temporary, sustainable, lucrative alternative land use, supporting renewable energy goals while reducing agricultural pollution. Lodestone Energy's 32 MW solar farm development in Edgecumbe sets a precedent, proving the viability of solar power on rejuvenating dairy land.
- **Precision Fermentation Facilities:** Precision fermentation represents a cutting-edge, low-impact alternative for producing dairy-like proteins without the environmental toll of traditional farming. The Fonterra Dairy Factory could be repurposed and powered by local renewable energy sources, creating high-value products with reduced environmental impact and aligning with global shifts toward sustainable food production.

3. Adding Value to Forestry Products and Replacing Imported Building Materials

The closure of the newsprint mills in Kawerau opens opportunities to repurpose these facilities for engineered lumber production. By producing high-value timber products such as cross-laminated timber (CLT) and laminated veneer lumber (LVL), the region can shift from exporting unprocessed logs to manufacturing advanced materials for local and international markets.

- **Engineered Lumber as a Substitute for Imported Steel and Concrete:** Engineered wood products are an eco-friendly alternative to steel and concrete, which have high carbon footprints due to energy-intensive manufacturing processes. This approach aligns with sustainability goals and can stimulate regional job creation, particularly if paired with education and training in advanced manufacturing.
- **Collaboration with Forestry Companies and Investors:** Developing public-private partnerships with companies like [Sequal Lumber](#) and [Red Stag](#) can facilitate investments in engineered lumber manufacturing, using Kawerau's established infrastructure. This approach reduces reliance on subsidies by attracting private investment through sustainable business models.

4. Building Digital Infrastructure and Data Centres

Developing data centres powered by the region's renewable resources supports a shift toward technology-focused industries. With data centres as a growing industry worldwide, the Eastern Bay of Plenty's abundant, renewable power sources make it well-suited for attracting investment in this sector.

- **Fiber Optic Connectivity through Transmission Infrastructure:** Running fibre optic cables along existing high-voltage transmission lines to Auckland, where international fibre networks land, would enhance connectivity, ensuring data centres have access to the bandwidth required for high-performance operations.
- **Sustainable Water Cooling Using the Tarawera River:** The proximity of the Tarawera River to potential data centre sites offers a natural cooling solution that minimizes electricity demand, enhancing operational efficiency and environmental sustainability. Proper environmental assessments and regulatory oversight will be essential to ensure responsible water usage.

5. Community Engagement and Education

Transitioning to sustainable industries must include community input, ensuring that changes align with cultural values and address local concerns. Training programs and apprenticeships with educational institutions can prepare the workforce for emerging industries, providing skills for engineered lumber manufacturing, data centre operations, and biotechnology applications.

- **Job Creation and Skill Development:** Working with local educational providers to establish training programs in renewable energy, advanced manufacturing, and data management will help transition the workforce, stem the outflow of High School graduates and foster community resilience.

6. Economic Diversification and Resilience through Aquaculture and Sustainable Tourism

The Eastern Bay of Plenty can further enhance its resilience by reinforcing the aquaculture industry, onshore crustacean breeding and promoting eco-tourism. These sectors complement high-value manufacturing, offering diversified revenue streams and increasing regional economic stability.

- **Sustainable Aquaculture Growth:** Offshore aquaculture can benefit from the area's clean water, contributing to food production without the extensive land and environmental impacts of traditional farming. Sustainable aquaculture could also supply raw materials for precision fermentation processes or other high-value products.
- **Eco-Tourism Initiatives:** With natural beauty and sustainable industries as attractions, eco-tourism can generate revenue while supporting environmental preservation in new marine reserves. Highlighting renewable energy sites, sustainable forestry, and clean production facilities can appeal to visitors interested in green practices.

Conclusion

The Eastern Bay of Plenty is well-positioned to lead in sustainable industrial development, transforming current challenges into opportunities that leverage its natural resources, renewable energy, and strategic location. By focusing on renewable energy use, high-value timber production, digital infrastructure, and new food technologies, the region can move away from polluting industries, add value to its exports, and build resilience for future generations.

This vision aligns with the region's spatial plan aspirations, offering a roadmap for economic growth without relying on government subsidies and setting an example for sustainable development across New Zealand.

Addendum:

Implementing Electricity Locational Pricing as an Incentive for New Developments and Community Benefits

Introduction to Locational Pricing

Electricity locational pricing, also known as nodal or locational marginal pricing, reflects the true cost of delivering electricity to specific areas. Transporting electricity over long distances is expensive. In regions with abundant renewable resources like the Eastern Bay of Plenty, locational pricing can make electricity more affordable for local consumers while encouraging new developments by signalling lower costs associated with nearby generation sources.

Benefits of Locational Pricing for New Developments

By accurately pricing electricity based on location, the Eastern Bay of Plenty can attract industries that rely heavily on energy. Lower electricity prices for industries near renewable sources act as a natural incentive, reducing operational costs and enhancing the competitiveness of sectors such as:

- **Engineered Lumber Production:** With lower electricity costs, the manufacturing of energy-intensive engineered wood products like cross-laminated timber becomes more economically viable.
- **Data Centres:** Data centres require substantial power, and lower locational rates can attract investments in this sector, leveraging the region's clean energy and benefiting from cost-efficient electricity.
- **Precision Fermentation Facilities:** These facilities, which can provide sustainable food alternatives, often have high energy demands. Locational pricing would enable them to operate at lower costs, facilitating the transition from traditional dairy production to horticulture processing.

Reducing Electricity Costs for Low-Income Families

Locational pricing doesn't only benefit large developments; it also brings significant advantages to low-income families by reducing the cost of delivered electricity. By aligning rates with the region's proximity to renewable generation sources, local residents would see lower electricity bills. This pricing mechanism can thus help alleviate energy poverty, providing relief to low-income households while increasing overall affordability.

Encouraging Sustainable Economic Growth and Investment

Locational pricing supports sustainable growth in the Eastern Bay of Plenty by:

1. **Providing Market Signals for Investment:** Lower energy costs near renewable resources incentivise sustainable developments in forestry, digital infrastructure, and food production.

2. **Minimizing Infrastructure Costs:** By concentrating new industries near generation sources, locational pricing reduces the need for extensive transmission investments, lowering the cost of electricity delivery and enhancing grid efficiency.
3. **Promoting Economic Resilience:** With reduced energy expenses, local businesses and industries become more resilient, fostering long-term economic stability and enabling the region to grow without imposing additional financial burdens on residents.
4. **Adjusting Lines Company Revenue:** allowing Horizon Networks to recover the cost of delivering electricity by “clipping the ticket” on bi-directional flows through their assets as Distributed Energy Resources (DER) apply flexible supply and demand to maintain grid stability.

Table 1: EBOP Spatial Plan Actions to support locational electricity pricing and Horizon Networks’ role in this transition.

Category	Action	Objective
Regulatory Advocacy and Coordination	Engage with the Commerce Commission and EA to advocate for regulatory changes supporting locational pricing	Establish a framework allowing pricing structures that reflect local electricity delivery costs, encouraging efficient energy use and industrial growth.
	Propose a Locational Pricing Pilot Program	Gather empirical data on cost savings and efficiency improvements, providing evidence to support regulatory changes.
	Collaborate on a new pricing framework for distribution networks	Develop mechanisms that reflect true delivery costs, benefiting consumers and encouraging sustainable, local industry growth.
Infrastructure Upgrades and Smart Technology	Support Horizon Networks in accessing Advanced Metering Infrastructure (AMI)	Enable dynamic, location-based pricing by tracking real-time electricity usage and providing consumers with accurate data.
	Encourage grid modernization to handle bidirectional flows and DERs	Enhance grid flexibility to support locational pricing and effectively manage fluctuating energy demand and generation.
	Promote investment in data analytics platforms	Facilitate data-driven grid management, providing insights for locational pricing and improving grid efficiency and reliability.
Community Engagement and Consumer Education	Develop a locational pricing awareness campaign	Increase public understanding and support, encouraging energy use behaviours that align with grid efficiency and cost savings.

Category	Action	Objective
Establish Partnerships for Funding and Deployment	Create a consumer engagement platform for real-time energy pricing	Empower consumers to make informed choices on energy use, maximizing their benefits from locational pricing.
	Encourage Horizon Networks to pursue public-private partnerships (PPPs) for infrastructure development	Share the financial burden of smart meters, grid upgrades, and data analytics deployment, accelerating locational pricing feasibility.
	Leverage government grants for smart technology deployment	Reduce financial strain on Horizon Networks and local councils, making it easier to deploy essential technology for locational pricing.
Environmental and Economic Monitoring	Track environmental and economic impacts of locational pricing	Adjust policies based on data regarding emissions reductions, energy affordability, and economic growth in renewable-rich areas.
Policy Review and Adjustment	Conduct annual reviews and reporting on locational pricing progress	Ensure policies stay relevant, adapting based on new data and community feedback to maximise efficiency and effectiveness.

Conclusion

Implementing locational pricing in the Eastern Bay of Plenty aligns with the spatial plan's aspirations for sustainable development, economic resilience, and community well-being. By leveraging proximity to renewable resources, locational pricing incentivises new developments, attracts private investment, and reduces electricity costs for low-income families, creating a win-win scenario that supports regional growth and environmental sustainability.

Addendum 2:

Policy Recommendations to Support Locational Electricity Pricing and Engineered Timber Industries

a. Government Policy Requirements for Locational Electricity Pricing

To ensure the successful implementation of locational electricity pricing and maximise its economic and social benefits, government policy must support the following key areas:

1. Regulatory Framework for Locational Pricing:

- **Enable Transparent Pricing Signals:** Establish a transparent regulatory framework that allows electricity prices to reflect local generation and transmission costs accurately. This will incentivise industries and consumers to settle near renewable generation sites, where electricity can be delivered more efficiently and affordably.
- **Encourage Distributed Energy Resources (DER):** Support policies that incentivise DERs, such as rooftop solar and battery storage, to further enhance grid efficiency and lower local prices. This aligns with the goal of making energy more accessible and affordable for residents, particularly low-income families.

2. Incentives for Renewable-Energy-Based Development:

- **Tax Credits and Grants:** Offer tax credits to businesses that locate near renewable energy sites, using locational pricing to reinforce cost savings. These incentives can attract investment in emerging sectors such as data centres, engineered lumber, and precision fermentation, all of which can thrive with access to lower-cost renewable electricity.
- **Support for Technology Pilots:** Provide funding for pilot programs that showcase how locational pricing can benefit both industries and communities, creating model projects that demonstrate the potential savings and economic growth associated with this approach.

b. Policy Support for Scaling Engineered Lumber Manufacturing

To make engineered timber products more competitive and foster an economy of scale, government policy should also focus on supporting a robust domestic demand for timber construction through a pipeline of public infrastructure projects.



1. Commitment to Timber in Public Buildings:

- **Timber Building Mandate for Government Infrastructure:** Establish a policy requiring government buildings and infrastructure projects to prioritise engineered wood products over imported steel and concrete. This includes schools, hospitals, [offices](#), and social housing. By committing to a long-term pipeline of timber-based construction, the government can provide consistent demand, helping the industry reach the scale necessary to lower production costs.
- **Sustainable Building Codes and Certifications:** Update building codes and create certifications that promote sustainable construction practices, giving preference to low-carbon materials like engineered timber. This supports the construction industry’s transition toward eco-friendly alternatives, making engineered wood products a default choice.

2. Incentivizing Private Sector Adoption of Timber:

- **Financial Support for Timber Construction:** Offer tax breaks for private sector projects that use timber-based construction, encouraging developers to adopt these materials.
- **Research and Development Grants:** Fund research into advanced timber technologies and production methods, improving product durability, cost efficiency, and sustainability.

3. Support for Engineered Lumber Manufacturing Infrastructure:

- **Public-Private Partnerships (PPPs):** Facilitate partnerships with private companies to establish large-scale manufacturing facilities for engineered wood products. By attracting investment in engineered timber plants, the government can help drive down the cost of production, making these products more competitive domestically and internationally.
- **Export Development Programs:** Support export opportunities for engineered timber products by providing trade assistance and incentives for international marketing, positioning New Zealand as a leader in sustainable building materials.
- **Locking up sequestered carbon:** Recognise the gains of locking the product of harvested trees, sequestered carbon, in buildings for generations.

Table 2: EBOP Spatial Plan Actions to Influence National Policy Changes

Category	Action	Objective
Policy Advocacy and Government Engagement	Coordinate Advocacy Efforts with Other Regions and Industry Groups	Build a coalition with other councils, industry stakeholders, and iwi to advocate collectively for locational pricing and engineered lumber policies at the national level.
	Submit Policy Proposals to Central Government Agencies (MBIE, MPI, and the Treasury)	Advocate for national regulatory frameworks that allow locational pricing in distribution networks and prioritize engineered timber in public projects.
	Participate in Consultations on National Energy and Building Policy Reforms	Actively engage in government consultations on energy pricing, renewable energy, and sustainable construction, positioning EBOP as a leader in policy innovation.

Category	Action	Objective
Pilot Programs and Demonstration Projects	Develop a Regional Locational Pricing Pilot Program in Partnership with Horizon Networks and the EA	Showcase the economic and social benefits of locational pricing in a controlled environment, providing empirical data for national consideration.
	Implement Engineered Timber Construction in Local Government Buildings	Demonstrate the practicality, cost-effectiveness, and sustainability of engineered lumber by prioritizing it in EBOP council-funded projects.
	Publish Case Studies on Pilot Program Outcomes and Engineered Timber Benefits	Document the impacts of pilot programs, highlighting cost savings, emissions reductions, and increased economic resilience as evidence for national policy change.
Alignment with National Sustainability Goals	Integrate National Carbon Reduction Goals into Regional Construction Standards	Develop local standards and codes aligned with national emissions targets, setting a precedent for broader adoption of timber-based construction.
	Promote Distributed Energy Resources (DER) Integration within the Spatial Plan	Encourage DER adoption and grid flexibility enhancements, supporting national objectives for a resilient, low-emissions energy sector.
Research and Data Collection to Support Policy Changes	Collect Data on Electricity Costs, Emissions, and Economic Impacts	Gather data on locational pricing impacts and the benefits of engineered timber to inform evidence-based policy recommendations to central government.
	Monitor and Report on Engineered Lumber Market Demand and Cost Trends	Provide insights to policymakers on the feasibility of engineered lumber as a substitute for concrete and steel, reinforcing the case for supportive national policy.
Public Awareness and Stakeholder Engagement	Launch an Awareness Campaign Highlighting the Economic and Environmental Benefits of Locational Pricing and Timber	Increase public support and understanding, creating a groundswell of demand that encourages national policy action.
	Hold Public Forums and Stakeholder Workshops with Industry and Community Leaders	Gather regional support from businesses, community groups, and residents, showing widespread backing for national policy adjustments.
Building Support Through Collaboration	Establish Partnerships with Nationally Influential Industry Groups (NZ Green Building Council, EECA)	Collaborate with organizations that advocate for sustainable practices, building momentum and credibility for policy changes.
	Work with Research Institutions and Universities on Locational Pricing and Engineered Lumber Studies	Partner with academics to conduct studies that substantiate the environmental, economic, and social benefits, producing credible data for policymakers.

Conclusion

Government policy is critical to creating the conditions necessary for locational electricity pricing and a thriving engineered timber industry. By developing supportive policies that promote renewable energy development, incentivize locational pricing, and drive demand for timber in public construction projects, the government can

foster economic resilience, reduce the environmental impact of the construction sector, and increase the competitiveness of New Zealand's timber products. These initiatives will help transform the Eastern Bay of Plenty into a sustainable, economically vibrant region while delivering broader benefits to the nation.

SUBMISSION ON

Eastern Bay Spatial Plan

15 November 2024

To: Bay of Plenty Regional Council, Whakatāne District Council, Kawerau District Council and Ōpōtiki District Council

Name of Submitter: Horticulture New Zealand

Contact for Service:

Emily Levenson
Environmental Policy Advisor
Horticulture New Zealand

[Redacted]

[Redacted]

[Redacted]



OVERVIEW

Submission structure

- 1 Part 1: HortNZ's Role
- 2 Part 2: Submission
Focused on protecting highly productive land for primary production

Our submission

Horticulture New Zealand (HortNZ) thanks Bay of Plenty Regional Council, Whakatāne District Council, Kawerau District Council and Ōpōtiki District Council for the opportunity to submit on the Eastern Bay Spatial Plan and welcomes any opportunity to continue to work with the Councils and to discuss our submission.

The details of HortNZ's submission and decisions we are seeking are set out in our submission below.

HortNZ's Role

Background to HortNZ

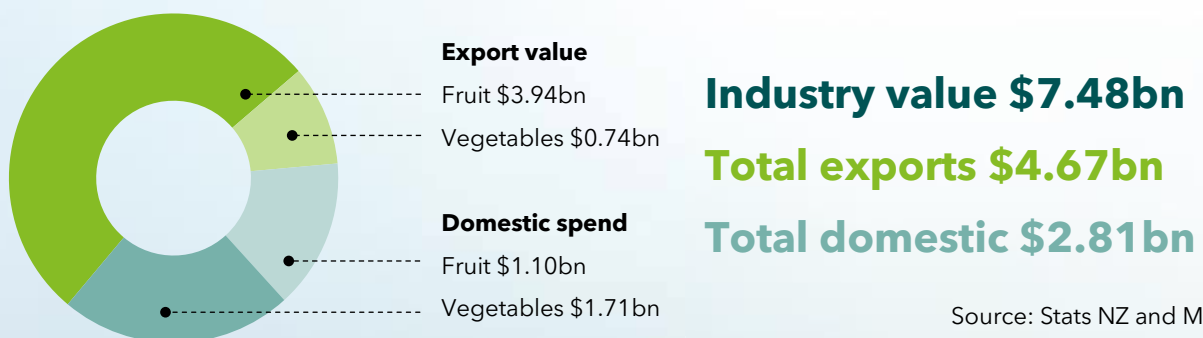
HortNZ represents the interests of approximately 4,200 commercial fruit and vegetable growers in New Zealand who grow around 100 different fruits and vegetables. The horticultural sector provides over 40,000 jobs.

There are approximately 80,000 hectares of land in New Zealand producing fruit and vegetables for domestic consumers and supplying our global trading partners with high quality food.

It is not just the direct economic benefits associated with horticultural production that are important. Horticulture production provides a platform for long term prosperity for communities, supports the growth of knowledge-intensive agri-tech and suppliers along the supply chain, and plays a key role in helping to achieve New Zealand's climate change objectives.

The horticulture sector plays an important role in food security for New Zealanders. Over 80% of vegetables grown are for the domestic market and many varieties of fruits are grown to serve the domestic market.

HortNZ's purpose is to create an enduring environment where growers prosper. This is done through enabling, promoting and advocating for growers in New Zealand.



Submission

1. Horticulture in Eastern Bay of Plenty

The overall Bay of Plenty region is one of the largest fruit growing regions in New Zealand. There are approximately 1,592 ha of orchards and other perennial crops in Ōpōtiki, 4 ha in Kawerau District, and 1,299 ha in Whakatāne.¹ Ōpōtiki and Whakatāne districts also have a smaller amount of vegetable growing. The districts' crops include kiwifruit, avocados, berries, citrus, feijoas, greenhouse vegetables, passionfruit, tamarillos and sweet corn.

The Eastern Bay of Plenty (EBOP) has a climate and environment well-suited to horticultural production, including free draining soils, warm weather and high sunshine hours. The *Eastern Bay of Plenty: Regional Development Project* report identifies that “EBOP have some of the most productive soils and best growing climates for high value horticulture crops in the country”.² EBOP has a strong horticultural history, including extensive pre-colonial gardening at Kawerau and throughout the Rangitaiki Plains.^{3,4}

2. Balancing Housing and Food Production

Housing and food production do not need to be mutually exclusive goals. With careful planning, the region can continue to build strength in export earnings, local food production and housing development.

The key is avoiding land use conflict, particularly reverse sensitivity. Horticultural operations do their best to manage effects on neighbours, but the expectations of new residential and other sensitive activities are not always manageable or realistic for a productive, working landscape. These expectations constrain production and limit the ability to use prime growing land for growing fruits and vegetables. Horticulture often takes place on the urban-rural fringe, including in EBOP, so it is particularly vulnerable to reverse sensitivity effects.

To support food production for current and future generations in EBOP, the Councils need to manage the urban-rural interface and ensure that the Spatial Plan does not direct housing growth where it will create reverse sensitivity effects which constrain primary production, particularly on highly productive land. Spatial planning can avoid the conflict before it happens, rather than imposing rules that constrain the noise, light, visual appearance and traffic movements of primary production activities for the sake of neighbouring sensitive activities.

¹ 2020 Land Cover Database (LCDB v5)

² [Eastern Bay of Plenty: Regional Development Project](#). 2018. (p. 26)

³ Furey, Louise. [Maori gardening: An archaeological perspective](#). Department of Conservation. October 2006. (p. 65)

⁴ Jones, Kevin L. [Maori Settlement and Horticulture on the Rangitaiki Plains](#), Bay of Plenty, New Zealand. Department of Conservation. *New Zealand Journal of Archaeology*. 1991. (p. 143)

The following policies of the National Policy Statement for Highly Productive Land (NPS-HPL) are particularly relevant to the Eastern Bay Spatial Plan:

*Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and **urban development**. (emphasis added)*

Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.

Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.

Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.

Policy 8: Highly productive land is protected from inappropriate use and development.

3. Proposed Eastern Bay Spatial Plan

This section responds directly to the proposed Spatial Plan.

3.1. Overview

The Spatial Plan estimates that over the next 30 years, an extra 12,000 people and 5,500 more homes are expected in the EBOP districts. 4,000 new jobs are expected to be created between 2022 and 2055.⁵ Some of this employment could come from the horticulture sector, which has a strong presence in the region. The draft *Economic Development Strategy Refresh for the Eastern Bay of Plenty* identifies that there is “further development potential in both Kiwifruit [sic] and other horticultural subsectors”.⁶

3.2. Highly Productive Land in the Spatial Plan

HortNZ supports that protecting highly productive land and horticulture was taken into consideration while identifying potential development options.⁷ That being said, the draft *Scenarios and Development Options Report* does note that “limited high-value horticulture” is “likely to be impacted” by residential development in Hukutaia.⁸ Putauaki Trust Industrial Area, allocated for future growth, is on LUC III land. There is a large area southeast of Matatā, which is LUC II and III and should be protected from inappropriate subdivision, use and development, especially given the existing presence of kiwifruit growing.

When the Spatial Plan is finalised, care must be taken in drawing the boundaries of the future growth areas to ensure there will be an adequate buffer between new housing and highly productive land - whether or not it is currently in production - to manage the urban-rural interface and provide for future generations. The NPS-HPL requires that highly

⁵ [He wāhi tīmatanga: Our starting point](#). October 2024. (p. 16)

⁶ *Economic Development Strategy Refresh for the Eastern Bay of Plenty*. Draft 1.2. 15 August 2024.

⁷ [Scenarios and Development Options Report: Draft version for engagement](#). October 2024. (p. 103)

⁸ [Scenarios and Development Options Report: Draft version for engagement](#). October 2024. (p 111)

productive land is protected from urban or rural lifestyle rezoning. These soils are an intergenerational asset that will provide for food production and economic development for generations to come.

The District Councils will need to provide direction through plans to ensure that reverse sensitivity effects on existing and new lawfully established horticulture are mitigated in line with the NPS-HPL. HortNZ supports the recommendation in the *Scenarios and Development Options Report* that district and regional plans are reviewed to ensure rural residential development “does not cause reverse sensitivity constraints toward horticultural, agricultural, industrial activities”.⁹

3.3. Discussion Questions

- Q. 1a** What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?
Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

The Spatial Plan has provided three scenarios on how this growth can be accommodated. The plan identifies Scenario 1 as the preferred option, which would see greenfield development in Matatā, Awakeri and Hukutaia and “a low level of residential infill and a low level of rural residential development”.

HortNZ supports Scenario 1, with some concerns related to reverse sensitivity and potential loss of highly productive land, as highlighted above.

- Q. 1b** Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

HortNZ recognises and supports the recognition given to highly productive land and reverse sensitivity in the research and planning work behind the Spatial Plan.

Greater consideration could be given to which areas are well-suited to horticultural expansion (to contribute to the local economy and regional emissions reductions). Those areas identified should not be slated for future residential development. Even new homes or other sensitive activities neighbouring production areas can debilitate the ability for current or future growers to carry out normal horticultural activities.

3.4. Alignment with Goals of the Spatial Plan

The table on the next page shows how enabling horticulture and protecting highly productive land for food production aligns with the goals of the Spatial Plan.

⁹ [Scenarios and Development Options Report: Draft version for engagement](#), October 2024. (p. 110)

Goals	Alignment with Enabling Horticulture
Healthy and healing (Environmental and Cultural)	Horticulture provides healthy food for people, whether exported or sold into the domestic market. Horticulture is a low-emissions activity with relatively low environmental effects. Māori growers are an important part of the Eastern Bay's horticulture sector.
Sustainable, diversified economy providing jobs and purpose for our people (Economic and Social)	Horticulture supports the transition to a low-emissions economy while providing a range of fulfilling jobs on farm/orchard, in the packhouse and in the back office.
Connected, thriving, resilient people, communities & places that reflect our history and aspirations (Social and Cultural)	A strong economy with meaningful work and opportunities supports a thriving, resilient community. EBOP has a strong horticultural history dating to pre-colonial times ¹⁰ and can grow its horticultural success into the future.

¹⁰ Furey, Louise. [Maori gardening: An archaeological perspective](#). Department of Conservation. October 2006.

Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesbop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matatā, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongō kōrero ia koe

We want to hear from you



You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

Control of this as many Roads cannot take the overflow of Vehicles, Parked

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

Would require better Access to Medical Services, present systems at peak loading - Flood areas, Identify, notify, Reduce Penmits (Future Costs)

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

Public transport should be use driven, (Hand one) No real thoughts at present, However if Driving license is lost it would, Aging population will increase

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

Subs for now
Natural growth should take care of the above if incorporated sensibly.

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

A nominal grouping of areas, Opotiki, Kawerau & Whakatane for an overall concept should evolve, they have a natural common interest & seem to be moving on this now.

About you:

*These questions are required for all online and hardcopy consultations.

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

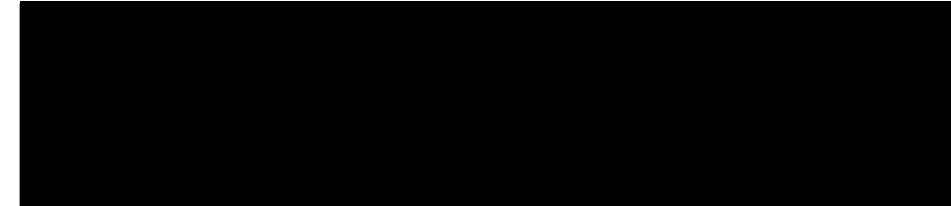
Name: Bonlese Francis James
Organisation (if responding on behalf of):
Phone: [Redacted] Email: [Redacted]

Where do you live?

Which district do you reside in?

Whakatane District Opotiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

What is your age group? (at your last birthday)



Do you want to know the final outcome?

Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori
How the community can have their say

People can join the conversation many ways including:

Email:
kiaora@ourplacesebop.org.nz

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatane District Council,
Private Bag 1002, Whakatane 3158

Opotiki District Council
PO Box 44 Opotiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:
Whakatane (07) 306 0500
Opotiki (07) 315 3030
Kawerau (07) 306 9009

Facebook:
The community can also keep up to date by visiting each Council's Facebook page
@WhakataneDistrictCouncil,
@OpotikiDistrictCouncil,
@KawerauDistrictCouncil

Drop off a submission form to:
Whakatane District Council,
4 Commerce Street, Whakatane
Murupara Service Centre,
Pine Drive, Murupara,
Opotiki District Council,
108 Saint John Street, Opotiki,
Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongō kōrero i a koe

We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

No, I don't believe Scenario 1 is the preferred option. The preferred option is not represented among the three listed. The preferred option needs to have focus upon the existing urban centres. There is considerable scope for intensification of development, within urban boundaries and in areas immediately adjacent.

A proliferation of new urban centres requires duplication of residential services infrastructure, leading to inefficiency and needless sprawl over greenfield space.

Spreading centres of population mass away from existing urban centres greatly weakens the commercial lifeblood of the existing CBD and commercial zones

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

Intensification, and new development closely co-located with existing urban centres, together with the attendant services and transport efficiencies, provide the least environmental impact

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

I think that the plan front-end is extraordinarily uninspiring in respect of the Whakatane District in particular. Whereas Opotiki and Kawerau hitch their wagon to key economic drivers, Whakatane's vision is MIA.

Demographic projections for the next 30 years tell us that the retirement, health and lifestyle drivers are going to be significant, whether we like it or not. So, why not identify and state opportunities accordingly.

Envisage 3 substantial retirement home operations, topclass healthcare, and the best boating mecca this side of the black stump. All within 10km of the Whakatane CBD.

About you:

**These questions are required for all online and hardcopy consultations.*

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

Name: Barry Cutfield

Organisation (if responding on behalf of):

Phone: [REDACTED]

Email: [REDACTED]

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

████████████████████ ████████████████████

██████████ ██████ ██████████ ██████████ ██████████
 ██████████ ██████████ ██████████ ██████████ ██████████
 ██████████ ██████████ ██████████ ██████████ ██████████ +

Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori

How the community can have their say

People can join the conversation many ways including:

Email:

kiaora@ourplacesebop.org.nz

Online:

ourplacesebop.org.nz

Post feedback to:

Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004. Kawerau 3169

Phone enquires:

Whakatāne (07) 306 0500

Ōpōtiki (07) 315 3030

Kawerau (07) 306 9009

Facebook:

The community can also keep up to date by visiting each Council's Facebook page

@WhakataneDistrictCouncil,
@OpotikiDistrictCouncil,
@KawerauDistrictCouncil

Drop off a submission form to:

Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024

Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesebop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matatā, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

eBOP spatial plan
Jim Robinson comments
Wed 13 November

Thank you for the opportunity to comment on the Eastern Bay spatial plan. A lot of work has clearly gone into the plan, such planning is critical and it's well-considered and presented, so good stuff for getting it to this stage.

My first comment is a general observation on flexibility. Whatever the decisions made, there needs to be flexibility to adapt the plan. It's only 10 years since all the forecasts were for population decline in the eBOP as far out as about 2028. That proves forecasts are no more than an educated guess. Flexibility is essential.

I agree that Scenario 1 is preferable, so long as the greenfields development in all areas can be done in harmony with the existing communities. Please ensure development is as environmentally responsible as possible. Set expectations for new buildings having solar panels, water collection, high thermal efficiency, etc.

I have a few specific comments on transport around Opotiki.

SH2 Waioweka bridge seems a huge vulnerability to Opotiki and Tairāwhiti. It's 97 years old, and as well as being narrow, its capacity to withstand a major flood is surely questionable. In my view a new vehicle/cycle/pedestrian bridge should be in any planning mix.

The same goes for SH2 Waiotāhe bridge and junctions, which is, to put it bluntly, as dangerous as hell. If we're expecting increased population, therefore increased traffic flows, the risks from having outdated highway infrastructure will only be amplified.

If such core transport infrastructure is not addressed by government, I will have serious concerns about facilitating population increase.

The vulnerability of SH2 at Waiotāhe bluffs will continue to be an issue even if NZTA does work on the bluffs (eg with accidents closing the road). Should your planning include developing Crooked/Creamery road or a similar route, as an option to the highway? This would be especially applicable with Scenario 1, Hukutaia.

We need to encourage alternative transport options as much as possible. Please ensure new development planning always includes paths and tracks to allow transport off the road (as well as for recreation). Opotiki has made significant steps in this regard in the last few years, notably being able to cycle or walk from Waiotāhe to the Waioweka bridge and alongside town to Elliott Street and Memorial park.

Please continue this thinking. Plan to connect the trail gap between Te Ahiaua and Waiotāhe bridge so there can potentially be safe commuting/recreation between any of Ohiwa harbour, Waiotāhe, Paerata, Hukutaia and Opotiki, including good trail from the Waioweka bridge to the south side of Opotiki. By joining the gaps, more people will use trails for transport.

That's my thoughts, thank you.
Jim Robinson, Ohiwa



Fonterra Co-operative Group Limited
Edgumbe Dairy Manufacturing Site
520 Awakeri Road
EDGECUMBE 3120
www.fonterra.com

15 November 2024

[REDACTED]
[REDACTED]
[REDACTED]

(via email: kiaora@ourplacesebop.org.nz)

Dear Sir/Madam

Re: Fonterra Feedback – Eastern Bay of Plenty Spatial Plan

1. Introduction

1.1. Fonterra Limited (**Fonterra**) provides the following feedback on the Eastern Bay of Plenty Spatial Plan (**Spatial Plan**).

2. Background

2.1. Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is New Zealand's largest company, and a significant employer, with more than 12,000 New Zealand-based staff and more than 5,800 employees based overseas.

2.2. Fonterra is a farmer-owned co-operative and is currently the sixth largest dairy company in the world with a turnover of more than \$24 billion annually.¹ It is one of the world's largest investors in dairy research and innovation drawing on generations of dairy expertise to produce more than two and a half million tonnes annually of dairy ingredients, value added dairy ingredients, specialty ingredients and consumer products. These products are exported to over 130 markets worldwide. Annually, Fonterra collects more than 16 billion litres of milk from its 9,000 shareholders, who are a mix of family-owned farms and corporate entities. Fonterra owns 28 milk manufacturing sites in New Zealand, five brand sites and three logistic/distribution sites in New Zealand. The

¹ [RaboResearch_Global-Dairy-Top-20_2024.pdf](#)

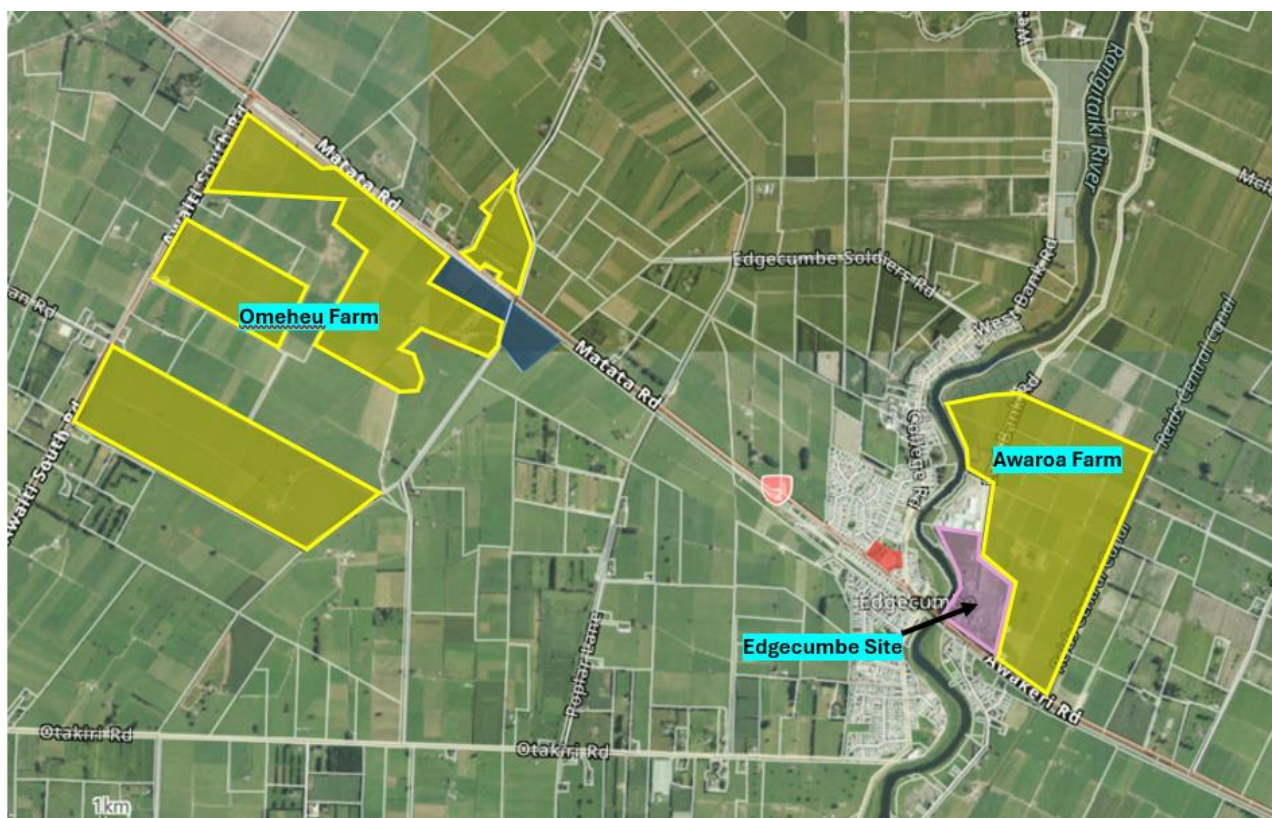
operation of the existing dairy factory facilities is an integral part of the Fonterra business and essential to maintain the success of the company internationally.

- 2.3. Dairy manufacturing for the Bay of Plenty Region, together with its supplying farmers, contributes around \$635 million to the Bay of Plenty Region's GDP (being 3.2% of the Region's GDP). Fonterra's manufacturing activities are, therefore, a significant contribution to the local and wider regional economies.

Edgecumbe Site and Irrigation Farms

- 2.4. As shown on **Figure 1** below, Fonterra has significant assets and operations interests within the Eastern Bay of Plenty area that are potentially affected by the Spatial Plan, these include:
- The Edgecumbe Dairy Manufacturing Site (**Edgecumbe Site**) located at 520 Awakeri Road (shaded pink);
 - Two nearby associated Fonterra farms (used for the spray irrigation of dairy factory wastewater) referred to as the "Awaroa Farm" and the "Omehehu Farm" (both shaded yellow). The Awaroa Farm is located immediately across (i.e. east of) East Bank Road from the Edgecumbe Site. The Omehehu Farm is located approximately 2.5km west of the Edgecumbe Site;
 - A Farm Source store located at the corner of Bridge Street and Rata Ave (shaded red); and
 - Two farm dwellings located on Matata Road (shaded blue).

Figure 1 : Location of Fonterra's Edgecumbe Assets and Operational Interests



- 2.5. The Edgecumbe site has been manufacturing dairy products since 1923. The site currently produces pastry sheet butter, prepared edible fats, anhydrous milk fat, casein and caseinates, whey protein concentrate, milk minerals and lipids. These products are sent to over 53 countries around the world, with many of Edgecumbe's major customers based in Korea, Japan and China.
- 2.6. The Edgecumbe Site had to be substantially rebuilt after the Edgecumbe earthquake in 1987.

- 2.7. In 2019, a major upgrade of the pastry sheet production line was completed to help meet growing demand for pastry sheet butter, which is used to make bakery goods.
- 2.8. Edgecumbe is one of only two sites in New Zealand that manufactures sodium caseinate for Fonterra's customers to use in a variety of nutritional products. It is also the only site that produces calcium caseinate.
- 2.9. During peak milking season, the Edgecumbe Site processes up to 3.7 million litres of milk each day. In terms of product storage, the site has capacity for 1,500 metric tonnes of dry storage, and 1200 metric tonnes of cool storage.
- 2.10. The Edgecumbe Site employs more than 380 people, has a fleet of 22 milk tankers and is actively involved in the local community. Some 20 staff are involved in the irrigation of dairy factory wastewater to local farms as fertiliser (including within Fonterra's nearby Omeheu and Awaroa Farms, as well as third party farms).

3. Planning Framework

- 3.1. The local and regional significance of Fonterra's Edgecumbe Site (and associated Irrigation Farms) and the need to enable and protect these facilities from reverse sensitivity is comprehensively addressed in the Operative Whakatane District Plan (**District Plan**).
- 3.2. In the District Plan, the Edgecumbe Site is zoned General Industrial where the "Overview" (Section 3.1.13.1) states the following:

This is a site-specific zone occupied by major industrial activities and which have the potential to accommodate new, large-scale, industrial activities. The zone is generally separated from more sensitive land uses, and has been applied to the Whakatane Board Mill site, the Edgecumbe Dairy Manufacturing Site and open land at Murupara (on Kopuriki Road) which has in the past been used for forestry operations and has the potential for similar uses in the future. Environmental standards have been imposed to reduce the effects on adjoining land uses, but these are less restrictive compared to other business zones.

The General Industrial Zone includes the following key Objectives and Policies relevant to the Edgecumbe Site:

Objective GIZ-O1

The management of the use, development and protection of the resources of the industrial areas of the District so that acceptable environmental quality is achieved within the industrial areas and beyond.

Objective GIZ-O2

The efficient use and development of land zoned for industrial activities.

Objective GIZ-O3

Industrial activities enable communities to provide for their economic wellbeing.

Policy GIZ-P6

To recognise and provide for existing industry and its contribution to the economic development of the District.

Policy GIZ-P7

To enable the establishment and operation of a range of industrial activities that are compatible with the character of the relevant industrial zone, with characteristics that include:

- a. *levels of noise and vibration that are higher than in other zones;*
- b. *levels of glare and light spill onto neighbouring industrial properties that are higher than in other zones; and*
- c. *levels of heavy vehicles travelling through and within the industrial sites and the industrial zones, that are higher than in other zones.*

Policy GIZ-P10

To avoid reverse sensitivity effects being experienced by industrial activities, including discouraging activities establishing in the General Industrial Zone, if those activities will be sensitive to existing industrial activity effects that cannot reasonably be avoided, remedied or mitigated within the two industrial zones.

- 3.3. Both Fonterra's Omeheu and Awaroa Farms are located in the Rural Production Zone which includes the following key relevant Objectives and Policies:

Objective RPROZ-O1

To sustain the productive potential of rural land and provide for rural production activities.

Objective RPROZ-O3

To ensure that development is located and operated to enable people and communities to provide for their social, economic and cultural well-being and for their health and safety, while ensuring that adverse effects including cumulative effects on the rural environment are avoided, remedied or mitigated.

Policy RPROZ-P1

To protect land in the Rural Production Zone, which includes versatile land, for primary productive use and to maintain the productive land resources for future generations.

Policy RPROZ-P2

To provide for the growth and efficient operation of primary productive use and rural production activities in the Rural Zones.

Policy RPROZ-P4

To require the sustainable use and development of rural land in a manner which does not reduce existing primary productive use or compromise existing and future primary productive use options.

Policy RPROZ-P8

To enable rural activities such as farming, intensive farming, production forestry and mining to continue and prosper as part of the rural environment and provide for directly related rural service activities and rural processing, whilst avoiding significant adverse and/or cumulative effects on the surrounding environment.

Policy RPROZ-P10

To ensure that land use activities that are sensitive to the effects of rural activities such as horticulture, farming, production forestry and mining (including the processing of minerals) do not constrain the operation of these rural activities including through the use of physical separation requirements.

Policy RPROZ-P11

To avoid activities locating in the rural environment where they may compromise the development and operation of existing and consented activities.

- 3.4. In addition, the Strategic Direction Chapter of the District Plan includes the following relevant Objectives and Policies:

Objective SD-O1

Growing our District: Growth is encouraged in a carefully planned, sustainable way while minimising the impact on the environment, including existing communities; retaining the characteristics and values of the District; and managing risk by avoiding or mitigating natural hazards.

Objective SD-O2

Growing our District: The adverse effects of incompatible use and development on the environment are avoided, remedied or mitigated.

Objective SD-O4

A Strong Rural Base: The rural character of the District is retained and rural productive capacity is provided for.

Policy SD-P10

To ensure that where the adverse effects of activities cannot be avoided, remedied or mitigated, those activities are separated from other activities.

Policy SD-P11

To discourage activities locating where they are sensitive to the effects of, or may compromise the continued operation of, lawfully established activities.

Policy SD-P14

To ensure that subdivision, use and development does not compromise the ability of legally established business activities to operate effectively in appropriate zones, and to protect them from reverse sensitivity from inappropriate activities in those zones or adjacent zones.

Policy SD-P17

To ensure that rural zones continue to be utilised for rural production activities, while giving effect to national policy statements on renewable electricity generation and electricity transmission and national environmental standards for telecommunication facilities and electricity transmission.

Policy SD-P18

To enable primary productive use in the Rural Production Zone and to protect land in that zone from further subdivision, development and activities that could detract from its primary production focus.

Policy SD-P19

To provide for rural residential subdivision and development in the General Rural Zone while maintaining the rural character and environmental values and not compromising primary productive use.

Policy SD-P22

To ensure that subdivision, use and development of rural areas does not compromise the efficient operation of rural production activities or result in reverse sensitivity effects on lawfully established activities.

- 3.5. Of relevance to the Edgcumbe Site, Rule GIZ-R25(1) in General Industrial Zone chapter permits the following activities within the identified “*Edgcumbe Industrial Site*”:

At the Edgcumbe Industrial Site, any activities relating to the processing and production of milk-related products, including:

- a. milk reception, processing and production facilities;*
- b. parking;*
- c. rail sidings;*
- d. storage, processing and disposal of waste material;*
- e. storage facilities;*
- f. workshops;*
- g. laboratories, research establishments;*
- h. accessory buildings to any permitted activity (not for habitation);*
- i. ancillary activities including offices associated with any permitted activity;*
- j. demolition of buildings and structures;*
- k. energy generation, steam production and water heating and boilers; and*
- l. export of surplus electricity off site.*

- 3.6. The above permitted activities are subject to the General Industrial Zone and District-wide performance standards within the District Plan. Of relevance to the Edgcumbe Site, the General Industrial Zone performance standards include a site-specific 40m permitted height limit. In addition, under Rule NOISE-R3 of the District Plan, the Edgcumbe Site is subject to a site-specific noise rule based on a 45 dB L_{Aeq} noise contour that extends well beyond the boundaries (refer to **Appendix A** for the relevant Planning Maps showing the extent of the 45 dB L_{Aeq} noise contour). Rule NOISE-R3 requires that:

Noise from any activity at the Edgcumbe Dairy Manufacturing Site (other than construction activity) shall not exceed 45 dB LAeg when measured at the 45 dB LAeg Noise Contour (as per the existing use certificate dated 16 March 2011) as shown on the Planning Maps. This rule does not apply to that part of the 45 dB LAeg Noise Contour located within any land owned by the owners of the Edgcumbe Dairy Manufacturing Site.

- 3.7. The site-specific noise rule recognises and provides for the historic existing use rights noise environment for the Edgcumbe Site (as confirmed by an Existing Use Certificate approved by the District Council under Section 139 of the Resource Management Act 1991). The noise rule effectively requires that future development within the Edgcumbe Site does not extend beyond the overall defined existing use rights noise footprint. Further, Rule NOISE-R10 of the District Plan protects the Edgcumbe Site from potential reverse sensitivity effects resulting from the establishment of any “*noise sensitive activities*” within the 45 dB L_{Aeg} Noise Contour (requiring compliance with specified internal design sound levels, otherwise a discretionary activity resource consent is required). The District Plan defines “*noise sensitive activity*” as follows:

- a. buildings used for residential activities including:*
 - i. boarding establishments;*
 - ii. homes for elderly persons;*
 - iii. retirement villages;*
 - iv. in-house aged-care facilities;*
 - v. dwellings;*
- b. buildings used as temporary accommodation including hotels and motels but excluding campgrounds;*
- c. marae;*
- d. spaces used for overnight patient medical care within buildings; and*

- e. *teaching areas and sleeping rooms in buildings used as educational facilities including tertiary institutions and schools, and premises licensed under the Education (Childhood Services) Regulations, and playgrounds which are part of such facilities and located within 20m of buildings used for teaching purposes.*

Noise sensitive activities do not include:

- a. *residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises; and*
- b. *garages and ancillary buildings.*

- 3.8. Overall, the District Plan supports the future expansion/development of the Edgecumbe Site as a permitted activity (subject to compliance with relevant General Industrial Zone and District-wide performance standards) and includes robust provisions protecting the facility from potential reverse sensitivity effects.
- 3.9. The District Plan also has additional provisions in place to protect both the Edgecumbe Site and Fonterra's Omeheu Farm from potential reverse sensitivity effects. Rule NOISE-R28(d) of the District Plan requires a discretionary activity resource consent for any rural dwelling (or nominated rural dwelling building platform) within 300m of the Edgecumbe Site or the Omeheu Farm as follows:

*No dwellings or nominated building platforms for a dwelling are to be sited closer than 300m from;...
 ...(d) the Edgecumbe Dairy Manufacturing Site or the Omeheu Spray Irrigation Scheme (as defined on any planning map) if the lot is zoned Rural Plains, and it was created by subdivision after 7 January 2000. Provided that this provision (d) shall not apply where the same nominated building platform within 300m of these facilities was assessed and approved as part of a resource consent for subdivision after this date where the subdivision application was;*

- i. *publicly notified; or*
- ii. *processed with the written consent of the landowner(s) of the Edgecumbe Dairy Manufacturing Site and/or Omeheu Spray Irrigation Scheme being obtained and that written consent has been lodged with the Council; or*
- iii. *approved by the Environment Court.*

- 3.10. It is noted that the District Plan Planning Maps show the extent of the 300m protective "buffer" around the Omeheu Farm but not around the Edgecumbe Site (refer to **Appendix B** for relevant Planning Map showing the extent of the 300m "buffer" around the Omeheu Farm). Despite Fonterra's Awaroa Farm being used for the spray irrigation of wastewater, it was not included in the above rule in terms of implementing a 300m protective "buffer".
- 3.11. Fonterra strongly supports the District Plan provisions that clearly recognise the regional economic significance of the Edgecumbe Site (and associated Irrigation Farms) via a comprehensive planning framework that provides for and enables the ongoing operation, expansion and protection of these regionally significant facilities. The ability of Fonterra to adapt to changing circumstances and pursue economic development opportunities relies heavily on the continuation of a supportive statutory planning framework (including via the Spatial Plan).

4. Fonterra Comments on Eastern Bay of Plenty Spatial Plan

- 4.1. The Spatial Plan provides the long-term strategic planning direction for future development (e.g. housing, commercial and industrial) within the Eastern Bay of Plenty area (i.e. the Whakatane, Kawerau and Opotiki Districts) through to the year 2055. As a result, the Spatial Plan has implications for Fonterra's Edgecumbe Site (and associated Omeheu and Awaroa Farms).
- 4.2. As discussed in Section 3 of this feedback, the site-specific 45 dB LAeq noise contour for the Edgecumbe Site was included in the District Plan to reflect the historic existing use rights noise environment for the facility, with associated rules requiring that any new development does not extend the defined noise footprint. The Edgecumbe Site is also well protected from potential reverse sensitivity effects under Rule NOISE-R10 of the District Plan which requires any "noise sensitive activities" within the 45 dB LAeq Noise Contour to comply with specified internal design sound levels (otherwise a discretionary activity resource consent is required). Similarly, Rule NOISE-

R28(d) of the District Plan requires a discretionary activity resource consent for any rural dwelling (or nominated rural dwelling building platform) located within 300m of the Edgecumbe Site or the Omeheu Farm (again providing a layer of protection in relation to reverse sensitivity issues).

- 4.3. Fonterra notes that the Spatial Plan's preferred option (**Scenario 1 (Resilient Greenfield Areas)**) does not propose any new Residential Greenfield Areas within or near Edgecumbe township, and instead focuses any such growth within the Matata, Awakeri and Hukutaia townships. Scenario 1 is supported by Fonterra. Any new Residential Greenfield Areas being located within (or near) the site-specific 45 dB L_{Aeq} noise contour for the Edgecumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)) would be opposed by Fonterra because of potential reverse sensitivity effects.
- 4.4. Scenario 1 also proposes a low level of Residential Infill and Rural Residential development. The online maps do not show any proposed Residential Infill areas within Edgecumbe township (n.b. any such Residential Infill areas appear to be limited to the Whakatane and Opotiki townships). In terms of proposed rural residential development, there is no indication where any such development would potentially occur (or not occur), there is only the statement that *"New rural residential development could also take place at a low rate strongly limited by District Plan rules"*. Fonterra would be opposed to any proposed new Residential Infill or Rural Residential areas being located within the 45 dB L_{Aeq} noise contour for the Edgecumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)) because of potential reverse sensitivity effects. Consistent with Scenarios 2 and 3, Fonterra seeks that any rural residential development avoids "highly productive land".
- 4.5. Fonterra supports that the online map for the *"Central Areas"* within the *"Options for Growth"* sub-section of the Spatial Plan identifies the Edgecumbe Site as a *"Regionally Significant Industry"*. Fonterra supports that the online maps do not propose any Residential Greenfield, Residential Infill or Rural Residential Areas in the vicinity of the Edgecumbe Site (or Fonterra's Omeheu and Awaroa Farms). This approach is entirely consistent with the policy framework and direction of the District Plan which provides for and enables the ongoing operation, expansion and protection of the Edgecumbe Site (and associated Irrigation Farms).
- 4.6. The site-specific 45 dB L_{Aeq} noise contour for the Edgecumbe Site reflects the historic existing use rights noise environment for the facility and the associated noise rules provide certainty to Fonterra and surrounding residents about permitted noise levels associated with any future development of the site. While there's been no substantial ongoing history of formal complaints regarding the day-to-day operations of the Edgecumbe Site, Fonterra is concerned that this could change if there was an influx of new residential neighbours via the Spatial Plan introducing new Residential Greenfield Areas, Residential Infill Areas or Rural Residential Areas within or near the 45 dB L_{Aeq} noise contour for the Edgecumbe Site (or in the vicinity of the Omeheu or Awaroa Farms (e.g. within 300m)). This concern stems from the fact that when neighbours enter a new residential or rural residential environment, their amenity expectations are typically congruent with those found in a residential environment – being primarily the absence of non-residential activities and their associated effects (e.g. noise, odour) particularly for example during night-time hours, and on Sundays and public holidays when they wish to enjoy their residential property.
- 4.7. By way of example, a resultant influx of new residential neighbours within the 45 dB L_{Aeq} noise contour for the Edgecumbe Site could result in increased potential for complaints with Fonterra's operations, in addition to greater potential for local opposition to:
 - a. Notified resource consent applications for the Edgecumbe Site; and
 - a. A District Plan review of the planning provisions for the Edgecumbe Site.

- 4.8. Fonterra considers that establishing new Residential Greenfield Areas, Residential Infill Areas or Rural Residential Areas within the 45 dB L_{Aeq} noise contour for the Edgecumbe Site would be inconsistent with the overarching policy direction of the District Plan that seeks to protect significant industrial sites from potential reverse sensitivity effects through separation of incompatible activities. Such constraints have been recognised in the Spatial Plan within the “*how can we plan for the future*” subsection of the “Options for Growth” section which includes the following matter to consider:

Enabling economic growth, and managing conflicts between residential and business uses that can happen when they get too close.

- 4.9. Fonterra also supports the following other matter to consider within the “*How can we plan for the future*” subsection of the “Options for Growth” section:

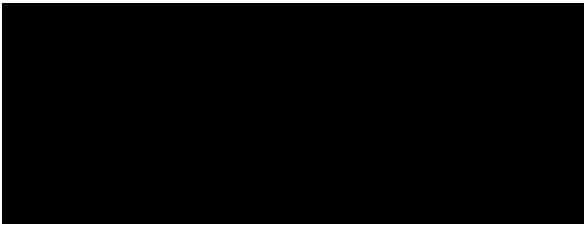
Continued infrastructure investment to enable industries to expand and provide places for people to live. Reliable transport connections to support industrial and primary sectors, including highway and rail links to the Port of Tauranga.

- 4.10. In terms of **Scenario 2 (Un-serviced Rural Residential Focus)**, Fonterra notes that there would be no new large Residential Greenfield Areas within the Eastern Bay, but instead there would be Residential Infill within Kawerau, Whakatane and Opotiki, plus more of a focus on the development of un-serviced rural residential land (avoiding highly productive land for agricultural). As no new Residential Greenfield or Residential Infill Areas are proposed within or near Edgecumbe, and the Edgecumbe Site and associated Irrigation Farms are surrounded by “highly productive land” (so are therefore “protected” from rural residential growth), Fonterra has no immediate concerns regarding Scenario 2.
- 4.11. In terms of **Scenario 3 (Growth Outside the Sub-Region)**, there would only be Residential Greenfield growth in Matata and Hukutaia, and Residential Infill growth primarily in Kawerau, Whakatane and Opotiki (with an expectation that demand shifts out of Kawerau and Whakatane into the Western Bay of Plenty and Rotorua Districts because there are not enough houses locally). Scenario 3 envisages that rural residential development is low, due to rules that preserve rural landscapes and highly productive land. Once again, as no new Residential Greenfield or Residential Infill Areas are proposed within or near Edgecumbe, and the Edgecumbe Site and associated Irrigation Farms are surrounded by “highly productive land” (so are therefore “protected” from rural residential growth), Fonterra has no immediate concerns regarding Scenario 3.
- 4.12. In summary, in terms of any future updating of the Spatial Plan, Fonterra seeks a continuation of the current approach that any proposed Residential Greenfield Areas, Residential Infill Areas or Rural Residential Areas are located well away from the Edgecumbe Site (e.g. well outside the 45 dB L_{Aeq} noise contour) and not located in close proximity to the Omeheu and Awaroa Farms.

5. Concluding Comments

- 5.1. Thank you for the opportunity to provide feedback on behalf of Fonterra in relation to the development of the Eastern Bay of Plenty Spatial Plan. We would welcome any opportunity to discuss our feedback with the Council directly if required.
- 5.2. Otherwise, we look forward to receiving notification of the Draft Eastern Bay of Plenty Spatial Plan mid-2025.
- 5.3. If you have any questions or require further information, please do not hesitate to contact me.

Yours sincerely



Suzanne O'Rourke
National Environmental Policy Manager
FONTERRA LIMITED



APPENDIX A

Edgecumbe Site 45 dBA L_{Aeq} Noise Contour

Coastal Hazards

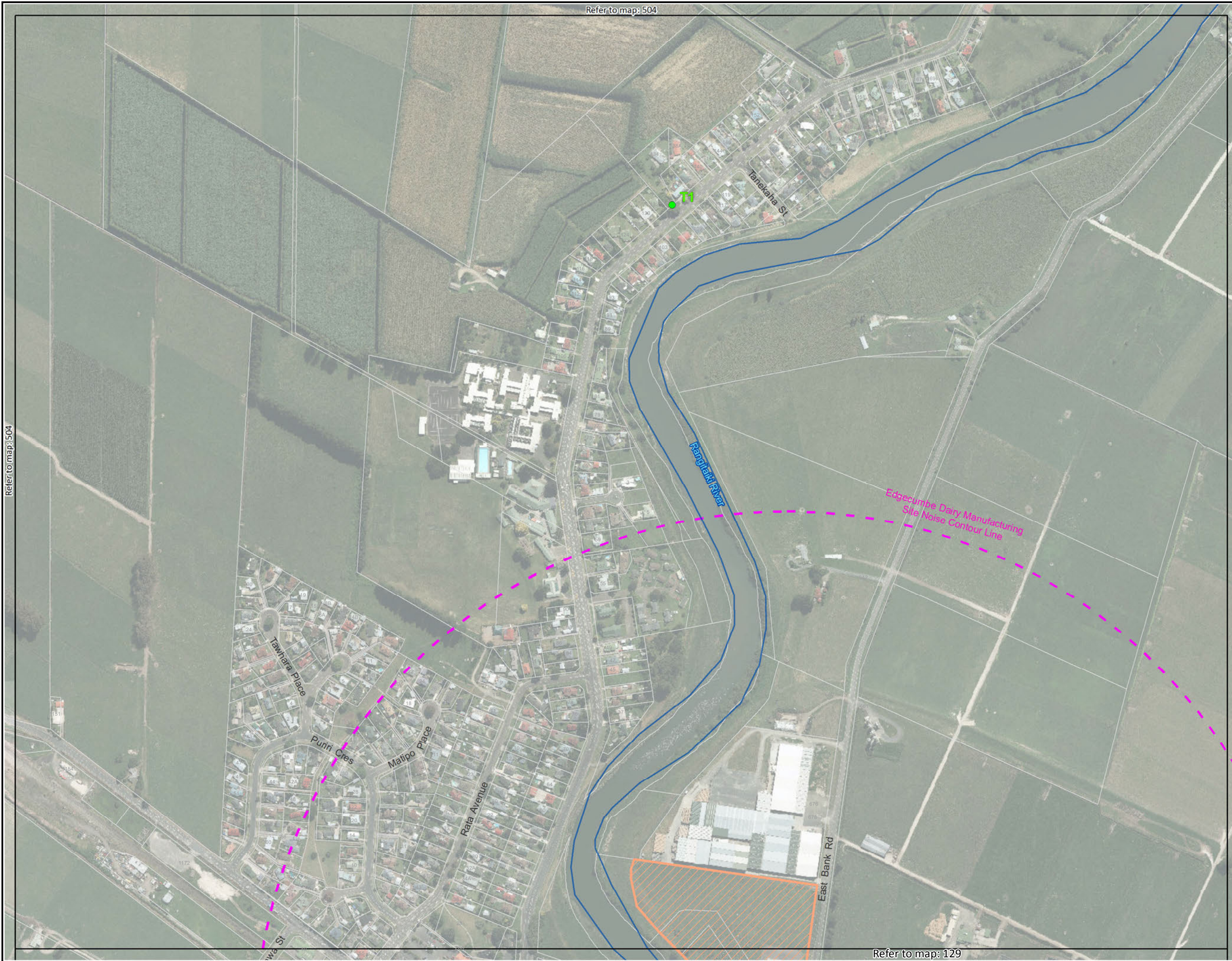
- 2060 ERZ
- 2100 ERZ
- CERZ
- 103.3m MIRZ
- 103.6m MIRZ
- 104.0m MIRZ
- 104.1m MIRZ
- 104.55m EIRZ
- 104.7m EIRZ
- Variable EIRZ
- Variable ERZ Levels

**Landscape
Natural and
Cultural Features**

- Significant Specimen Tree
- Ridgeline
- Esplanade
- Water Body
- Cultural & Built Heritage
- Cultural & Built Heritage
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site

**Area Specific
Overlays**

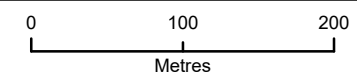
- Bird Nesting Vehicle Restriction
- Edgecumbe Dairy Manufacturing Site
- Edgecumbe Dairy Manufacturing Site Noise Contour Line
- Awakeri Quarry Buffer
- Mill Waste Contaminated Site - Indicative
- Whakatāne Board Mill
- Kawerau Geothermal Exploration Area
- Overland Flow Paths



Refer to map: 504

Refer to map: 504

Refer to map: 129



Coastal Hazards

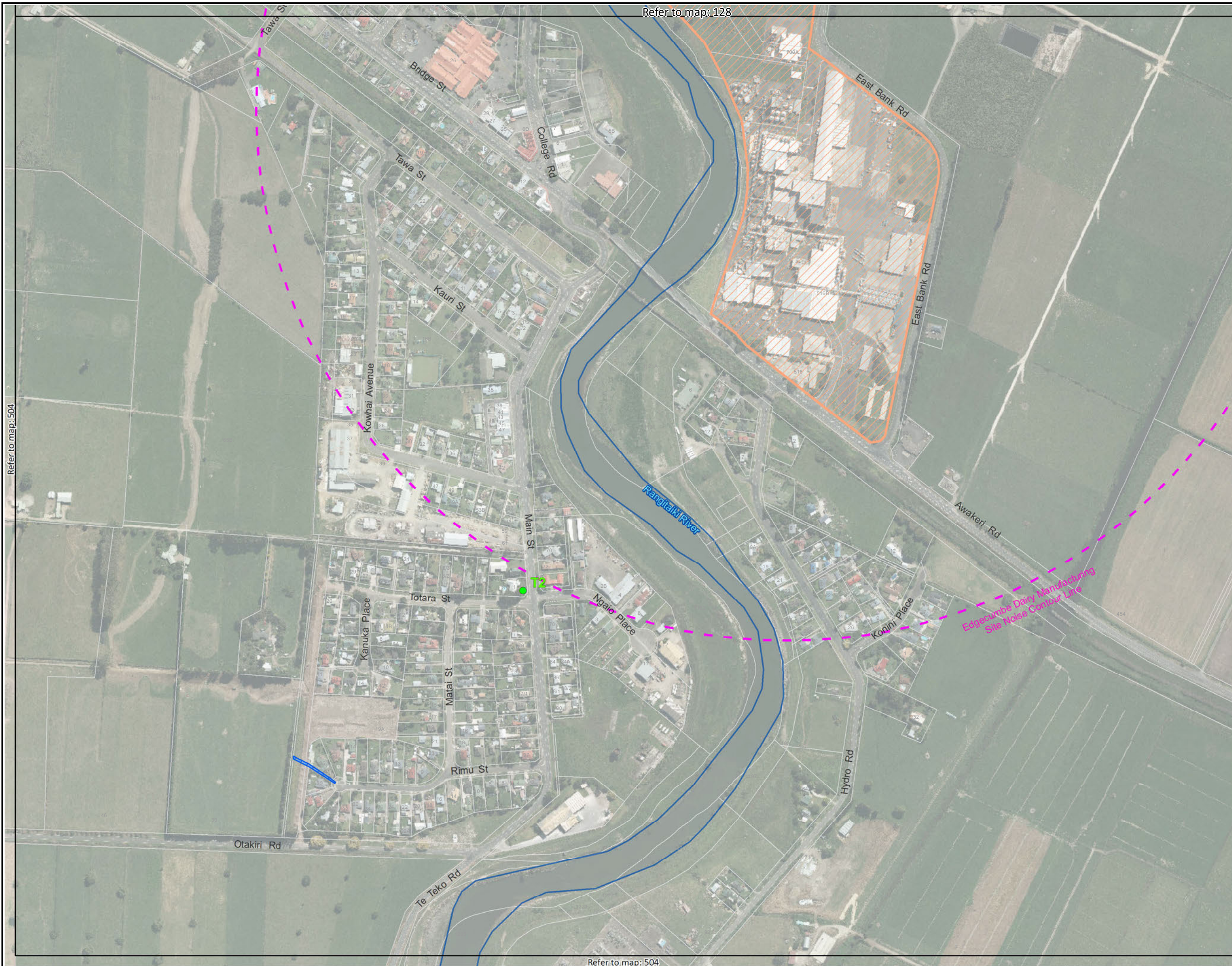
- 2060 ERZ
- 2100 ERZ
- CERZ
- 103.3m MIRZ
- 103.6m MIRZ
- 104.0m MIRZ
- 104.1m MIRZ
- 104.55m EIRZ
- 104.7m EIRZ
- Variable EIRZ
- Variable ERZ Levels

**Landscape
Natural and
Cultural Features**

- Significant Specimen Tree
- Ridgeline
- Esplanade
- Water Body
- Cultural & Built Heritage
- Cultural & Built Heritage
- Outstanding Natural Feature and Landscape
- Significant Amenity Landscape
- Significant Indigenous Biodiversity Site

**Area Specific
Overlays**

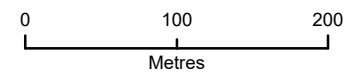
- Bird Nesting Vehicle Restriction
- Edgecumbe Dairy Manufacturing Site
- Edgecumbe Dairy Manufacturing Site Noise Contour Line
- Awakeri Quarry Buffer
- Mill Waste Contaminated Site - Indicative
- Whakatāne Board Mill
- Kawerau Geothermal Exploration Area
- Overland Flow Paths



Refer to map: 128

Refer to map: 504

Refer to map: 504



APPENDIX B

Omeheu Farm 300m “Buffer”

12th November 2024

Kiaora@outplacesebop.org.nz

Eastern Bay Real Estate Ltd
Licensed Agent REAA 2008
38 Church Street, Opotiki 3122
PO Box 592, Opotiki
New Zealand
E opotiki@harcourts.co.nz
W www.harcourts.co.nz

P 07 315 5245

F 07 315 5275

It is difficult to think about this topic outside of my own town, in the broader context of the Eastern Bay of Plenty, without knowing more about the infrastructure and lay of the land of the other towns.

Scenario 1 – Residential Greenfield areas - OPOTIKI

I think scenario 1 best fits where I see Opotiki going over the coming few decades. I see housing in Hukutaia being mostly greenfield development, and partly infill, with the key to enabling that being reticulated sewerage being made available in those areas. This would see the minimum site size for Residential reduce from 1200m² to 400m² under the Opotiki District Plan.

I also agree with the detailing in Scenario 1 that Residential infill in Opotiki township would be limited due to natural hazards, but further to that I don't believe there is a desire for higher value new housing within the township for owner occupation. The current housing stock in Opotiki is old, with the newer Woodlands/Hukutaia Residential areas/homes that were established after the 1964 flood being mostly older now also.

Infill housing in the township might include lower cost new housing, transportable housing, and multi-unit properties, for renting and for owner occupation. Currently there are limited pensioner-type units close to amenities.

I do believe that the Harbour Industrial Zone and Marine Services Zones, if the Marina project goes ahead, will generate work and business opportunities for a workforce that will need housing. I believe there would be a demand for housing and small rural lifestyle blocks in elevated areas on the outskirts of town, outside of the Residential areas. These areas might be upper Woodlands/Hukutaia, Paerata Ridge, and Baird's Road (elevated portions on the Western side of Baird Road).

Papakainga-type housing, near marae is a good solution for long term housing as we see more and more people returning to Opotiki, their home town. This would allow good whanau support, particularly for elderly. There could be shared services, such as small sewerage schemes, water supply's.

In addition to housing I expect there will be a demand for commercial land, a small business park. Some of this may be catered for at the Marina site, Harbour Industrial Zone, and that area may be for marine related activity only. There may be non-marine related activity that might require a business park area such as Baird Road, or Factory Road (already zoned Industrial) for larger commercial/industrial business.

If the major projects, Opotiki Harbour project, Mussel farm, and the Proposed Marina project were not occurring it may be somewhat more difficult to capture and retain some of the projected demand for housing and commercial land in the Opotiki district. I believe these projects and the burgeoning aquaculture industry are key factors and catalysts for Opotiki's growth as a township, and will provide excellent reasons for people to choose to live here and do business here into the future.

Regards,



Wendy Moore

Principal/Licensed Agent REAA 2008

Eastern Bay Spatial plan from John Howard

By what's in this spatial plan it is obvious councils are not buying into rising sea levels due to climate change. So, step 1 is to remove all the rhetoric around climate change that currently exists within all councils in this plan. This will allow councils to focus on what really matters, which is **Environmental resilience**. To meet the challenges we face, is a real factor that has a massive impact within this region. Flooding with perched water ways and the many bridges within the region that no longer have the depth to the riverbed they had on installation. So many of these waterways need deepening to provide infrastructure security.

1a

The Kawerau District offers so much potential for the whole area. The soil type is ideal, and the area generally remains drier than the plains so less risk of flooding and the land is also not as productive for food production due to the summer dry.

The Matata East soils are possibly expensive to build on. Extra costs are added on to building because of the Matariki Datum and soil types that exist there.

1b

- Reducing the size of lifestyle blocks. Many of these blocks involve more work than a working family can handle and are uneconomic so as a result nothing productive is on them. If these could go down to 5000m² blocks with common driveways instead of what we see a lot of now with 4 driveways coming down to the road which means more wasted land. This is a massive opportunity to increase lots available while not placing more demand on a council sewage system.

The reduction in the size of the lifestyle blocks could be considered in areas such as Te Rahu Road, Kawerau straight and the coastal dunes from Whakatane out to Matata. As well as others council has possibly considered.

An area that would be great for development would be from Whakatane to Taneatua as this also puts no extra demand on the current bridge infrastructure

- Regarding the Awakeri development. If this is behind the Awakeri War Memorial Hall, then there are many factors that need addressing in relation to water runoff from adding more impermeable surfaces. In a rain event (and it doesn't necessarily mean a heavy rain event) a lot of water is shed from the hills that run along there) The likely consequences of more water on the productive farmland and existing housing within the current floodplain that feeds into the Te Rahu canal is a large consideration and a limiting factor. The economic impact as well as how this affects the mental health of residents and farmers downstream from this development flooding should be a serious consideration. If this was to become a reality, a number of large containment bunds in planted reserves need to be planned for. This Awakeri site has the added problem of the old railway line bund that directs water to certain places that already have an impact on the existing dwellings. In fact, this matter affects all the Awakeri foothills around to Swaps Quarry that flow into the Te Rahu Canal. Such rainfall events frequently have the flood pumps turned off into the Whakatane River to avoid flooding the town. As a consequence, the Te Rahu basin can be under water for up to 6 days. Also, based on experience, the installation of individual sewerage systems in this area is very problematic due to the high water table that exists.

1c

If all this development happens on the west side of the Whakatane Bridge, then roading, school facilities, supermarkets and medical centres in this area will need to be expanded. This may also mean the Rex Morpeth Park redevelopment may be better focused away from Whakatane to more permeable soil types like west of Te Teko. This would then open up part of the Rex Morpeth area for more residential development closer to town without using more valuable productive land.

2a

The size of granny flat units, or small secondary dwellings, allowed on existing sections especially in the rural environment needs to be reassessed as this has large potential for many families. Some are converting and connecting old sheds to small, allowed units after consenting to allow more space because of the current restriction. As we have a bulge in the aging population coming up, this option allows families to care for families and this should be encouraged.

We are lucky to live in such a great place and should try to keep our retirees and their money here rather than benefiting Tauranga way and this is a real simple solution.

2 b

- The WDC water source and security needs a definite plan in place for when low river flows allow saltwater intrusion plus any possible toxins flowing back up stream from the proposed boat harbour (that we do NOT need) on Keepa road.
- I would be very reluctant to see any further solar farms developed and any further urban development on high value soils, especially on the very fertile Rangitaiki Plains. Food security into the future is very important because we all need to eat so we need to maintain somewhere to produce the food.
- Perhaps there are even more options to capture methane from urban oxidation ponds that power urban areas.
- Green waste and separated pond waste may be used for fertilizer on farms or orchards.

TBC

John Howard



Whakatane District

Yes please final outcome notification

Yes please reserve the right to speak

Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesebop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matatā, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

Our Places – Eastern Bay Spatial Plan E hiahiatia ana kia rongō kōrero i a koe We want to hear from you



You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

Yes Scenario 1 is the right choice. Whakatāne is a risk and already has major roading & access issues. Valuable farming & horticulture land needs to be regulated & protected as this land is needed. Limit no. of houses.

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

Lake Rotomā Roading is a concern, especially with the Lake levels.

c If we deliver Scenario 1, what else is important for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

One main road into Whakatāne is a disaster waiting to happen. Urgently need another main access across the river. Ōpōtiki is also a major access issue. The Gorge is so often closed.

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

Small communities offer a knowledge & support for each other. This area is important for lovers of bush, exercise, rivers, bird life etc. An alternative style to life.

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

Much improved road access & highways, motorways. Many bridges need improvements.

About you:

*These questions are required for all online and hardcopy consultations.

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

Name: Judy Fergusson.

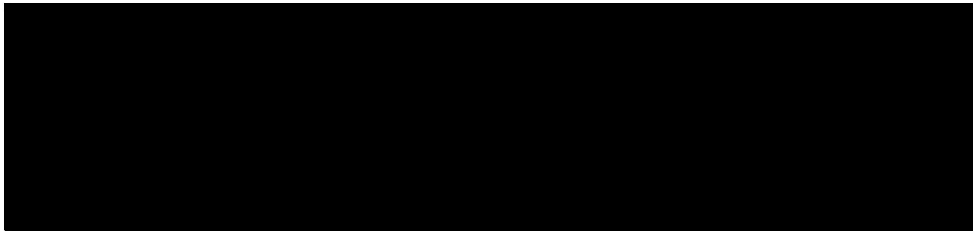
Organisation (if responding on behalf of):

Phone: [Redacted] Email: [Redacted]

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
- Elsewhere in New Zealand (please state your town) _____



Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori
How the community can have their say

People can join the conversation many ways including:

Email:
kiaora@ourplacesebop.org.nz

Phone enquires:
Whakatāne (07) 306 0500
Ōpōtiki (07) 315 3030
Kawerau (07) 306 9009

Drop off a submission form to:

Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Facebook:
The community can also keep up to date by visiting each Council's Facebook page

@WhakataneDistrictCouncil,
@OpotikiDistrictCouncil,
@KawerauDistrictCouncil

People can have their say from 14 October to 17 November 2024



Input on **Eastern Bay Spatial Plan** (focussed on Ōpōtiki district) 7 Nov 2024

Justin Ford-Robertson, [REDACTED] Ōpōtiki, [REDACTED]

General

I found it difficult to find relevant information and supporting data across 3 different websites. I eventually found 3 reports which I will refer to in my comments

- OSP Our Starting Point
- SDO Scenarios and Development Options
- SQ Survey questions

The limited consultation over 18 months (SDO p18) seems heavily weighted towards existing (business) interests, with little obvious input from community groups or individuals. Who are the "People living in the Eastern Bay" involved at present and how are they, and Friends of Our Places, selected (DSO p14)?

My input is intended to help develop the current draft to do what it states i.e. that it will

- help us set a **vision for the future** of the Whakatāne, Kawerau and Ōpōtiki Districts within the rohe of the iwi and hapū of the Eastern Bay of Plenty.
- help **unlock economic development** and define new places for **housing developments**.
- set out **where local communities want to head** and provide a roadmap, or spatial plan, for **how to get there**.

Vision

- The Plan needs to provide a comprehensive vision for the future, which is likely to reflect Te Ao Māori principles and values.
- It would make sense to adopt an overarching policy to guide changes, like the "No Deforestation, No Peat development and No Exploitation of workers and communities" (NDPE) policies which are now widespread in global markets. These reflect the values of the businesses and/or regions and attract like-minded individuals and gain support of traders, retail businesses and consumers. Having driven this approach for several years overseas, I am delighted to see the positive outcomes it has achieved in many countries, and equally disappointed to see the reluctance of NZ business to adopt and implement socially and environmentally responsible policies and practices.

Population growth

- The population growth figures (12,000 more people by 2055 (OSP p9)) give little clues about the type of people expected to boost the subregion. White collar workers? Labourers? Superyacht owners? Immigrants? This is likely to affect what type of housing is required, and how and where they want to live.
- Projections (OSP p16) from the consultant report are rudimentary extrapolations of recent patterns. The analysis also shows how much the trends have changed in the past. What confidence is there in the projections?
- Population is predicted (SDO p50) to grow from 56,500 in 2022 to 68,000 in 2055. The 2023 census shows a lower EBOP resident population of 54,777 (W 37,149, O 10,089 and K 7,539)
- The Plan should consider immigration, and climate refugees in particular. It is widely anticipated that there will be many millions (if not billions) of displaced people by 2050, with our Pacific cousins amongst them. This could be positive for the subregion, if appropriate plans are in place. It would be useful to demonstrate how such opportunities/uncertainties can be accommodated.

Housing/business land requirements

- It is unclear how the housing figures are derived. Eg “Ōpōtiki grows as projected, with 2,600 more people over the next 30 years, it will need an additional 1,400 houses” (OSP p12) this means less than 2 pers/dwelling when currently density is 2.9 persons (ie <1,000 houses). Why the difference?
- There is also a suggestion that up to 2,300 more houses may be required (SDO p56) alongside an expected decrease in household sizes to 2.5-2.6; this needs to be explained since it is described as a “more accurate projected forecast” (SDO p61).
- The 2023 census indicates around 1,000 unoccupied dwellings in the Ōpōtiki district. How has this been incorporated into housing demand?
- Papakāinga are similar to intentional communities found across NZ and globally. Co-housing, eco-communities etc must be considered as part of the mix, particularly given the high proportion of 'natural' land (away from the rising tide of plastic near the coast) still available in Ōpōtiki and broader EBOP.
- Does all land need to be provided with infrastructure? New communities could establish their own power, water, communication and (internal) roads. Communities (particularly greenfield) can be designed to be self-sufficient as far as possible and minimise the need for road transport eg ‘15-minute city’ designs.
- The Hukutaia Growth Area is clearly a preferred option for Ōpōtiki and this ‘managed retreat’ option makes sense. However, it would be disappointing if this means other sensible options are not fully considered.

- Affordability of housing issues can be addressed with more innovative thinking (SDO 57). It would be helpful for the vision to consider building materials and design to incorporate passive solar design (heating/cooling) and renewable energy options for different house types and locations. Local timber (which does not require extensive transport and intensive processing/engineering and toxic treatments), stone and adobe/mud brick options might be appropriate particularly with increasing risks of heatwaves and wildfire.
- Is the assumption (SDO 61) of 14 units per hectare (over 700m² per dwelling) appropriate? Does this include very large houses, concrete drive/carport/parking, green space (sponge areas)? Climate sensitive design considerations?
- Are the 116 consented lots in Waiōtahe (SDO p63) considered to be safe from climate related events? Coastal properties on sand/infill may not be attractive to buyers. Will Council ensure developers/purchasers are aware of risks to avoid future litigation?
- Papakāinga are described (SDO p36) as innovative. Surely these are traditional housing/living practices, albeit with some modern aspects. Intentional communities such as these are highly suited to rural environments.
- Papakāinga and multi-generational housing should not only be considered an option for Māori (SDO p64). Co-housing, eco-neighbourhoods, intentional communities (e.g. Earthsong, Tui community, Wilderland) are similar systems which would be ideally suited to the 'nature' branding of Ōpōtiki/EBOP (the basis of the draft ToiEDA branding report), alongside a blossoming wellness industry.
- Housing needs (SDO p74) are related to the type of people, which is related to how the districts are expected to develop - primary industries (often seasonal labour), processing/manufacturing industries, wellness industry etc. People are also becoming more aware of overconsumption and high costs of operating/maintaining overly large houses and gardens.
- It is great to see “settlement pattern that supports achievement of net zero greenhouse gas emissions by 2050” (SDO p74) but it seems to have played a minor role. This could be expanded to include e.g. size of dwellings, materials used, construction and maintenance costs/impacts, passive solar design buildings, self-sufficient communities, community energy systems, active/public transport, dispersed facilities and services etc.
- The Long list evaluation factors (SDO p75) seem overly focussed on urban growth and existing thinking re infrastructure etc. With already struggling council budgets it would seem sensible to facilitate stand-alone self-supporting developments which do not add to existing burdens. The mindset that got us into this mess is probably not the best to help get us out of it.

Scenarios

- Scenario 1 notes (OSP p21) council control as positive – how and why? Not everyone wants to live in a large urban area, nor spend lots of time shopping. Indeed, the region's history involves more dispersed villages than centralised communities. Dispersed living is much easier to be self-sufficient in basics like food and energy.
- Why would environmental outcomes of Scenario 2 be worse than S1? Housing design could be similar and with on-site services could have much lower impact. Transport could be based on renewable energy sources.
- You have noted that rural housing is ideal for rural activities. There should be no reverse sensitivity issues in Scenario 2 if the rural activities are socially and environmentally responsible.
- People who choose rural living (S2) may be prepared to do with less community facilities. The type of housing will reflect the type of people wanting to live in such areas. Visual amenity can be managed if it is a problem. However, if we are talking visual impacts then let us start with reversing the trend to cover our rohe in plastic - horticulture shelter, silage wraps, mussel lines and buoys etc. There are numerous examples of remote communities living sustainably with their own services, designed in harmony with the environment and including options for different budgets. Papakāinga could be examples of this type of living.
- It is unclear why S1 includes (OSP p23) rural residential development “limited by District Plan rules” since the District Plan can be changed to align with the Spatial Plan.
- What happens outside the corridors identified (SDO p23-4)? Are inland areas of Ōpōtiki district ignored?
- Perhaps the scenarios could be compared on an equitable basis eg how are the 3 scenarios serviced differently in relation to core needs – food, water, energy, transport, comms, waste?

Climate/energy

- The BOPCCRA (SDO p43) is a useful component but is far from comprehensive. The full impacts of climate change are unpredictable given that the world is in an unprecedented situation, as shown by recent events well beyond anticipated scenarios, with possible breaches of planetary boundaries and reaching tipping points (e.g. Spain floods exacerbated by jet stream changes). We can only guess how and where and when extreme weather events will occur, and the knock-on effects are hard to quantify: local and global displacement of people, increased conflict, pest and disease outbreaks (including those new to these shores), disrupted local and global supply chains etc.

- It would be preferable to focus on how we want to be e.g. (regional/local) food and energy security, avoiding the obvious risks of low lying or steep unstable land. We need to incorporate not only what we want to do, but how we want to do it i.e. socially and environmentally responsible practices. Te Ao Māori principles and values provide a proven framework for this.
- Large structures (shelters, reservoirs etc) only increase the level of risk and magnitude of potential losses. Since existing practices are increasingly vulnerable and need protection from droughts, floods, birds, frosts, heatwaves, winds, etc it may be better to look towards crops that are more suited to the new climate.
- Transport appears to be inextricably linked to carbon emissions (SDO p94) but this is not necessarily the case. Dispersed (or mobile) services will reduce the demand for transport. It would be preferable if the Spatial Plan had a vision for increasing the renewable energy generation in EBOP and to encourage the transition to electric vehicles and active transport.
- Energy undoubtedly requires further consideration (SDO p100). It would be preferable to favour solar PV on buildings rather than use agricultural land (particularly low-lying land). Community-owned energy systems would be more beneficial to local economy than external/overseas investors. Local energy grids embedded in national grid would enhance resilience. Renewables are inherently dispersed and do not need massive scale that is common to fossil fuels. There is natural complementarity between renewables e.g. solar and hydro combinations offer generation in different weather conditions. Why does the map suggest there is no energy infrastructure east of Opotiki?

Economic development

- It is not clear that the employment offered in aquaculture and horticulture (OSP p12) is attractive to local people, hence the increased demand for RSE workers. Please consider how such employment could be redesigned to attract local people including bringing some back to the region. This could include ideas such as: living wage, fair share of profits, local food prices linked to production costs rather than export value, careers not seasonal minimum wage jobs, comfortable working/living conditions, explicit contracts, fair worker representation etc.
- Ōpōtiki's employment may be tied to agriculture, horticulture and aquaculture but these are not set in stone and may not be good long-term options given some of the impacts on water and soil quality, greenhouse gas emissions and human health. Existing industries may not thrive due to extreme weather, warm/acidic seas, failure to meet climate goals (trade/market barriers), pollution of land and water (e.g. nitrates, microplastics, chemical residues etc). Other options are available which are better aligned with the (changing) natural features of the district.

- Employment projections are also uncertain. There could be a plan to increase RSE workers, or develop relationships with (communities in) other countries to enhance their resilience and offer opportunities for exchange of people, skills and technology.
- Have the exotic forestry areas of Ōpōtiki district been considered? What happens if/when the forestry companies pull out? Or if/when the large processing facilities in other parts of EBOP close? How do we approach plans to develop land/water use to generate carbon credits e.g. 'plant and leave' radiata pine regimes, and the impacts these have on communities and ecosystems?

Response to Questions (further to comments above)

1. New land for houses

- a) I agree with no infill for Opotiki - a mix of scenario 1 and 2 seems appropriate. Adding housing (if needed) outside the subregion makes little sense.
- b) Rural development has not been well considered in this draft plan. It could offer a massive drawcard for the district providing sustainable lifestyles, economic activity and even food and power for urban areas.
Climate change is not well defined - there are huge uncertainties and impacts cannot all be predicted. However, the Hawkes Bay experience shows the impacts can be wide ranging well beyond flooding: physical access, remote communications, water, fuel (transport and generators), power, health services (physical and mental), social unrest and conflict etc
- c) Assuming Hukutaia development goes ahead I would like to see it being self-sustaining in water and energy and preferably produce substantial quantity of its own food (market gardens, community gardens etc).

2. Things to consider

I want the Spatial Plan to provide a compelling vision for the future that demonstrates social and environmental responsibility. This will not only nurture healthy locals but also attract more people and align with the demands of local and international markets. This includes for example:

- a healthy natural environment with clean water in our springs and rivers, with potential to include freshwater-based production systems such as chinampas or floating gardens
- integrated land use patterns with a variety of crops and livestock on healthy soils unpolluted by agrichemicals or microplastics
- regional/district food security based on healthy local food systems that do not require massive irrigation systems or miles of plastic (pipes, mulch, wraps, shelters etc). Mussels are particularly good accumulators of microplastic.

- thriving native forests with 'pests' managed (in association with paying tourists) for materials (fur, leather, horn etc) and food (for human/pets), and sustainable timber harvesting for local uses (building, carving etc)
- broad adoption of renewable energy across our communities, utilising roof spaces (not farmland) for solar PV to match supply to demand, run-of-the-river micro hydro schemes to provide 24-hour baseload for rural residents and/or feed the local grid(s) (which provides energy security during national grid failure)
- businesses focused on sustainability and health for locals and visitors - and to develop a thriving wellness sector matched to our natural environment (biking/hiking, forest bathing, cultural experiences, food/rongoa tours (land and sea), natural healing, etc)
- development of alternatives to fossil fuel-based road transport e.g. active transport, coastal shipping

I do not want to see Opotiki by Nature meaning 'beside' nature' but recognise it is, and we are, an integral part of nature. Eradicate vast land 'developments' (including clearcut pine regimes) and extensive plastic shelters on toxic poles. Adopt suitable/resilient crops and cropping systems instead of artificial support to try to protect unsuitable production systems.

Submission from the AQA on the Eastern Bay Spatial Plan

November 2024

Introduction

1. The Aggregate and Quarry Association (AQA) is the industry body representing quarrying companies which produce 45 million tonnes of aggregate and quarried materials consumed in New Zealand each year.
2. We would like to thank the four councils encompassing the Eastern Bay sub-region¹ and the Iwi and other stakeholders involved, for the opportunity to comment on the [Our Places website for the Eastern Bay Spatial Plan](#).
3. The Aggregate and Quarry Association is interested in the Eastern Bay Spatial Plan because of the need to protect aggregate and other quarry materials from competing land use and future development of the district, and to highlight its role in that development. Our comments are confined to issues relating to this.

Key points

4. We are concerned about the lack of mention of sand and aggregates in the Eastern Bay Spatial Plan.
5. The spatial plan needs to be clear that continued access to sand and aggregates will be planned for, and access will not be impeded by future development and alternative land uses.
6. Council planning must identify where rock is located and protect those areas from other development and alternative land uses so that access to such resources is not lost.

Aggregates and Eastern Bay

7. Aggregate (crushed rock, gravel and sand) is an essential resource for the construction of housing, roading projects and other transport infrastructure. It is used for general construction – in concrete, asphalt, mortar and other building products.
8. It is also important for increasing resilience and adapting to extreme weather events and climate change.
9. Due to ongoing construction and infrastructure development activity around New

¹ The Whakatāne, Kawerau, and Ōpōtiki district councils within the Bay of Plenty Regional Council

Zealand, there is a growing demand for aggregate.

10. The Eastern Bay sub-region faces, and will continue to face, significant demand for aggregate to support infrastructure, housing and other construction activity.
11. As the Our Places website says, in 2023, the Eastern Bay was home to about 57,000 people. It is projected that around 12,000 more people will live in the sub-region by 2055 requiring an extra 5,500 more houses, or 183 per year.
12. Based on the rule of thumb of 280 tonnes of sand and aggregate per house, approximately 1.54 million tonnes will be needed over the period, or 51,330 additional tonnes per year. This excludes that needed for relevant infrastructure to support the increase in housing.
13. There are also likely to be significant roading and highway developments in the area to the Port of Tauranga and other parts of the wider Bay of Plenty region which will be a drain on local quarries.
14. The Ōpōtiki Wharf development project is a useful reminder of the importance of a good source of local rock. Large quantities of rock were needed for the project and the nearest existing quarries were 100km away. The AQA and GNS Science worked with the council and new sources of rock close to Ōpōtiki were identified. The local supplies were able to significantly reduce transport costs and thus the cost of the development.

Protect access to potential aggregate resources

15. For these reasons, we consider the lack of any real mention of sand and aggregates in the Our Places website to be a concern.
16. We believe there needs to be an acknowledgement of the role and contribution of aggregate and quarrying in Eastern Bay's future development and, in particular, the spatial plan needs to be clear that continued access to sand and aggregates will be planned for, and access will not be impeded by future development and alternative land uses such as housing.
17. The AQA would be happy to talk to the councils in the sub-region about what is known about where potential resources lie and work being done at the national level on this.
18. It is also important to be aware that aggregate deposits are 'location specific'. They can only be sourced from where they are physically located and where the industry is able to access them.
19. Council planning must identify where the rock is located and protect those areas from new development and alternative land uses so that access to such resources is not lost.
20. Due to its weight and volume, aggregate is very expensive to transport. An additional 30kms of travel typically doubles the cost of aggregate. This highlights

that shifting large volumes from outside the region or far from where it is to be used is very expensive and would increase the cost of many of the proposed projects.

21. The aforementioned characteristics of aggregate deposits mean that quarries should be close to residential and other areas where the aggregate is likely to be needed, but not too close to cause problems for either the quarry or the residential area and associated activities in terms of reverse sensitivity issues.

Highly productive land

22. As the website notes, parts of the sub-region are classified as containing highly productive soils. Highly productive land is generally avoided for urban development purposes under the National Policy Statement for Highly Productive Land (NPS-HPL). Although we note this is currently being reviewed by central government.
23. It needs to be noted that land containing quarry materials is also highly productive. In fact, it is significantly more productive than soils used for agriculture due to the value and scarcity of the aggregates produced relative to the value of agricultural commodities.
24. Like highly productive soils, aggregate deposits can only be sourced from where they are physically located and where the industry is able to access them. It will be important that potential quarry land is not sterilised by the NPS-HPL, or its successor, or by any other efforts to protect highly productive land.

Conservation land

25. We note 27% of the sub-region is managed by the Department of Conservation, which is a significant proportion. It is quite possible that workable quantities of accessible aggregate are located on conservation land.
26. We acknowledge that not all conservation land is appropriate for extractive activities, but some will be, if done under the right conditions where the appropriate consents, permits and approvals are issued by the relevant authorities. For this reason, we recommend that the possibility of future extraction on conservation land in the plan is not ruled out and if extraction is feasible, early engagement with the Department of Conservation takes place.

Increasing resilience

27. As the website says, the Eastern Bay is prone to flooding, coastal erosion and other events which will be made worse by climate change as weather patterns become more intense and more frequent.
28. Aggregates will play a major role in increasing Eastern Bay's resilience and adapting to extreme weather events and climate change. Flood infrastructure, such as stopbanks and floodwalls, in particular are reliant on aggregate.

Conclusion

29. To future proof the Eastern Bay sub-region and minimise the risk of future shortages of quarry materials, the spatial plan needs to protect aggregate resources from future development. Failure to do so will mean it will have to be sourced, at some expense, from outside the sub-region.

Wayne Scott
Chief Executive Officer
[Aggregate and Quarry Association](#)



12/11/2024

Tēnā koutou

Draft Our Places - Eastern Bay of Plenty Spatial Plan consultation documents – October 2024

Te Tāhuhu o te Mātaranga | Ministry of Education (the Ministry) thanks the Eastern Bay of Plenty Spatial Plan partners for the opportunity to provide feedback on the draft Our Places – Eastern Bay of Plenty Spatial Plan consultation documents – Our Starting Point, and the Scenarios and Development Options Report (the consultation documents).

Background

The Ministry is the Government's lead advisor on the New Zealand education system. It is responsible for providing the direction for education agencies and providers and shapes the Government's goals for education. The Ministry assesses population changes, enrolment fluctuations, and other trends and challenges impacting on education provision at all levels of the education network so the Ministry can respond effectively.

The Ministry has responsibility for all education property owned by the Crown. This involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing. The Ministry is therefore a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Eastern Bay of Plenty.

Engagement to date

The Ministry holds several key roles as Crown Agency, provider/developer of additional infrastructure and landowner relating to the provision of social infrastructure across the education system. In order to plan for education requirements and to support well-functioning urban environments, the Ministry seeks to understand the likely location, quantum, timing and type of growth. The Eastern Bay of Plenty Spatial Plan, when complete, will be a key document to assist the Ministry in our planning.

The Ministry thanks the Spatial Plan partners for the opportunity to make a submission on the draft Spatial Plan consultation documents. The Ministry has valued the opportunity afforded by the partners to be involved in the development of the work to date.

The Ministry looks forward to continuing to work with the partners as the Spatial Plan is finalised and moves into implementation.

Overall feedback on the draft Spatial Plan consultation documents

The draft spatial plan consultation documents set out the projected population and dwelling growth for the Eastern Bay of Plenty area, and three scenarios for where that growth could be accommodated.

Throughout the Eastern Bay of Plenty there is generally significant capacity in the current schooling network but there is pressure in parts. Under the preferred scenario, there could be additional pressure in some parts of the network if the anticipated quantum of growth was realised. The Ministry would find it helpful if the final Spatial Plan or implementation plan provides further detail about the proposed quantum, timing and type of residential growth, and the proposed staging within the identified growth areas once these are confirmed.

The Ministry acknowledges the strong partnership and collaborative approach to growth planning that has been undertaken by the Spatial Plan partners during the development of the draft Spatial Plan to date. We look forward to a continued partnership approach through implementation of the Spatial Plan.

The Ministry does not wish to be heard in support of its submission.

Nāku noa, nā

[Redacted]
Blair Firmston
Manager – Spatial Planning
Land Investment and Planning
[Redacted]

[Redacted]
Clive Huggins
Director – Land Investment and Planning
[Redacted]



15 November 2024

Whakatāne District Council
Private Bag 1002
WHAKATĀNE 3158

BY EMAIL
info@whakatane.govt.nz

Attention Spatial Planning Team

Tēnā koe

SUBMISSION ON THE EASTERN BAY SPATIAL PLAN

1. We act for MMS GP Limited which holds land use and subdivision consent from the Whakatāne District Council to create and develop 240 residential lots, a retirement village lot, 13 access lots, eight reserve lots and seven public road lots at 77 Bunyan Road. This site is zoned Residential 1 in the Whakatāne District Plan and is subject to the Ōpihi Structure Plan.¹
2. From our review of the Eastern Bay Spatial Plan, it does not appear that the Ōpihi area has been identified as an area providing for housing.
3. The Eastern Bay Spatial Plan identifies that there is a lack of residential houses in the Eastern Bay of Plenty sub-region. Particularly, the Whakatāne district has been identified as requiring approximately 3,500 new homes over the next 30 years to accommodate population growth. Our client’s development on zoned residential land would provide for the construction of approximately 240 houses plus a retirement village, which directly and meaningfully addresses the housing shortage. We consider that the contribution made by the Ōpihi area should be acknowledged in the Eastern Bay Spatial Plan.
4. Accordingly, MMS GP Limited seeks, by way of relief, that the Ōpihi area is identified in the Eastern Bay Spatial Plan as an area providing for housing.
5. MMS GP requests that it be heard in respect of this submission.
6. If you have any questions, please feel free to contact us.

Ngā mihi
HOLLAND BECKETT



Cory Lipinski / Solicitor



Supervising Partner Vanessa Hamm

¹ DEV1 Whakatāne District Plan.

Our Places – Eastern Bay Spatial Plan E hiahiatia ana kia rongō kōrero i a koe We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations. We have an idea about how and where development can happen, like Matākā, Awakoti or Yuhutara, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakāriki and Opereā townships may not be the best approach due to the risk of natural hazards, while Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

Looking at the options this looks like the best option

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

c If we deliver Scenario 1, what else is important for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

I feel it's very important to make provision for creating a sense of community in these areas, places that allow people and families to come together within that suburb - including an awesome children's playground with BBQ facilities + big tables (see Rotana forest playground), cafes, school, preschool, general store with maybe a community central space or park so that the feeling is it's own community not just a suburb of Whakāriki

2. What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a. What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

Our CBD is standing out unique that it has so many boutique stores which rival many larger towns (eg Pukekohe - Gisborne) this gives the town a great vibe and encourages people to stay within the town this must be encouraged.

"Kids-arse" playgrounds are another area where we could invest. these take whanau out of their houses and allows

b. What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

Plan to come together in a positive space where they can share kai and spend time together. larger tables at existing playgrounds would also encourage this. This I feel decreases stress within the home and increases community wellbeing and decreases family harm etc.

About you:

**These questions are required for all online and hardcopy consultations.*

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places - Eastern Bay Spatial Plan.

Name:

Deb Woollett

Organisation (if responding on behalf of):

Phone:

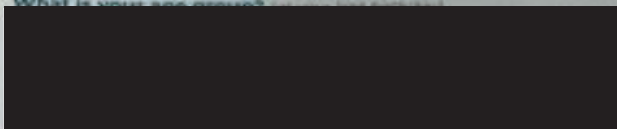
Email:

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

What is your age group?



Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing klaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori How the community can have their say

People can join the conversation many ways including:

Email:
klaora@ourplacesebop.org.nz

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:
Whakatāne (07) 306 0500
Ōpōtiki (07) 315 3030
Kawerau (07) 306 9009

Facebook:
The community can also keep up to date by visiting each Council's Facebook page
[@WhakataneDistrictCouncil](https://www.facebook.com/WhakataneDistrictCouncil),
[@OpotikiDistrictCouncil](https://www.facebook.com/OpotikiDistrictCouncil),
[@KawerauDistrictCouncil](https://www.facebook.com/KawerauDistrictCouncil)

Drop off a submission form to:
Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



Our Places – Eastern Bay Spatial Plan **E hiahiatia ana kia rongō kōrero i a koe** We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakiri or Hukutala, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

I think you've got it fairly right, providing transport, retirement & commercial are well planned for.

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

I would hope there's a good balance of low, medium & high-cost housing factored in, alongside strengthening infrastructure & future-proofing for existing dwellings.

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

As above.

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.
By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

Access to nature - walks, beach, unstructured wild spaces.
The ability to live off-grid would be phenomenal eg tiny homes

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

Travel/transport. It would be amazing to go out for a meal & catch a bus home - even if it was a long route.
Also, is it possible to work with Ngati Awa to create leasehold properties between Whakataone & Chape?

About you:

**These questions are required for all online and hardcopy consultations.*

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places - Eastern Bay Spatial Plan.

Name: Sarah Todhunter

Organisation (if responding on behalf of):

Phone:

Email:

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

What is your age group? (at your last birthday)

- Under 16 16-19 20-24 25-29 30-34
 35-39 40-44 45-49 50-54 55-59
 60-64 65-69 70-74 75-79 80+

Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori How the community can have their say

People can join the conversation many ways including:

Email:

kiaora@ourplacesebop.org.nz

Online:

ourplacesebop.org.nz

Post feedback to:

Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council

PO Box 44 Ōpōtiki 3162

Kawerau District Council

Private Bag 1004, Kawerau 3169

Phone enquires:

Whakatāne (07) 306 0500

Ōpōtiki (07) 315 3030

Kawerau (07) 306 9009

Facebook:

The community can also keep up to date by visiting each Council's Facebook page

@WhakataneDistrictCouncil,

@OpotikiDistrictCouncil,

@KawerauDistrictCouncil

Drop off a submission form to:

Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



WHAKATANE ACTION GROUP EASTERN BAY SPACIAL PLAN

Submission Form

1. What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

1a - Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

The provision of areas for residential housing growth within the district is the necessary outcome of realistic forward spatial planning.

Regarding scenario 2, it is wrong to assume that large numbers of people will be attracted to live within rural areas away from basic services such as shops, schools and day-to-day services. And there is ample evidence around the district of overgrown lifestyle blocks owned by "townies" who work during the week are not able to keep up with the necessary extra work of lifestyle blocks on the weekends. You also have to consider the compatibility (reverse sensitivity) of traditional rural activities with the expectations of large numbers of "townies" forced to live in the country.

While early new major housing developments east of Matata might be considered convenient to facilitate and justify the Matata sewerage scheme, it is not the right solution. The area east of Matata and north of state highway two (and the railway line) is a Tsunami Evacuation Zone with sandy and/or swampy soil characteristics that require expensive foundation development -this eliminates any opportunity for low cost/first home buyer housing to support the workforce of expanding industries.

Early new major housing developments east of Matata would also add significant traffic volumes stress on the Thornton Road and the Landing Road bridge. Matata is also on the northern edge of the Eastern Bay and therefore is less ideal for daily commuting within the Eastern Bay.

The Eastern Bay should pay no regard to industrial park development on the southern end of the Tauranga Eastern Link freeway – that is an opportunity and issue for Te Puke, Papamoa and Tauranga generally.

However early new major housing developments in Poroporo (Titoko and Te Rahu Roads) would facilitate the construction of the needed second Whakatane River crossing bridge near the old flour mill and existing Blue Rock quarry, delay major upgrades on Thornton Road between Whakatane and Matata, not involve (presumably) major new sewerage infrastructure, is adjacent to the Whakatane Water treatment plant and much more central.

1b – Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

Adequate analysis of likely economic developments across the EBOP has not been provided (it falls within the related Economic Development Plan). Yes, there are growth industries but there are also major industries in peril due to high energy prices related to the economy's climate change responses, pests and diseases. Pulp, paper, forestry, farming, horticulture and aquaculture industry failures may stall any need for spatial development for a decade or more. We must not make early, expensive over commitments to the future when any industry failure would pull the rug out from under us. It is better to be a little behind with economic development than far out in front with developments that, due to changing circumstances, might never be required.

1c – If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

Yes, the whole range of appropriate supporting community facilities without any wellbeings or nice-to-haves.

Please avoid the Coastlands scenario of many, many houses and not a single shop, petrol station or public school. Ensure new subdivisions have local facilities to avoid continuous daily commuting just to buy a bottle of milk and a loaf of bread.

To the extent that Whakatane is and will remain the main dormitory and commercial area across the Eastern Bay, the spatial plan (and Waka Kotahi) needs to acknowledge that increasing transport demand will, over time, require significant roading updates including the development of some four lane highway connections within the Eastern Bay.

2. What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like. By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

2a – What do you value the most about your local community or the wider Eastern Bay?

I am out of town in two or three minutes, without traffic jams, and on my way going about my business. A second bridge for Whakatane is an issue.

Likewise, roading affordability and security in respect of the Pekatahi Bridge, Waimana Gorge and Wainui Road are all issues that should be recognised within the Spatial Plan.

2b – What do you want to see change? What are the biggest opportunities for improvement that you see?

The Eastern Bay does not have an entry in the New Zealand Top Town competition. We must avoid unnecessary change and expensive nice-to-haves in the Spatial Plan. The three councils must live within their financial means and not steal from the next generation by piling up intergenerational debt. Let the next generation consider and select their community facility needs and nice-to-haves when the future becomes the present.

While we are not supportive of rural land subdivision into lifestyle blocks the Whakatane Action Group would support some subdivision of existing lifestyle blocks into smaller rural units to support additional and easily managed lifestyle living opportunities while at the same time avoiding the unnecessary subdivision of productive land.

We do not want any spatial planning based on biased left wing political initiatives related to climate change, environmental agendas, a one in one thousand year Richter scale 9 earthquake or a major White Island eruption. Forty thousand people living in the Taupo District are not required to move away because geologists are predicting a major eruption – likewise in respect of Mount Tarawera.

That said, as the population grows across the district, we would expect matching roading infrastructure developments.

Prepared by:

Philip Jacobs
Executive Committee Officer
Whakatane Action Group Inc

17th November 2024

Submission on Eastern Bay of Plenty Spatial Plan - Ian Connor - Kukumoa

Development Opportunities in Ōpōtiki

Introduction

As owners of significant land holdings in Ōpōtiki, we have identified a unique opportunity to contribute to the districts and subregions spatial and economic development.

Our properties, strategically located near State Highway 2 and the proposed Marina Industrial Park, and near planned housing development at Hukutaia, and Waiotahi, are ideally positioned to support long term growth plans.

The extent of our land holdings is shown below.



We need to make a decision on how best to plan for the future on our land. Under the existing rural zone, rural lifestyle subdivision is the most feasible option with the least cost and greatest return. This option would forego or severely constrain any future land development opportunities.

This submission outlines our proposals and demonstrates their alignment with the goals of the Eastern Bay of Plenty Spatial Plan.

Key Proposals

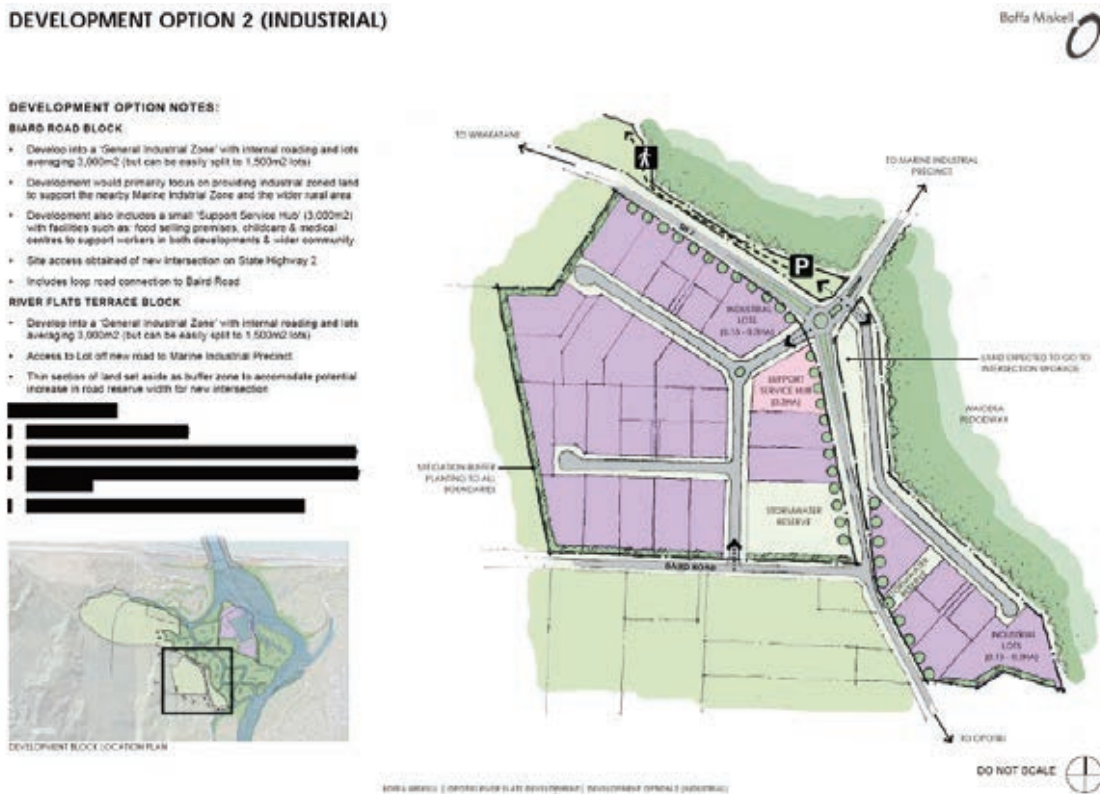
Rezoning of Baird Road Block for Industrial Use:

Location and Size: Our 12-hectare Baird Road Block is adjacent to State Highway 2 and opposite the Marina Industrial Park entrance.

Identification of the Baird Road Block for future industrial use in a Spatial Plan (e.g. Future Development Strategy) will provide the certainty required to support investment in future land use planning and infrastructure planning and delivery.

We propose utilizing the adjacent 3-hectare River Terrace Block as an extension to the industrial zone, further enhancing the district’s industrial land supply.

The figure below shows a high-level concept of how the land could be developed.



Advantages:

- Proximity to the Harbour Industrial zone and key transportation routes.
- Capacity to complement the Harbour Industrial Zone with allied activities such as dry boat storage, aquaculture services, and fuel storage.
- Accessibility to existing infrastructure, including water and wastewater services.
- Resilience to flooding hazards, making it suitable for industrial use.

- Alignment with District Needs: The Ōpōtiki District requires an additional 5 hectares of industrial land to meet long-term demand., particularly in light of the reduction in the Harbour Industrial Zone due to the Marina project’s basin excavation.

Industrial Land Supply:

A generous future industrial land supply is generally appropriate to enable:

- Potential for larger footprint, low intensity land uses to locate;
- Ability to respond to uneven demand without undue delays with regulatory processes/approvals, particularly where approval is being sought for industrial activities on non-industrial zoned land;
- Future proofing to secure long term land supply and to protect against land fragmentation and encroachment of sensitive activities (reverse sensitivity effects);
- Increase certainty for infrastructure planning.

Business opportunities that could be supported by this proposal:

- Marine Activities
 - Charter Boats: Services targeting local and international tourists.
 - Quality Accommodation: Hotels and lodges catering to marina users and tourists.
 - Fuel Supplies: A crucial facility, addressing the lack of fuel services west of Ōpōtiki until Waiotahi (14 km away).
- Marine Industry
 - Boat Building: Facilities for constructing boats onsite or assembling imported modules, creating semi-skilled jobs.
 - Boat Sales, Repairs, and Maintenance: Businesses catering to marine enthusiasts.
 - Dry Boat Storage: High demand for storage facilities, linked to quality accommodation offerings.
- Retail and Hospitality
 - Establishment of restaurants, retail outlets, and food businesses near marine activities.
- Logistics and Transportation
 - Barging of Logging Materials: Reducing the load on fragile local roads.
 - Canal Development: Investigate creating a canal through river flats, with potential infill applications for the 12.5-hectare site.

Infrastructure to Support Growth:

Enhanced Connectivity: We propose optimizing access from State Highway 2 with potential roundabout improvements to support industrial and commercial traffic from the Harbour Industry precinct and Baird Road block. We currently own and control the land required to provide this access.

Stormwater Management: Our land can independently manage stormwater impacts on adjacent properties, ensuring sustainable development practices.

Future Industrial, Residential and Commercial Development Opportunities

20-Hectare Dunlop Road Parcel: Positioned near the Waiotahi Drifts housing development, this parcel is ideal for mixed-use developments, including residential and commercial purposes. A second supermarket west of Ōpōtiki township is critical to serve:

- The Hukutaia housing project.
- The Waiotahi Drifts housing development.

Alignment with the Eastern Bay of Plenty Spatial Plan

Broad District Goals:- Developing our land aligns with the district's vision for a resilient and thriving community, ensuring sufficient land for industrial, commercial, and housing needs as outlined in the Spatial Plan.

Support for Tourism and Marine Activities:- Our proposals include options for boat building, dry boat storage, and retail services to support the growing aquaculture and marine sectors, leveraging the Opotiki Harbour development to stimulate tourism and marine-related industries.

Addressing Housing Needs:- Adjacent parcels of our land provide opportunities to address housing shortages through affordable homes, retirement villages, and rural lifestyle options, catering to the needs of both the aging population and young families migrating to the district.

Promoting Employment and Business Growth:- Encouraging businesses such as charter services, food and retail hubs, and aquaculture-related enterprises aligns with the Spatial Plan's goal of fostering employment opportunities and economic development.

Innovative Infrastructure Solutions:- We propose exploring innovative solutions, such as barging logs and creating a canal through our river flats, to enhance transport infrastructure while supporting sustainable practices.

Economic and Social Benefits

Job Creation: The development of these sites will generate employment opportunities, addressing socio-economic challenges and benefiting Ōpōtiki's skilled and unskilled workforce.

Support for Growing Industries: Expanding aquaculture and marine-related industries aligns with the district’s strategic economic goals.

Enhancing Community Services: Incorporating facilities such as childcare centers, food hubs, and medical services will support both the industrial workforce and the wider community.

Challenges and Mitigation Strategies

Highly Productive Land: Under the National Policy Statement on Highly Productive Land (NPS-HPL), we understand urban rezoning is justified if:

- It meets projected business land demand;
- No practicable alternatives exist;
- Benefits outweigh the loss of productive land.

We are confident our proposal satisfies these criteria.

Environmental Considerations: Low-lying areas requiring filling will be addressed using sustainable practices, such as reusing dredged material from nearby waterways.

Conclusion and Recommendation

Development of the “Baird Road Block” and associated parcels for industrial and commercial use presents a valuable opportunity to strengthen Ōpōtiki’s economic foundation while addressing long-term land use and infrastructure needs.

Under the existing rural zone, rural lifestyle subdivision is the most feasible option with the least risk and cost, and greatest short term return. This option would forego or severely constrain any future land development opportunities.

Our proactive approach and readiness to develop these holdings for long term benefit align with the subregion’s vision for sustainable growth.

We respectfully recommend that the Governance Group:

1. In the short term, endorse the inclusion of our proposals in the Spatial Plan as part of a wider framework plan for the locality to provide certainty for land use and infrastructure planning, and to avoid foregoing of opportunities.

2. In the medium term,

- a) Initiate a plan change to rezone the Baird Road Block for industrial use.
- b) Facilitate infrastructure planning to support these developments, including the planning and design and corridor protection for an intersection on State Highway 2 to provide access to the Harbour Industry Precinct and Baird Road block.

4. Recognise us as a key stakeholder and explore collaborative opportunities for innovative transport, marine infrastructure and other solutions.

By advancing these initiatives, the Council will ensure that Ōpōtiki's growth is strategic, inclusive, and beneficial to the entire community.

Ian Connor

Kukumoa

[REDACTED]

[REDACTED]

17 November 2024

Subject: Feedback on the Eastern Bay Spatial Plan



Thank you for the opportunity to submit on the Eastern Bay Spatial Plan (EBSP) – setting the scene for the next 30 years of development and investment within the Eastern Bay.

Through development of the EBSP, Rangitāiki Community Board (RCB) has had little involvement till lodging this submission, and has not met in the time submissions have been sought due to the tight timeframes being worked with. For such an impactful guiding plan, it would be beneficial if there is a further round of consultation, allowing all other elected members to be able to provide feedback on decisions affecting their rohe and communities.

With the development of a joint EBSP, it heavily leads to an operational efficiency to each of the district councils involved, providing a common overarching local planning document. It is desirable if this is able to continue, yielding a joint Eastern Bay District Plan / ePlan. This will provide efficiencies for if there are territorial boundary changes between the councils – as the District Plan will not require amendments. It will provide further efficiencies for users and developers with the similarities of rules being applied. With all Councils moving to an ePlan delivery, and with government seeking a single plan for each region through the RMA reforms, presenting a unified approach to the Eastern Bay will be encouraging for our communities.

Through the EBSP, devolution of powers from the Councils for planning mechanisms to develop Māori Land should be explored. Various councils have done this already, restoring self-determination, and driving the aspirations of iwi and hapū. Providing for this shall also mean we are able to have whānau return to their home.

Natural hazards and those from climate change are deeply concerning for RCB. Inappropriate planning decisions may leave our communities in harms way for generations to come. Any greenfield development proposed should be in a location absolved from natural hazard risks for greater than a 100 year timeframe.

With the EBSP projecting 5,500 more houses over the next 30 years, we seek that Council also aligns development and financial contributions with that 30 year projection to offset the costs of developments from being funded by communities, but by developers as a “polluter pays” method. Coupled in this may be incentives to provide for infill or “brownfields” developments with higher density with good urban development principles incorporated, rather than low density “greenfield” development that has occurred in the first stage of the Shaw Road development.

As part of this, we seek that Councils adopt the Medium Density Residential Standards (MDRS) for any medium density zoned land, and strongly considers expanding to apply to areas which are within a 5-10 minute walking catchment from business areas. In some cases, it may be appropriate to enable “high density” near central business districts. The current zoning provisions are not suitable for medium density, but are akin to low density. Adopting these standards does not mean that a property owner is required to develop or subdivide, but provides options for “brownfield” developments to occur that are good quality, and fit for purpose, and are a better use of space over what is currently provided for.

We encourage the use of “upzoning” to be done in existing residential areas which are at low risks of natural hazards. This shall mean that planning provisions are more enabling of development. Adopting the MDRS is part of what is being sought, but Council should also utilise other mechanisms, such as increasing height and density limitations within the town centre zones and adjoining areas. Similarly, stronger provisions need to be enabled to protect land from inappropriate subdivision. This may be done via removing the controlled activity status in many areas. Upzoning can be done quite quickly, compared to rezoning greenfield areas for development. Additionally, greenfield development is typically lower density in nature, as was evident in the first stage of Shaw Road. Both have implications for infrastructure, but these are able to be managed via development contributions, and providing for alternative acceptable solutions, such as low pressure storage systems, as is common in other areas.

We value your consideration and look forward to being able to contribute to the development of the EBSP through further discussions between our elected members and those staff or stakeholders involved.

“He aha te mea nui o te ao? He tangata, he tangata, he tangata.”

What is the most important thing in the world? It is people, it is people, it is people.

Nāku iti noa, nā



Ross Gardiner

Deputy Chair, Rangitāiki Community Board



Te Tatau Pounamu “Toitū te whenua, whatungarongaro te tangata”

Haua Te Mahi o Ngai Tamahaua

E nga mana, e nga reo, e nga karanga maha o te Kaupapa nei, tena koutou katoa

E nga Rangatira, e nga tuakana, e nga Hapu o Te Hapu o Whakatohea

Whakatika ai nga noho pai ana, whakarongo ki toku reo, kia whai taringa ki aku kupu

Kia a koutou, e tuku karanga ana

Ko Muriwai karanga. Ko Tamahaua karanga

Ko Tarakeha te maunga korerorero Ko Motuhora Ko Maunga Pohatu nga Maunga Tapu

Ko Opepe te awa e pioi ana I a Waiorata Ko Otarawa Ko Waioweka Ko Te Motu nga awa tapu

Ko Pakowhai, Ko Tawhitinui, Ko Kopura, Ko Karaka, Ko Te Papa, Ko Onehu he Pa Tawhito o Ngai Tamahaua

Ko Taiharuru te ana e rongo ana I te Moana a Kiwa

Ko Ani Karere te pataka kai a Ngai Tamahaua

Mai Nga Kuri a Wharei Ki Tihirau te rohe o Mataatua

Muriwai te Tipuna whakaruruhau o Whakatohea

E I ko Tamahaua e

This is a submission prepared by Ngai Tamahaua Hapu in reference to Our Places Eastern Bay Spatial Plan being prepared as a vision for the future of Whakatane, Kawerau and Opotiki Districts within the rohe of the iwi and hapu of the Eastern Bay of Plenty

The plan developed by Whakatāne, Kawerau, and Ōpōtiki District Councils working with iwi, government agencies and Toi Moana Bay of Plenty Regional Council

A spatial plan defines how we (and future generations) want to live, work and play in the future Eastern Bay. It's about providing safe places for people to live, supporting the local economy, adapting to climate change and protecting our environment – ultimately, ensuring people and place can thrive.

Our Place Spatial Plan presents options for the future of spaces and places,

- how towns might spread out (or up)
- where to build papakāinga
- where to build on the coast (and where not to)
- what infrastructure (such as pipes, parks, and roads) might be needed to support growing communities.

The Spatial Plan will reflect collective aspirations and help determine what the sub-region could look like in the future and how we can work together to get there using planning tools to inform council Long Term Plan processes, District Plan changes, and government infrastructure investment decisions.

A strong focus of the Spatial Plan is to help unlock economic development and define new places for housing developments and set future priorities for resourcing and funding needs

OUR PLACE EASTBAY SPATIAL PLAN GOALS

- Whai hauora me te whakarauora (Healthy and healing)
- Ngā ohaoha toitū, kanorau hoki, e tuku ana i Ngā mahi me ngā kaupapa mō te iwi whānui (Sustainable, diversified economy providing jobs and purpose for our people)
- Ngā tāngata, ngā hapori me ngā tauwāhi e hono ana, e tōnui ana, e manawaroa ana hei whakaata i te hītori me ngā tūmanako o tātou katoa (Connected, thriving, resilient people, communities & places that reflect our history and aspirations)

We need new land for housing and businesses that is serviced with infrastructure. This is needed to develop more areas to live, work, learn, shop and play – and we need to do this safely.

Together, there is a lot for us to consider for what current and future communities need, including:

- Managing the risks from natural hazards and climate change.
- Housing for our ageing population, and to support a growing workforce and economic development.
- Housing options for a youthful Māori population, backing up aspirations from iwi, hapū and land trusts.
- Continued infrastructure investment to enable industries to expand and provide places for people to live.
- Reliable transport connections to support industrial and primary sectors, including highway and rail links to the Port of Tauranga.
- Enabling economic growth, and managing conflicts between residential and business uses that can happen when they get too close

EASTERN BAY SPATIAL PLAN CONTEXT

◆ ECONOMIC DEVELOPMENT

With the Eastern Bay Spatial Plan the need to explore potential areas across the Eastern Bay that can support population growth while unlocking economic opportunities.

With increasing economic activity, housing and business land to keep up with demand is essential to achieving economic aspirations.

Transport connections to bring products and services to market is essential.

Constraints to development identify flood prone areas, fault lines, district size, conservation land, employment opportunities and land for homes.

Other issues include coastal erosion, landslides, tsunami, earthquakes, volcanic eruption and rising groundwater further impacted by climate change as weather patterns become more intense and more frequent.

◆ POPULATION CHANGES

From 2004 to 2013, the population of the Eastern Bay of Plenty sub-region declined by 2.8%.

From 2014 to 2023, it increased by 13.4%, or almost 7,000 additional people.

In 2023, the Eastern Bay population was 57,000 people. It is projected that around 12,000 more people will live in the Eastern Bay by 2055.

With the increase in population 5,500 more homes will be needed by 2055

52% of the population is Māori, and roughly four out of ten people that identify as Māori are under 20 years old. The more youthful age profile of the Māori population means it is projected to increase by 62% between 2018 and 2043, compared to 30% for the Pākehā population.

◆ HOUSING DEMAND

By 2055 demand shifts out of Whakatāne and Kawerau into the Western Bay of Plenty and Rotorua because there are not enough houses locally to meet short term and long term need.

The limited housing supply is restricting economic development in the Eastern Bay and without enough homes, it's hard for our economy to grow

The current state of the Eastern Bay Regions acknowledges the shortage of land for building new homes, and many of the existing houses are not fit for purpose.

Development in the Eastern Bay is also limited by things like natural hazards, conservation land, productive farmland, and land ownership rules – all of which restrict where new growth and housing density can happen

Papakāinga, multi-generational housing and marae communities are innovative solutions to community and housing needs offering communal shared spaces, shared gardens and sometimes employment and education opportunities.

Housing needs can be met locally to support economic and employment growth in the Eastern Bay. Through compact, high-quality design, we can achieve good environmental performance and improve resilience to climate change and natural hazards.

◆ MAORI COMMUNITY NEEDS

More than 50% of the Eastern Bay's population area is Māori and there are 11 iwi, 99 hapū and 92 marae in the area and a significant of the Hapu and Iwi are located in the rural coastal zones which is largely under resourced potential for economic development and unmet housing need.

The Eastern Bay is rich in culturally significant places, resources and taonga that Māori communities affiliate with. Māori-led housing and economic activities are fundamental to the Eastern Bay. Of the land in the Eastern Bay, 22% is Māori freehold land.

Iwi through the Settlement Process in the Eastern Bay are active local investors and owners of business entities, opens the potential of rapid economic growth through development opportunities across a range of sectors, including aquaculture, horticulture, tourism, timber and wood processing, water bottling, dairy processing and renewable energy.

Papakāinga, multi-generation housing and marae communities can be part of innovative solutions to meet community and housing needs.

◆ EASTERN BAY SPATIAL PLAN OPTIONS

Scenario 1: Residential greenfield areas: New greenfield areas at Matatā, Hukutaia and Awakeri to enable a long-term supply of housing and business land.

Scenario 2: Un-serviced rural residential focus: Demand for housing is enabled mostly in rural locations and there are not new greenfield areas, except for Hukutaia.

Scenario 3: Un-serviced rural residential focus: Growth shifts to the Western Bay of Plenty because there are no new greenfield areas (except for Hukutaia) and there is not a lot of new rural residential development

◆ **NGAI TAMAHUA SUBMISSION**

Ngai Tamahau is one of the groups identified in the Eastern Bay Spatial Plan depicting 11 iwi, 99 hapū and 92 marae

The rohe of Ngai Tamahau is located from Marae Totara in Ohope to Oroki Tai near Torere,

Opape Marae is located at Opape within the Opotiki District.

Our Marae is located within the coastal zone that is exposed to the natural hazards being flood prone area, near fault lines, and vulnerable to coastal erosion, landslides, tsunamis, earthquakes, volcanic eruption and rising groundwater levels.

Our other areas of interest that we exercise Kaitiakitanga include Marae Totara, Ohiwa and the Islands, Waiotahe, Ara Ko Tīpa, Tawhitiinui, Te Papa, Pakowhai, Te Ngaio, Hukuwai, Tirohanga, Waiaua, Opape and Awaawakino

Our Community is further impacted by climate change as weather patterns become more intense and more frequent and the sand dune area is impacted by erosion and environment damage.

Our population is growing due to a high birthrate from a young age profile and due to many Whanau returning to their haukainga

Housing is a major issue which we have presented to the Waitangi Tribunal inquiry on Housing. In the Opape Community the structures are substandard with a lack of services for water and power.

Homelessness is a problem having a reduction in the availability of rental properties and the lack of affordable options for low income Whanau.

Ngai Tamahau Hapu is within the Opotiki District with a high level of socio economic deprivation. A lot of the land and natural resources are held by Maori or being returned by way of Tiriti Settlements.

Ngai Tamahau with the Hapu of Ngati Ira, Ngati Ngahere, Ngati Patu, Ngati Rua and Te Upokorehe have been awarded the Customary Marine Title (CMT) and a number of Protected Customary Rights (PCR) under the Marine and Coastal Area (Taku Tai Moana) Act 2011. Any new planning tool must give consideration and protection of these rights.

As part of the MACA Act and the responsibilities under Kaitiakitanga when making new Plans we seek consideration that no development happen over Wahi Tapu and place of Cultural Significant.

In reviewing the Consultation Document none of the following issues have been given consideration or our submission is the these issues impacting on our rohe should be given a planning priority within the Eastern Bay Spatial Plan

◆ **COMMUNITY CONSULTATION & CONSULTATION WITH WHANAU, HAPU and IWI**

Even though the Eastern Bay Spatial Plan goals showing a focus on the people and wellbeing, There seems to have been very little consultation in setting the plan with the wider Community outside the three Councils and the governmental partners

Iwi are cited but any information shared has not filtered down to the 99 Hapu and 92 Marae

This limits the input of Community voice and diminishes the opportunity to develop a shared vision

The Eastern Bay Spatial Plan is a significant planning document covering 30 years of influence on the lives of the Community who currently reside in the Eastern bay Districts and on future generations. The Council therefore have a responsibility to consult fully with the Community on this Policy.

Also with Maori land and resources in rural and largely unserved by Council identified as having a significant potential for economic development then there is a greater responsibility of the three Council to have full direct and open consultation with the 99 Hapu who will be impacted by the application of the Eastern Bay Spatial Plan covering the next 30 years.

RECOMMENDATIONS:

- 1) Have a greater commitment to listening to a Community Voice
- 2) Have greater consultation with the 99 Hapu within the 3 Districts

◆ **RURAL PLANNING ISSUES TO BE INCLUDED IN THE PLAN**

Many Hapu are located within the coastal zone affected by natural hazards and climate change

In these zones activities designed to cater for tourism who enjoy the natural environment but create rubbish issues and need for toilets

Uncontrolled camping in non permitted areas are problems within our Community.

The dumping of household rubbish in the bush and waterways is a continual problem.

Planning should also protect the fertile production land to be free from development

RECOMMENDATIONS:

- 1) To work directly with Hapu to develop plans to identify natural hazards and climate change issues impact on the Community and the ability to create healthy and safe housing
- 2) In providing activities for the wider Tourism Industry have systems included to address issues of environment damage created by these activities.
- 3) The Eastern Bay Spatial Plan should give consideration to plan to manage uncontrolled camping

◆ URBAN PLANNING ISSUES

Within the Township of Opotiki to address issues of climate change plans should include green spaces for parks and recreational use, food security giving spaces for planting of fruit trees and vegetables in public shared spaces, areas of planting for Rongoa Maori and Raranga.

Creating safe and healthy waterways to protect the Mauri of waterways and maintain Te Mana of Te Wai

Affordable housing for Whanau should be a priority and options to address issues of homelessness

Planning should maintain the Community Cohesion, character and sense of space and maintain the health of wellbeing of the community.

Maori population levels stand at 52% and growing with 4 out of 10 Maori being under the age of 20 years. This brings needs for housing that caters for Whanau and the requirement for recreation spaces including parks, playgrounds and water spaces including sportfields, gyms and pools and library spaces to cater for children and young people.

- RECOMMENDATION:
- 1) Within the Township of Opotiki the Plan include green spaces for parks and recreational use, food security giving spaces for planting of fruit trees and vegetables in public shared spaces, areas of planting for Rongoa Maori and Raranga.
 - 2) That the Plan maintain water standards to protect safe and healthy waterways to maintain the Mauri of waterways and Te Mana of Te Wai
 - 3) Affordable housing for Whanau should be a priority and options to address issues of homelessness
 - 4) Planning should maintain the Community Cohesion, character and sense of space and maintain the health of wellbeing of the community
 - 5) The Plan should include commitments to creating spaces for recreation spaces including parks, playgrounds and water spaces including sportfields, gyms and pools and library spaces to cater for children and young people

◆ MACA

The Eastern Bay Spatial Plan needs to identify the area covered under the MACA Act and the impact the CMT and PCRs have on the Plan

- RECOMMENDATION:
- 1) The Opotiki District offer the opportunity to meet with the 6 Hapu awarded the CMT and PCR Rights to discuss the Eastern Bay Spatial Plan
 - 2) That no development is planned over any Wahi Tapu or Places of Cultural Significance

◆ HOUSING

Ngai Tamahaua Hapu have a significant housing need for affordable housing. Within the Opotiki District there is a significant housing need

If with the Eastern Bay Spatial Plan is being developed than housing needs to be environmental compliant and affordable

Support should include options for Maori first home ownership based on the successful model of Toitu Tai Rawhiti Housing

The Eastern Bay Spatial Plan notes Iwi aspiration for papakainga housing while acknowledging that 52% of the population are Maori with the levels growing as 4 in 10 Maori are under the age 20 years but makes very little commitment limited to accessing funding.

Since housing is aligned to improving economic opportunity then a Plan should give significant support to housing and housing for Maori Whanau

- RECOMMENDATION:
- 1) Significant support and funding should be accessed to support Maori Housing and the aspirations of Whanau, Hapu and Iwi for affordable and healthy homes.
 - 2) Housing in Rural Communities should be aligned with services.
 - 3) Housing should follow the successful model of Toitu Tai Rawhiti Housing

◆ ECONOMIC DEVELOPMENT & EMPLOYMENT

In 2023, the GDP of the Eastern Bay sub-region was approximately \$3 billion, out of a total \$20.5 billion for the Bay of Plenty.

The sub-region's 125km coastline supports thriving boating and aquaculture industries, with the aquaculture sector and future development in Ōpōtiki District being predominantly iwi-led, providing intergenerational benefits. 31% of jobs in Ōpōtiki District are in agriculture, forestry and fishing

Projections show Ōpōtiki is expected to grow by 2,600 people over the next 30 years, requiring an additional 1,400 houses. There are also aspirations to grow this further – as much as 2,300 houses. Available land for housing is not enough. We will need a large-scale solution for safe and affordable housing, such as the planned Hukutaia growth area.

Ōpōtiki District Council is also currently reviewing the best areas to rezone to provide more industrial land.

- RECOMMENDATION:
- 1) The Eastern Bay Spatial Plan needs to balance Community health and wellbeing and the need for economic development and employment
 - 2) The Plan needs to support the aspirations of Hapu and Iwi who will hold significant resources for investment due to the Tiriti Settlements and as owners of coastal land and natural resources with the potential to support economic development with the Regions
 - 3) The Maori population being young has huge potential as a economic resource as a pool of potential committed to this Community. Investment in creating a Whanau focused, recreation rich, quality housing options, good transport and communication technology
With good wage employment given opportunity for the future.



Name of Submitter:

SmartGrowth

c/- Andrew Turner: Independent Chair

E. administration@smartgrowthbop.org.nz

18 November 2024

Via email: kiaora@ourplacesebop.org.nz

Eastern Bay Spatial Plan Scenarios Submission

Thank you for the opportunity to make a submission on the growth scenarios that will inform 'Our Place: Eastern Bay Spatial Plan'. This submission constitutes a high level, overarching view from the SmartGrowth partners. Individual SmartGrowth partners may also make their own submissions.

If you have any questions regarding this submission, please contact our SmartGrowth Advisors: Craig Batchelar [REDACTED] and Nichola Lennard [REDACTED]

We look forward to submitting on the draft Eastern Bay Spatial Plan in due course.

Signed:

[REDACTED SIGNATURE]

Andrew Turner
Independent Chair - SmartGrowth Leadership Group

1.0 Introduction

This submission is provided on behalf of the SmartGrowth Leadership Group (“SmartGrowth”), a joint committee of the Bay of Plenty Regional Council, Tauranga City Council, the Western Bay of Plenty District Council, Tāngata Whenua and Central Government. The Committee is responsible for overseeing the implementation of the SmartGrowth Strategy, a spatial plan and future development strategy for the western Bay of Plenty sub-region.¹

The submission recognises the strong relationship between the western Bay of Plenty sub-region and the Eastern Bay, including transportation and employment connections.

2.0 Summary

SmartGrowth’s submission points can be summarised as follows:

- SmartGrowth recognises the connections between the sub-region and the wider Bay of Plenty region and supports the development of a Spatial Plan for the Eastern Bay.
- Option 1 (the preferred option) is the best option given the identified opportunities and constraints.
- The Spatial Plan should seek to encourage and enable infill where appropriate to provide for additional housing choice in existing towns near places of employment and social services, however it is acknowledged that in some places that is not possible given the natural hazards. Further information is needed to understand how greenfield development will address natural hazard risk and the effects of climate change.
- Given the strong economic and transportation connections between the sub-regions, SmartGrowth has a particular interest in ensuring that these intra-regional matters are taken into account in the Spatial Plan.

¹ The western Bay of Plenty sub-region covers the territorial areas of the Western Bay of Plenty District Council and Tauranga City Council.

- SmartGrowth supports increased recognition of the role of papakāinga and Māori-led housing in addressing supply shortfalls.
- A quarterly meeting would ensure that ongoing opportunities for collaboration are identified and taken forward.

3.0 The SmartGrowth Strategy

3.1 Overview of the Strategy

The SmartGrowth Strategy 2024 – 2074 was adopted by the partners in August 2024.² The Strategy sets the strategic vision and direction for the growth and development of the sub-region. The Strategy provides a framework to manage growth in an integrated and collaborative way in order to address complex planning issues, especially matters that cross over council boundaries.

The Strategy contains six transformational shifts for change supported by growth directives:

1. Homes for Everyone
2. Marae as Centres and Opportunities for Whenua Māori
3. Emissions Reduction through Connected Centres
4. Strong economic corridors linking the East and West to the City and the Port
5. Restore and enhance eco-systems for future generations
6. Radical change to the delivery, funding and financing model for growth

SmartGrowth is based on an envisioned population scenario of 400,000 people over the next 50 plus years. It has a particular focus on the next 30 years but does consider growth over a 50-year period. The Strategy is underpinned by the “Connected Centres” approach, which has a land use settlement pattern and multimodal transport system that enables people now, and in the future, to continue

² The Strategy can be found here: <https://www.smartgrowthbop.org.nz/smartgrowth-strategy-2024>

living, learning, working, playing, and moving in the western Bay of Plenty in a way that is both desirable and sustainable.

Over time, this programme will deliver greater housing and transport choices, improve and enable safe access to the sub-region's many social and economic opportunities, help reduce transport-related greenhouse gas emissions, move goods efficiently and reliably, contribute to more social and affordable housing choices, and manage environmental and cultural impacts often associated with unplanned growth.

3.2 Connection to the Eastern Bay

The SmartGrowth Strategy recognises the connections between the sub-region and the wider Bay of Plenty region. It notes that the sub-region serves as the gateway to the broader Bay of Plenty and provides critical connections to, and services for, the Eastern Bay of Plenty and Rotorua. It further recognises the economic relationship between Eastern Bay and the western Bay of Plenty sub-region, particularly with respect to the Port.

The Eastern Corridor in SmartGrowth is a significant growth area for the western Bay of Plenty and includes growth areas such as Rangiuru Business Park, Te Tumu and Te Puke. SmartGrowth also identifies a new Eastern Centre (Te Kāinga) as a long-term future growth area in the Strategy. It is acknowledged that there will be strong linkages between that area and the Eastern Bay.

The scenario consultation document sets out that the Eastern Bay will need to accommodate an additional 12,000 people over 30 years. Anticipated growth in the Eastern Corridor as identified in the SmartGrowth Strategy will influence, and be influenced by, growth and development in the Eastern Bay. SmartGrowth is interested in the long-term vision for growth in the Eastern Bay given the inter-relationships between the two areas.

4.0 Submission

SmartGrowth makes the following comments on the scenarios consultation document:

4.1 Support for Spatial Planning

SmartGrowth supports the development of a Spatial Plan as a response to the requirements to plan for growth pursuant to the National Policy Statement on Urban Development (NPS-UD). A Spatial Plan will provide a level of certainty for the community, partners and government, and is a useful tool in informing infrastructure planning, strategies, and future plan changes. SmartGrowth also supports the evaluation of scenarios as a key step in the development of a Spatial Plan.

4.2 Identification of Preferred Scenario

The consultation document sets out three potential scenarios for development (Scenario 1-3) and identifies Scenario 1 'Resilient greenfield areas' as the preferred scenario; with development being focussed in Matatā, Awakeri and Hukutaia. SmartGrowth recognises the significant amount of background analysis undertaken to identify potential scenarios, as outlined in the Scenarios and Options Development Report.

It is noted that Scenario 1 (the preferred scenario) largely directs new development towards greenfield areas, with limited growth occurring as infill development due to natural hazards. While SmartGrowth recognises that existing constraints and hazards limit the potential for infill development in some towns, the Spatial Plan should seek to encourage and enable infill where appropriate. This provides for additional housing choice in existing towns near places of employment and social services. Consideration should also be given to the constraints that natural hazards and climate change place on greenfield development, and how these can be properly managed.

It is understood that further natural hazards and climate change risk assessments are currently being undertaken and the Spatial Plan work is set to integrate with this workstream³. SmartGrowth looks forward to understanding how natural hazards and climate resilience will be addressed in the

³ Scenarios and Development Options Report, p. 123-124

Spatial Plan. This includes providing for enough housing and business land to accommodate any managed retreat required in the future.

SmartGrowth urges the consideration of transportation connections from new greenfield areas to existing settlements, places of employment and recreation, as well as the wider region. Given the strong economic relationship between Eastern Bay and the SmartGrowth sub-region, an understanding of any new industrial or commercial areas will also be important. It is acknowledged that there are parallel workstreams considering some of these matters, including the Economic Development Strategy and transport modelling⁴.

Overall, SmartGrowth supports proceeding with Option 1, acknowledging that further information will need to be developed for the draft Spatial Plan.

4.3 Role of Papakāinga and Māori-led housing

The consultation document identifies that a key contribution to housing stock will be papakāinga and Māori-led housing. Notwithstanding this, the Scenarios and Development Options Report recognises that there are barriers and constraints to papakāinga development, including planning, infrastructure and landownership constraints⁵.

SmartGrowth supports increased recognition of the role of this type of housing in addressing supply shortfalls and enabling Māori to achieve their aspirations. Strong partnerships between mana whenua, local government and other infrastructure providers are necessary to address the identified constraints. SmartGrowth looks forward to viewing additional details regarding papakāinga development as part of the Spatial Plan.

The SmartGrowth work programme contains actions to empower Māori housing delivery. This is being undertaken through a “Marae as Centres” approach forming an explicit part of the FDS and will include business case and resourcing models required to progress the feasibility, consenting, and

⁴ Scenarios and Development Options Report, p. 123-124

⁵ Scenarios and Development Options Report, p. 36

infrastructure design and build for social housing and home ownership. There may be opportunities for SmartGrowth and the Eastern Bay to work together on similar matters and to share information.

4.4 Ongoing Relationship with SmartGrowth

We look forward to supporting the next stage of the Spatial Plan development in 2025.

We also suggest that a regular engagement meeting be established with SmartGrowth to ensure that ongoing opportunities for collaboration are identified and taken forward. A quarterly meeting would tie in well with our cycle of engagement, monitoring, and reporting.

5.0 Conclusion

SmartGrowth commends the preparation of the Spatial Plan to address growth and development challenges and opportunities in Eastern Bay and supports the identification of potential scenarios as being the first step in this process.

SmartGrowth supports proceeding with Option 1, acknowledging that further information will need to be developed for the draft Spatial Plan. SmartGrowth is particularly interested in the transport connections between the two sub-regions, the economic linkages (particularly business land and the Port) and any trends around where people are choosing to live and work.

Private Bag 106602
Auckland 1143
New Zealand

19/11/2024

Our Places
Eastern Bay Spatial Plan team

Via Email: kiaora@ourplacesebop.org.nz

Kia ora,

Re: Our Places - Eastern Bay Spatial Plan

The NZ Transport Agency Waka Kotahi (NZTA) welcomes the opportunity to provide comment on the Scenarios and Development Options for Our Places, the Eastern Bay Spatial Plan.

We support spatial planning as a way of setting the strategic direction for how a place will grow, develop and change over time. In our experience, a collaborative spatial plan process enables key partners to work together to develop a shared understanding of the evidence base, outcomes being sought and co-development of a supporting implementation programme which clearly identifies the role each partner will need to play overtime to enable the plan.

We appreciate the opportunities provided to date to input into the formation of an evidence base and the development of scenarios. Given the changes since the last time we viewed a draft in May 2024, we have chosen to take this opportunity to provide some comment.

NZTA interest in urban development, integrated land use and transport planning

NZTA has a statutory objective to undertake its functions in a way that contributes to an effective, efficient, and safe land transport system in the public interest whilst giving effect to the strategic priorities and transport outcomes set by the Government through the Government Policy Statement on Land Transport (GPS).

The strategic priorities of the GPS 2024-2034 are:

- Economic Growth and Productivity
- Increased Maintenance and Resilience
- Safety
- Value for Money

The overarching priority is economic growth and productivity. The National Land Transport Programme (NLTP) 2024-27 sets out the direction for New Zealand's land transport system over the next 10 years and allocates funding to a range of activity classes to enable delivery. In the Eastern Bay of Plenty this programme includes work to address resilience issues on some of the sub-regions key corridors.

NZTA takes an integrated approach to transport planning, investment and delivery. It supports spatial planning as a way of setting the strategic direction for how a place will grow, develop and change over time. In our experience, a collaborative spatial plan process enables key partners to work together to develop a shared understanding of the evidence base, outcomes being sought and co-development of a

supporting implementation programme which clearly identifies the role each partner will need to play overtime to enable the plan.

We would also note that NZTA is a member of the SmartGrowth partnership and supports the SmartGrowth Strategy that sets out the neighbouring sub regional approach to growth management in over the next 30+ years.

Our Places - Scenarios and Development Options Report

We are impressed by the work done to date on the plan. The foundation work and consultation material provides a solid framework to make long-term decisions on how the sub-region should grow.

NZTA is generally supportive of the work to date; however, we provide some specific feedback below that we hope is considered as work progresses.

Our key submission points are as follows:

- We were not able to find any clear description or figures on the extent of areas unsuitable for intensification in existing urban areas. From 'eyeballing' the constraints mapping it appears around 40% of Whakatane wouldn't fall within this area and could accommodate further infill growth. While this will obviously not provide for all the growth anticipated it could potentially provide, over 30 years, for more than the minimal amount suggested in the consultation material.
- Any additional growth through intensification will usually utilise existing infrastructure, reducing the need for investment in new infrastructure. We would like to see consideration of how those opportunities for growth in the existing urban area could be maximised, while planning for growth in greenfields areas to provide for that (majority of) growth that can't be provided for in the existing urban areas.
- Likewise, we support the staging of growth in Matatā before development of Awakeri to maximise the benefits of infrastructure investment and delay/stage the need for new investment.
- We have previously shared our concern with planning based on a growth projection aligned with StatsNZ High projections, which could result in over investment in infrastructure for growth that either doesn't eventuate or is severely delayed. The close monitoring of growth and use of staging and triggers to inform timing of investment will be important to mitigate this risk.

We also provide the following comments:

- Regarding the further work mentioned on employment locations (particularly commercial), we encourage the consideration of, and where possible alignment with, residential growth locations and timing. This will help encourage people and new communities to live close to areas of employment and near services such as supermarkets and schools, so that they don't need to travel significant distances to access these.
- We acknowledge the resilience issues noted on page 94 of report. NZTA are committed to addressing resilience issues across our network, and work is identified in relation to resilience improvements for State Highway 2 in the NLTP 2024-27.
- Medium list transport considerations (Table 10, pg 94 onwards) – We would like to point out the lack of alignment of some of the comments with the ratings. For a number of the 'Fair' rated locations the comments identify a number of issues and no positives.
- We note the 'Maintenance Constraints' shown on Figure 38 (page 99). NZTA recognises the importance of maintaining the transport network and have increased the funding allocated for maintenance in the NLTP 2024-27.

Concluding comments

We acknowledge the progress that has been made on Our Places and look forward to further collaboration with you moving forward to complete the development of the spatial plan and deliver on the outcomes sought.

If you have any questions regarding this letter, please do not hesitate to contact Alastair Cribbens, Principal Planning Advisor on 021 985 151 or alastair.cribbens@nzta.govt.nz.

Yours sincerely



Cole O'Keefe
Lead System Planner
System Leadership

Submission

Bay of Plenty Spatial Plan

Subject - A Second Bridge for Whakatane as essential infrastructure to cope with the proposed increase in population.

Please find attached my proposal for a new river crossing as presented as a submission to the 10 year plan for Whakatane District Council.

The chaos that would ensue to the region in the event that a storm destroys the Domain road bridge needs no elaboration.

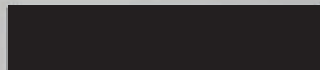
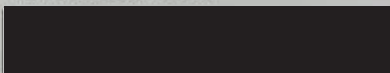
Quite apart from the existing peak time congestion at the Domain Road Bridge, and the vulnerability to the region should it be lost, providing for new houses will demand improved roading.

If, instead of reconstructing the Pekatahi bridge as proposed, Waka Kotahi could be shown that, by building my proposed new bridge and re-routing Highway 2 traffic across it, the White Pine Bush section at Highway 2 could be abandoned and replaced by this new route much closer to Whakatane, while using the existing roads.

The advantages are as follows:-

1. The new bridge would be constructed in a region of relatively small existing traffic flows, so the work could be effected with minimum disturbance.
2. Without my new bridge, traffic would be diverted through Whakatane during Pekatahi Bridge reconstruction, increasing congestion at the Domain Road bridge.
3. My new bridge would, in addition to managing normal Highway 2 traffic, enable Highway 30 traffic (from Rotorua, Kawerau and Edgecombe) to Whakatane, to have an alternative access to and from the Centre, again reducing congestion at the Domain Road Bridge.
4. Whakatane would have alternative access should damage occur to the Domain Road Bridge.
5. Whaka Kotahi would be managing broadly similar expenditure in fulfilling its statutory duty of maintaining Highway 2. However, the advantages to Whakatane, both practically and financially, would be enormous.

Jarle Raimon



CHEAPEST ROUTE
for
SECOND BRIDGE



*To form the Arawa Road roundabout, the existing road would be raised to the level of the stopbank in that location, leaving access to Red Conway Park reduced to a oneway, west to east, single lane.
The Rewatu Road roundabout would be formed similarly.
Eventually, roundabouts would be needed to improve traffic flow at three further intersections.*

- 1) Valley Rd. to Arawa Rd.
- 2) Rewatu Rd to Te Rahu Rd
- 3) Te Rahu Rd to State Highway 30

Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongō kōrero i a koe

We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

No. I DO NOT AGREE WITH ANY OF THE THREE OPTIONS.
THERE HAS BARELY BEEN A WORD IN THE PLAN ABOUT EXTENDING NEW BUILDINGS UPWARDS, ALONG WITH INFILL; SOME SECTIONS, EVEN @ TWO STORIES COULD ACCOMMODATE 3-4 SMALL DUPLEXES, SURELY 16 COUPLES OR 8 FAMILIES?

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

IF THIS PLAN WAS FOLLOWED, THE ENVIRONMENTAL IMPACT WOULD BE FAR LESS, INCLUDING NOT ENCROACHING ON FINITE, PRICELESS AGRICULTURAL LAND (THIS IS THE RANGITRIKI PLAINS! WHERE CAN YOU FIND NON-PRODUCTIVE LAND?) PLEASE CONSIDER SOLAR POWER PRODUCTION ON AIRPORT LAND AND THE BOAT HARBOUR LAND, FOR EXAMPLE.

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape. PLEASE DON'T!

WE NEED TO URGENTLY PUT A PLAN IN PLACE FOR DECISION + EXECUTION OF POSITIONING & INFRASTRUCTURE FOR A SECOND FUNCTIONAL BRIDGE, TO BE QUICKLY ACTED UPON WHEN WAKA KOTAHĪ COOPERATES.

DO NOT ISSUE ANY FURTHER BUILDING PERMITS FOR ANYWHERE NEAR THE COAST!

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.
By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

LOVELY AREAS OF NATIVE BUSH, KŪKI TRUST, TRAPPING.
GREAT CLIMATE - GOOD PARK AREAS - LOVELY BEACHES CLOSE.
GOOD COMMUNITY GROUPS - U3A IS THE STANDOUT.
TOWN IS GENERALLY BEAUTIFUL, WITH SOME NOTEABLE EXCEPTIONS

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

THE PARKS NEED MORE ATTENTION, AS OPPOSED TO THE STREET AREAS (ROUNDBABOUTS)
WE URGENTLY NEED AN ALTERNATIVE BRIDGE.
SAD TO SEE THE BUSH TREES (OF GREAT BEAUTY) OVER RUN WITH INVADING FOREIGN PRIVETS AND WATTLES.

About you:

**These questions are required for all online and hardcopy consultations.*

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places - Eastern Bay Spatial Plan.

Name: SUZANNE WILLIAMS

Organisation (if responding on behalf of):

Phone: [REDACTED]

Email: [REDACTED]

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

What is your age group? (at your last birthday)



Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places - Eastern Bay Spatial Plan. If you would like to view the Draft Our Places - Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori How the community can have their say

People can join the conversation many ways including:

Email:
kiaora@ourplacesebop.org.nz

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:
Whakatāne (07) 306 0500
Ōpōtiki (07) 315 3030
Kawerau (07) 306 9009

Facebook:
The community can also keep up to date by visiting each Council's Facebook page
[@WhakataneDistrictCouncil](#),
[@OpotikiDistrictCouncil](#),
[@KawerauDistrictCouncil](#)

Drop off a submission form to:

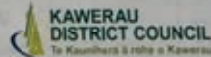
Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesbop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Matata, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

Scenario 2



Un-serviced rural residential focus

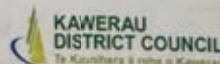
Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

Scenario 3



Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau; to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.



Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongo kōrero i a koe

We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations. We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutala, but need your help to make sure we are on the right track and that we take the right approaches to development.

1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

Although I won't be around in 2055, the thought of our beautiful village of Matatā having 1500 more houses is horrifying! WHERE? Surely not our beautiful native reserve hills.

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

We are an Iwi priority village; CONSULT.

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

I find it challenging of emission Matatā with 1500 more houses + more businesses.

SEWORAGE definitely needed before any consideration re this scenario! I would prefer to retain septic tanks + hopefully then, no cross-leak sections

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

The beach / Our Marae (Rangitiki + Umukohu)
Sports/Rugby Club / our Catholic Church / our big sections / our native bush reserve behind the village / our size / our whanau-related homesteads / Our tennis club + Courts / our safe streets / nil Gang (obvious) allegiances (sp?)

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

I like it just as it is! Actually,

About you:

***These questions are required for all online and hardcopy consultations.**

This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/ isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

Name:

ORINI MARR

Organisation (if responding on behalf of):

Phone:

Email:

Where do you live?

Which district do you reside in?

- Whakatāne District Ōpōtiki District Kawerau District
 Elsewhere in New Zealand (please state your town) _____

What is your age group? (at your last birthday)



Do you want to know the final outcome?

- Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

NO

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz.

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

Te tuku kōrero mai a te hapori **How the community can have their say**

People can join the conversation many ways including:

Email:
kiaora@ourplacesebop.org.nz

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:
Whakatāne (07) 306 0500
Ōpōtiki (07) 315 3030
Kawerau (07) 306 9009

Facebook:
The community can also keep up to date by visiting each Council's Facebook page

@WhakataneDistrictCouncil,
@OpotikiDistrictCouncil,
@KawerauDistrictCouncil

Drop off a submission form to:

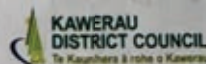
Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024



eBOP spatial plan
Jim Robinson comments
Wed 13 November

Thank you for the opportunity to comment on the Eastern Bay spatial plan. A lot of work has clearly gone into the plan, such planning is critical and it's well-considered and presented, so good stuff for getting it to this stage.

My first comment is a general observation on flexibility. Whatever the decisions made, there needs to be flexibility to adapt the plan. It's only 10 years since all the forecasts were for population decline in the eBOP as far out as about 2028. That proves forecasts are no more than an educated guess. Flexibility is essential.

I agree that Scenario 1 is preferable, so long as the greenfields development in all areas can be done in harmony with the existing communities. Please ensure development is as environmentally responsible as possible. Set expectations for new buildings having solar panels, water collection, high thermal efficiency, etc.

I have a few specific comments on transport around Opotiki.

SH2 Waioweka bridge seems a huge vulnerability to Opotiki and Tairāwhiti. It's 97 years old, and as well as being narrow, its capacity to withstand a major flood is surely questionable. In my view a new vehicle/cycle/pedestrian bridge should be in any planning mix.

The same goes for SH2 Waiotāhe bridge and junctions, which is, to put it bluntly, as dangerous as hell. If we're expecting increased population, therefore increased traffic flows, the risks from having outdated highway infrastructure will only be amplified.

If such core transport infrastructure is not addressed by government, I will have serious concerns about facilitating population increase.

The vulnerability of SH2 at Waiotāhe bluffs will continue to be an issue even if NZTA does work on the bluffs (eg with accidents closing the road). Should your planning include developing Crooked/Creamery road or a similar route, as an option to the highway? This would be especially applicable with Scenario 1, Hukutaia.

We need to encourage alternative transport options as much as possible. Please ensure new development planning always includes paths and tracks to allow transport off the road (as well as for recreation). Opotiki has made significant steps in this regard in the last few years, notably being able to cycle or walk from Waiotāhe to the Waioweka bridge and alongside town to Elliott Street and Memorial park.

Please continue this thinking. Plan to connect the trail gap between Te Ahiaua and Waiotāhe bridge so there can potentially be safe commuting/recreation between any of Ohiwa harbour, Waiotāhe, Paerata, Hukutaia and Opotiki, including good trail from the Waioweka bridge to the south side of Opotiki. By joining the gaps, more people will use trails for transport.

That's my thoughts, thank you.
Jim Robinson, Ohiwa

18 November 2024

Kia Ora Steven Perdia,

OUR PLACES – EASTERN BAY SPATIAL PLAN – FEEDBACK

This letter is to provide feedback on the 'Our Places – Eastern Bay Spatial Plan' discussion document. The feedback is being provided on behalf of the following parties:

- Golf Links Road Partnership
- Te Paroa Lands Trust
- Hunia Marupo Lands Trust
- Ratahi Lands Trust
- Kiwinui Lands Trust
- Rotoehu Lands Trust

The Lands Trust's referred to above would like to acknowledge that the Eastern Bay Spatial Plan discussion document has highlighted the importance that development of Māori land, particularly papakainga, will play in providing additional homes within our rohe. The Trust's entirely support this kaupapa and feel that the development of Māori owned land for not only papakainga, but for other general development will be key to meeting future housing and development demands.

The above Lands Trust's represent the owners of substantial land holdings located between the existing Coastlands residential area and the Whakatane Golf Course and Airport. The 188.8-hectare land area contained across four parcels, some of this is Māori Freehold Land, however there is a 16-hectare Freehold General Record of Title located to the north of the existing Whakatane Golf Course. These land holdings and their proximity to an existing urban area and amenities such as the Whakatane Airport have potential to have a significant contribution to the provision of housing over the next 30 years within the Eastern Bay region.

The extent of the land holding is identified below:



The land is undulating, however is relatively elevated and is free from identified natural hazards and other significant features. In addition, the land is on lower class soils and is therefore not considered highly productive.

Whilst at this very early stage, no case studies or business cases have been undertaken there is very real future development potential within this location. Development could include but are not limited to; commercial and educational opportunities and residential leasehold and papakainga developments. The Lands Trust's therefore feel that it is important that this area be identified in the Eastern Bay Spatial Plan as a potential growth area. This will ensure that there is a solid basis for future scoping and business case studies to be undertaken to determine what future development can occur over the area. Furthermore, this will enable the beginnings of future infrastructure planning to service any such development.

In addition, the identification of this land will also assist in any future planning documents, such as the District Plan, reflecting this area as an area for development.

All the Lands Trusts who are party to this feedback letter are very much open to further engagement with Council regarding how best to reflect their aspirations for the development of this land area within the Eastern Bay Spatial Plan.

We look forward to working with you and the team on the development of the Eastern Bay Spatial Plan.

Nga Mihi


Kathryn Maguire

Consultant Planner

Enid Ratahi-Pryor, Stanley Hamilton Ratahi, Jim Studer, Wilhelm Studer - Chairperson
Golf Links Road Partnership




Stanley Hamilton Ratahi - Chairperson
Te Paroa Lands Trust




Jim Studer - Chairperson
Hunia Marupo Lands Trust



Stanley Hamilton Ratahi - Chairperson
Ratahi Lands Trust



Enid Ratahi-Pryor - Chairperson
Kiwiniui Lands Trust



Wilhelm Studer - Chairperson
Rotoehu Lands Trust

Tel: 04 590 6402

Email: environment.policy@transpower.co.nz

20 November 2024

Draft Our Places – Eastern Bay Spatial Plan

By email c/- kiaora@ourplacesebop.org.nz

Tēnā koutou,

Draft Our Places – Eastern Bay Spatial Plan: Transpower Feedback

We appreciate the opportunity to provide feedback in response to the *Draft Scenarios and Development Options Report* (the Options Report) and resources released in October 2024 as part of the development of *Our Places, the Eastern Bay Spatial Plan* (the Spatial Plan). This feedback has been prepared by Transpower New Zealand Limited (Transpower) and we would be happy to present to the Project Governance Group to answer any questions.

In general, Transpower supports spatial planning and its role to inform long-term strategy which links the Council's policy direction, investments and actions with the community's priorities and desired outcomes. We particularly support outcomes around responsiveness to climate change, community resilience, and environmental and economic sustainability.

Along with providing feedback on Resource Management Act (RMA) policies and plans, Transpower has provided feedback on a range of strategic initiatives within the wider region. This includes working with Powerco and other stakeholders on a long-term grid enhancement plan for the Western Bay of Plenty ([Western Bay of Plenty Development Plan](#)). More recently, in March this year, we attended a council presentation with InPlace related to the Spatial Plan.

We note from text in the Options Report that further work is needed on energy resources. Therefore, at this stage, our feedback is limited to providing additional context and comment to support development of the Spatial Plan.

About Transpower - the National Grid

Transpower is the state-owned enterprise that plans, builds, maintains, owns, and operates New Zealand's high voltage electricity transmission network, known as the National Grid. The National Grid connects those who generate and those who need electricity to live, work and play across the country. Our transmission network consists of some 11,000 km of transmission lines and 174 substations linking power stations, owned by electricity generating companies, to substations feeding the local networks that distribute electricity to homes and businesses.

The National Grid is critically important for a reliable and secure supply of electricity throughout the country and that, in turn, supports national and regional growth. Transpower is committed to ensuring a reliable, safe, resilient infrastructure network that is environmentally sustainable to meet New Zealanders' needs for generations to come.

Transpower needs to efficiently operate, maintain, upgrade, and develop the National Grid to meet increasing demand, to connect new generation, and to ensure resilient and secure supply. For this reason, Transpower has a significant interest in the development of effective and workable strategies to guide and respond to future development that may affect the National Grid.

Aotearoa New Zealand aspires to a de-carbonised future. Our transport and industrial processes will be increasingly powered by electricity, and the National Grid will need to connect more generation to meet all forms of growing electricity demand. The base case in Transpower's [Whakamana I Te Mauri Hiko](#) estimates that electricity demand will increase by 68% by 2050. Meeting this projected demand will require significant and frequent investment in New Zealand's electricity generation portfolio over the coming 30 years, including new sources of resilient and reliable grid connected renewable generation.

Within the life of the Spatial Plan, Transpower will need to connect more renewable generation and increase the capacity of the grid to carry this electricity. We need to make smart investments to ensure we have a safe, resilient National Grid that supports the growth of our economy and the needs of future generations. We also need to focus on the resilience of current and future assets as well as maintain our stewardship of the transmission grid and power system, so that the power continues to flow to where it's needed.

Appendix A provides further background information about Transpower and the policy context for the National Grid.

The Eastern Bay area – Whakatane, Kawerau and Ōpōtiki districts in the Bay of Plenty region

The transmission network in the Bay of Plenty region comprises high capacity 220 kV and low capacity 110 kV circuits, with interconnecting transformers located at Tarukenga, Kaitemako, Edgumbe and Kawerau. Most Bay of Plenty generation is at the eastern end of the region (around Kawerau), but the bulk of the load is at the western end (near Rotorua and Tauranga). Power flow within the wider region is therefore generally from east to west, connecting the major hydro and geothermal generation to the North Island transmission network (the 'Grid Backbone'). Power flow is expected to increase due to solar generation connections in the eastern sub-region and forecast load increases in the western sub-region.

The Bay of Plenty regional peak demand is forecast to grow by an average 3.1 per cent per annum over the next 15 years, from 392 MW in 2023 to 623 MW by 2038. This is greater than the national average growth rate of 2.0 per cent per annum.¹

In 2023, the Bay of Plenty region's generation capacity was approximately 382 MW and is forecast to increase to 614 MW by the end of 2025 due to planned commissioning of several solar farms in the Eastern Bay sub-region. In addition, as at 2023, embedded solar (PV) generation, was approximately 17 MW.² Regional generation capacity is less than regional peak demand so any deficit is imported through the National Grid. At low load the region may import or export power depending on the level of generation dispatched.

Transpower is implementing several upgrade projects in the Bay sub-region including:

- Transformer upgrade at Kawerau to improve security of supply for the Kawerau 110kV system.
- Upgrades to the Waiotaha supply transformers to accommodate new/committed solar generation.
- Work on the Edgumbe-Kawerau (1 and 2) 110 kV circuits to avoid overloading.
- Thermal upgrade of Edgumbe-Kawerau 3 220kV circuit as part of Net Zero Grid Pathways workstream (Transpower's major capital projects programme).

Forecasting demand and peak load is inherently uncertain. Transpower works closely with electricity distributors regarding planning works programmes, forecasting and responding to demand.

We regularly publish updates to our forecast demand and works programmes to ensure the National Grid network can meet future needs of users and identifies potential to address future demand or alleviate expected constraints. This information is available through:

¹ Refer [Transmission Planning Report](#) Chapter 10, Bay of Plenty.

² Refer [Transmission Planning Report](#) Chapter 10, at 10.2.3.

- [Envision](#) – a tool that provides access to our Transmission Planning Report and transmission capacity information
- [Connection Enquiry Dashboard](#) – a tool that tracks our forward pipeline of works for generation and non-generation connections.

A list of the National Grid assets within the Eastern Bay area is included as **Appendix B** along with a map showing their geographical location in **Appendix C**.

Responding to climate change, resilience and supporting the transition to a low carbon economy

Transpower supports the inclusion of strategic objectives and design principles to reflect emissions reduction and climate change mitigation in planning and development decisions as a pathway towards net zero emissions and reducing greenhouse gas (GHG) emissions (7.1 in the Options Report refers).

Ongoing investment in the transmission network and significant upgrades are expected to be required to meet the demand for electricity and to meet the Government’s objective for a renewable energy future. Throughout New Zealand, the National Grid will play a critical role in electrification of the economy to reduce GHG emissions and support growth.

A significant resource management issue for Transpower across New Zealand is inappropriate development, land use and subdivision in close proximity to existing National Grid transmission lines, which can compromise its operation, maintenance, development and upgrade. In the context of local authority strategies, spatial planning, future development strategies and RMA policies and plans, this means ensuring that existing National Grid assets are able to be operated, maintained and upgraded and protected from inappropriate subdivision land use and development. It also means that new development of the National Grid including transmission line connections to renewable energy generation are contemplated by district and regional councils.

Under the RMA, the National Grid is nationally significant infrastructure by virtue of the National Policy Statement on Electricity Transmission 2008 (NPS-ET). The National Policy Statement on Urban Development (NPS-UD) requires future development strategies to be informed by every other NPS (cl 3.14) and recognises the National Grid as ‘additional’ infrastructure (cl 3.13).

The Options Report generally reflects the requirements for future development strategies in the NPS-UD (refer 1.5.2, Figure 6, 8.2.4, and Figure 39). However, as noted above, further work is required to recognise energy infrastructure as a strategic enabler of, and a physical constraint on, development (refer NPS-ET policies 10 and 11; NPS-UD cl 3.14) to support or service development capacity (NPS-UD cl 3.13(2)). For example, this could be partly achieved through including information in figures/tables.

Summary

Transpower generally supports the development of the Spatial Plan and seeks clear recognition about electricity transmission in terms of:

- The national significance and benefits of the National Grid³ and the role of electricity generation, transmission and distribution in responding to climate change and the transition to a low carbon economy.
- Providing clarity around the relationships between the Spatial Plan, and council strategies and policies with national direction instruments under the RMA.
- Adding information about critical infrastructure networks to highlight their role in enabling growth and the need for protection from inappropriate development (for example including a subsection in 2.6 of the Options Report).
- Re-consider critical infrastructure networks in options assessment for future development in light of the requirements of the NPS-UD and NPS-ET and National Environmental Standard for Electricity Transmission Activities (NESETA) relating to:

³ Including through the NPE-ET and National Environmental Standards for Electricity Transmission Activities.

- spatially identifying constraints on development in spatial maps and graphics
- protecting the National Grid and provide for operations and upgrades.
- Recognise the interest of critical infrastructure network providers as stakeholders for developing implementation plans, setting priorities and strategies relating to future or urban, industrial and business development.

We trust this feedback is helpful and would welcome the opportunity to work with you and other stakeholders, such as generators and distribution businesses, as the Spatial Plan is developed.

Thank you for the opportunity to provide comments at this time. Transpower is happy to answer any follow up questions the Council may have.

Yours faithfully

TRANSPOWER NZ LTD

Pippa Player

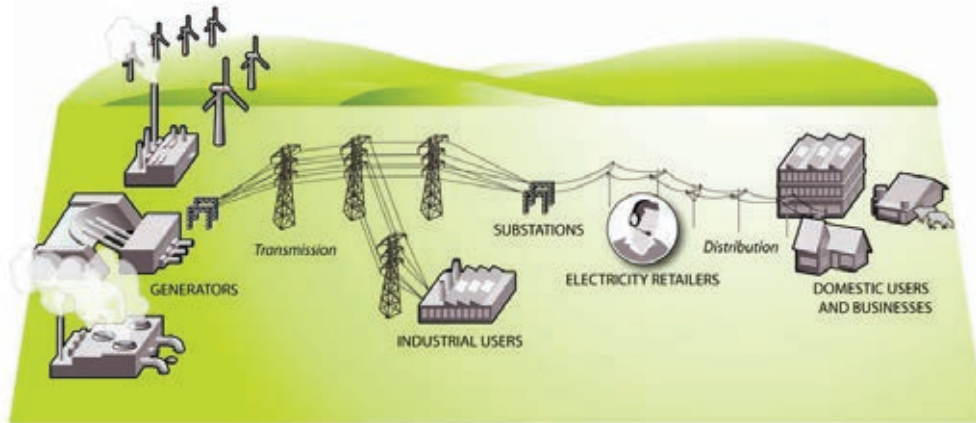
Strategic Lead – Environmental Policy

Appendix A: Supporting Information

About Transpower

Transpower is the state-owned enterprise that plans, builds, maintains, owns and operates New Zealand's high voltage electricity transmission network, known as the National Grid. The National Grid connects power stations, owned by electricity generating companies, directly to major industrial users and distribution companies feeding electricity to the local networks that, in turn, distribute electricity to homes and businesses. The role of Transpower is illustrated in Figure 1 below.

Figure 1: Role of Transpower in New Zealand's Electricity Industry (Source: MBIE)



The National Grid stretches over the length and breadth of New Zealand from Kaikohe in the North Island to Tiwai Point in the South Island and comprises some 11,000 kilometres of transmission lines and cables and 174 substations, supported by a telecommunications network of some 300 telecommunication sites that help link together the components that make up the National Grid.

Transpower's role and function is determined by the State-Owned Enterprises Act 1986, the company's Statement of Corporate Intent, and the regulatory framework within which it operates. Transpower does not generate electricity, nor does it have any retail functions. It is important to note that Transpower's role is distinct from electricity generation, distribution or retail. Transpower provides the required infrastructure to transport electricity from the point of generation to local lines distribution companies, which supply electricity to everyday users. These users may be a considerable distance from the point of generation.

Transpower's Statement of Corporate Intent for 1 July 2023, states that:

"Transpower is central to the New Zealand electricity industry. We connect generators to distribution companies and large users over long distances, providing open access and helping to balance supply and demand. The nature and scope of the activities we undertake are:

- as grid owner, we own, build, maintain, replace, and enhance the physical infrastructure that connects those who generate and those who need electricity to live, work and play across the country; and*
- as system operator, through a service provided under contract to the Electricity Authority under the Electricity Industry Participation Code, we operate the electricity market, managing supply and demand for electricity in real time to ensure that the power system remains stable and secure."*

In line with this role, Transpower needs to efficiently operate, maintain and develop the network to meet increasing demand and to ensure security of supply, thereby contributing to New Zealand's economic and social aspirations. It must be emphasised that the National Grid is an ever-developing system, responding to changing supply and demand patterns, growth, reliability and security needs.

As the economy electrifies in pursuit of the most cost efficient and renewable sources, the base case in Transpower's 'Whakamana I Te Mauri Hiko' predicts that electricity demand is likely to increase around 68% by 2050. 'Whakamana I Te Mauri Hiko' suggests that meeting this projected demand will require significant and frequent investment in New Zealand's electricity generation portfolio over the coming 30 years, including new sources of resilient and reliable grid connected renewable generation. In addition, new connections and capacity increases will be required across the transmission system to support demand growth driven by the electrification of transport and process heat. Simply put, New Zealand's electricity transmission system is the infrastructure on which New Zealand's zero-carbon future will be built. This work supports Transpower's view that there will be an enduring role for the National Grid in the future, and the need to build new National Grid lines and substations to connect new, renewable generation sources to the electricity network.

RMA - Statutory Framework for electricity transmission

The National Policy Statement on Electricity Transmission 2008 (NPS-ET) was gazetted on 13 March 2008. The NPS-ET confirms the national significance of the National Grid and provides policy direction to ensure that decision makers under the RMA:

- recognise the benefits of the National Grid;
- manage the adverse effects on the environment of the National Grid;
- manage the adverse effects of third parties on the National Grid; and
- facilitate long term strategic planning for transmission assets.

The NPSET only applies to the National Grid, being the assets used or operated by Transpower, and not to electricity generation or distribution networks.

The NPSET sets a clear directive on how to provide for National Grid resources (including future activities) when drafting planning documents and therefore Councils have to work through how to make appropriate provision for the National Grid in their plans, in order to give effect to the NPSET.

The single Objective of the NPSET is:

"To recognise the national significance of the electricity transmission network by facilitating the operation, maintenance and upgrade of the existing transmission network and the establishment of new transmission resources to meet the needs of present and future generations, while:

- managing the adverse environmental effects of the network; and
- managing the adverse effects of other activities on the network."

The NPS-ET's 14 policies provide for the recognition of the benefits of the National Grid, as well as the environmental effects of transmission and the management of adverse effects on the National Grid. The policies have to be applied by both Transpower and decision-makers under the RMA, as relevant. The development of the National Grid is explicitly recognised in the NPS-ET.

Specifically, the NPS-ET requires that district plans include a buffer corridor around National Grid lines within which "sensitive" activities should not be given resource consent and other activities that have the potential to compromise the National Grid or generate reverse sensitivity effects are managed. The three primary reasons for restricting activities within the buffer corridor are electrical risk; annoyance caused by transmission lines and reverse sensitivity; and restrictions on the ability for Transpower to access, maintain, upgrade and develop the lines, as well as compromising the assets themselves.

Appendix B: National Grid Assets – Eastern Bay sub-region

- Kawerau - Deviation A 220kV double circuit steel tower pole transmission line (KAW-DEV-A)
- Kawerau – Matahina A 110kV double circuit steel tower transmission line (KAW-MAT-A)
- Kawerau – Matahina Underground Fibre Cable (KAW-MAT-TR493)
- Edgecumbe-Kawerau A 110kV Single Circuit Pi Pole transmission line (EDG-KAW-A)
- Edgecumbe - Kawerau B 110kV Single Circuit Pi Pole transmission line (EDG-KAW-B)
- Edgecumbe - Waiotaha B 110kV Single Circuit Pi Pole transmission line (EDG-WAI-B)
- Ohakuri - Edgecumbe A 220kV single circuit steel tower transmission line (OHK-EDG-A)
- Edgecumbe - Tarukenga A 220kV double circuit steel tower transmission line (EDG-TRK-A)
- Matahina Ohakuri Underground Fibre Cable (MAT_OKI_TR492)
- Arapuni - Edgecumbe A 110kV Single Circuit Pi Pole transmission line (ARI-EDG-A)
- Arapuni - Edgecumbe B 110kV Single Circuit Pi Pole transmission line (ARI-EDG-B)
- Edgecumbe - Waiotaha B 110kV Single Circuit Pi Pole transmission line (EDG-WAI-B)
- Kawerau substation
- Edgecumbe substation
- Matahina substation
- Waiotaha substation

Appendix C: Location of National Grid Assets – Eastern Bay sub-region (covering Whakatane, Kawerau and Ōpōtiki districts)

Transpower Assets

Whakatane District

Legend

Territorial Land Authority

Boundary

Transpower Assets

Overhead Fibre Cable

Underground Fibre Cables

Site

AC Substation

Comms

HVDC

Tee

Transmission Line

0kV Overhead

11, 66kV Underground

11, 33, 66kV Overhead

66kV Overhead Leased

110kV Underground

110kV Overhead

110kV Overhead Leased

220kV Underground

220kV Overhead

350kV Submarine

350kV Overhead

400kV Overhead



External Disclaimer

This document is produced for external release. The conclusions are based on the information currently available to Transpower and may change as further information becomes available either internally or externally.

Copyright © 2023 Transpower New Zealand Limited (Transpower). All rights reserved. This document is produced for external release. The conclusions are based on the information currently available to Transpower and may change as further information becomes available either internally or externally. Date: 01/11/2023 Drawn by: berryman

TRANSPOWER
 Prepared by: Transpower

Projection: NZTM 2000 Scale: 1:460,000 Plan Size: A3L

Our Places – Eastern Bay Spatial Plan

E hiahiatia ana kia rongo kōrero i a koe

We want to hear from you

You can influence the future of the Eastern Bay, for you and for future generations.

We have an idea about how and where development can happen, like Matatā, Awakeri or Hukutaia, but need your help to make sure we are on the right track and that we take the right approaches to development.



1 What are your thoughts about where to plan for 5,500 new houses and land for businesses by 2055?

We believe that significantly increasing housing in the Whakatāne and Ōpōtiki townships may not be the best approach due to the risk of natural hazards. While Kawerau could support some infill housing, it won't be enough to meet the demand. This means we need to explore new greenfield areas to accommodate the additional housing required.

What we want to know:

a Have we got it right with Scenario 1, and do you agree we are looking at the right places for growth? If not, what would you want us to change or consider?

1) Geothermal > naturally we should go west - not East and North!
2) Lakes

b Have we considered all the important factors? This could be things about the environment, society, economy, culture, or climate change and natural hazards.

We need to join with Rotorua/Tauapo Districts given the prolific abundance of geothermal available in Kawerau. We need to be at the cutting edge of geothermal power production.

c If we deliver Scenario 1, what else is important to you for us to take into account? This could be in terms of transport, design, public art, parks, open spaces and community facilities, or how you see these places taking shape.

None of the 3 Scenarios are applicable to Kawerau. You are looking in the wrong direction given our proximity to the Lakes and abundant Geothermal Energy.

2 What do you want us to think about and plan for to support your community and other communities across the Eastern Bay?

There are many short-term problems facing us, but this is an opportunity to lift our heads up from the day-to-day and think about what the future of the Eastern Bay could look like.

By better understanding the future expectations of you and your community, we can collectively work towards what is most important to the people of the Eastern Bay.

What we want to know:

a What do you value the most about your local community or the wider Eastern Bay?

This could be a place you cherish, like a park or beach, being able to have a short walk to the shops, a great walking pathway nearby, being able to live off the grid or get out into the many natural open spaces we have, or anything else that makes you proud to live where you do.

The triangle of the Plateau needs far more thought than you have given these 3 scenarios. Tawhanga to Opotiki + Whakatane are all coastal. They do not have an abundance of geothermal energy. Taupo, Rotorua, Reporoa, Renuwhakaiti do.

b What do you want to see change? What are the biggest opportunities for improvement that you see?

This could be about the environment, parks and open spaces, or how we travel around and use our streets. We want to hear your ideas about what the future could be.

This Council needs to look long and hard and in depth at the geothermal abundance. Unless you have lived with geotherms of heating in a domestic home you will not understand how powerful & abundant it is. I beg you to look into it.

About you: Govt is heading towards geotherms and we must

**These questions are required for all online and hardcopy consultations.*
This section tells us a little bit more about you. By capturing this information, we can better understand our communities and who is/isn't giving us feedback. This submission form is not a stand-alone document. We recommend you read the 'Our Starting Point' document or find out more by heading to ourplacesebop.org.nz

Contact details (Please print clearly)

We will use this to contact you if you would like the opportunity to provide verbal feedback or if you wish to see the Draft Our Places – Eastern Bay Spatial Plan.

Name: DIANE MANGHAM

Organisation (if responding on behalf of): _____

Phone: [Redacted]

Email: [Redacted]

22/10/2014

Where do you live?

Which district do you reside in?

Whakatāne District Ōpōtiki District Kawerau District

Elsewhere in New Zealand (please state your town) _____

What is your age group? (at your last birthday)

Do you want to know the final outcome?

Once the consultation is complete, we'll create the Draft Our Places – Eastern Bay Spatial Plan. If you would like to view the Draft Our Places – Eastern Bay Spatial Plan, please tick the box and ensure your contact details are completed above.

Do you want to present your feedback?

You can provide your feedback at a meeting with our Project Governance Group on 2 December 2024. If you would like to be involved, please get in touch by 5pm, 17 November 2024 by emailing kiaora@ourplacesebop.org.nz

Privacy statement: The Local Government Act 2002 requires submissions to be made available to the public. Your name and/or organisation will be published with your submission and made available in a report to elected members and to the public. Other personal information supplied will be used for administration and reporting purposes only.

all of kawerau could have geothermal domestic heating - no more wood. No more electricity

Te tuku kōrero mai a te hāpori

How the community can have their say

we can do this

People can join the conversation many ways including:

Email:
kiaora@ourplacesebop.org.nz

Online:
ourplacesebop.org.nz

Post feedback to:
Whakatāne District Council,
Private Bag 1002, Whakatāne 3158

Ōpōtiki District Council
PO Box 44 Ōpōtiki 3162

Kawerau District Council
Private Bag 1004, Kawerau 3169

Phone enquires:
Whakatāne (07) 306 0500
Ōpōtiki (07) 315 3030
Kawerau (07) 306 9009

Facebook:
The community can also keep up to date by visiting each Council's Facebook page
[@WhakataneDistrictCouncil](#),
[@OpotikiDistrictCouncil](#),
[@KawerauDistrictCouncil](#)

Drop off a submission form to:

Whakatāne District Council,
4 Commerce Street, Whakatāne

Murupara Service Centre,
Pine Drive, Murupara,

Ōpōtiki District Council,
108 Saint John Street, Ōpōtiki,

Kawerau District Council,
2 Ranfurly Court, Kawerau

People can have their say from 14 October to 17 November 2024

Me pēhea e tutuki ai ngā whenua whakatū whare, pakihi hoki hei te 30 tau e ara mai nei?

How can we meet the demand for residential and business land for the next 30 years?

One of the important decisions we need to make is about where new urban development could happen. We can then work on how to make it happen.

Based on the information we have, including projected population growth, environmental constraints and key areas for economic development, three high-level scenarios were created to support discussions on how we could accommodate current and future needs.

Below is a summary of the three scenarios. The draft Scenarios and Development Options Report sets out the rationale and explains how specific locations were assessed for suitability for development. Visit ourplacesebop.org.nz for further details.

Scenario 1



Resilient greenfield areas

Provide a long-term supply of housing and business land in a series of new greenfield areas: Mātātā, Awakeri, Hukutaia. There would be a low level of residential infill and a low level of rural residential development.

No

Scenario 2



Un-serviced rural residential focus

Enable demand for housing to shift into rural locations, with a relaxed regulatory approach (and avoiding highly productive land, areas prone to natural hazards). There would be a high level of rural residential development. Over time this could encourage a high level of infill and intensification of townships and villages.

No

Scenario 3



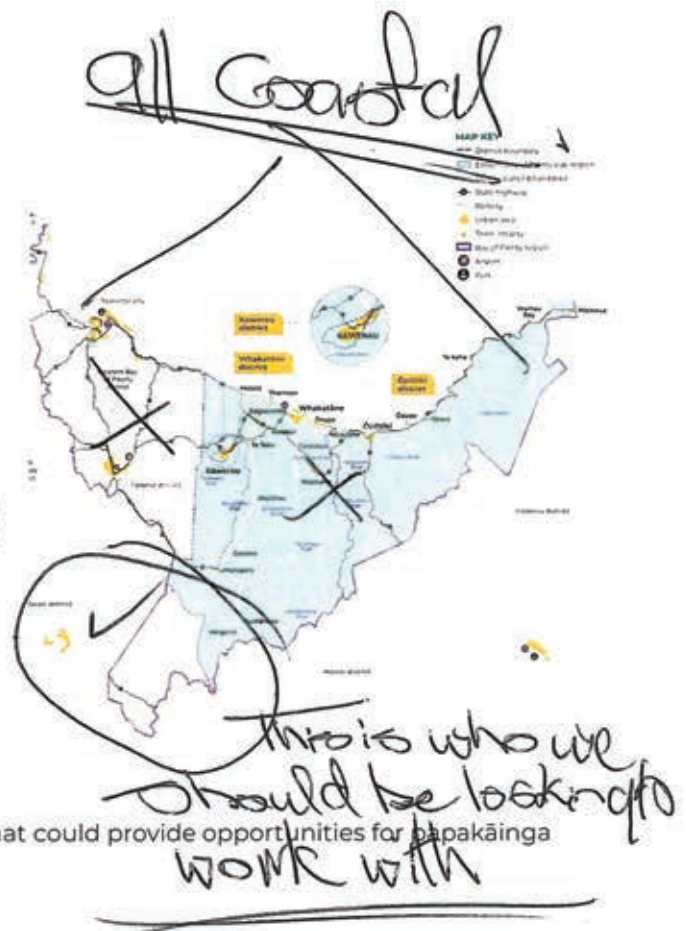
Growth outside the sub-region

Demand shifts out of Whakatāne and Kawerau to Western Bay of Plenty and Rotorua because there are no new greenfield areas and rural residential development is not enabled. There would be a low level of rural residential development. Over time this could encourage a high rate of intensification and infill of townships and villages because there are few other options for housing growth in the districts.

No

Kawerau District

- Kawerau District is expected to need approximately 650 additional homes over the next 30 years. There is sufficient infrastructure capacity within the urban residential area to support growth.
- Kawerau District covers 24km² so has limited opportunities for greenfield residential development. Increasing housing in the district will mean intensification of the existing residential area.
- Kawerau's housing and growth strategy commenced more than a decade ago, enabling some 170 new residential dwellings. This includes Stoneham Park, which will be critical in delivering housing. Future increases in housing will still be required to attract workers to live in the town.
- The Putauaki Trust Industrial Zone now has the potential to expand in the future, supported by two boundary reorganisations between Kawerau and Whakatāne District Councils, ensuring that Kawerau remains the prime location as the industrial centre of the Eastern Bay.
- There are also areas of residential zoned, Māori-owned land that could provide opportunities for hāpakāinga and Māori-led housing option



Ngā pū meka mō Toi Moana ki te Rāwhiti

Key facts about the Eastern Bay

Some information about the Eastern Bay that has influenced decision making to date, with a selection of key factors summarised here.

Land management

The Eastern Bay Sub-region is **758,900 hectares**

Of this, 26.5% is managed by the Department of Conservation. Forestry accounts for another 20% with the largest areas in southern Whakatāne and Muriwai. 22% of the land is Māori freehold land.

Today 22% (169,000 ha)

Of land in the Eastern Bay is Māori freehold land.

The dispossession of land through confiscation and associated land use change has led to the loss of Māori-owned land and, in a lot of cases where land has been given to iwi, this has been in a different location to their traditional rohe.

What can the data for the Eastern Bay - today

Population growth

In 2023, the Eastern Bay was home to about

57,000 people

It's projected that around 12,000 more people will live in the Eastern Bay by 2055. While growing, the overall population is ageing, with a youthful and increasing Māori population proportion.

Those aged 65+ years

will make up 30% of the population by 2053.

Around 52%

of the Eastern Bay's population is Māori with a very different age profile compared to the general population:

The average age of Māori is 26.3 years,

with the largest cohort aged 14 years and younger.

He tiro whānui: Te whakamahere i ō tātou tauwāhi

An overview: Planning our places

We are creating a plan that will help us set a vision for the future of the Whakatāne, Kawerau and Ōpōtiki Districts within the rohe of the iwi

and hapū of Eastern Bay of Plenty in the wider Bay of Plenty Region.

Our Places – Eastern Bay Spatial Plan will set out where the Eastern Bay of Plenty wants to head and provide a roadmap, or spatial plan, for how to get there.

Our Places isn't finalised because we want to hear from you first. This is your chance to influence how future generations will experience the Eastern Bay.

Why create Our Places – Eastern Bay Spatial Plan?

The Eastern Bay is renowned for its outstanding natural and cultural taonga, attracting people to our region over the centuries. We are all part of a continuum – there were those before us and there will be those after us. We have a responsibility to care for the taonga we have inherited, while meeting the needs of current and future generations. Those needs include ensuring that our people can continue to safely live, work, visit and play in the Eastern Bay, now and in future.

About 56,500 people call the Eastern Bay home, with most people (33,500) living in the towns of Whakatāne, Kawerau and Ōpōtiki. Over the next 30 years we need to plan for approximately 12,000 extra people or 5,500 homes (which is like adding two times all the dwellings in Kawerau).

Part of the future demand relates to the expansion of existing industries, the like Putauaki Trust Industrial Zone, farming, horticultural and agricultural activities, and aquaculture development. This means we not only need more homes, but also extra spaces for people to work, stay and play.

While the Eastern Bay is one of the best places in New Zealand to live, we also have our fair share of natural hazards, such as flooding, earthquakes and coastal erosion. With the impacts of a changing climate, the areas we live in and could live in will be increasingly affected.

When planning for our future, we know we cannot just live anywhere – we need growth to be in safe places.

Our Places is to ensure we provide for these future needs – those of our future generations – safely and in a way that protects the taonga of the Eastern Bay, such as our bush, productive land, rivers and beaches.

He aha te mahere pūwahi? What is a spatial plan?

Our Places – Eastern Bay Spatial Plan is about the economy, a changing climate, the environment, infrastructure, and how we – and future generations – want to live, work and play in the future Eastern Bay. It is about more than housing and business land or economic development.

To develop this plan, information is gathered about people, towns, water, existing and future climate and natural hazard risks, roading, landscapes, land uses, soils, business, and the environment. This provides a snapshot of where we are now.

Combined with Mātauranga Māori and additional information from you – the people of the Eastern Bay – this snapshot then becomes a completed picture of what the Eastern Bay could become in the future.

The completed picture provides a roadmap for how we get there. It can provide long-term certainty about what is important for the Eastern Bay, based on evidence and what the people of the Eastern Bay value.

Let's go in the right direction

Eastern Bay of Plenty Branch
Royal Forest and Bird Protection Society NZ Inc

easternbayofplenty.branch@forestandbird.org.nz

Contact: Linda Conning [REDACTED]

25 November 2024



FEEDBACK ON EASTERN BAY SPATIAL PLAN SCENARIOS

INTRODUCTION

Forest and Bird's purpose is "to take all reasonable steps within the power of the Society for the preservation and protection of the indigenous flora and fauna and the natural features of New Zealand". The Branch area comprises the three Eastern Bay districts, from Otamarakau to East Cape and includes the Ohiwa Harbour, Te Urewera and Whirinaki Forest Park.

We have been waiting a long time to have input into a Spatial Plan for the Eastern Bay and welcome this opportunity. We present some high level approaches, and some brief response to the scenarios. Without knowing more about the actual sites, structure plans etc it is difficult to provide a more detailed response.

COMMENTS

The Overriding consideration should be adapting to climate change:

1. Protection from natural hazards

- Incentives (and disincentives) for new development to be located away from natural hazards.
- Assistance for lower socio-economic groups to move to safer areas
- Papakainga/marae/urupa protection and support

2. Using nature-based approaches

- Opportunities for habitat restoration/enhancement e.g. re-wetting wetlands where land is frequently flooded).
- New communities should not be at the expenses of biodiversity e.g. threats of domestic plants and animals to adjacent native habitats.
- Making sure there are large open spaces around these developments, and wild places kept free from development, with adequate buffering, is necessary if development is moving into rural areas.

3. A sustainability lens

- The emphasis on growth is in a vacuum. New communities, or extension of existing ones, should enable self-sufficiency (e.g. domestic food growing capacity, transport. infrastructure (water supply and waste disposal), distributed power supply).
- Public transport to connect communities is essential, especially with dispersed communities – how do people get to services in Whakatane e.g. hospital, banks, professional and postal services etc. while it remains the primary business centre
- Food production capacity is important but there is a dichotomy of providing people with the opportunity to produce their own food, which results in reduced production than if

commercially done on a larger scale. The soils on the Rangitaiki Plains are highly productive and this capacity should be maintained, even if in different types of production than currently e.g. more horticulture than animal farming.

- If new lifestyle blocks are grouped together as in a large village but with growth boundaries, not sprawling and so development is not fragmented randomly, this would make self sufficiency with a water supply, power & waste treatment easier to manage and monitor compliance, also more collaborative within each community.

SCENARIOS

Scenario 1 is the most logical of the three presented. Safe locations for people who have to relocate is an obvious priority. However given the physical constraints created by significant natural hazard risks, the Eastern Bay of Plenty is not a very stable location to provide for population growth which is expected to occur primarily within the Western Bay of Plenty (Scenario 3).

Scenario 2 (lifestyle blocks) has both advantages and disadvantages depending on location and management.

It can be an environmental benefit if you have owners who retire grazing, replant native habitats, and do pest control as is already done by some, but this is not guaranteed, even with covenants or consent notices. It generally means less stock which is good for water quality.

Environmental disadvantages include an inefficient use of land, fragmented titles, and introduction of human threats to biodiversity areas through animal (pets) and plant pests (invasive garden species).

CONCLUSION

The Branch recognises the need to plan for climate change and welcomes any opportunity to be involved in such discussions. We look forward to meeting with the Governance Group.

Nga mihi



Linda Conning
Branch Chairperson

Submission by Barney Gray, received via Social Pinpoint

Date Submitted	Your comment
Nov 15, 2024, 02:52 PM	Other residential options. Work with Iwi to allow them to subdivide their land into leasehold residential (say 99year leases). parts of Ngati Awa farm, the Bluett block at Ohope and coastal areas out as far as the airport. Also rezone Keepa road to residential (despite NIMBYs) and allow existing use for rating if requested by individuals.



Te Rūnanga O Ngāti Manawa
— Tu! Oho! Rere! —

To	Whakatāne District Council
From	Te Rūnanga o Ngāti Manawa
Re	Eastern Bay of Plenty Spatial Plan Submission
Date	27 th November 2024

Introduction:

Te Rūnanga o Ngāti Manawa is the mandated iwi authority representing Ngāti Manawa, an iwi with deep ancestral connections to the Kaingaroa, Rangitāiki, and Whirinaki regions in the central North Island of Aotearoa. Rooted in a rich history and cultural heritage, Ngāti Manawa maintains strong kaitiakitanga responsibilities over its rohe, which encompasses significant forestry, freshwater, and biodiversity resources.

Established to serve the needs of its people, the Rūnanga provides leadership and advocacy on a range of kaupapa, including environmental management, cultural preservation, education, economic development, and social wellbeing. With a focus on sustainability and intergenerational equity, Te Rūnanga o Ngāti Manawa actively engages in partnerships and collaborative initiatives with government, local councils, and other iwi to achieve outcomes that reflect the aspirations of the iwi and honour Te Tiriti o Waitangi.

Guided by tikanga and mātauranga Māori, the Rūnanga ensures that the voices of its members—both urban and rural—are represented and that iwi priorities remain at the forefront of decision-making processes. Through their collective efforts, Ngāti Manawa strives to protect and enhance their resources while fostering a thriving, connected community for current and future generations.

Our Overarching Position:

Engagement/Consultation

1. The engagement process for the Eastern Bay of Plenty Spatial Plan from October 14th to November 17th is inadequate for such an extensive plan that will guide council actions for the next 30 years. While this is the case, we appreciate the adjacent process provided through Te Au o Te Awa Punga and would like to have this confirmed in the immediate future.
2. The consultation documentation included a “preferred scenario” stamp on the preferred scenario. Such inclusion must adhere to specific consultation principles to ensure fairness and transparency. Section 82 of the Local Government Act emphasises that councils must:
 - a. Make available the proposal and its reasons, along with an analysis of the reasonably practicable options, including the preferred option. Without the technical support of Te Au o Te Awa Punga, Ngāti Manawa would not have been able to access and analyse this information.
 - b. Actively encourage those who may be affected by, or have an interest in, the decision or matter to present their views. The process to ensure this has been poor.
 - c. Clearly communicate how and within what timeframe individuals can present their views, ensuring the consultation process is accessible and understandable.
3. Te Au o Te Awa Punga has enabled us to provide this submission by providing critical context on the scenarios and the Eastern Bay of Plenty Spatial Plan. Without their support, Ngāti Manawa would be excluded from critical Spatial Plan processes due to poor engagement.
4. Ngāti Manawa must be actively included as a critical decision-maker in all development and implementation processes concerning our rohe, including our awa and moana, to uphold our rights and ensure outcomes reflect the aspirations of our iwi.
5. Ngāti Manawa has specific strategic plans – Manawa Oho and Manawa Kāinga which must be provided for, engaged on and included in development plans across the district.

6. Development must provide Ngāti Manawa access to essential services such as water reticulation, wastewater systems, and sustainable water allocations.
7. Future growth must balance environmental integrity, cultural preservation, and community well-being with support for papakāinga housing, sustainable energy solutions, and self-sufficiency projects.
8. The planning process must foster trust, inclusivity, and transparency, ensuring that Ngāti Manawa's voice is central and that historical grievances are acknowledged and addressed.
9. The Spatial Plan must provide pathways for hapū-led housing and infrastructure projects, including papakāinga developments and sustainable energy solutions, to enhance Ngāti Manawa's capacity to support its people.

Critical Key Positions:

1. Whakatāne District Council must provide clear definitions and planning intentions regarding the role of the Ngāti Manawa rohe in the district's anticipated development.
2. The proposed scenarios are remiss of the master planning efforts currently underway for Murupara. Any future development must integrate and respect this comprehensive planning to ensure cohesive and community-aligned outcomes.
3. Murupara's strategic location positions it as a key service hub for the surrounding regions, including Whirinaki and Te Urewera. Investment in infrastructure and resources must reflect this role to enhance accessibility and support.
4. With its unique geographic positioning, Murupara has the potential to become a thoroughfare town that actively attracts visitors. Development should prioritise creating a vibrant, road-facing townscape to encourage engagement from those passing through.
5. The existing town pool, a vital resource for both local and regional whānau, lacks disability access and requires substantial upgrades to meet community needs. Enhancements must prioritise inclusivity and ensure it continues to serve a wider user base effectively.
6. To protect our rights and aspirations, Ngāti Manawa must be recognised and included as a critical decision maker in all development and implementation processes concerning our rohe.
7. Development plans must resolve historical inequities by ensuring Ngāti Manawa has access to essential services, including:
 - a. Water reticulation
 - b. Wastewater systems
 - c. Sustainable water allocations
8. Future growth must balance environmental integrity, cultural preservation, and community well-being, with a specific focus on supporting:
 - a. Papakāinga housing.
 - b. Sustainable energy solutions to enhance iwi self-sufficiency.
 - c. Business Venture Opportunities.
9. Ngāti Manawa advocates for a rates policy that upholds equity and protects the rights of mana whenua. Rates on whānau owned land within our rohe must reflect historical, cultural, and social contexts, ensuring affordability for our people.
10. Water management strategies must include provisions for cultural flows, ensuring sufficient water remains in waterways to sustain the mauri and cultural practices of Ngāti Manawa.

Scenario Submission Points:

Scenario One: Residential Greenfields

Ngāti Manawa recognises that Scenario One emphasises greenfield developments in locations such as Matatā, Awakeri, and Hukutaia. However, any growth in Murupara must:

- Prioritise infrastructure upgrades to address systemic inequities.
 - Ensure papakāinga housing and Māori-led initiatives are central to the development framework.
 - Be conducted with meaningful engagement and direct iwi involvement in planning and implementation.
1. By 2055, Murupara is anticipated to grow by 300 dwellings. Development projections must align with Ngāti Manawa's aspirations and take a holistic approach to growth. The impact of these scenarios on Murupara's infrastructure, housing, and community well-being must be explicitly addressed.
 2. Evan's Park in Murupara represents a critical opportunity for housing development, currently underutilized as grazing land. Recognising it is designated as Highly Productive Land (HPL), a clear pathway for its potential transition to support housing aligned with Ngāti Manawa's vision must be incorporated into the Spatial Plan. Ngāti Manawa would like to progress conversations for the return of this whenua and pathways for its development following the progression of current housing on Miro Drive.
 3. Ngāti Manawa holds a vested interest in leading all housing initiatives within Murupara. Housing development must prioritise iwi-led projects and papakāinga, ensuring these align with cultural, environmental, and community values.

Scenario Two: Un-Serviced Rural Residential Focus

Te Rūnanga o Ngāti Manawa does not think this scenario will be progressed or even considered at length. We believe Whakatāne District Council has a preconceived objective and that the consultation is purely out of obligation. We however, provide the following positions:

While Scenario Two avoids significant greenfield development, reliance on un-serviced rural residential areas raises concerns:

- Scenario 2 avoids significant new greenfield development and overlooks Murupara and the wider Ngāti Manawa rohe for any growth.
- Te Rūnanga o Ngāti Manawa actively seeks growth and development to provide more housing for whānau and create better economic opportunities, not only for the iwi but also for the EBOP region. This needs to be developed in a sustainable way that meets the needs of the environment and whānau living in within our rohe including Kaingaroa, Murupara and Galatea.
- Te Rūnanga o Ngāti Manawa has business venture ideas that require placeholding, particularly considering the return of Forestry Lands currently managed and operated by Timberlands that will be returned in the current Spatial Planning Period.
- Te Rūnanga o Ngāti Manawa strongly supports the growth of papakāinga and Māori-led housing within Scenario 2. However, this must be backed by equitable access to services and infrastructure, enabling sustainable and culturally aligned development on our whenua. The plan must include pathways for hapū-led housing and infrastructure projects.
- Te Rūnanga o Ngāti Manawa strongly opposes the reduced regulatory requirements proposed in Scenario 2.

Scenario Three: Focus on Western Bay of Plenty and Rotorua

Ngāti Manawa opposes Scenario Three's shift in focus to the Western Bay of Plenty, as it overlooks the needs of rural communities in our rohe. Instead, development must be prioritised to:

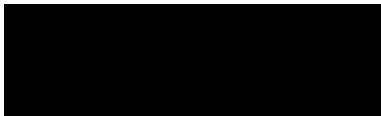
- Address long-standing infrastructure deficits.
- Support sustainable, iwi and community-led growth initiatives.

Closing Comments:

Ngāti Manawa appreciates the opportunity to provide a submission on the Eastern Bay of Plenty Spatial Plan. As mana whenua, we assert our commitment to ensuring that development within our rohe aligns with our cultural values, environmental stewardship, and aspirations for sustainable growth.

While recognising the potential benefits of development, these must not come at the expense of environmental integrity, community well-being, or the displacement of whānau. Our submission outlines clear expectations for equitable and meaningful engagement, infrastructure upgrades, and prioritisation of Māori-led housing and papakāinga developments.

Ngāti Manawa looks forward to continued dialogue and collaboration with Whakatāne District Council and other stakeholders to ensure that the outcomes of the Spatial Plan reflect shared goals while safeguarding our iwi's rights, interests, and aspirations.



Maramena Vercoe
CEO
Te Rūnanga o Ngāti Manawa



To	Whakatāne District Council
From	Te Rūnanga o Ngāti Whare
Re	Eastern Bay of Plenty Spatial Plan Submission
Date	27 th November 2024

Introduction:

Te Rūnanga o Ngāti Whare was established through a common law trust in 1999 by Ngāti Whare iwi to represent the iwi. They have since gone on to represent Ngāti Whare in the historic Central North Island (CNI) Forest Iwi Collective Settlement, which marks a significant milestone in our journey of reclaiming our rangatiratanga. We have also successfully represented our Iwi in our Treaty of Waitangi Settlement negotiations with the Crown. Through this Settlement, we have secured the resources, support, and partnerships necessary to advance the social, cultural, environmental, and economic aspirations of Te Rūnanga o Ngāti Whare.

This submission reflects Ngāti Whare's enduring commitment to fostering a resilient hapū rohe that upholds the well-being of our taiao, whānau, and community. Our projective is to advocate for development pathways that balance environmental stewardship, cultural preservation, and the prosperity of our people, villages, and rohe. Through this spatial planning process, Ngāti Whare seeks meaningful inclusion, equitable outcomes, and the restoration of our mana as kaitiaki of this whenua.

Our Overarching Position:

Engagement / Consultation

1. The engagement process for this Eastern Bay of Plenty Spatial is from October 14th to November 17th.
This period is inadequate for such an extensive plan that will lock in the actions of our council for the next 30 years.
2. The consultation documentation included a “preferred scenario” stamp on the preferred scenario. Such inclusion must adhere to specific consultation principles to ensure fairness and transparency. Section 82 of the Local Government Act emphasises that councils must, in this instance:
 - a. Make the proposal and its reasons available, along with an analysis of the reasonably practicable options, including the preferred option. This ensures that all interested or affected persons can access comprehensive information to form an informed opinion.
Without the technical support of Te Au o Te Awa Punga, this would not have been possible. They provided a full analysis and breakdown of the scenarios to support this submission.
 - b. Actively encourage those who may be affected by, or have an interest in, the decision or matter to present their views. This involves informing the public about the purpose of the consultation and the scope of the decisions to be made.
The process to ensure this has been poor.
 - c. Clearly communicate how and within what timeframe individuals can present their views, ensuring the consultation process is accessible and understandable.
We appreciate that we have been supported through Te Au o Te Awa Punga and can make this submission. Our mana whenua interest in Minginui and Te Whaiti must have precedence in future discussions and decisions made for the development of Rohe.
3. Te Au o Te Awa Punga has enabled us to provide this submission and has given context on Scenarios and the Eastern Bay of Plenty Spatial Plan, including its opportunities and

potential impacts. Without them, Ngāti Whare would again be excluded from a council process due to poor engagement by the Whakatāne District Council.

4. Ngāti Whare must be actively included as a critical decision-maker in all development and implementation processes concerning our rohe, including our awa and ngāhere, to uphold our rights and ensure outcomes reflect the aspirations of our iwi.
5. Development must provide Ngāti Whare access to essential services such as water reticulation, wastewater systems, sustainable water allocations, and waste management.
6. Future growth must balance environmental integrity, cultural preservation, and community well-being with support for papakāinga housing, sustainable energy solutions, and self-sufficiency projects.
7. The planning process must foster trust, inclusivity, and transparency, ensuring that Ngāti Whare's voice is central and that historical grievances are acknowledged and addressed.
8. The Spatial Plan must provide pathways for iwi-led housing and infrastructure projects, including papakāinga developments and sustainable energy solutions, to enhance Ngāti Whare's capacity to support its people.

Critical Key Positions

1. Ngāti Whare seeks equitable access to water reticulation, wastewater systems, and other critical infrastructure.
2. All development undertaken by the Whakatāne District to date overlooks our role and its potential. These scenarios are no different from historical behaviour.
3. To protect our rights and aspirations, Te Rūnanga o Ngāti Whare must be recognised and included as a critical decision-maker in all development and implementation processes concerning our rohe.
4. The iwi seeks to enhance the marae and surrounding lands as an emergency civil defence hub for our people in landslide or flooding emergencies that may block the community from nearby townships.
5. Future growth in Minginui and Te Whaiti must balance environmental integrity, cultural preservation, and community well-being, with a specific focus on supporting Te Rūnanga o Ngāti Whare Ngāti Whare with:
 - Restoring existing housing so they are warm, dry and liveable for whānau.
 - Support for papakāinga housing.
 - Renewable energy
 - Infrastructure solutions that align with cultural values and sustainability.
6. Te Rūnanga o Ngāti Whare seeks meaningful inclusion in decision-making to uphold their role as kaitiaki and ensure development respects their aspirations.

7. Planning processes must foster trust, inclusivity, and transparency, ensuring that Te Rūnanga o Ngāti Whare's voice is central and that historical grievances are acknowledged and addressed.
8. Water management strategies must include provisions for cultural flows, ensuring sufficient water remains in waterways to sustain the mauri and cultural practices of Ngāti Whare. This consists of performing key cultural rituals, accessing clean water, and protecting Whirinaki awa spiritual and ecological integrity.
9. Future water allocation frameworks must prioritise Ngāti Whare rights and interests, ensuring equitable access for cultural, environmental, and economic purposes, including sustainable water use for papakāinga housing, restoration projects, and iwi-led developments.
10. Introduce robust monitoring and enforcement mechanisms to ensure compliance with water use limits, prioritising the protection of cultural and environmental values over commercial and extractive uses.
11. Ngāti Whare have aspirations and priorities for their community to enhance the well-being of those living in the village—any plans for development need to work alongside this.

Scenario Submission Points

Scenarios one, two, and three

Te Rūnanga o Ngāti Whare affirms that all three scenarios inadequately consider Minginui and the wider Ngāti Whare Rohe while adopting a blanket approach of assumed growth by around 50 + dwellings in all scenarios by 2055. We believe Whakatāne District Council has a preconceived objective and that the consultation is purely a legislative obligation rather than an integral process:

- The Whakatāne District Council has also failed to provide for the growth and aspirations of the wider Minginui community including Te Whaiti.
- Te Rūnanga o Ngāti Whare feels that Minginui and Te Whaiti has been left to the side and that the Council has not given efficient thought and aspiration for the growth and development of Minginui over the next 30-plus years.
- Te Rūnanga o Ngāti Whare also believes that Te Whaiti has been overlooked in the discussion, with no consideration given by the Council to the growth and development needs of this community.
- Te Rūnanga o Ngāti Whare, alongside the Minginui Village Incorporated Society and whānau living in Minginui, have aspirations for the development of Minginui. To see Minginui grow sustainably, providing for the needs of whānau and creating a more robust economy.

- Te Rūnanga o Ngāti Whare prioritises rebuilding and repairing existing homes to ensure they are safe, functional, and liveable before considering the development of new housing. Reasons for this include but are not limited to:
 - Several homes are currently unoccupied, need repair, or no longer suitable for living.
 - We are concerned about the potential for gentrification in Minginui if new housing developments are built without careful consideration. This could lead to rising property values and living costs, potentially displacing whānau and undermining our village's cultural and social fabric. It is crucial to ensure that any housing initiative prioritises the needs and aspirations of our existing residents and upholds the mana of our village.
- Any development in Minginui and Te Whaiti must be managed in partnership with Te Rūnanga o Ngāti Whare.
- The scenarios failed to consider potential opportunities and impacts the proposal may have on the Whirinaki Te Pua a Tāne and the Whirinaki River. Overlooking the need to protect and sustain this vital taonga for future generations.
- Te Rūnanga o Ngāti Whare is disappointed by the poor engagement approach from the council and the plans made for Minginui without engaging with the community and with Te Rūnanga o Ngāti Whare.
- Additionally, housing in Minginui needs to be accompanied by investment into essential services to improve the well-being of the community, including:
 - Renewable energy.
 - Waste Management Services.
 - Water reticulation and wastewater systems.
- All three Scenarios are remiss in this work being undertaken to develop a master plan for Minginui. Engagement with our whānau to date has successfully identified Minginui as a critical papakāinga for our people. This critical papakāinga requires an effective water reticulation system, roading upgrades, streetlights, waste management and a central community gathering, as well as other critical developments and upgrades.
- All three scenarios do not adequately consider the potential for the development of lands in and around the Ngāti Whare rohe, including wider opportunities for Economic Development and sustainable employment for our people.

Closing Comments

Te Rūnanga o Ngāti Whare appreciates the opportunity to provide a submission on the Eastern Bay of Plenty Spatial Plan. As mana whenua of Minginui and Te Whaiti, we assert our unwavering commitment to ensuring that development within our rohe aligns with our cultural values, environmental stewardship, and aspirations for sustainable growth.

While we recognise the potential benefits of development, these must not come at the expense of environmental integrity, community well-being, or the displacement of whānau. Our submission outlines clear expectations for equitable and meaningful engagement, existing

infrastructure assessments and upgrades, and the prioritisation of Māori-led housing and papakāinga developments.

Te Rūnanga o Ngāti Whare stands ready to partner with Whakatāne District Council and other stakeholders to ensure that the Spatial Plan reflects our shared goals while safeguarding our iwi's rights, interests, and aspirations. By embedding the principles of kaitiakitanga, partnership, and transparency, we can collectively create a future for Minginui that benefits while honouring the mana of Te Rūnanga o Ngāti Whare and its people.

We look forward to continued dialogue and collaboration to ensure that this process's outcomes genuinely reflect the needs of the whenua, awa, and people.



Mere George
CEO
Te Rūnanga o Ngāti Whare



To	Whakatāne District Council
From	Te Mana o Ngāti Rangitihi Trust
Re	Eastern Bay of Plenty Spatial Plan Submission
Date	27 th November 2024

Introduction:

Ngāti Rangitihi stands as the embodiment of resilience, unity, and strength, guided by the enduring principle of *Te Mana o Ngāti Rangitihi*. This sacred concept reflects the collective authority, dignity, and legacy of our people, firmly rooted in the teachings of our tūpuna and the profound connection to our ancestral lands and waters. Anchored in the rohe of the Tarawera region, our iwi is committed to preserving and enhancing the mauri of our environment, our people's wellbeing, and future generations' aspirations.

Te Mana o Ngāti Rangitihi, is the Post-Settlement Governance Entity (PSGE) established in 2008 to represent Te Mana o Ngāti Rangitihi in the historic Central North Island (CNI) Forest Iwi Collective Settlement. which marks a significant milestone in our journey of reclaiming our rangatiratanga. We have also successfully represented our Iwi in our Treaty of Waitangi Settlement negotiations with the Crown. Through this Settlement, we have secured the resources, support, and partnerships necessary to advance the social, cultural, environmental, and economic aspirations of Te Mana o Ngāti Rangitihi. This includes initiatives to restore and safeguard our taonga, enhance educational and employment opportunities for our people, and ensure our marae and cultural institutions are thriving hubs for whānau and hapū.

As kaitiaki of the Tarawera River, we lead the Tarawera River Restoration Strategy, a cornerstone of our commitment to environmental protection and restoration alongside other iwi and hapū partners. This strategy seeks to revive the mauri of the Tarawera River, a vital lifeline for our iwi and a source of identity and sustenance, by returning it to its natural flow path. The anticipated restoration of this awa is a testament to our enduring responsibility as kaitiaki and our dedication to achieving a balance between human activity and the natural world. The actions that will follow the completion of this strategy are coupled with our aspirations for Matatā including housing for our people, eco-tourism led by Te Mana o Te Mana o Ngāti Rangitihi and enhanced environment and subsequent relationship with it, and sustainable development. We must not become another Papamoa or Coastlands.

Our Overarching Position:

Engagement/Consultation

1. The engagement process for this Eastern Bay of Plenty Spatial was from October 14th to November 17th.
This period is inadequate for such an extensive plan that will lock in the actions of our council for the next 30 years.
2. The consultation documentation included a “preferred scenario” stamp on the preferred scenario. Such inclusion must adhere to specific consultation principles to ensure fairness and transparency. Section 82 of the Local Government Act emphasises that councils must, in this instance:
 - a. Make available the proposal and its reasons, along with an analysis of the reasonably practicable options, including the preferred option. This ensures that all interested or affected persons can access comprehensive information to form an informed opinion.
Without the technical support of Te Au o Te Awa Punga this would not have been possible. They provided a full analysis and breakdown of the scenarios to support this submission.
 - b. Actively encourage those who may be affected by, or have an interest in, the decision or matter to present their views. This involves informing the public about the purpose of the consultation and the scope of the decisions to be made. *The process to ensure this has been poor.*
We have been the subject of misleading engagement and, up until 2-3 weeks ago, believed that the housing capacity in Matatā would increase by only 450 homes. This is a sentiment we share with Ngāti Rangihouhiri and Ngāti Hikakino. We have

since been informed that the 450 homes are in “Stage One,” which does not align with our good faith arrangement in Te Niaotanga o Mataatua o Te Arawa co-design group.

- c. Clearly communicate how and within what timeframe individuals can present their views, ensuring the consultation process is accessible and understandable.
We appreciate that through Te Au o Te Awa Punga, we have been supported and are able to make this submission. Our mana whenua interest in Matatā must have precedence in future discussions and decisions made for the development of Matatā.
3. In addition, the Act includes specific provisions to ensure the involvement of Māori, including iwi and hapū, in local government decision-making processes:
 - a. Section Four of the Local Government Act requires local authorities to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi, thereby facilitating active participation by Māori in local authority decision-making processes and especially in this case, Te Mana o Ngāti Rangitīhi.
 - b. Section 81 determines that councils must establish and maintain processes to provide opportunities for Māori to contribute to decision-making processes, consider ways to foster the development of Māori capacity to contribute to these processes, and provide relevant information to Māori.
We acknowledge the efforts made by Whakatāne District Council to ensure we had capacity through Te Au o Te Awa Punga. However, our ability to contribute specifically to decision-making has not been adequately provided for, given our connection to Matatā as mana whenua.
4. Te Au o Te Awa Punga has been instrumental in enabling this submission by providing critical context on scenarios and the Eastern Bay of Plenty Spatial Plan. Without this, Te Mana o Ngāti Rangitīhi has experienced inconsistent and ad-hoc engagement methods that lack integrity and transparency, hindering effective participation.
5. The development of Matatā is a critical piece of “Scenario One,” highlighted as the preferred option in consultation documentation. Extensive discussions must be held for the remainder of the Spatial Plans' development. These can be managed through Te Au o Te Awa Punga.

Te Niaotanga o Mataatua o Te Arawa

1. Within Te Niaotanga o Mataatua o Te Arawa, Te Mana o Ngāti Rangitīhi's position is that its core objectives for wastewater reticulation and relationship management between iwi and WDC have been effective. However, its framework is being used inadequately for matters outside its designated jurisdiction. This dilutes its effectiveness and undermines its core objectives.
2. The process has become a bottleneck for addressing pātai on spatial planning for Matatā that require broader iwi, hapū, or stakeholder engagement, especially for Te Mana o Ngāti Rangitīhi, Ngāti Awa and Tūwharetoa ki Kawerau.
3. Pressure placed on Te Niaotanga has highlighted a significant technical support and resourcing gap on the matters of spatial planning for Matatā. Responses lack the depth and rigor needed for meaningful engagement and decision-making without this support.
4. The process does not reflect the co-design intent, which seeks to ensure fairness, equity, and partnership. The current approach has become unfair and does not honour the collaborative spirit that was initially envisioned. Without addressing these structural and operational issues, Te Niaotanga is at risk of undermining its intent which is maintaining strong relationships between iwi and WDC.

Critical Key Positions:

1. Whakatāne District Council must provide clear definitions and planning intentions regarding Matata's role in the district's anticipated development. This includes defining what the Whakatāne District Council considers the Matatā Township Area to be.
2. To protect our rights and aspirations, Te Mana o Ngāti Rangitihī must be recognised and included as a critical decision-maker in all development and implementation processes concerning our rohe, including managing our awa and moana.
3. As a central initiative, The Eastern Bay of Plenty Spatial Plan must prioritise the re-diversion and restoration of Tarawera Awa ki te awa o te Atua.
4. Development plans must resolve historical inequities by ensuring Te Mana o Ngāti Rangitihī has access to essential services, including:
 - a. Water reticulation
 - b. Wastewater systems
 - c. Sustainable water allocations
5. Future growth in Matatā must balance environmental integrity, cultural preservation, and community well-being, with a specific focus on supporting Te Mana o Ngāti Rangitihī Uri with:
 - a. Support for papakāinga housing,
 - b. Sustainable energy solutions to enhance iwi self-sufficiency and support for Te Mana o Ngāti Rangitihī whānau.
6. Te Mana o Ngāti Rangitihī advocates for a rates policy that upholds equity and protects the rights of mana whenua. Rates on whānau-owned land within our rohe must reflect historical, cultural, and social contexts, ensuring affordability for our people. Development and growth within our rohe should not burden Te Mana o Ngāti Rangitihī landowners with increased rates driven by external encroachment or speculative development that does not align with iwi aspirations. This approach safeguards our connection to our whenua and prevents displacement due to rising costs. Options for consideration and policy development are:
 - a. Rates on Ngāti Rangitihī whānau-owned land should be frozen at their current levels, protecting landowners from increases driven by external developments or urban encroachment in the rohe.
 - b. A reduced rate classification for papakāinga housing and Māori land to support cultural, social, and economic resilience for Ngāti Rangitihī whānau.
 - c. Recognise and provide rates credits for landowners who maintain whenua for cultural or environmental purposes, such as kaitiakitanga initiatives or conservation efforts.
 - d. Provide full or partial rates exemptions for whenua Māori that is unused, under developed, or historically zoned in ways that limit its economic or housing utility for Ngāti Rangitihī whānau.
 - e. Ensure that rates increases resulting from speculative development or encroachment by external parties are not passed on to Ngāti Rangitihī landowners.
 - f. Require councils to engage with Ngāti Rangitihī on rates assessments and policy decisions to ensure alignment with our role as mana whenua of Matatā.
7. Planning processes must foster trust, inclusivity, and transparency, ensuring that Ngāti Rangitihī's voice is central and that historical grievances are acknowledged and addressed.
8. The Spatial Plan must address concerns related to cultural water flows and allocations to ensure the sustainability of our natural resources.

9. Development initiatives must include a commitment to social procurement, ensuring a percentage of development benefits are allocated to advancing prosperity and well-being for Te Mana o Ngāti Rangitihī and its whānau. This should include:
 - a. Implement transparent procurement processes that provide Ngāti Rangitihī businesses with equitable access to tender opportunities, ensuring fairness and accountability. For example, the first offer of a development-related contract to Ngāti Rangitihī uri.
 - b. The development of social procurement targets amongst all mana whenua in Matatā.
 - c. Include contractual obligations for all suppliers and contractors to respect Ngāti Rangitihī cultural practices and engage in culturally appropriate ways, such as through engagement with hapū or employing tikanga-compliant methods.
 - d. Actively seek opportunities to partner with Ngāti Rangitihī entities in joint ventures or collaborative projects that deliver long-term benefits for the iwi and its people.
 - e. Establish monitoring and reporting mechanisms to ensure procurement activities meet cultural, social, and economic objectives, with regular feedback loops involving Te Mana o Ngāti Rangitihī representatives.
10. Water management strategies must include provisions for cultural flows, ensuring sufficient water remains in waterways to sustain the mauri and cultural practices of Ngāti Rangitihī. This consists of performing key cultural rituals, accessing clean water, and protecting the awa's spiritual and ecological integrity.
11. Longstanding issues of water overallocation within the rohe must be urgently addressed. Existing water allocations should be reviewed, with reductions applied where overallocation compromises the mauri of waterways or the ability of Te Mana o Ngāti Rangitihī to exercise kaitiakitanga.
12. Future water allocation frameworks must prioritise Ngāti Rangitihī rights and interests, ensuring equitable access for cultural, environmental, and economic purposes, including sustainable water use for papakāinga housing, restoration projects, and iwi-led developments.
13. Introduce robust monitoring and enforcement mechanisms to ensure compliance with water use limits, prioritising the protection of cultural and environmental values over commercial and extractive uses.

Scenario Submission Points

Scenario One: Residential Greenfields

Our understanding of Scenario 1 is that it will focus on developing new greenfield areas at Matatā, Hukutaia, and Awakeri to enable a long-term supply of housing and business land. This means there would be a low level of infill (new homes built among existing ones) and rural residential development.

In the central areas, by 2055:

- The priority would be for Matatā (east of the existing urban area) to grow by around 1,500 dwellings.
- Papakāinga and Māori-led housing has grown to meet iwi aspirations, becoming a more significant part of the overall housing mix.
- New rural residential development could also occur at a low rate strongly limited by District Plan rules.

Our Position Scenario One:

- Te Mana o Ngāti Rangitihī supports the development of 450 new homes in Matatā, provided the iwi is involved in technical consent processes and residential, economic, and rural development planning to ensure culturally and environmentally appropriate outcomes. This position is maintained and developed through direct engagement in Te Nīatanga ō Mataatua ō Te Arawa Matatā.
- Te Mana o Ngāti Rangitihī has aspirations for the development of Matatā. To see Matatā grow sustainably, providing for the needs of whānau and creating a more robust economy.
- Te Mana o Ngāti Rangitihī opposes the development of 1500+ new homes in Matatā.

Additional Submission Points for Scenario

- A detailed and transparent plan outlining implementation, infrastructure upgrades, and how Māori-led housing will contribute to the overall housing target must be developed at pace with Te Mana o Ngāti Rangitihī inclusion in decision-making.
- Before further development proceeds, Matatā's infrastructure must be comprehensively overhauled. Current systems are piecemeal and pose significant risks, particularly in stormwater management and wastewater systems.
- Te Mana o Ngāti Rangitihī calls for a whole-of-system stormwater assessment to address flood risks projected over the next 100 years due to poor stormwater infrastructure and systems, as suggested by the Tarawera River Restoration Strategy Group's initial analysis.
- Te Mana o Ngāti Rangitihī expects to be actively involved in expanding or altering network discharge consent conditions.
- Te Mana o Ngāti Rangitihī emphasises the need for planning that addresses saltwater intrusion and sea level rise, particularly regarding the potential impact on bore water and other vital resources. This will play a significant factor in the water supply concerning the proposed town expansion.
- Te Mana o Ngāti Rangitihī is concerned that a council-driven approach to develop Matatā without the engagement of iwi and the community will cause significant issues that may lead to the displacement of whānau living in Matatā.
- The iwi supports sustainable growth in Matatā that meets the needs of whānau, strengthens the local economy, and enhances the cultural and environmental integrity of the area.
- Te Mana o Ngāti Rangitihī supports the focus on Matatā as a priority area to develop but is disappointed in the lack of engagement from the council. Engagement with Te Mana o Ngāti Rangitihī is non-negotiable when planning the development of Matatā to ensure the aspirations of the iwi are adhered to by the implementation of the Spatial Plan and to ensure the protection of te taiao and Ngāti Rangitihī whānau in this process.
- Te Mana o Ngāti Rangitihī advocates for district rules that determine the incorporation of rainwater harvesting systems in all future housing developments within Matatā and funded initiatives for existing homes. This initiative promotes environmental sustainability by conserving municipal water supplies, enhances infrastructure resilience by reducing system burdens, lowers homeowner costs, and aligns with our values of kaitiakitanga and sustainable resource management. Specifically, we propose that new homes be equipped to utilise harvested rainwater for non-potable applications, including but not limited to:
 - Toilet flushing
 - Washing machines
 - Dishwashers
 - Showers
 - Irrigation (small scale and large where possible).

Scenario Two: Residential Greenfields

Te Mana o Ngāti Rangitihī does not think this scenario will be progressed or even considered at length. It is clear that Whakatāne District Council has a preconceived objective and that the consultation is purely a legislative obligation rather than an integral process.

- Scenario 2 avoids significant new greenfield development and overlooks Matatā as an area for growth.
- Te Mana o Ngāti Rangitihī aspires for the growth and development of Matatā to provide more housing for whānau and create better economic opportunities, not only for the iwi but also for the EBOP region. This needs to be developed in a sustainable way that meets the needs of the environment and whānau living in Matatā.
- Te Mana o Ngāti Rangitihī strongly supports the growth of papakāinga and Māori-led housing within Scenario 2. However, this must be backed by equitable access to services and infrastructure, enabling sustainable and culturally aligned development on our whenua. The plan must include pathways for hapū-led housing and infrastructure projects.
- Te Mana o Ngāti Rangitihī strongly opposes the reduced regulatory requirements proposed in Scenario 2. Historically, all development has adverse effects on iwi and hapū. Te Awa o Te Atua, Tarawera River has proven that reduced regulatory requirements are not in the best interest nor favour of iwi and hapū.

Scenario 3: Focus on the Western Bay of Plenty and Rotorua with Limited Local Development

Te Mana o Ngāti Rangitihī does not think this scenario will be progressed or even considered at length. It is clear that Whakatāne District Council has a preconceived objective and that the consultation is purely a legislative obligation rather than an integral process.

- Under this scenario, Matatā grows at a much lower rate than Scenario One, and the focus is shifted to other priority areas.
- Te Mana o Ngāti Rangitihī supports a more scaled approach to housing, with smaller developments occurring over a longer period.

Closing Comments

Te Mana o Ngāti Rangitihī appreciates the opportunity to provide a submission on the Eastern Bay of Plenty Spatial Plan. As mana whenua of Matatā, we assert our unwavering commitment to ensuring that development within our rohe aligns with our cultural values, environmental stewardship, and aspirations for sustainable growth.

While we recognise the potential benefits of development, these must not come at the expense of environmental integrity, community well-being, or the displacement of whānau. Our submission outlines clear expectations for equitable and meaningful engagement, existing infrastructure assessments and upgrades, and the prioritisation of Māori-led housing and papakāinga developments.

Te Mana o Ngāti Rangitihī stands ready to partner with Whakatāne District Council and other stakeholders to ensure that the Spatial Plan reflects our shared goals while safeguarding our iwi's rights, interests, and aspirations. By embedding the principles of kaitiakitanga, partnership, and transparency, we can collectively create a future for Matatā that benefits, while honouring the mana of Te Mana o Ngāti Rangitihī and its people.

We look forward to continued dialogue and collaboration to ensure that this process's outcomes genuinely reflect the needs of the whenua, awa, and people.



Leith Comer
Chairperson
Te Mana o Ngāti Rangitihī

To:	Whakatāne District Council
From:	Ngāi Te Rangihouhiri II and Ngāti Hikakino
Re:	Eastern Bay of Plenty Spatial Plan
Date:	27/11/2024

Introduction:

Ngāti Hikakino and Ngāi Te Rangihouhiri II are hapū of Ngāti Awa, deeply connected to the whenua and moana of the Eastern Bay of Plenty. We are mana whenua with ancestral ties to Matatā and the surrounding rohe; the town Matatā is named after one of our pā, Te Matatā.

Our profound history intertwines cultural identity with the natural environment, emphasising our role as mana whenua of the taiao and our rohe. We have jointly suffered significantly at the hands of colonial force and subsequent land confiscation that left us displaced from our whenua, moana, and awa in Matatā. As a result, our marae are currently settled in the rohe of Ngāi Taiwhakaea through our whakapapa connections.

Ngāti Hikakino

Ngāti Hikakino's identity is closely tied to Puawairua Marae, a significant cultural hub originally located between Matata and Ōtamarākau and later moved to Ōtamauru following land confiscations.

This marae symbolises resilience, reflecting our ability to endure and adapt despite historical challenges.

Ngāi Te Rangihouhiri II

Ngāi Te Rangihouhiri II is currently based around Te Rangihouhiri II Marae, named after our ancestor Te Rangihouhiri II. This marae is a bastion of our cultural identity, reinforcing our connection and ability to make collaborative decisions for our uri and taiao.

Shared Challenges and Aspirations

Ngāti Hikakino and Ngāi Te Rangihouhiri II have experienced the adverse impacts of land confiscation, displacement, poorly regulated urbanisation, and the exclusion of mana whenua from key planning processes. Our awa, Te Awa a te Atua, has been diverted and adapted to suit economic gain. Further, the awa where we are settled, Te Orini, has been degraded into a severely polluted canal. Our wetlands have been drained, and our access to water resources has been severely limited due to the over-allocation of water rights to large businesses and farms. These challenges threaten the environment and our ability to exercise rangatiratanga and mana motuhake by retaining a connection to our ancestral home through an ability to occupy our lands enabled by using our taonga (within a means). These challenges result from continuous plans that encroach on our people and taiao, creating short-term pleasure for the people of today and long-term suffering not only for our mokopuna but the mokopuna of those who currently reap the benefits.

Despite these challenges, Ngāti Hikakino and Ngāi Te Rangihouhiri II remain committed to restoring our role as mana whenua in Matatā and advocating for a sustainable future that prioritises conscious development at a pace that allows serious consideration of environmental effects.

Through ongoing participation in planning and resource management processes, Ngāti Hikakino and Ngāi Te Rangihouhiri II seek equitable outcomes and meaningful inclusion in decisions that impact our rohe. Our shared vision emphasises an appetite for development in economic/business ventures and housing, the protection of the environment, the well-being of our whānau, and the preservation of our cultural heritage for future generations.

Our Overarching Position:

1. The Eastern Bay of Plenty Spatial Plan (EBOP Spatial Plan) consultation period, from October 14th to November 17th, was inadequate for a plan to determine council actions regarding critical development for the next 30 years. We as hapū must be contributing parties to making decisions on scenarios that directly impact our rohe.
2. Te Au o Te Awa Punga has enabled Ngāi Te Rangihouhiri II and Ngāti Hikakino to participate by providing critical context on the scenarios and the Spatial Plan's opportunities and impacts. Without their support, our hapū would have been again excluded due to the Whakatāne District Council's inadequate engagement practices.
3. All proposed scenarios fail to address the urgent need for equitable infrastructure development. Historical inequities must be rectified by providing Ngāi Te Rangihouhiri II and Ngāti Hikakino access to essential services, including water reticulation, wastewater systems, and sustainable water allocations. This must include planning to deliver infrastructure to previously and potentially bypassed areas under this plan. Ngāi Te Rangihouhiri II and Ngāti Hikakino must be actively included as a critical decision-maker in all development and implementation processes concerning our rohe, including our awa and moana, to uphold our rights and ensure outcomes reflect the aspirations of our hapū.
4. Ngāi Te Rangihouhiri II and Ngāti Hikakino must be recognised as critical decision-makers in all development and implementation processes concerning our rohe, including the management of our awa and moana. This is essential to uphold our rights and ensure outcomes reflect the aspirations of our hapū.
5. Members of Ngāi Te Rangihouhiri II and Ngāti Hikakino hapū are actively involved in multiple land trusts with economic and housing development aspirations. Where appetite has been indicated, these trusts will work to map these goals in collaboration with Te Au o Te Awa Punga over the coming months.
6. The EBOP Spatial Plan must prioritise the restoration of degraded ecosystems, including Te Awa a te Atua and Te Orini, and address the impacts of pollution and toxic dumping on our whenua and wāhi tapu. This includes removing hazardous waste and replanting affected areas into small, sustainable green spaces. Prioritising new development while failing to address the impacts of previous development on our rohe and whānau is short-sighted.
7. Future growth must balance environmental integrity, cultural preservation, and community well-being. It should include support for papakāinga housing, sustainable energy solutions, and self-sufficiency initiatives to benefit current and future generations.
8. The planning process must foster trust, inclusivity, and transparency, ensuring Ngāi Te Rangihouhiri II and Ngāti Hikakino's voices are central. Historical grievances must be acknowledged and addressed to build meaningful partnerships.
9. Ngāi Te Rangihouhiri II and Ngāti Hikakino hapū members sit on multiple land trusts interested in economic and housing development. Our lands trusts will work with Te Au o Te Awa Punga in the coming months to map these aspirations.
10. The Spatial Plan must provide clear pathways for hapū and land-trust-led housing and infrastructure projects, including papakāinga developments and sustainable energy solutions.

This approach will enhance our collective capacity to support our people and the broader community during emergencies.

11. Water rights in the Rangitāiki Plains are already over-allocated, leaving many whānau without access to water for their whenua, including horticultural development and papakāinga projects. Future water allocation frameworks must prioritise our collective rights and interests, ensuring equitable access for cultural, environmental, and economic purposes, including sustainable water use for papakāinga housing, restoration projects, and iwi-led developments.
12. Ngāi Te Rangihouhiri II and Ngāti Hikakino advocate for a rates policy that upholds equity and protects the rights of mana whenua. Rates on whānau-owned land within our rohe must reflect historical, cultural, and social contexts, ensuring affordability for our people. Development and growth within our rohe should not burden Ngāi Te Rangihouhiri II and Ngāti Hikakino landowners with increased rates driven by external encroachment or speculative development that does not align with iwi aspirations. This approach safeguards our connection to our whenua and prevents displacement due to rising costs. Options for consideration and policy development are:
 - a. Rates on Ngāi Te Rangihouhiri II and Ngāti Hikakino whānau-owned land should be frozen at their current levels, protecting landowners from increases driven by external developments or urban encroachment in the rohe.
 - b. A reduced rate classification for papakāinga housing and Māori land to support cultural, social, and economic resilience for Ngāi Te Rangihouhiri II and Ngāti Hikakino whānau.
 - c. Recognise and provide rates credits for landowners who maintain whenua for cultural or environmental purposes, such as kaitiakitanga initiatives or conservation efforts.
 - d. Provide full or partial rates exemptions for whenua Māori that is unused, under development, or historically zoned in ways that limit its economic or housing utility for Ngāi Te Rangihouhiri II and Ngāti Hikakino whānau.
 - e. Ensure that rates increases resulting from speculative development or encroachment by external parties are not passed on to Ngāi Te Rangihouhiri II and Ngāti Hikakino landowners.
 - f. Require councils to engage with Ngāi Te Rangihouhiri II and Ngāti Hikakino on rates assessments and policy decisions to ensure alignment with our role as mana whenua of Matatā.

Our Overarching Priorities:

1. Ngāi Te Rangihouhiri II and Ngāti Hikakino seek equitable access to water reticulation, wastewater systems, and other critical infrastructure in the areas where their people reside, in Te Paroa and in Matatā, to our land blocks.
2. Restoring Te Awa a Te Atua, Te Orini, our wetlands, and other degraded ecosystems is vital to our cultural and environmental well-being.
3. Hapū members seek rezoning through the Spatial Plan to allow Ngāi Te Rangihouhiri II and Ngāti Hikakino whānau and lands trusts to develop our whenua in Te Paroa and Matatā. This must critically include the repurposing of Māori Land, encumbered by the National Policy Statement Highly Productive Land.
4. Ngāi Te Rangihouhiri II emphasises its interest in papakāinga housing, renewable energy, and infrastructure solutions that align with cultural values and sustainability.
5. The hapū seeks meaningful inclusion in decision-making to uphold their role as kaitiaki and ensure development respects their aspirations.
6. Paroa School cannot develop without infrastructure upgrades, which should be provided for in any scenario in the spatial plan.
7. Ngāi Te Rangihouhiri II and Ngāti Hikakino have a shared interest in the development of Matatā Parish 100-101, which is Omaru Pōtiki Pā, and Matatā Parish 102 - Te Matatā Pā to re-establish our presence in Matatā as active kaitiaki and mana whenua.

Scenario Submission Points

Scenario One: Residential Greenfields

Our understanding of Scenario One is that it will focus on developing new greenfield areas at Matatā, Hukutaia, and Awakeri to enable a long-term supply of housing and business land. This means there would be a low level of infill (new homes built among existing ones) and rural residential development.

In the central areas, by 2055:

- The priority would be for Matatā (east of the existing urban area) to grow by around 1,500 dwellings.
- Long term, Awakeri grows by 1600-plus dwellings, beginning once Matatā is nearly built out.
- Papakāinga and Māori-led housing has grown to meet iwi aspirations, becoming a more significant part of the overall housing mix.
- New rural residential development could also occur at a low rate strongly limited by District Plan rules.

Our Position Scenario One:

- Scenario One prioritises development in Matatā and Awakeri, which are areas of interest for Ngāi Te Rangihouhiri II, Ngāti Hikakino, and our hapū members.
- As mentioned earlier in this submission, Ngāi Te Rangihouhiri II and Ngāti Hikakino are mana whenua in Matatā and surrounding areas.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino hapū members are also trustees and beneficiaries of the Kiwinui Lands Trust, which administers a large portion of land along the foothills in Awakeri.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino support the 400 new homes in Matatā, provided the iwi is involved in technical consent processes and residential, economic, and rural development planning to ensure culturally and environmentally appropriate outcomes (and amendments). This position has been developed through direct engagement in Te Niaotanga o Mataatua o Te Arawa and is maintained.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino oppose the development of 1500+ homes in Matatā.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino support the expressed interest of hapū members who are part of the Kiwinui Trust in understanding the feasibility of a portion of the houses proposed for development in Awakeri being Māori housing on Rangitaiki Parish 31P 3F. We also acknowledge that this requires support to understand how this whenua may be released from its current arrangements in terms of planting for carbon credits.
- In all instances of development, Ngāi Te Rangihouhiri II and Ngāti Hikakino expect the opportunity to influence, benefit, and protect our whānau, whenua, and wai.

Additional Submission Points for Scenario One

- A detailed and transparent plan outlining implementation, infrastructure upgrades, and how Māori-led housing will contribute to the overall housing target must be developed at pace with Ngāi Te Rangihouhiri II and Ngāti Hikakino inclusion in decision-making.
- Our historical understanding of Matatā is that large portions of it were repo, and particularly our pā sites, which are Māori Land Block Matatā Parish 100-102, were raised islands in the middle of

the wetland; we subsequently implore the Council to undertake effective due diligence to ensure development does not cause adverse effects through expected environmental changes and extreme weather events in years to come.

- Ngāi Te Rangihouhiri II and Ngāti Hikakino are concerned that the areas in which their whānau live within the rohe of Ngāi Taiwhakaea as uri of Ngāi Taiwhakaea will be bypassed in terms of infrastructure connection and upgrades in Scenario One. This must be addressed.
- We support sustainable growth in Matatā that meets the needs of whānau, strengthens the local economy, and enhances the cultural and environmental integrity of the area.
- We implore the Council to be good partners and work with our hapū to make conscious development decisions that won't negatively impact the overall relationship of the relevant hapū when intensive urbanisation occurs through greenfield areas. This same development has significantly impacted Ngāi Te Rangihouhiri II and Ngāti Hikakino previously, where our small parcels of remaining whenua in Matatā have the main highway on either side.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino seek development opportunities in Matatā on our whenua and on any land that is available and not being utilised.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino advocate for strict district rules for Greenfield Areas in Matatā and Awakeri that determine the incorporation of rainwater harvesting systems in all future housing developments and funded initiatives for existing homes. This initiative promotes environmental sustainability by conserving municipal water supplies, enhances infrastructure resilience by reducing system burdens, lowers homeowner costs, and aligns with our values of kaitiakitanga and sustainable resource management. Specifically, we propose that new homes be equipped to utilise harvested rainwater for non-potable applications, including but not limited to:
 - Toilet flushing
 - Washing machines
 - Dishwashers
 - Showers
 - Irrigation (small scale and large where possible).

Scenario Two: Residential Greenfields

- While Scenario Two avoids significant new greenfield development, relying on un-serviced rural residential areas must address longstanding inequities Ngāi Te Rangihouhiri II and Ngāti Hikakino face. Our whānau are currently excluded from essential services like water reticulation and wastewater systems, yet we are disproportionately affected by the environmental impacts of urban development. This must be remedied as part of any rural residential strategy.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino strongly support the growth of papakāinga and Māori-led housing within Scenario Two. However, this must be backed by equitable access to services and infrastructure, enabling sustainable and culturally aligned development on our whenua. The plan must include pathways for hapū-led housing and infrastructure projects, particularly in areas like Te Paroa and Matatā, where development has historically been limited.
- Ngāi Te Rangihouhiri II and Ngāti Hikakino strongly oppose the reduced regulatory requirements. As mentioned above and in this submission, we are disproportionately affected by the environmental impacts of all urban development.
- Rural infill risks pricing our people out of our rohe through Council Rate increases; development in rural areas must involve us and our people in considering how these rate increases can be

passed on to those who choose to develop on newly acquired land (refer to overarching position points). As mana whenua, who have suffered from displacement through significant land confiscation and awarding our whenua to other parties, we have historically been excluded from effective council services while development has occurred around us; we must receive compensation.

- The exclusion of Ngāi Te Rangihouhiri II and Ngāti Hikakino from previous planning processes has compounded infrastructure and environmental inequities. Scenario Two must actively involve Ngāi Te Rangihouhiri II in all planning stages, mainly where rural residential development affects our rohe, to ensure that our values, aspirations, and priorities are reflected in decision-making. Notably, this includes any proposed development in Matatā and surrounding areas.

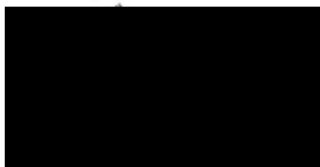
Scenario Three: Focus on the Western Bay of Plenty and Rotorua with Limited Local Development

- Under this scenario, limited infill development in Whakatāne, Kawerau, and Ōpōtiki must be carefully managed to avoid exacerbating existing inequities in service provision.
- Scenario Three must actively involve Ngāi Te Rangihouhiri II in all planning processes to address past exclusion and mistrust. This includes enabling hapū-led housing and infrastructure projects that align with our aspirations for sustainable, culturally grounded growth.
- Instead of shifting development focus to other regions, Scenario Three must ensure that local development contributes to long-term regional resilience. This includes upgrading local infrastructure, addressing existing inequities, and creating pathways for hapū to thrive within their rohe.
- Small development in Matatā under this scenario is welcomed, and our support for 400 homes, as reiterated in Scenario One submission points, is retained.

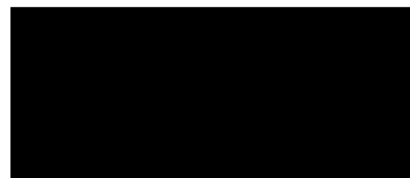
Closing Comments

Ngāti Hikakino and Ngāi Te Rangihouhiri II appreciate the opportunity to contribute our feedback and critical positions. We seek sustainable and inclusive planning that restores our role as mana whenua, honours our cultural heritage, and ensures our people's and taiao's wellbeing. We remain committed to working alongside Whakatāne District Council to achieve outcomes reflecting our shared regional aspirations.

Ngā mihi,



Manu Glen
Ngai Te Rangihouhiri II Hapu delegate



Stan Rātahi
Ngati Hikakino Hapu delegate

Our Places

Eastern Bay Spatial Plan

Eastern Bay of Plenty Presentation Schedule: 2 December 2024 Whakatane District Council Chambers

Submission Number	Agenda Reference	Page	Speaking number	Speaking time	Submitter name	Organisation or individual	Speaking duration (10 minutes speaking, 5 minutes Q&A)	Total duration (including transition time)
Sub 5	124-127		1	10am	Barry Cutfield	Individual	15 minutes	20 minutes
Sub 9	145-146		2	10.20am	John Howard	Individual	15 minutes	20 minutes
Sub 17	170-172		3	10.40am	Philip Jacobs	Whakatāne Action Group	15 minutes	20 minutes
Sub 32	225		4	11am	Barney Gray	Individual	15 minutes	20 minutes
Sub 14	162		5	11.20am	Representative from Holland Beckett/MMS GP Limited	Holland Beckett acting for MMM GP Limited	15 minutes	20 minutes
Sub 31	223-224		6	11.40am	Linda Conning	Forest and Bird - Eastern Bay	15 minutes	20 minutes
Additional submission received	N/A, supplied separately via agenda		7	12pm	-Leith Comer; -Tipene Marr; -Frances Teinakore-Curtis; -Arihia Hoani-Waaka	Ngāti Rangitihi	15 minutes	20 minutes

