

MEETING – AGENDA –

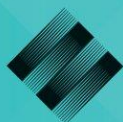
Ngā Take



POLICY COMMITTEE

Komiti Kaupapa Here

PP21-4
Tuesday, 27 July 2021
Council Chambers
Barkes Corner, Tauranga
9.30am



*Western Bay of Plenty
District Council*

Policy Committee

Membership

Chairperson	Mayor Garry Webber
Deputy Chairperson	Cr Monique Gray
Members	Cr Grant Dally Cr Mark Dean Cr James Denyer Cr Murray Grainger Cr Anne Henry Cr Kevin Marsh Cr Margaret Murray-Benge Deputy Mayor John Scrimgeour Cr Allan Sole Cr Don Thwaites
Quorum	6
Frequency	Six weekly

Role:

- To develop and review strategies, policies, plans and bylaws to advance the strategic direction of Council and its communities.
- To ensure an integrated approach to land development (including land for housing), land use and transportation to enable, support and shape sustainable, vibrant and safe communities.
- To ensure there is sufficient and appropriate housing supply and choice in existing and new urban areas to meet current and future needs.

Scope:

- Development and review of bylaws in accordance with legislation including determination of the nature and extent of community engagement approaches to be employed.
- Development, review and approval of strategies and plans in accordance with legislation including determination of the nature and extent of community engagement approaches to be employed.
- Subject to compliance with legislation and the Long Term Plan, to resolve all matters of strategic policy outside of the Long Term Plan process which does not require, under the Local Government Act 2002, a resolution of Council.
- Development of District Plan changes up to the point of public notification under the Resource Management Act 1991.
- Development of the Future Development Strategy and urban settlement plan.
- Consider and approve changes to service delivery arrangements arising from service delivery reviews required under the Local Government Act 2002 (provided that where a service delivery proposal requires an amendment to the Long Term Plan, it shall thereafter be progressed by the Annual Plan and Long Term Plan Committee).
- To report to Council on financial implications of policies and recommend any changes or variations to allocated budgets.
- Listen to and receive the presentation of views by people and engage in spoken interaction with people pursuant to section 83(1)(d) of the Local Government Act 2002 in relation to any processes Council undertakes to consult on under the special consultative procedure as required by the Local Government Act 2002 or any other Act.

- Oversee the development of strategies relating to sub-regional parks and sub-regional community facilities for the enhancement of the social and cultural wellbeing of the Western Bay of Plenty District communities, for recommendation to Tauranga City Council and Western Bay of Plenty District Council.
- Develop the draft Statement of Intent for any Council Council-Controlled organisation (CCO) and review, assess and make recommendations to Council on any modifications to CCO or other entities' accountability documents (i.e. Letter of Expectation, Statement of Intent) or governance arrangements.
- Approve Council submissions to central government, councils and other organisations, including submissions on proposed plan changes or policy statements.
- Receive and make decisions and recommendations to Council and its Committees, as appropriate, on reports, recommendations and minutes of the following:
 - SmartGrowth Leadership Group
 - Regional Land Transport Committee
 - Any other Joint Committee, Forum or Working Group, as directed by Council.
- Receive and make decisions on, as appropriate, any matters of a policy or planning nature from the following:
 - Waihi Beach, Katikati, Ōmokoroa, Te Puke and Maketu Community Boards,
 - Maketu-Te Puke Ward Forum
 - Kaimai Community Ward Forum
 - Katikati- Waihi Beach Ward Forum

Power to Act:

- To make all decisions necessary to fulfil the role and scope of the Committee subject to the limitations imposed.

Power to Recommend:

- To Council and/or any Committee as it deems appropriate.

Power to sub-delegate:

- The Committee may delegate any of its functions, duties or powers to a subcommittee, working group or other subordinate decision-making body subject to the restrictions within its delegations and provided that any such sub-delegation includes a statement of purpose and specification of task.

Notice is hereby given that a Policy Committee Meeting will be held in the
Council Chambers, Barks Corner, Tauranga on:
Tuesday, 27 July 2021 at 9.30am

Order Of Business

1	Present	5
2	In Attendance	5
3	Apologies	5
4	Consideration of Late Items	5
5	Declarations of Interest	5
6	Public Excluded Items	5
7	Public Forum	5
8	Presentations	5
9	Reports	6
9.1	Adoption of 83 Ford Road, Maketu Concept Plan	6
9.2	Submission on Behalf of Council	128
10	Information for Receipt	136

1 PRESENT**2 IN ATTENDANCE****3 APOLOGIES****4 CONSIDERATION OF LATE ITEMS****5 DECLARATIONS OF INTEREST**

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest that they may have.

6 PUBLIC EXCLUDED ITEMS**7 PUBLIC FORUM**

A period of up to 30 minutes is set aside for a public forum. Members of the public may attend to address the Board for up to five minutes on items that fall within the delegations of the Board provided the matters are not subject to legal proceedings, or to a process providing for the hearing of submissions. Speakers may be questioned through the Chairperson by members, but questions must be confined to obtaining information or clarification on matters raised by the speaker. The Chairperson has discretion in regard to time extensions.

Such presentations do not form part of the formal business of the meeting, a brief record will be kept of matters raised during any public forum section of the meeting with matters for action to be referred through the customer contact centre request system, while those requiring further investigation will be referred to the Chief Executive.

8 PRESENTATIONS

9 REPORTS

9.1 ADOPTION OF 83 FORD ROAD, MAKETU CONCEPT PLAN

File Number: A4101488

Author: Katy McGinity, Senior Recreation Planner

Authoriser: Rachael Davie, Group Manager Policy Planning And Regulatory Services

EXECUTIVE SUMMARY

1. The Committee is asked to consider the adoption of the 83 Ford Road, Maketu Concept Plan and name change proposal.

RECOMMENDATION

1. That the Senior Recreation Planner's report dated 27 July 2021 titled 'Adoption of 83 Ford Road, Maketu Concept Plan' be received.
2. That the report relates to an issue that is considered to be of medium significance in terms of Council's Significance and Engagement Policy.
3. That the Policy Committee received all written and verbal feedback from the special consultative procedure 12 April to 12 May 2021, as set out in the document titled "Draft 83 Ford Road, Maketu Concept Plan Submission Pack" (Attachment A).
4. That in relation to Issue 1 the Policy Committee [adopts/does not adopt] the recommended final 83 Ford Road, Maketu Concept Plan (Attachment B), being consistent with the level of service for recreation and open space facilities provided by the Council, subject to formal leases being entered into with user groups for the use of the site.
5. That in relation to Issue 2, the Policy Committee [approves/does not approve] the proposed name *Otaiparia Reserve*, and directs staff to initiate the formal name change process in accordance with Councils Reserve Management Plan P8 Naming Policy.
6. That in relation to Issue 3, the Policy Committee [approves/does not approve] that Council continues to work with partners, including Tangata Whenua, Bay of Plenty Regional Council and community groups, to manage any environmental impact of development at the site and refer concerns raised about the pump station to Bay of Plenty Regional Council.
7. That in relation to Issue 4, the Policy Committee [approves/does not approve] that Council continue to work with Powerco to have the lower power lines in front of the proposed Coastguard building either relocated from the site or put underground subject to funding.
8. That in relation to Issue 5, the Policy Committee [approves/does not approve] that Council consider the provision of freedom camping at the site through the next Freedom Camping Bylaw review.
9. That in relation to Issue 6, the Policy Committee [approves/does not approve] that Council continue working with Bay of Plenty Regional Council to determine the location of the pump station and update the concept plan as required.
10. That in relation to Issue 7, the Policy Committee [approves/does not approve] that Council considers improvements to the boat ramp through the Coastal Marine Programme in order to facilitate better use of this asset.
11. That the indicative costs for implementation of the concept plan be noted as already included in the Long Term Plan 2021-2031 adopted by Council on 29 June 2021. (Attachment C).
12. That the Policy Committee approves the decision story for dissemination to those that provided feedback as the response to their feedback, and to be published on the Council's website (Attachment D)

BACKGROUND

2. The site at 83 Ford Road comprises of 3 hectares of fee simple land in Maketu and was purchased by Council for community use in June 2016. The land includes the Tukotahi Marae, a boat ramp, jetty and a carpark area. Its strategic location provides connections to land owned by Bay of Plenty Regional Council along Kaituna River to Te Pourepo O Kaituna and the Tauranga Eastern Link Cycleway.
3. The land was historically Maori Customary Land known as 'Te Tumu Kaituna No. 11A No1. Block', however through the Native Land Court process on 7 July 1982 it ceased to be Māori land.
4. Bay of Plenty Regional Council currently has a designation over part of the site. This follows its purchase of the land from the previous owners for the Kaituna River re-diversion project. BOPRC has confirmed its intent to transfer it to Council for use as a local purpose reserve. This is currently pending.
5. The Maketu Reserves Management Plan was last reviewed in September 2013, before the property was acquired by the Council. A draft concept plan has been prepared that identifies future use and opportunities for the site and it is intended that this be included in the Te Puke/Maketu Ward Reserve Management Plan review process scheduled for 2021/22.
6. The site is currently used by a number of groups and this continued use is outlined below and is reflected in the concept plan:
 - (a) The Maketu Coastguard are acting as interim caretaker/building manager of the Tukotahi Marae and have undertaken significant maintenance to the site in this capacity.
 - (b) The Maketu Hoe Waka Club utilise the site to practice and have a shipping container located there to store their waka.
 - (c) The Motiti Island stock barge use the wharf at the site.
 - (d) There is an existing carpark at the site which is used by recreational boaties from throughout the district and beyond.
 - (e) The adjoining neighbour is an operating dairy farm, with farm access through the site. Council is continuing to engage with the farmer on the future use of this access way.

DECISION STORY

7. Attachment D of this report sets out a draft decision story for dissemination to those that provided feedback as the response to their feedback. It will also be published on Council's website.

SIGNIFICANCE AND ENGAGEMENT

8. The Local Government Act 2002 requires a formal assessment of the significance of matters and decision in this report against Council's Significance and Engagement Policy. In making this formal assessment there is no intention to assess the importance of this item to individuals, groups, or agencies within the community and it is acknowledged that all reports have a high degree of importance to those affected by Council decisions. The Policy requires Council and its communities to identify the degree of significance attached to particular issues, proposals, assets, decisions, and activities.
9. In terms of the Significance and Engagement Policy this decision is considered to be of medium significance because of the level of community interest, the proposed development costs, the consultation requirements that have been met and recognising the Māori cultural values and their relationship to land and water.

ENGAGEMENT, CONSULTATION AND COMMUNICATION

10. The engagement, consultation and communication undertaken for this concept plan is set out below:

Interested/Affected Parties	Completed/Planned Engagement/Consultation/Communication	
Name of interested parties/groups	<ul style="list-style-type: none"> • Maketu Coastguard • Maketu Hoe Waka Club • Adjoining neighbours • Te Maru o Kaituna River Authority • Bay of Plenty Regional Council 	Completed
Tangata Whenua	Tangata Whenua were included with stakeholders to receive written invitations to provide feedback and attend the Have Your Say Open Day.	

Completed Engagement activities
Web page and online engagement media promotions, which provided background information, draft plans and online feedback submission forms for formal consultation from 12 April to 12 May 2021.
Advertisements were placed in the Te Puke Times, Council website and Facebook page.
Adjoining neighbours were sent letters inviting them to provide feedback and attend the Have Your Say open day in May 2021.
Tangata Whenua were sent letters inviting them to provide feedback and attend the Hay Your Say Open Day in May 2021.
Media releases were made to encourage online engagement on the Have Your Say website.
Have Your Say Open Day – 83 Ford Road, Maketu on 1 May 2021.

11. The formal consultation and engagement plan above was successfully undertaken with the key outcomes of this set out below:
- The Have Your Say open Day (to enable spoken interaction) was attended by approximately 30 people visiting on the day and a total of 26 pieces of feedback received.
 - The online engagement resulted in 407 visits to the Have Your Say website and 53 pieces of feedback being received through the online form. Visitors to the site were directed to answer three questions relating to the key aspects of the concept plan and proposed name change.
 - Three pieces of feedback relating to 83 Ford Road, Maketu were received through the Have Your Say mailbox.
 - Two pieces of feedback relating to 83 Ford Road, Maketu as received via diversions from Council's 2021-2031 Long Term plan consultation process.
 - A letter was send to the adjoining neighbours and Tangata Whenua referring those interested to go to the Council's Have Your Say site to provide feedback. They were also invited to attend the Have Your Say Open Day.

12. All the feedback received has been collated and reviewed to inform the issues and options assessment set out below.

ISSUES AND OPTIONS ASSESSMENT

Issue 1: Location, layout and facilities in the draft concept plan

Option A	
That the Committee confirms the recommended final concept plan, being consistent with the level of service for recreation and open space facilities provided by the Council, subject to formal leases being entered into with user groups for use of the site.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to the majority of submission options supporting the location, layout and facilities in the draft concept plan. • Responds to the significant support received for the Maketu Coastguard to develop their own base on the site. • Responds to support received for the Maketu Hoe Waka Club to continue utilising the site and further develop a base there. • Enables community groups who currently operate from the site to continue to do so. • Provides for further community use of the Tukotahi Marae building. • Provides for further use of the site by a wider range of user groups into the future.
Costs (including present and future costs, direct, indirect and contingent costs).	Indicative costings have already been adopted in the Long Term Plan 2021-2031 on 29 June 2021.

Issue 2: Otaiparia Reserve – proposed name

Option A	
That the Committee approves the name <i>Otaiparia Reserve</i> .	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to the majority of support received for the name change proposal. • Gives effect to Council's Reserve Management Plan P8 naming policy process. • Appropriately recognises significance of area to Tangata Whenua and acknowledges coastal and tidal environment of the site. • Recognises the historical name for the site. Disadvantages: <ul style="list-style-type: none"> • Name does not directly state location and use of land, although it is noted that this is the case with many other reserves in the District. • Some people may perceive it is difficult to pronounce.

Costs (including present and future costs, direct, indirect and contingent costs).	Some minor administrative work to amend site name. The plan implementation budget includes provision for new signage.
---	---

Issue 3: Environmental Considerations

Option A	
That Council continues to work with partners, including Tangata Whenua, Bay of Plenty Regional Council and community groups, to manage any environmental impact of development at the site and refer concerns raised about the pump station to Bay of Plenty Regional Council. .	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to concerns submitted in relation to the environmental management of the adjoining pump station and cancel drainage network
Costs (including present and future costs, direct, indirect and contingent costs).	None at this time.

Issue 4: Power Lines

Option A	
That Council continue to work with Powerco to have the lower power lines in front of the proposed coastguard building either relocated from the site or put underground subject to funding.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to safety concerns submitted in relation the power lines on the site Disadvantages <ul style="list-style-type: none"> • Likely to be some additional cost
Costs (including present and future costs, direct, indirect and contingent costs).	Costs unknown at this time.

Issue 5: Freedom camping

Option A That Council consider the provision of freedom camping at the site through the next Freedom Camping Bylaw review.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to feedback received relating to the provision of freedom camping. • Provision of freedom camping provides passive surveillance of remote site through vehicles being on site. • Enables required consultation on a new freedom camping site, within a broader consideration of freedom camping sites in the wider Maketu area.
Costs (including present and future costs, direct, indirect and contingent costs).	Can be addressed within the annual budget for bylaw reviews, at a time directed by the Policy Committee through its work programme considerations.

Issue 6: Pump station

Option A That Council continue working with Bay of Plenty Regional Council to determine the location of the pump station and update the concept plan as required.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to feedback received relating to the pump station moving onto the site next to the proposed area for the Maketu Coastguard development.
Costs (including present and future costs, direct, indirect and contingent costs).	None at this time.

Issue 7: Boat ramp

Option A That Council considers improvements to the boat ramp through the Coastal Marine Programme in order to facilitate better use of this asset.	
Assessment of advantages and disadvantages including impact on each of the four well-beings <ul style="list-style-type: none"> • Economic • Social • Cultural • Environmental 	Advantages: <ul style="list-style-type: none"> • Responds to feedback received relating to the boat ramp at the site. • Will improve water access for recreational boat users in the District.
Costs (including present and future costs, direct, indirect and contingent costs).	None at this time.

STATUTORY COMPLIANCE

13. Consultation on the concept plan was in accordance with s83 of the Local Government Act 2002, and follows pre-engagement undertaken online and in person in August-September 2020.
14. The concept plan (including the re-naming process) is consistent with the goals and approach of the Recreation and Open Space Activity Plan.
15. Reserves planning and policy development are the responsibilities of the Policy Committee, which has delegated authority to hear submissions to a draft Reserve Management Plan/concept plans and adopt or not adopt accordingly.
16. Implementation funding is already included in the adopted 2021-2031 Long Term Plan.

FUNDING/BUDGET IMPLICATIONS

Budget Funding Information	Relevant Detail
2021-2031 Long Term Plan	Included in 2021-2031 Long Term Plan adopted on 29 June 2021.

ATTACHMENTS

1. **Attachment A - 83 Ford Road, Maketu (Otaiparia Reserve) Submission Pack** [↓](#) 
2. **Attachment B - Concept Plan Otaiparia Reserve Adopted 06.21** [↓](#) 
3. **Attachment C - 83 Ford Road, Maketu (Otaiparia Reserve) Indicative Costs** [↓](#) 
4. **Attachment D - Draft Otaiparia Reserve Decision Story** [↓](#) 



*Western Bay of Plenty
District Council*

Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru

83 Ford Road, Maketu Draft Concept Plan Submission Pack June 2021



83 Ford Road, Maketu Draft Concept Plan Submission Pack**Sorted by: ID**

SUBMISSION NUMBER	FULL NAME
1	MARAEA KIEL
2	MURRAY RONALD
3	KOWHAI RONALD
4	SPARE SUBMISSION NUMBER
5	DEON MUIR
6	JULIE CROSS
7	MEGAN CROSS
8	SPARE SUBMISSION NUMBER
9	FIONA AUGUST
10	HENRY SAMSON
11	DON MCGOWAN
12	IAN CLINKER
13	DEAN LINDSAY
14	ROGER HINTZ
15	SPARE SUBMISSION NUMBER
16	IAN HURLOCK
17	PETER OAKES
18	ROBIN HOPLINK
19	KELVIN O'HARA
20	RICHARD WELD
21	MIKE MAASSEN
22	ANN OLDRIDGE
23	JOHN OLDRIDGE
24	JOEL COLLINS
25	SPARE SUBMISSION NUMBER
26	M ROSS

Page 2 of 110

27	BUTCH WATERHOUSE
28	DEAN MCKENZIES
29	GEOFF OLIVER
30	RUNA MORRISON
31	FORD LAND HOLDINGS PTY LTD
32	MATTHEW LEIGHTON
33	LAURA RAE
34	DEAN TEREKAUNUKU FLAVELL
35	NIGEL MCPHERSON
36	PHILLIP SMITH
37	HEATHER LINDSAY
38	BARRY LINDSAY
39	HENRY BYDELEY
40	NGAIRE MUIR
41	GORDON CASSEY
42	GRANT MACLEOD
43	STU LOWTH
44	JEFF FLETCHER
45	KAREN LINFORD
46	RUSSELL HULBERT
47	MARIA MCRAE
48	CALEB EVANS
49	SHANE GOURLAY
50	TERRY HIREME
51	JAMES SOLOMAN
52	TERRY DAVIES
53	MAKETU COASTGUARD BOARD
54	BRYAN FUTTER
55	FREDA WOISIN
56	PETER CROSSAN

57	GERARD NOBLE
58	GRANT GILLGREN
59	GEOFFREY SMITH
60	BILL MARTYN
61	LANCE HIGHT
62	MIKE MALTBY
63	MAKETU COMMUNITY BOARD
64	SEAN NEWLAND
65	ANDREW WYLIE
66	MARGARET GREEN
67	TUPU GREGORY
68	MURRAY WHITEHEAD
69	CAROLE WHITEHEAD
70	AIMEE WHITEHEAD
71	TAURANGA CITY COUNCIL
72	TERENCE CONNOR
73	MIKE CLINCH
74	SHANE BEECH
75	MARCUS CROSS
76	JEN MURRAY
77	RAEWYN BEECH
78	BAY OF PLENTY REGIONAL COUNCIL

SUBMISSION #1**Draft concept plan for 83 Ford Road, Maketu****Feedback received from Have Your Say Open Day, 1 May 2021**

Name	Maraea Kiel
Email address	maraeakiel@gmail.com
Postal address	19 Town Point Road, Maketu 3189
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>I believe The Maketu Coastguard and Maketu Hoe Wake Club will be fabulous Kaitiaki (Caretakers). They are recognised as one of the Best Coastguard Clubs in the Region. They also have great Community Support. What better Roopu (Group) to have caring for the Whenua, The building and the surroundings. Their members have a deep respect for Tikanga Maori as does The Hoe Waka Club, and would certainly ensure that all Roopu (group's) needing to utilise the facilities would be well cared for and accommodated for.</p> <p>I also respect Council for considering the Proposed Name Change. I totally support the Name .Otaiparia Reserve. Tena koe.</p>

SUBMISSION #2

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Murray Ronald
Email address	murray.ronald@hotmail.com
Postal address	Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Clarification about waka and trailer circulation is needed. Waka Ama club happy with location but asphalt paved for waka car park is preferred as wheels of waka trolleys don't like chip seal.</p> <p>Positive space for cycling, cyclists love coffee. 5 star toilet block needed, changing rooms, charge station, people respect high quality toilet, control for waka ama parking. Pedestrian crossing at waka launch to waka area.</p>

SUBMISSION #3

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Kowhai Ronald
Email address	kvmc83@hotmail.com
Postal address	Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Need to consider water lanes for sports at the site. Will enable competition and events. Support car parking for events at site. Area 10 (multi use open space) is known to flood

SUBMISSION #5

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Deon Muir
Email address	deonmuir@gmail.com
Postal address	Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Providing for growth and urban sprawl coming to Maketu is important. Site is central location for Te Puke, Rotorua etc. Need to cater for increased demand. Coastguard involvement with this is essential.

SUBMISSION #6

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Julie Cross
Email address	juliecrossnz@gmail.com
Postal address	4 GARDINER PLACE, PUKEHINA, 3189
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	<p>I think the name is too hard to pronounce, I have asked several people to pronounce the name (including Maori) and each struggle and have a different pronunciation.</p> <p>It would be easier to name is something directly linked to the area, such as the Kaituna, so it is easily recognised geographically.</p>
Please provide any other comments on the Ford Road draft concept plan.	<p>It is great to see an allocated area for both groups the Waka and Coastguard. It will allow both to develop their membership and have a great onsite presence, especially in regards to water safety promotion that Coastguard undertakes.</p> <p>I am aware of the options for development of a large pump station on the area allocated for Coastguard. This</p>

	<p>will have a detrimental effect on any useable space provided for them if the plans go ahead. This current draft plan does not facilitate for this option and will need to be reviewed, should the pump station go ahead in this location.</p> <p>CAR PARKS I do have some concerns with the distance of the second car and trailer park from the first car park/boat ramp. The hazards this may present to a cycle track with vehicles. I would like to see the cycle track at this point made secure for its users.</p> <p>There will need to be good signage in place to direct cars to the further car parks otherwise human nature is that they will all park in the first available parking area, taking up space allocated for cars with trailers.</p> <p>I think there needs to be additional parking directly behind the marae building, the current number of spaces on the plan will not be sufficient for a large gathering. specifically for disabled access.</p> <p>BBQs It would be good to see BBQ facilities on the central platform if possible.</p> <p>MARAE BUILDING The Coastguard have done an excellent job in tidying up the Marae building since the previous occupants left. This should be considered on the next stage and the proposed management of this site.</p> <p>I would like to see it run be a suitable organisation such as coastguard so that all members of the local and wider community gain access to the facility, for events such as weddings, training, school trips etc.</p>
--	---

SUBMISSION #7

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Megan Cross
Email address	megancrossnz@gmail.com
Postal address	4 Gardiner Place, Pukehina
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	Need parks designated for freedom campers
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	I think there should be spots for freedom campers
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #9

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Fiona August
Email address	finix@xtra.co.nz
Postal address	Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Clarification about waka and trailer circulation is needed. Positive from rower and kayaker perspective.

SUBMISSION #10

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Henry Samson
Email address	henrys@samsonsafety.nz
Postal address	40 Arawa Avenue Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Central location enables quick response time to emergencies for Coastguard. Maketu Coastguard should be the custodians for the Marae

SUBMISSION #11

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Don McGowan
Email address	d.mcgowan@xtra.co.nz
Postal address	42 Arawa Ave, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Central location enables quick response time to emergencies for Coastguard. I support Maketu Coastguard, being able to use the Tukotahi Marae building, and the vacant land to the East of that building

SUBMISSION #12**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Ian Clinker
Email address	clinks@xtra.co.nz
Postal address	9 Westminster Drive, Rotorua
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Boardwalk on boat ramp good idea for more boat parking, positive from Rotorua.

SUBMISSION #13

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Dean Lindsay
Email address	info@wtfprintnz.com
Postal address	27 Conway Road, Paengaroa
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	However the building/hall should be administered by Coastguard Maketu to make it as a hub for the public/shared space.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Coastguard need central location with strong connection to water to operate from for safety of community. They need central hub. Support wider community use of the Tukotahi Marae site. Training facilities and fire/emergency services need quick response.</p> <p>Maketu Coastguard provide education and training for the wider community including schools and polytechnic. Includes bar crossing training, yes programme, youth programmes, and emergency services training.</p> <p>Ability to have more CCTV surveillance for the area. Can link to other areas e.g. 5 on concept plan.</p>

SUBMISSION #14

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Roger Hintz
Email address	r.c@hintzfamily.co.nz
Postal address	137 Pah Road, Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Connection to water for food gathering, recreation, and exercise is important.</p> <p>Load tension lines from road to building should be put underground.</p>

SUBMISSION #16

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Ian Hurlock
Email address	westgraphic@xtra.co.nz
Postal address	73 Town Point Road, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	Is it already classified as a reserve? What will this mean? What can be the land be used for after re-naming?
Please provide any other comments on the Ford Road draft concept plan.	Perhaps undergrounding the power cables at rear of carpark would improve access and the aesthetic of the area. Looks like it will be beautiful but spoilt by the poles and wires. Who will administer the meeting facility? (Corbett building?) Would Coastguard be a good option to administer this facility as they were been reliable as caretakers to date.

SUBMISSION #17

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Peter Oakes
Email address	oakesorpp@gmail.com
Postal address	26 Lenikar Drive, Te Puke 3119
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	From what I have seen this looks sound. I would like to see the Coastguard development given priority. It's a vital service for the coast here.

SUBMISSION #18

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Robin Hoplink
Email address	rhopy@xtra.co.nz
Postal address	20 Williams Crescent, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Easy to get to, great for community not limited to local BOP wide, lots of potential. The only thing that would limit it is lack of imagination. Needs to be able to be used by all of community/activities. Support CCTV - discourages vandalism.

SUBMISSION #19

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Kelvin O'Hara
Email address	nzarcher@gmail.com
Postal address	S40 SH33 RD9 Te Puke 3189
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	The more we can do to educate people about safe water use e.g. speed limits the better. To mitigate against further environmental degradation.

SUBMISSION #20

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Richard Weld
Email address	rcweld20@gmail.com
Postal address	20 Ismore Lane, RD8 Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	OPPOSED TO CYCLEWAY
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Risk between cyclists and duck shooting needs to be managed. Pumping stations on farms are also a hazard to users using the cycleway.</p> <p>I am opposed to the proposed cycleway along the stop bank. I do not see why another cycleway is needed to get to the bridge when one was put in place when the motorway was built.</p> <p>The Council could spend their money on better things in the community i.e roads. The proposed cycleway goes through a major pumping station for the Lower Kaituna and is a major concern for Health & Safety when floods are happening and for the staff working at the site.</p> <p>The proposed cycleway goes through DOC land and they issue licenses for Duck shooting this is a concern as people may get shot while on the cycleway.</p>

	Farmers do not want the general public riding through their places looking at what they do - the land is not owned by the Western Bay Council.
--	--

SUBMISSION #21

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Mike Maassen
Email address	maassen@hotmail.co.nz
Postal address	25 Arawa Road Pongakawa Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	<p>This appears to be a great concept for a significant asset for the wider community and I thank the WBOPDC for engaging with the community and enabling this process to produce the very best outcome for this project.</p> <p>I do believe that the Tukotahi Marae building needs an anchor tenant. The Maketu Coastguard are ideally placed to fill this role.</p> <p>As the anchor tenant the Coastguard will fill the role of caretakers.</p> <p>Maketu Coastguard are a highly motivated and respected organization. Their members are from the local community and are very active with rescue and training operations.</p> <p>I am very sure that they will ensure the buildings and grounds are maintained to a high standard and their involvement will ensure that anti-social behaviour in the area will be kept to a minimum.</p>

	I also know that their organization will ensure the venue is available for use by the wider community.
Please provide any other comments on the Ford Road draft concept plan.	Parking very important, great asset for community groups, awesome.

SUBMISSION #22

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Ann Oldridge
Email address	oldridge@eol.co.nz
Postal address	46111 Santa Monica Drive, Papamoa
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Additional toilets closest to boat ramp would be good. Informal boat launching site on other side of salinity block with car parking at other side of road.

SUBMISSION #23

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	John Oldridge
Email address	oldridge@eol.co.nz
Postal address	46111 Santa Monica Drive, Papamoa
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Additional toilets closest to boat ramp would be good. Informal boat launching site on other side of salinity block with car parking at other side of road.

SUBMISSION #24

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Joel Collins
Email address	mrjoelcollins@gmail.com
Postal address	394 SH33 Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #27

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Butch Waterhouse
Email address	r_waterhouse@xtra.co.nz butch.waterhouse@gmail.com
Postal address	2 Kaituna Road, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>The Ford road draft concept plan enhances the Kaituna re-diversion. It is a logical decision for Coastguard to be based at that site. With the expected increased boating activities their work load will increase I hope enough space has been allocated to future proof their projected requirements.</p> <p>I understood the ford road drain was to be pumped to what is know as the diagonal, the allocation of space for a new pump shed is concerning as that indicates the discharge water is intended to continue to be pumped at the current location or piped closer to the river entrance, I have observed the dirty brown/ foaming discharged water. This is not the image I believe WBDC or residents want to portray to our overseas or domestic visitors and would undo the</p>

	good work carried out to make this a special place. Although this may be a BOPRC issue the image will reflect on WBDC.
--	--

SUBMISSION #28

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Dean McKenzies
Email address	dean@hani.nz
Postal address	
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	Very well thought out
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	Additional 'floating' pontoon needed on the right hand side of the boat ramp
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	Was Te Tumu considered?
Please provide any other comments on the Ford Road draft concept plan.	<p>This is an area well supported by locals and substantial volunteer users. The plan shows that a lot of thinking has gone into this proposal. Obviously input from users and supporters has been taken into consideration.</p> <p>Another boat ramp adjacent to waka ama - not enough boat trailer parking in the design. Also will benefit waka ama group for motorised support boats.</p> <p>Boardwalk on both sides on the boat ramp.</p>

SUBMISSION #29

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Geoff Oliver
Email address	geoff@kiwiproduce.co.nz
Postal address	PO Box 445, Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	The family tourist building needs to be managed on lease by a group like Coastguard Maketu. Council needs to think 5-10 and 20 years ahead. The current boat trailer park is overflowing on a busy weekend - so there is a need for boat trailer parking 10 times the current size. Overflow needs to go onto grass area near tourist building.
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Have WBOPDC allowed for NZ Motor Caravan Association facilities? Prioritisation for travellers with vans to stay? Leave the family tourist building to Maketu Coastguard to manage the building to promote: - Site for school groups - Training site - Regional emergency rescue centre - Other groups (waka Club) etc to use
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Suggest it is called Kaituna Landing. Check out the history and you will find many groups travelled a long way to camp in the area to go fishing and

	hunting for seafood before travelling home.
Please provide any other comments on the Ford Road draft concept plan.	<p>No provision for any growth in boating activity. Not enough boat trailer parks in multiuse spaces too far away. More ramps next to waka ama, public toilet near boaties in front of Marae, pump station not good idea, pump station should be way up the river away from boats.</p> <ol style="list-style-type: none">1. Need at least two more boat ramps into the river2. Boat trailer park needs to be a lot large and be right beside the current ramp. If council wants a trailer park on western end - build a new boat ramp into river adjacent. All boat ramps in NZ have boat trailer parking right next to ramp - why are council expecting boaties to park 500m from ramp.3. Need to get rid of power lines going over the area they are too low and dangerous.4. Need for a toilet block near family tourist building and trailer park.5. Don't allow new pumping station to be in line vicinity - noisy and smelly. Needs to be further east direct into the river.

SUBMISSION #30

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Runa Morrison
Email address	runamorrison@gmail.com
Postal address	642 Maketu Road, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Support CCTV

SUBMISSION #31

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Ford Land Holdings Pty Ltd
Email address	
Postal address	
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>At Otaiparia as detailed in Council's Statement of Proposal and Proposed draft concept plan and naming proposal for 83 Ford Road, Maketu dated February 2021. The Otaiparia Reserve being jointly named and signed "Otaiparia / Fords Landing" to recognise the Maori and European names for this area and its joint history.</p> <p>Otaiparia Reserve, Kaituna River (Project 357601)</p> <p>We support the funding proposed for the Otaiparia Reserve on the Kaituna River. The Otaiparia Reserve will provide:</p> <p>a) Recreational water access to the Kaituna River and Bay of Plenty to serve the existing and proposed populations in the area.</p> <p>b) Picnic areas to provide for and connect with the existing and proposed walking and cycling trails.</p>

	<p>c) Areas for cultural and historical interpretive signage to recognise the history of the area.</p> <p>Historical and Interpretive Signage Lower Kaituna River As part of the following ongoing work WBoPRDC are undertaking in the Lower Kaituna River including: 1) Reserves - Coastal & Marine Projects Funding (Project 281507, p57); and 2) Reserves - Otaiparia Kaituna River (Project 357601, p60); we request that the extensive Maori and European History of the area is recognised through historical and interpretive signage. The historical and interpretive signage requested includes: a) At Otaiparia as detailed in Council's Statement of Proposal and Proposed draft concept plan and naming proposal for 83 Ford Road, Maketu dated February 2021. b) The Otaiparia Reserve being jointly named and signed "Otaiparia / Fords Landing" to recognise the Maori and european names for this area and its joint history. c) The Flax Mills along the Lower Kaituna River. d) The Kaituna River Stops for the Scows that serviced Tauranga, Maketu, Lower Kaituna area being Fords Landing (Otaiparia) and up to Canaan Landing to service Te Puke. e) The Te Tumu Observation Pa located on the eastern side of the Kaituna (Te Tumu) Cut. The 2014 Environment Court decision on the location of the Te Tumu Pa identified that the Te Tumu Pa most likely existed and extended across the coastal sand spit, now breached by the Te Tumu Cut, to what is now the Maketu Spit area east of the Te Tumu Cut. In this regard FLH believe that it is important to recognise this from both a historic heritage and cultural heritage perspective as part of the Kaituna River Re-diversion and Wetland Creation Project and interpretive signage should be installed in the recreation reserve on the east side of the Te Tumu Cut, to detail and explain the historic and cultural significance of the Te Tumu Pa and associated battles. The interpretive signage could be similar to the very good historical signage installed at a number of historic sites at Maketu in 2013</p>
--	---

SUBMISSION #32

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Matthew Leighton
Email address	mgleighton@hotmail.co.uk
Postal address	26 Donovan Street Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	<p>I'd like to see space set aside for lease to tourism operators. The area should be identified upfront to encourage businesses to establish here. This will encourage investment and job opportunities in the area.</p> <p>The location near the historic Maketu, near established and regenerating wetlands, with direct river access and links to cycleways, and with its own Marae is unique. The opportunity to collaborate with the waka ama club, coast guard, tangata whenua, Maketu Ongatoro Wetland Society and others also provides multiple opportunities for visitor experiences at this site.</p>
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	General comment - would like to see delivery of walking and cycling opportunities in the area.

SUBMISSION #33

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Laura Rae
Email address	laura.rae@westernbay.govt.nz
Postal address	29a Little Waihi Rd, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Long hard consideration needs to go into the state of the Ford Rd pump station and connected drains. In my opinion this low lying land needs to be rezoned into non farmable land and focus on water quality what good is a boat ramp if your launching into a scum pond .
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	I'd like to know how came up with this name and why . It does represent the area
Please provide any other comments on the Ford Road draft concept plan.	Please look into the state of the drain currently flushing out over the pipi beds . My sewage water looks nicer . And the water quality levels are hugely over the trigger levels all that area of the south stopbank needs to be retired into treatment wetlands to filter this water before it enters any water ways . Like previously said no point having this concept ideas without looking at the huge huge unlined issues at this site . I invite you to come and watch the pump station open to the estuary and smell the foul smell and tell me that ok . The real tangata whenua here are very

	concerned and are prepared to make a huge noise about it . Yes the coast guard and the hoe Waka club deserve there spot there but not without looking at this kaupapa Nga mihi nui.
Additional info provided	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/11795e9d61052abf8e723077da273579f786b809/original/1619929979/2444eb9ad3cb760377cb1ae57c0478ce VID20210429125142.mp4?1619929979

Image of video provided



SUBMISSION #34

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Dean Terekaunuku Flavell Te Maru o Kaituna River Authority
Email address	tekahikapa@gmail.com
Postal address	205 No1 Road
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Te Maru o Kaituna River Authority absolutely support the draft concept plan including the proposed naming of the reserve to reflect the historical connection that this area has to local tangata whenua,. We would also like to suggest that culturally appropriate design be incorporated which would include story board or digital type applications that share with the community and visitors stories associated to this special part of the Kaituna and estuary and its environs and people.

SUBMISSION #35**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Nigel McPherson
Email address	n.l.mcpherson@xtra.co.nz
Postal address	720 State Highway 33 Rd9
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	More boat parking and a space for coastguard
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	It is a major place for boating and should reflect this. The jetty constructed is dangerous and need remedial work.

SUBMISSION #36

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Phillip Smith
Email address	philliphapi.smith@xtra.co.nz
Postal address	647 WILSON ROAD NORTH RD9 Maketu , Tepuke
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	<p>There has been so much of tax payer's money that has gone into the Kaituna diversion and wet lands. It looks great but I believe the job is not finished and there is something missing in respect of our native fauna such as Keewai (freshwater koura) Kokopu. Koara, Tuna. Etc. Our native freshwater Taonga have been declining in numbers and habitat for decades and it would be great to see the first purposely built hatchery established onsite that breeds only native freshwater species with the sole purpose of reviving the wild stock numbers locally and nationally to what they once would have been. It's great to see waka ama and coast guard making use of it as well but a hatchery will also bring tourism. Developing the Tukotahi Marae into an information centre and museum leading through to the hatchery would be great for the tourism industry. Not to mention job opportunities for locals. A cafeteria would also make this a pleasant outing for so many locals and tourists</p>
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	<p>With the expected return of increasing cruise liners coming into port Tauranga when the world gets back to normal, a native freshwater hatchery would be a great local and international attraction.</p>

	Rotorua has always been the only go to destination and many tourists bypass us, now we have an opportunity to divert them to local attractions.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #37**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Heather Lindsay
Email address	deanandheather@xtra.co.nz
Postal address	27 Conway Road, Paengaroa
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	Larger depot for Coastguard equipment, Guardianship for the marae building to be managed by a local group such as Coastguard, who have a history of good management and developing the area.
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	There needs to be larger parking facilities for car and boat trailers. The area outlined will not be sufficient to cope with the increasing number of users as the area develops.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Something easier to say. such as Tukotahi reserve
Please provide any other comments on the Ford Road draft concept plan.	Power lines are very low and dangerous and should be put underground. Especially as there is going to be a multi use open area close by - kites, balls, boats etc. Toilet block would be better closer to first car park. More accessible.

SUBMISSION #38

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Barry Lindsay
Email address	wtf.printnz@xtra.co.nz
Postal address	29 Conway Road, Paengaroa
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	<p>As a boating person would like to see more spaces available for cars and trailers.</p> <p>Toilet block closer to the ramp.</p> <p>An additional ramp would be beneficial, especially as the site grows with use.</p>
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Freedom campers
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Tukotahi Reserve
Please provide any other comments on the Ford Road draft concept plan.	<p>It will benefit the area if done well. It is good to see Coastguard have an allocated area, which they desperately need to house their equipment. However Looking at the plan my concern is that the current building size is too small.</p> <p>Due to grow expected in the next 10 years coastguard needs to be able to grow and there are restrictions it seems with this site due to item 17 pump station. It would also be nice to see the coastguard caretaker in some sort of way the Marae building, as a local group. It will be a perfect location for water</p>

	safety purposes, and general usage. As a group they are great ambassadors.
--	--

SUBMISSION #39

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Henry ByDeLey
Email address	hbydeley@gmail.com
Postal address	1157 Te Matai Road, RD8 Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	More car and trailer parking Another boat ramp access
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	No
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	It is very difficult to pronounce Can it not be like the name of the building
Please provide any other comments on the Ford Road draft concept plan.	<p>The pump station will adversely effect the coastguard building due to access requirements etc.</p> <p>It is good to see Coastguard have been allocated an area. it is essential that the building is large enough to accommodate their equipment, not just now but also in the future as they grow.</p> <p>Power lines are a major hazard for coastguard, and also having a large multi use open space which will be used by children and games etc. the current lines are extremely low and should be underground.</p> <p>It would be good to see an organisation</p>

	<p>such as Coastguard who are currently caretaking the Marae building being allowed to continue and develop its use for all to use including providing the excellent bar crossing training and other training events they hold at present.</p> <p>Making it accessible to all.</p>
--	--

SUBMISSION #40

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Ngairé Muir
Email address	nmuir@poutiri.org
Postal address	662 Wilson Road, Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	<p>BBQ to add to the family area would be good.</p> <p>It would be a great location for school camps, training, hosting rugby and sporting teams. The Marae building has been well looked after by the coastguard volunteers and I would like to see this continue.</p> <p>They are great ambassadors for the area and its people.</p> <p>It is great to see opportunities for coastguard and waka group being allocated space to run their groups. It is good to have all of coastguard equipment in one place so close to the water and visible to local users, reminding them of water safety.</p>
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Would be good to check with past owners if they have a suggestion.
Please provide any other comments on the Ford Road draft concept plan.	Great opportunities available to many with this plan, it is good to see the area being developed for the benefit of all.

SUBMISSION #41

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Gordon Cassey
Email address	gordon.cassey@gmail.com
Postal address	816 Old Coach Rd, Pongakawa
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	<p>'1. Would have liked some provision for NZMCA member site, as was proposed in initial proposals. This would have provided the benefit of having NZ citizens staying on site under strict membership regulation and avoid the negative aspects of mostly backpacker freedom camping.</p> <p>2. Sadly the boat ramp, while being new is poorly designed & not fit for purpose.</p> <ul style="list-style-type: none"> -Only one boat at a time can use the jetty. A second jetty is required. -The jetty is fixed not floating & is underwater at high tide. Slippery & dangerous. -The placement of the jetty means that when the flood gates are open there is strong current sucking away from the jetty. Makes it very hard for a single person to dock. -If a boat leaves the ramp & has motor failure it will be sucked by the strong current to to the flood gates. Someone is doing to die. - Very limited parking, as well as people without trailers using spaces.
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Would have liked some provision for NZMCA member site. All year use.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #42**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Grant MacLeod
Email address	di.grant@xtra.co.nz
Postal address	274 Pukehina Parade
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Either name is acceptable, I will leave that up to who actually live there.
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #43

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Stu Lowth
Email address	stulowth@gmail.com
Postal address	11c Barrow Place
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>I believe Maketu Coastguard would make the most obvious Guardians of the current facility.</p> <p>The facility makes an obvious choice as a training facility a great hub for community with the custodians (Maketu Coastguard) assisting in facilitating this.</p> <p>To date the facility has been well maintain by Coastguard.</p> <p>We support Coastguard Maketu in maintaining the current and future facility. As a Training organisation this would also make a perfect place to support the community with a perfect training facility which will also support the coastguard and local community.</p> <p>A perfect HUB for all with Maketu Coastguard as guardian of this facility</p>

SUBMISSION #44

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Jeff Fletcher
Email address	jeff.fletcher@bconn.co.nz
Postal address	PO Box 13428, Taranga 3141
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	<p>We support the Draft Concept Plan and request the following be included:</p> <ul style="list-style-type: none"> a) An open sided structure that contains cultural, environmental and historical educational story boards; b) An electric bicycle charging station; and c) Shade Structures to the Elevated Picnic Area.
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	<p>We request that the Otaiparia Reserve being jointly named and signed "Otaiparia / Fords Landing" to recognise the Māori and european names for this area and its joint history.</p> <p>Otaiparia / Fords Landing was one of the Kaituna River Stops for the Scows that serviced Tauranga, Maketu, Lower Kaituna area in the late 1800's and early 1900's, being Otaiparia / Fords Landing and up to Canaan Landing to service Te Puke.</p>

	<p>The Ford Family for many years owned property on both sides of Ford Road and would like to provide more historical information for the history boards, working with Council and all interested parties in the area to ensure this history is recorded from the flax harvesting to farming and now including tourism and recreational boating and fishing from the Kaituna Cut.</p>
Please provide any other comments on the Ford Road draft concept plan.	<p>We support the Draft Concept Plan and request the following be included:</p> <ul style="list-style-type: none">a) An open sided structure that contains cultural, environmental and historical educational story boards;b) An electric bicycle charging station; andc) Shade Structures to the Elevated Picnic Area.

SUBMISSION #45

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Karen Linford
Email address	karen@firstaid.kiwi
Postal address	11c Barrow Place Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	I support Coastguard as being Lessee supporting an open space multi use facility.

SUBMISSION #46

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Russell Hulbert
Email address	russell@firstaid.kiwi
Postal address	10 Mersea place
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	We support the use of the facility as a multi use place / HUB. Supported by Maketu as guardians and lessee's. For various community activities. We have seen that coastguard have maintained the facility in good order...

SUBMISSION #47

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Maria McRae
Email address	ttops@xtra.co.nz
Postal address	PO BOX 486 TePuke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>It would be good to see the sight used for school camps, training, rescue centre, accessible by all in the community.</p> <p>Coastguard are doing a tremendous job on educating boating public in regards to bar crossing skills etc. They have a proven history in the area of being able to manage large projects and provide training. They have struggled for many years having to work between several locations, it is great to see that they have been given a space in the plans. I just hope its big enough. I can also see that the power lines in that area may be a problem to them from a safety point of view.</p>

SUBMISSION #48**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Caleb Evans
Email address	izzyride@hotmail.co.nz
Postal address	55 no3 road te puke
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	Stop wasting rate payers money
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Only people in the area
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Nothing at all
Please provide any other comments on the Ford Road draft concept plan.	Waste of money

SUBMISSION #49

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Shane Gourlay
Email address	mfb@xtra.co.nz
Postal address	668 Wilson road north
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	We know the area as te Tumu or Kaituna
Please provide any other comments on the Ford Road draft concept plan.	We fully support Maketu Coastguard having their base and the building located there, the building would be great to be used by all expressly as an emergency base and the building should be looked after by Coastguard as that is their area of operation

SUBMISSION #50

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Terry Hireme
Email address	terryhireme@gmail.com
Postal address	83a Town Point Rd, Maketu. RD 9 TePuke.
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	Yes ok with renaming it but if name change goes ahead I believe it will still be referred to as "The Cut" by the wider population
Please provide any other comments on the Ford Road draft concept plan.	Love what is planned for the place, will be a popular spot for day trippers maybe pay to use public bar-b-q's.

SUBMISSION #51

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	James Soloman
Email address	j.sol@xtra.co.nz
Postal address	41 Grace Crescent ,Richmond Heights , Taupo.
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	No comment on the last question.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Just mystified how a Iwi ,or Hapu have allowed their Marae to be owned by a Reginal Council. Also if it, is a reserve, how does it explain how buildings can be erected on a Reserve.??</p> <p>I support Coast Guard Maketu all the way.I also have served time with Coast Guard Taupo for 4 1/2 years, several years ago..</p>

SUBMISSION #52

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Terry Davies
Email address	t.davies@rrt.com
Postal address	41 Tematai Road RD8 Te puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #53

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Maketu Coastguard Board
Email address	maketucoastguard@gmail.com
Postal address	PO Box 445 Te Puke, 3153
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve	Yes

<p>This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?</p>	
<p>If not, what name do you suggest and why?</p>	<p>It would be good to see a name with reference to the Kaituna river in the title.</p> <p>This is significant to the area and the whole development.</p> <p>Something simple such as the Kaituna reserve would be good. The proposed name is difficult to pronounce correctly.</p>
<p>Please provide any other comments on the Ford Road draft concept plan.</p>	<p>BOAT TRAILER PARKING</p> <p>The current proposal provides spaces for 25 boat and trailer parking. We believe this area will become increasingly popular once the development is complete. There is continued growth not only in the Maketu region but also an exponential amount of growth planned for the Te Tumu land area and Paengaroa/Pongakawa. Maketu is the closest sea access point for Rotorua. Over 50% of Maketu Coastguard members are located in Rotorua and the surrounding areas. All of these growth areas will be using this facility to launch vessels etc. The current boat trailer park is overflowing over a weekend. To provide the space needed in the next 5-10 years, we suggest that a minimum of 55 boat trailer parks are made available to allow for future growth. Please see our suggestion attachment 1.</p> <p>All boat trailer parks in NZ are adjacent to boat ramps. The second boat trailer park needs to be the centre green area as marked below.</p> <p>Another option would be to build an additional double boat ramp by Mark A (as below) which means keeping the second boat trailer park as on the original plan.</p> <p>TOILET BLOCK</p> <p>The proposed location of the toilet block would better utilised if located closer to the first boat/trailer parking location. See suggested location</p>

	<p>above. Allowing for easier access for persons using the boat ramp and also cyclists/walkers on the track.</p> <p>BOAT RAMP The current boat ramp is being well used and often there are delays. For longevity of the site and the ability to allow for maintenance etc, we suggest the building of an additional ramp on the right hand side.</p> <p>At present cattle is being loaded onto the Motiti barge via the current single ramp. This will have the effect of not only blocking its usage, but also increasing wear and tear and damage to the ramp. The window for access to the sea is limited due to tides, and the bar becoming shallower. Boaties are often asking for additional ramps, consider a ramp at the waka club site. With only one ramp in operation, it will become jammed and possibly dangerous, due to increased traffic in the area once the development is complete, a possible further ramp close to the waka group and additional parking area would be beneficial.</p> <p>PARKING FOR VISITORS (multi use building – Tukotahi Marae) If this building is to be used as planned as a multi use centre, it can hold up to 150+ people. On the draft plan there are currently only 12 car spaces allocated within a close proximity to the building, with a further 17 located near the waka centre, a total of 29 spaces. This would not be enough capacity to hold if building is fully utilised.</p> <p>We suggest the extension of point 13 on the draft plan to facilitate for this parking requirement. It would also allow for direct access to the building for supplies etc. Plus the ability to have sufficient disabled access. At present there is no design plan for lighting of the parking areas, this could be an issue if the location of parking for the building is located as planned next to the waka location a distance away. Our suggestion can be seen in Attachment 2.</p> <p>Maketu Volunteer Coastguard have several concerns specifically in relation to areas 15, 16 and 17 on the draft proposal.</p> <p>15 – Service accessible parking Due to the location of this parking area next to the proposed storage facility for Maketu Coastguard. At the open day on the 1st May, it became quickly apparent when bringing our tractor and Kohinui rescue onto the site that public parking in the proposed location (15) would be a major hazard and also would restrict access due to the current swale access limitations. We would like to see this area retained for emergency service personnel access only. We require a minimum of 5 crew members to operate Kohinui and the tractor, which would take up all the spaces.</p> <p>16 – Maketu Coastguard Location Firstly thank you for listening to our requests and allocating a space for Maketu Volunteer Coastguard within this concept plan. We request that the current power lines to the Corbert building are located underground. They are very low and present a very dangerous hazard with</p>
--	---

	<p>the movement of our vessels around the area. We have very tall equipment with high level aerals etc. Low power lines near boat trailer parks are very dangerous in particular with yacht masts.</p> <p>17 – Water Drainage pumps We have recently been made aware of an ongoing issue with the plan to upgrade the current Ford Road pump stations. Option 6b as shown below, would make the proposed site (16) unusable for Maketu Coastguard, as the area remaining would be too small to erect a functional building.</p> <p>Possible option for Drainage pump station</p> <p>This can be clearly seen when overlaying Option 6b plans over the current site concept plans attachment 5.</p> <p>This plan is showing a shed of approximately 18m x 16m as per the draft concept plan. We would like it to be noted, as per discussions on 1st May, that equipment shed for coastguard would need to be much larger than 18m x 16m. As an indication, the length of our tractor and rescue vessel Kohinui hitched on is in excess of 23m long.</p> <p>As an emergency service volunteer group, Maketu Coastguard would like to request that the space is being allocated for us on the plan, that:</p> <ol style="list-style-type: none"> 1. Is large enough to fit our needs, not just now but also for the future, as we will be investing large capital amounts into the project. 2. Current overhead electric power lines are located underground as a matter of safety. 3. Provision for unrestricted access is made to our storage facility for our volunteers/crew. 4. If the decision is made to upgrade the pump station on this site, it does not prohibit the full use of the entire site for Maketu Coastguard. 5. If a pump station upgrade is needed in this area, and there is insufficient space to house a large enough facility then a mutually agreed space is allocated elsewhere on the plan for Maketu Coastguard. <p>15 – Tukotahi Marae building</p> <p>For the past 2 years, through numerous consultation meetings, public forums etc, Maketu Coastguard have made presentations requesting to be the guardians of the Corbert building (Tukotahi Marae). As a volunteer unit, we invested over 500 volunteer hours in cleaning up the building and its surrounding area when we took over the role of caretakers. We have continued to manage and maintain the building and land to a high standard, ensuring it is made freely available to those who require to use it. We continue to request that Maketu Coastguard be considered seriously as the lease holders and managers of the building. It will be a community building, not only for Coastguard but also for the local and wider</p>
--	---

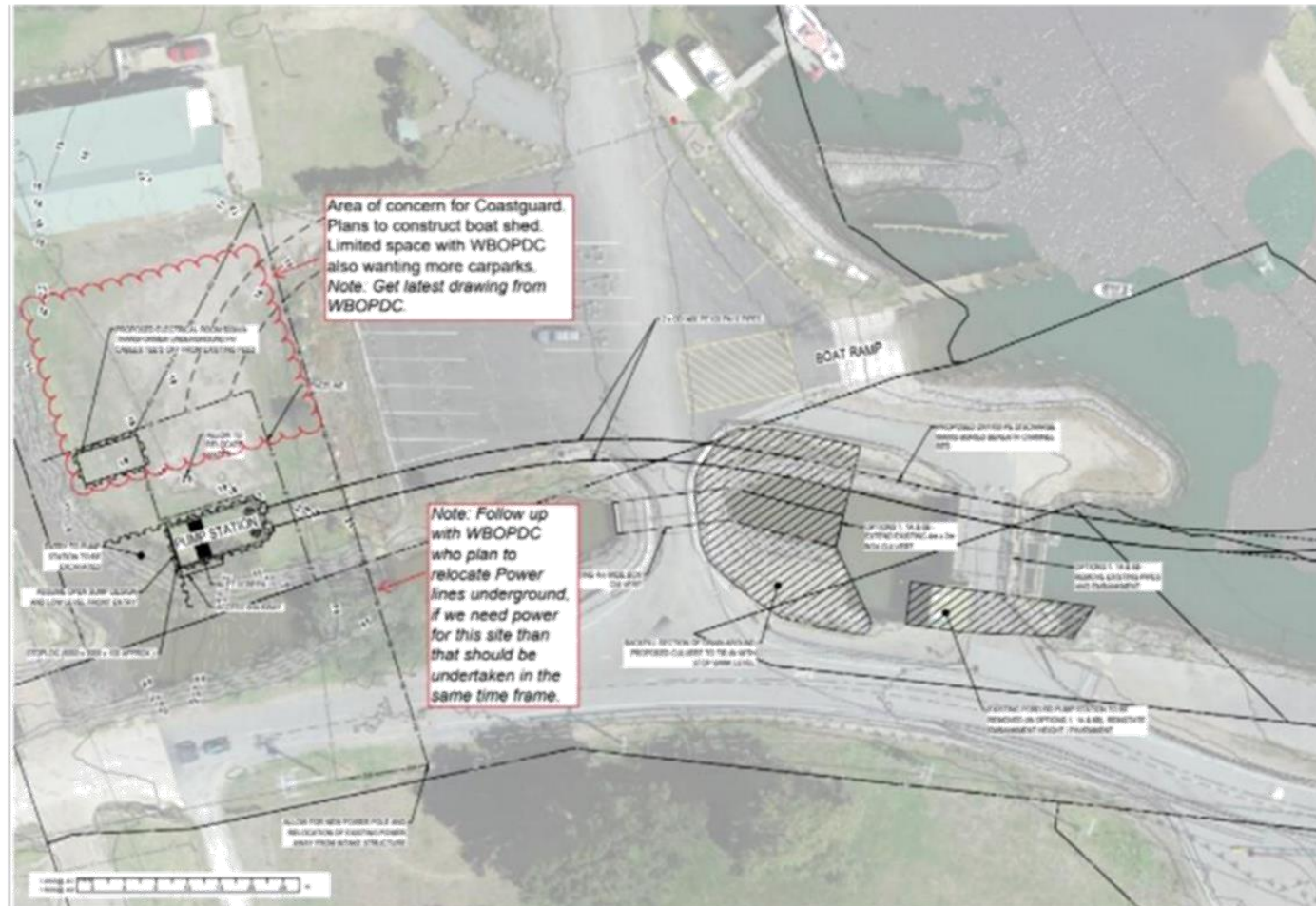
	community, schools, training centres, camps, health, police, wedding venue etc. As a unit, with support of council we request the option to manage this building for the future.
Additional information	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/55bde530df9c958c446e15773fb498c49b79694b/original/1620769088/3442ff09eeb35f0a661c917b72ec2d36_maketu_coastguard_attachments_1-5.pdf?1620769088







Attachment 4—One option available for pump station



Page 72 of 110



Attachment 5

SUBMISSION #54

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Bryan Futter
Email address	bryanfutter20@gmail.com
Postal address	42 Oteki Park Drive. Welcome bay
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #55**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Freda Woisin
Email address	rinasclan@gmail.com
Postal address	2/10 Pukaka Street, Strandon, New Plymouth 4312
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Support the proposed reserve. That it reflects a glimpse of the ecological importance before the rohe was modified, in many cases destroyed and/or polluted. Hopefully with the restoration and Mana of the Kaituna Awa, this reserve will also be educationally informative as well as being respected and enjoyed by all.

SUBMISSION #56**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Peter Crossan
Email address	peter61@xtra.co.nz
Postal address	255 Kaituna rd, R D 9 Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	Council need to add another pontoon to the boat ramp. Current boat ramp is great but you can only use one side.!
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #57**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Gerard Noble
Email address	gerrynoble@xtra.co.nz
Postal address	16 Whenuariri pl maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	There has already been great improvements there and the concept plan will make it so much better having the coastguard there gives us boaties peace of mind and a excellent place for the hoe waka club a rapidly growing sport thankyou

SUBMISSION #58**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Grant Gillgren
Email address	grantgillgren.gg@gmail.com
Postal address	703/11 kamahi crescent papamoa
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Good for all concerned

SUBMISSION #59**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Geoffrey Smith
Email address	grjsmith@hotmail.co.nz
Postal address	148 Kaituna Rd Rd9
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Has there been any consideration on Tanker / Truck access to the Ford Road Farm allowing the pick up of milk from shed.

SUBMISSION #60

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Bill Martyn
Email address	bill.martyn@coastguard.nz
Postal address	Nikau House, 27-33 Nikau Crescent, Mount Maunganui 3116
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Coastguard NZ would like to submit in support of Coastguard Maketu establishing an operations base at the proposed Ford Road site. This facility will house some their Rescue vessels and serve as an operations base for the Maketu area. This site is located close to the Units primary rescue vessel (East pack Rescue). The site also allows easy access to the launching ramp for the smaller rescue craft. The Ford road location once fully established will allow consolidation of many of the Units assets and a centralised operations base from which to cover the 3 areas they patrol these being the Kaituna, Maketu and Little Waihi Bars. The Kaituna Bar is the best all tide access for larger rescue craft operating further out to sea.

SUBMISSION #61

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Lance Hight
Email address	advanced.plumbing@xtra.co.nz
Postal address	149B Valley Road
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	Please ensure that there is enough scope for growth for the essential Coastguard facilities.
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	"Kaituna Cut Reserve" or something similar. This is what it is known locally as.
Please provide any other comments on the Ford Road draft concept plan.	Please ensure that there is enough scope for growth for the essential Coastguard facilities.

SUBMISSION #62

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Mike Maltby
Email address	mike@servergroup.co.nz
Postal address	124 SH 33 Paengaroa RD.9
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	While I support the general concept & providing spaces for Coastguard & MHWC etc, I am a concerned that the boat parking area is a bit limited. The current car/trailer park fills up pretty quickly on some days (particularly with the number of jet skis used these days) & can currently overflow into the paddock on the east side of the Marae. My understanding is that we will lose this area to the CG & MHWC.
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Overall I am very pleased to see the development of the site into a great public facility catering for a wider range of users. My only concern is that as the popularity of the facility increases the proposed parking area will be too small.

SUBMISSION #63

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Maketu Community Board
Email address	shane.beech@westernbay.govt.nz
Postal address	C/o Postal Centre Maketu 3189
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>The overhead power lines should be relocated and put under ground. The Coastguard should be the guardians/ lease of the existing buildings. They are local, diverse, very reputable organisation,, will look after the assist and make sure its available for all groups, organisations and individuals to make use of. Would like to see the ablutions facility closer to the boat ramp area. Maketu Community Board supports the area located for the Maketu Coastguard and Maketu Hoe Waka Club for their facility's. The community Board supports the open space, native planting, multi usage of the existing buildings and cycleways.</p> <p>The Board fully supports the draught concept plan put out by Council. The ability of Coastguard building a boat shed, the multi-use of the excessing buildings to be used by many, future freedom camping and cycle ways being introduced.</p>

SUBMISSION #64

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Sean Newland
Email address	seanmnewland@gmail.com
Postal address	111B Cameron Road Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Supportive as long as the concept has been developed with and has full support of mandated mana whenua representative body and affected landowners. In absence of this I would not support.

SUBMISSION #65

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Andrew Wylie
Email address	aandswylie@gmail.com
Postal address	256 Pukehina Station Rd, Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	Greatly increased area for boat trailer parking. The current parking is not adequate.
Does the draft concept plan provide for all users of the site?	No
If not, who else do you think will use the site and when?	Don't know
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Don't care. Its just a name
Please provide any other comments on the Ford Road draft concept plan.	The current boat ramp facilities are the worst designed that I have ever seen. It should have been a pontoon jetty on both sides of the boat ramp. The existing jetty cannot be accessed from the western side due to the debris barrier. At high tide the lower part of the jetty is under water. The jetty poles stick out making it difficult to access your boat. The corrugated concrete is breaking up already as they have made the corrugations too deep. Its just a shambles. It needs to be fixed before any money is spent of the rest of the reserve.

SUBMISSION #66

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Margaret Green
Email address	
Postal address	
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	The name Ford is historically connected, why would you change it Mr Ford was one of our most respected gentleman in the area. He gave so much to Maketu and te puke
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #67

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Tupu Gregory
Email address	tupu.gregory@db.co.nz
Postal address	47 Margaret Road, Raumati Beach
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	I have concerns around overfishing in our small local area. This has been compounded by fishing area closures out from the Tauranga. Adding additional facilities will encourage more boating and fishing activity at the expense of our limited resources
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	Unfortunately Yes, as stated above
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	please refer to comments in Q9

SUBMISSION #68

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Murray Whitehead
Email address	midwhitehead@gmail.com
Postal address	617 Mountain Road, RD 3 Tauranga
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	Boat trailer parking needs to be bigger and the overflow parking is too far away from the boat ramp. There is not enough designated parking for the main building area (6 only?) the overflow vehicles will park in the boat trailer parking area Another boat ramp is needed as there is not enough room on the current one.
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Kaituna Reserve - reflects more on the location
Please provide any other comments on the Ford Road draft concept plan.	The toilet block would be better placed closer to the existing boat trailer parking area. Power lines should be placed underground by the proposed Coastguard Shed as this will hinder the size of the building. The proposed pump shed should not be located on the coastguard area / site. Maketu Volunteer Coastguard would make excellent guardians of the of the Marae building. Which could be used by the community for events such as: meetings, school camps, weddings, training venue, rescue centre and any other events. It appears that Maketu Volunteer

	Coastguard have done a great job in tidying up the site, cleaning the building outside and put some pride back into the place. Something that others organisations don't seem to have cared about.
--	--

SUBMISSION #69

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Carole Whitehead
Email address	whitehead@outlook.co.nz
Postal address	617 Mountain Road, RD 3 Tauranga
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	<p>Ablutions facility should be placed closer to the boat ramp / trailer parking area as it's too far away.</p> <p>The location of the boat trailer parking should be bigger.</p> <p>There should be another boat ramp added as the current one is too narrow for two to use at the same time.</p> <p>Service area parking (#15) is in the wrong place as the access ramp is on the other side of the building, therefore could be added to car parking area #6.</p> <p>The proposed pump shed should not be located on the coastguard allocated space.</p> <p>The power lines should be placed underground so as not to interfere with the proposed Coastguard building and also for aesthetics.</p>
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Kaituna Reserve as it reflects more on the location and area served

Please provide any other comments on the Ford Road draft concept plan.	Maketu Coastguard would make excellent guardians of the Marae building for the community. No other organisations seem to have even bothered to tidy the place up as the Coastguard did and still are. The building could be used for various events, school camps, training venue, meetings and even a rescue centre.
---	---

SUBMISSION #70

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Aimee Whitehead
Email address	aimeewhitehead@outlook.co.nz
Postal address	617 Moutain Road, RD 3 Tauranga
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	<p>The toilets should be located closer to the boat ramp and trailer parking area as it's too far away.</p> <p>There should be an extra boat ramp added as the current one is too narrow for two to use at the same time. Service area parking (#15) needs to be relocated to the other side of the building by the current access ramp. The proposed pump shed should not be located on the allocated coastguard area.</p> <p>The powerlines should be put underground for aesthetics and also so they won't interfere with the proposed Coastguard building.</p>
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Kaituna Reserve as it is a name known to the area
Please provide any other comments on the Ford Road draft concept plan.	<p>Maketu Volunteer Coastguard would make excellent guardians of the building for the community.</p> <p>The building could be used for various events such as, school camps, training venue, meetings and even a rescue center.</p> <p>No other organisations seem to have</p>

	bothered to tidy the place up, grounds and building as the Coastguard did and still are.
--	--

SUBMISSION #71

Draft concept plan for 83 Ford Road, Maketu

Feedback Form

Name	Tauranga City Council
Email address	Clare.Abbiss@tauranga.govt.nz
Postal address	Tauranga
Do you agree with the location, layout and facilities in the draft concept plan?	
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	<p>Thank for the opportunity for Tauranga City Council (TCC) to provide feedback on the February 2021 version of the proposed draft concept plan for development of the land WBOPDC own at 83 Ford Road, Maketu.</p> <p>As noted in our previous submission on the future of this site in September 2020, TCC's main interest in the development of this site is due to the opportunities it provides to contribute to, and enhance public access to, an integrated network of public open spaces/reserves in the Kaituna and Te Tumu areas of the sub region.</p> <p>TCC's feedback is as follows:</p> <p>TCC:</p> <ul style="list-style-type: none"> - supports the use of the site for long term community use. - supports your statement that the site is strategically located to provide connections to land owned by Bay of Plenty Regional Council along Kaituna River to Te Pourepo O Kaituna and the Tauranga Eastern Link Cycleway.

	<ul style="list-style-type: none"> - recognises and supports the contribution of the proposed development towards achieving the vision of the Kaituna River Document, through helping to implement the "Te Tini a Tuna – Kaituna Action Plan 2019-29", specifically: <ul style="list-style-type: none"> o Project 11 – Kaituna River Access o Project 12 – Kaituna cycleway/walkway project o Project 15 – Coastal park network project. - supports the whole concept plan, as it: <ul style="list-style-type: none"> o enables the site being used as a strategic site for access to the ocean, Kaituna River, Te Pourepo O Kaituna, the TEL cycleway and proposed future cycleway/walkways to be developed through implementation of Te Tini a Tuna. o supports TCC's vision for an integrated open space network in Kaituna East, using land owned by DOC, WBOPDC, BOPRC, private landowners and TCC, including through delivery of the Te Tumu structure plan and plan change process. - supports these specific elements which contribute to achieving the outcomes noted above: <ul style="list-style-type: none"> • Carparking • Events space • Environmental enhancement and planting • Beginning/end of trip facilities for walkers and cyclists i.e. bike parking, toilets, e-bike charging station, somewhere to purchase food/drink - requests that any further design iterations acknowledge and take into account: <ul style="list-style-type: none"> o the proposed significant increase in population within close proximity as a result of the Te Tumu urban development o the increased popularity of cycling as a recreational pursuit, especially with the increased use of e-bikes, and the proposed future cycleways and walkways to be developed through implementation of Te Tini a Tuna. - requests that additional facilities are considered that would enhance the
--	---

	<p>beginning/end of trip facilities for cyclists and pedestrians, for example:</p> <ul style="list-style-type: none">o A shelter from the elementso BBQ facilities – subject to cultural considerations- would like WBOPDC to consider methods of ensuring the recreational purpose of the site is protected for future generations by, for example, classifying the site as recreation reserve under the Reserves Act 1977.
--	--

SUBMISSION #72**Draft concept plan for 83 Ford Road, Maketu****Feedback Form**

Name	Terence Connor
Email address	mikejanconnor@hotmail.com
Postal address	278 TE MATAI ROAD RD 8
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #73

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Mike Clinch
Email address	mike@hlanz.co.nz
Postal address	135 Waikite Road Welcome Bay
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	As a Member of the Maketu Coastguard.....there is a regular presence on site by Coastguard staff/members. I believe this provides cohesion in planning if the Coastguard can take on the day to day management of the buildings/site.

SUBMISSION #74

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Shane Beech
Email address	shbeech@xtra.co.nz
Postal address	Postal centre Maketu 3189
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	The name should have the word Kaituna in the title, this is very significant to this area (the area comprises of the Kaituna river, Kaituna groyne , Kaituna wetlands)
Please provide any other comments on the Ford Road draft concept plan.	The Maketu Volunteer Coastguard should be considered to be the leases of the excising building. They are a very reputable group, they have a very large membership of operational and non operational members, they are very diverse made up of mixed gender, ethnicity, most belong to other local organisations as well. For this building to be used as a community hub for all to use and enjoy the coastguard are the only interested and capable group to achieve this on behalf of the council. Since council allowed them to be the caretakers of the building and grounds you can see the pride and commitment they have put onto looking after the building and grounds.

	<p>The new ablutions facility (6) should be located closer to the existing parking (18) (they are the ones that would require to use it the most)</p> <p>The visitor car park (13) needs to be much larger. The proposed multi usage of the building, means more people, more vehicles (the existing location is to far away which would mean patrons would park in the boat trailer parks which are closer and easier access)</p> <p>I believe the car park (3) and the green area (10) needs to be switched around (the major usage of that area is boating, water users, the car park is meant to be for over flow parking which is happening, there is a good chance they will not drive that far to find parking.</p> <p>The overhead power lines need to be reinstated underground (this restricts any future development)</p>
--	---

SUBMISSION #75

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Marcus Cross
Email address	marcuscross23@gmail.com
Postal address	Pukehina Parade, Te Puke
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Kaituna reserve
Please provide any other comments on the Ford Road draft concept plan.	<p>It is great to see development of the site for the community.</p> <p>As neighbouring fire brigade to Maketu, it is great to see that Maketu Volunteer Coastguard have been allocated a space to develop a storage shed for their emergency response vessels.</p> <p>The location so close to the boat ramp and their main vessel will be invaluable to them as an organisation, and to the community in aiding them to access the water swiftly.</p> <p>It is also great from an emergency service perspective to have a site that could be</p>

	utilised for large joint emergency response activities and training.
--	--

SUBMISSION #76

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Jen Murray
Email address	jen.murray07@gmail.com
Postal address	34A Lyndhurst Ave RD9 Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	No
If not, what improvements/would you like to see?	<ol style="list-style-type: none"> 1. Security fence (high) around perimeter of Waka Club space including any extra green space made available with two access security gates either side of the club area. Large enough to accommodate waka and trailer. Gates at point 1A and 1B. 2. An option to increase the green space into the carpark space on the ground and for group exercise/warm ups, lashing and waka prep. 3. Outdoor cold shower on the toilet block 4. Concrete boat ramp and floating pontoon for club use only (No:8 on the concept plan) 5. Bollards across entranceway to Waka boat ramp 6. Carpark surface hot mix or chip seal. Waka paddlers are usually barefoot. Dolly wheels can suffer wear and tear. 7. Bollards at both entrances of the Waka delegated park space (no:2) 8. Consider the turning range of our 18m loaded waka trailer under tow by a 4x4 vehicle. 18-20m turninch circle. Northern entryway to the carpark looks very tight turn. Other entrance also looks like a tight squeeze. 9. Access to mains water within the compound. 10. Vehicle access to multi use space (no:10) for event parking if we were to have a regatta or event. Potentially near no:5

	<p>11. Carpark wider than standard for vehicles with 6-7 m long waka on the roof. Unloading to the side of the vehicle.</p> <p>12. Lighting for all areas, compound and ramp. Also consider lightning around multi use area (no: 10) for potential events.</p> <p>13. If compound is not big enough (we do not know the size yet) may we put our container into the waka club carpark.</p> <p>14. We propose to fundraise for a club shed to potentially house our Waka and gear. Current vision is a two or three bay shed. Future location to be discussed further with Council.</p> <p>15. A future need for single phase power for consideration in current infrastructure plan.</p> <p>See attached map for further information.</p>
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	Yes
If not, what name do you suggest and why?	
Please provide any other comments on the Ford Road draft concept plan.	Thank you for the opportunity to provide this feedback and keeping us in your plan. Nga mihi
Additional information	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/f18674b60038b2719c96b1f80f63b7160baadd52/original/1620722625/6389f28cd16bb511ec44db2cfff81f5b_Maketu_Hoe_Waka_Draft_plan.png?1620722625



SUBMISSION#77

Draft concept plan for 83 Ford Road, Maketu**Feedback Form**

Name	Raewyn Beech
Email address	bhp@xtra.co.nz
Postal address	post office Maketu
Do you agree with the location, layout and facilities in the draft concept plan?	Yes
If not, what improvements/would you like to see?	
Does the draft concept plan provide for all users of the site?	Yes
If not, who else do you think will use the site and when?	
Proposed name change - Otaiparia Reserve This site is called 83 Ford Road due to its location. We are proposing to rename it Otaiparia Reserve to better reflect its historic significance. Do you agree with the proposed name change?	No
If not, what name do you suggest and why?	Kaituna Reserve
Please provide any other comments on the Ford Road draft concept plan.	

SUBMISSION #78

17 May 2021



Dear Sir/Madam

Bay of Plenty Regional Council's submission on draft concept plan for 83 Ford Road, Maketū

Thank you for the opportunity to comment on the draft concept plan.

As you know, the Bay of Plenty Regional Council (BOPRC) has a strong interest in the wider area, reflected in the significant investment made in environmental restoration and the Kaituna River re-diversion.

BOPRC supports the development of the site in a way that is consistent with the values of the wider area, enabling a range of users to make the most of it. Consequently, we support the proposed draft concept plan and naming of the site as Otaiparia Reserve, on the understanding this name is the preference of tangata whenua. However, we provide some specific comments below.

BOPRC notes that development of the site would be staged, as reflected in indicative costings. BOPRC also welcomes the proposal's acknowledgement that the site forms part of the Kaituna flood protection scheme, with a stopbank running through the site.

In relation to the detailed design of the site, BOPRC:

- supports the provision of facilities for cyclists, including cycle parking;
- encourages the adoption of Crime Prevention through Environmental Design, e.g., by avoiding blind spots and parking facilities hidden from view;
- encourages run-off from hard surfaces (e.g., carpark and buildings) to be discharged to ground, consistent with water-sensitive design – BOPRC would be willing to work with WBOPDC on this aspect in particular (e.g., native plantings);
- highlights the need to minimise conflicts between cars/cars with trailers and cyclists;
- questions whether there is a particular reason why the area around the Coastguard facility is not shown as being landscaped;
- questions where the disposal field is for the toilet facilities - if this is under Area 10 (multi-use open space), vehicle access to that area should be discouraged to avoid compaction.

Objective ID: A3788630

5 Quay St, PO Box 364, Whakatāne 3158, New Zealand ☎ 0800 884 880 📠 0800 884 882 ✉ info@boprc.govt.nz 🌐 www.boprc.govt.nz

In relation to ongoing use and management of the site, BOPRC:

- notes that 0.5 hectares of the land (including the carpark, boat ramp and grassed area between the carpark and the drains on the eastern side of the marae) was purchased by BOPRC for the Kaituna River Re-diversion with the intent to transfer it to WBOPDC as local purpose reserve, which is pending;
- notes that provision be made on that land (above) for BOPRC operations, if possible (eg pump station upgrades or drain management);
- supports the Coastguard facility being available for community use (as noted in pages 7-8 of the consultation document), and in general for facilities to be available to a range of users;
- notes that management of litter in the area will likely continue to be a challenge deserving ongoing attention;
- notes that enforcement of reserved parking may be difficult.

We trust you will find these comments constructive.

For matters relating to this submission, please contact me at pim.demonchy@boprc.govt.nz, 021 649818 or 0800 884 881 ext. 8518.

Ngā mihi,



Pim De Monchy
Coastal Catchments Manager



83 Ford Road, Maketu (Otaiparia Reserve) Concept Plan – Indicative costings						
Concept Plan #	Details – 2021 - 2031	21/22	22/23	23/24	24/25	26/27
	Site clean up, toilet removal, fence removal, tyre removal	20,000				
	Pouwhenua, waharoa and Te Reo signage design/planning	10,000				
	Pouwhenua, waharoa and Te Reo signage construction		50,000			
	Community signage board		10,000			
	Existing road upgrade				40,000	
	CCTV Camera	10,000				
1	Cycleway				2,000	
2	Maketu Hoe Waka Club Area	17,000				
3	Overflow/Events Parking		20,000			25,000
4	Native Planting	20,000				
5	Concession Spaces			30,000		

6	Ablutions Facility - power, septic tank consent and construction	50,000	180,000			
7	Bicycle Parking			10,000		
8	Waka Launching Facility				20,000	130,000
9	Elevated Picnic Area		15,000			
9	Site and park furniture for elevated picnic area			15,000		15,000
10	Multi –use open space development		10,000			
11	Amenity trees and perimeter planting around pedestrian paths	20,000			10,000	
11	Pedestrian Paths		25,000			
13	Tukotahi Marae Visitor Parking		25,000			
15	Shared service lane and parking	13,000				
	Total – \$792,000	160,000	335,000	55,000	72,000	170,000

Otaiparia Reserve

Decision Story

83 Ford Road



Creating a concept plan

Otaiparia Reserve comprises of 3 hectares of fee simple land at 83 Ford Road, Maketu and was purchased by Council for community use in June 2016. The land includes the Tukotahi Marae site, a boat ramp, green space and an existing carpark area. Its strategic location provides connections to land owned by Bay of Plenty Regional Council (BOPRC) along the Kaituna River to Te Pourepo O Kaituna and the Tauranga Eastern Link Cycleway.

The site is already well used by recreational boaties, and a number of clubs and organisations, including the Maketu Coastguard and Maketu Hoe Waka Club.

What's the story?

Council looks after more than 200 reserves in the Western Bay of Plenty. The Maketu Reserves Management Plan (RMP) was last reviewed in 2013 and sets out the policy objectives for each reserve in this ward, and provides a vision for how we will use and develop public spaces for, and with, our communities. Otaiparia Reserve is not included in this plan as it was acquired after the previous review date, however it will be included in the current review of the Te Puke-Maketu Ward Reserves Management Plan taking place in 2021/2022.

Engaging with the community

Pre-engagement to seek community ideas and identify future use opportunities for the site took place over a three-week period from Thursday 27 August to Friday 18 September 2020. During this pre-engagement phase, Council hosted an on-site community open day so the community could find out more information, talk to elected members and staff, and provide any feedback they had. Tangata Whenua were invited to attend and contribute to the discussion. People also provided their ideas via Council's Have Your Say Western Bay website and via email. Following the pre-engagement period, a draft concept plan was developed to reflect the community feedback received.

2 Western Bay of Plenty District Council – Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru



Formal consultation on this draft concept plan took place from 12 April until 12 May 2021. As part of this formal consultation period we also asked for feedback on the site's proposed name change to Otaiparia Reserve, to better reflect the site's cultural significance and to recognise what the site was historically known as. Opportunities to engage on both the draft concept plan and proposed name change during this period were published on Council's website, Facebook page and advertisements were published in the Te Puke Times. Adjoining neighbours, local Hapū and Te Maru o Kaituna River Authority were sent letters and invited to participate in the consultation process.

Online engagement also ran during this period, with feedback sought on three questions relating to the key aspects of the draft concept plan and proposed name change.

Key decisions made

The final concept plan incorporates the key issues relating to the site that we heard are important to the community and after considering feedback on the location, layout and facilities in the draft concept plan there were some minor amendments made to the concept plan.

We heard the community's strong support for the Maketu Coastguard and Maketu Hoe Waka Club. The concept plan reflects this and provides for

the Coastguard's continued interim use of the Tukotahi Marae site while enabling further community use of the building and development of their own building on the site. It also provides for Maketu Hoe Waka Club's continued use and development of their site.

There was significant community feedback about the location of the events/overflow boat and trailer parking. We heard that the distance between this and the boat ramp at the site was too far. However, we have resolved to keep the carpark in the same location due to the areas current gravel state already being suitable for use as a carpark and the distance to the boat ramp being similar to other boat ramps in the district. Retaining the existing green space as multi-use open space at the centre of the site is the most practical option and will benefit all users. If required, this area can be used for overflow parking for events.

We received feedback about the location of the ablution facilities but have resolved to keep these in a central location for the whole site to enable use by all visitors to the site.

Support was received for the elevated picnic area and the connection this provides to the water and we also heard your feedback about the importance of safety and security at the site and support for CCTV.



We received strong support to change the name of the reserve to Otaiparia Reserve. Otaiparia is the name historically used to reference the area by Tangata Whenua and reflects the site's coastal location and tidal environment.

We heard concerns about protecting the site's environmental features. We will continue to work with partners, including Tangata Whenua, Bay of Plenty Regional Council (BOPRC) and community groups to manage any environmental impact of development at the site, and refer concerns raised about the existing pump station to BOPRC.

The community also had significant concerns about the power lines located on the site and the safety risk these pose, especially around large vehicles and boats. We will continue to work with PowerCo to have the bottom power lines either relocated from the site or put underground.

We heard your concerns about moving BOPRC's existing pump station to an area within the site next to the proposed Maketu Coastguard building. BOPRC are now considering a plan to move the pump station to a site further up the river subject to stakeholder endorsement. This is Council's preferred option and we will continue working with BOPRC regarding this matter.

We also heard feedback about the boat ramp at the site. We will consider improvements to the boat ramp through Council's Coastal Marine Programme in order to facilitate better use of this asset. Freedom camping at the site was supported through the feedback we received. The ability to freedom camp at the site will be considered through the next review of the Freedom Camping Bylaw.

Implementation of concept plan

The implementation and development cost estimates for the concept plan have been included in the 2021-2031 Long Term Plan. The indicative costs and timing are set out on the following page.

Otaiparia Reserve (83 Ford Road, Maketu) Concept Plan - Indicative costings						
Concept Plan No.	Details - 2021 - 2031	21/22	22/23	23/24	24/25	26/27
	Site clean up, toilet removal, fence removal, tyre removal	20,000				
	Pouwhenua, waharoa and Te Reo signage design/planning	10,000				
	Pouwhenua, waharoa and Te Reo signage construction		50,000			
	Community signage board		10,000			
	Existing road upgrade				40,000	
	CCTV Camera	10,000				
1	Cycleway				2,000	
2	Maketu Hoe Waka Club Area	17,000				
3	Overflow/Events Parking		20,000			25,000
4	Native Planting	20,000				
5	Concession Spaces			30,000		
6	Ablutions Facility - power, septic tank consent and construction	50,000	180,000			
7	Bicycle Parking			10,000		
8	Waka Launching Facility				20,000	130,000
9	Elevated Picnic Area		15,000			
9	Site and park furniture for elevated picnic area			15,000		15,000
10	Multi-use open space development		10,000			
11	Amenity trees and perimeter planting around pedestrian paths	20,000			10,000	
11	Pedestrian Paths		25,000			
13	Tukotahi Marae Visitor Parking		25,000			
15	Shared service lane and parking	13,000				
	Total - \$792,000	160,000	335,000	55,000	72,000	170,000

4 Western Bay of Plenty District Council – Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru



9.2 SUBMISSION ON BEHALF OF COUNCIL**File Number: A4215258****Author: Barbara Clarke, Senior Governance Advisor****Authoriser: Barbara Whitton, Customer Services and Governance Manager****EXECUTIVE SUMMARY**

This report provides a submission made by Mayor Webber on behalf of Western Bay of Plenty District Council on the following matter, for the information of the Policy Committee:

1. He Tuāpapa ki te Ora – Infrastructure for a Better Future, dated 1 July 2021.

RECOMMENDATION

1. That the Senior Governance Advisor's report dated 27 July 2021 titled 'Submission on Behalf of Council' be received.
2. That the following submission, shown as Attachment 1 of the agenda report, is received by the Policy Committee and the information is noted:
 - He Tuāpapa ki te Ora – Infrastructure for a Better Future, dated 1 July 2021.

ATTACHMENTS

1. **Attachment 1 WBOPDC Response Infrastructure Commission Consultation 2021 - dated 1 July 2021**  



**Western Bay of Plenty
District Council**

Office of the Mayor

Head Office Barks Corner, 1484 Cameron Rd, Greerton, Tauranga
Private Bag 12803, Tauranga Mail Centre, Tauranga 3143
Ph 07 571 8008 (24 hours) • F 07 577 9820
Freephone 0800 WBOPDC • 0800 926 732
E customerservice@westernbay.govt.nz
www.westernbay.govt.nz

1 July 2021

He Tūāpapa ki te Ora, Infrastructure for a Better Future Consultation
Te Waihangā, the New Zealand Infrastructure Commission
Level 7, The Todd Building,
95 Customhouse Quay,
Wellington
6011

Name: Garry Webber, Mayor Western Bay of Plenty District Council
Organisation: Western Bay of Plenty District Council
Postal Address: Private Bag 12803, TAURANGA 3143
Daytime telephone: 0800 926 732
Email address: matthew.leighton@westernbay.govt.nz

To the New Zealand Infrastructure Commission,

Submission on He Tūāpapa ki te Ora – Infrastructure for a Better Future

The Western Bay of Plenty District Council (WBOPDC) thanks Te Waihangā, the New Zealand Infrastructure Commission for the opportunity to submit on He Tūāpapa ki te Ora – Infrastructure for a Better Future Consultation Document (the Consultation Document).

WBOPDC welcomes He Tūāpapa ki te Ora – Infrastructure for a Better Future. A forward focused and detailed acknowledgement of the nation's infrastructure needs has been long overdue, and we look forward to the finalised Infrastructure Strategy and identification of practical actions.

About the Western Bay of Plenty

We are a Territorial Authority that covers 195,000 hectares of coastal, rural and urban areas in the Bay of Plenty Region. Less than 1% of the total area is urban and includes the towns of Waihi Beach, Katikati, Ōmokoroa, Te Puke and Maketu. Smaller rural settlements are located across the District. Along the Pacific Coast, Waihi Beach and Pukehina Beach have grown from being popular holiday places to places with higher proportion of permanent residents. WBOPDC manages and maintains over \$1.43 billion worth of assets for our communities.

The spread of settlements and topography across the District makes the delivery of infrastructure more expensive compared to a compact single settlement like a city. We are also a rapidly growing district with a current estimated population of 57,300 and expected to reach 71,300 by 2051. Responding to the challenges and opportunities this presents is a key

A4089906

Te Kaunihera a rohe mai i nga Kuri-a-Whare ki Otamarakau ki te Uru

LIBRARY & SERVICE CENTRES • WAIHI BEACH • KATIKATI • OMOKOROA • TE PUKE



focus for WBOPDC in partnership with neighbouring Territorial Authorities, Regional Council, Iwi and Central Government.

Overall

The Western Bay of Plenty District Council supports the majority of the recommendations made. However, there are some substantial gaps and further consideration required.

WBOPDC supports the submission made by Taituarā, and the recommendations made in that submission. There are a number of additional points we wish to emphasise and expand on.

Specific matters

Community Infrastructure has been overlooked

An important sector of infrastructure has been overlooked in the strategy – Community Infrastructure. Consideration should be given towards including this sector in the strategy, and recognises that it covers a broad range of social/cultural/recreational infrastructure.

Our Council has a focus on placemaking to develop great places to live, learn, work and play. It appears that the last point of this has been overlooked in the Consultation Document. The current focus regarding community/social infrastructure is limited to Health and Education. Community halls, libraries, swimming pools, theatres, sports facilities, parks, playgrounds and walking and cycling networks, etc. are all essential community infrastructure, delivering on community wellbeing, helping to develop social cohesion, enhance community resilience and health and enabling economic opportunities. Consideration of the current provision of this sector, accessibility, the impacts of demographic changes and the likely implications would be welcomed.

WBOPDC request that consideration of Community Infrastructure be included in the final draft Strategy.

Delivering on spatial plans

Spatial plans are a useful tool, but only in combination with others and combined with a clear commitment to action from all parties. Through SmartGrowth (a partnership of WBOPDC, Tauranga City Council, Bay of Plenty Regional Council, Iwi and Central Government) we have been engaged in spatial planning for our sub-region since 2004. Effective planning has enabled identification and prioritisation of growth areas and the necessary supporting infrastructure.

A significant concern for us has been the failure of Central Government agencies to commit and deliver on the necessary infrastructure improvements (in particular the state highway network) to enable identified growth nodes to develop effectively. For the Western Bay of Plenty sub-region, the development of Ōmokoroa is a clear example of this issue.

Ōmokoroa has been identified as a growth area as far back as the 1970s. It gradually grew over time and this, along with growth in the surrounding rural area and the northern corridor in general, resulted in Waka Kotahi (Transit at the time) putting in place designations to improve SH2.

In 1998 the Notice of Requirement (NOR) for the Tauranga Northern Link - Tauranga to Te Puna (TNL) was lodged. This was followed in 2001 by the NOR for Four-laning Te Puna to Ōmokoroa.

This gave Council confidence to invest in the peninsular as a growth area and the planning by Council for the urbanisation followed.

- 2002 – Council changed the District Plan (PC20 - Ōmokoroa Stage 1) and introduced a Residential Zone from the existing village to the railway.
- 2004 – SmartGrowth (including Waka Kotahi) confirmed Ōmokoroa as a growth area.
- 2007 – PC69 (Ōmokoroa Stage 2) reviewed Stage 1 plus zoned parts of the land between the railway and SH2 for residential, commercial and industrial purposes.

PC69 coincided with the resolving of the wastewater issue with the installation of the pipeline to Tauranga in the same year. This pipeline and the accompanying reticulation was a \$34 million investment. Further investment has been made by Council for other essential infrastructure. These investments are recouped through financial contributions, thus the impacts of not delivering on the roading solution in slowing (or worse still stopping) growth has a significant impact on Council's balance sheet.

We are now in 2021, with a plan change about to be notified for the development of Ōmokoroa stage 3, to enable the deliver of around another 2300 dwellings. However, the necessary State Highway and interchange improvements have still not been made, despite their early designation and repeated assurances.

This has further been accentuated with the recent Central Government decision to withdraw NZ Upgrade Programme funding for the Ōmokoroa to Te Puna stage of the Tauranga Northern Link. The upgrades designated, planned for and promised since before 1998 have not been delivered.

Council is required under the National Policy Statement Urban Development to enable development. Ōmokoroa is the key growth node for the district and indeed for the sub-region. Council has significant sunk infrastructure costs in Ōmokoroa to enable this planned growth. However, the state highway network is woefully inadequate.

To be clear, this example shows that whilst spatial planning has benefits, the failure of Central Government agencies to actively deliver on their identified projects can cripple its effectiveness. Commitment to deliver by all agencies is essential to delivery by all agencies is essential to achieve the benefits of spatial planning.

WBOPDC requests that option C2.5 be amended to recommend Central Government agencies be required to be involved in regional spatial planning, and that all parties commit to undertake the necessary actions and commit funding to deliver the necessary infrastructure.

Building communities

The drive to build more houses is important, but it is vital that the focus is on;

- 1) quality as well as numbers, and
- 2) houses across the full range of typology and affordability.

The emphasis should be to build good places for all people on the pricing spectrum to live. Local Government, Central Government, developers, iwi and other agencies need to ensure that community building for everyone is the focus of spatial plans. Community infrastructure and social infrastructure are key elements to be considered and planned for alongside other infrastructure needs.

Building communities requires a level of local knowledge, understanding and localised community engagement. This may not sit comfortably within a region-wide process. Clear communities of interest exist and in many cases these would be a better basis of planning than the existing regional boundaries.

WBOPDC requests that option C2.5 be amended to recommend that all infrastructure needs are considered and planned for, including community and social infrastructure.

WBOPDC requests that option C2.5 be amended to recommend that where appropriate spatial plans be completed at lower than regional levels.

Transportation and inter-regional connectivity

Recognition of the value that enabling the efficient and effective movement of goods, material and people across regions is essential for transport networks. New Zealand's natural geography and generally low population density requires suitable connecting infrastructure to reduce the cost to do business in New Zealand. This is important for freight (as expressed by the Upper North Island Freight Story), but also for people. This is essential to deliver equity of opportunities for communities across the country and to more widely enable economic opportunities.

We acknowledge that some narrative is included in the Consultation Document. However, this does not lead to any options or recommendations in the document. The challenge is outlined but the response is missing. Whilst option C5.1 would be beneficial, this appears too focused on freight and could potentially embed current regional disparities, rather than enabling a transformative network.

WBOPDC request that efficient and effective inter-regional connectivity be better recognised, with the inclusion of an option to enable its improvement across the country.

Transportation and urban form

The need to deliver modal choice, reduce transport related emissions and enable thriving communities is widely understood.

The best mechanism to encourage low-carbon transport options is to design urban growth around those modes. This may be increased utilisation of rail corridors, increasing public transport options and delivering walking and cycling choices. The provision of park and ride facilities is also a necessity; this recognises that New Zealand will continue to have a dispersed population and face geographical bottlenecks, even at a sub-regional and local level.

Western Bay of Plenty District Council has worked closely with Tauranga City Council, Bay of Plenty Regional Council, Iwi, Central Government and Waka Kotahi on the Urban Form and Transport Initiative (UFTI), under SmartGrowth. This project integrated growth and transport planning to guide the future urban form of the Western Bay of Plenty sub-region. The final and optimal programme – 'Connected Centres' – tries to get the best and optimal balance between the intensification of existing urban and new growth areas ('up and out' development areas). These optimise existing services and infrastructure provision, along with the design of a future transport system that enables the effective and relatively efficient movement of people and goods along specific corridors.

Enabling infrastructure is essential to deliver on this. This covers both transportation infrastructure and provision of accessible alternatives to private motor vehicle, but also the need for community infrastructure to attract growth and intensification to the right places.

We would like to note that Central Government intervention to encourage the private motor vehicle fleet to transition to electric vehicles is the most effective method to lower emissions.

WBOPDC requests that the connection between transportation and urban form is better communicated and that urban design is included as a tool for transport solutions.

WBOPDC requests that option F1.4 be amended to clearly allow for necessary enabling infrastructure, such as park-and-ride to be considered alongside other 'non-built' solutions.

Transportation and equity

We are pleased to see that equity impacts are being considered as part of the discussion regarding congestion pricing. For our District, a significant portion of our community travel to their place of work, to schools, and to essential services in Tauranga City. Being able to access economic opportunities, and not being penalised for where our residents have to travel from is essential to the wellbeing of both individuals and our wider communities. We do not want to create a system that has negative consequential effects. Recognition that equity of access is needed for any proposed response. With particular regards to congestion pricing, we would like to see this utilise smart charging to only charge when/where suitable alternatives are available; we would also like to see greater emphasis on the provision of alternatives being a pre-requisite for charging.

WBOPDC requests that option C3.3 be expanded to include ensuring that alternative transport options are planned and implemented in advance.

Amenity matters

The attitude taken in the document towards 'subjective amenity issues' is concerning. We fully recognise that the current planning system has led to a greater number of barriers, delays and costs, however amenity issues are not fully to be blamed. Consideration of these amenity matters is necessary in any new regime. Development does not occur in a vacuum, but in a community. Amenity matters to all communities. For modern communities where housing density is encouraged by Central Government, the development of appropriate amenity value is fundamental to great placemaking. Considerations of the impacts on the community,

subjective or not, should play a part in a decision making process. The key (and a rather elusive one) is to ensure that the correct balance is found. The development of a clear set of rules that reflect the local priorities would assist.

WBOPDC requests that discussion in the document regarding amenity (including options C1.1, C1.3 and S.7.3) is reconsidered with a whole of community lens.

Infrastructure planning and waste

Further to the suggested opportunities outlined in the Consultation Document, WBOPDC would suggest that no-build options should be required to be considered first for all projects. Requiring explicit thinking for no-build options may help identify opportunities to maximise existing infrastructure and limit any waste generated. This concept also aligns with approaches to limit infrastructure carbon.

WBOPDC requests that option F1.1 be expanded to require the consideration of no-build options upfront.

The Consultation Document asks how infrastructure can be used to reduce waste but no corresponding option is given beyond pricing. WBOPDC recommends that local reuse and consolidation points for waste and recyclable material are essential. Making recycling and waste minimisation easily accessible and limiting the transportation costs involved, is key to reducing landfill waste. Enabling local communities to actively take part drives ownership and engagement. Investing in local re-use infrastructure is required. Much of the narrative in the Consultation Document is overly focused on centralisation and large scale options, rather than on community led opportunities or dispersed approaches.

WBOPDC requests increased recognition of dispersed local opportunities to reduce waste and increase diversion from landfill.

Consideration of aggregation

The Consultation Document rightly acknowledges the potential benefits that come from scale and aggregation, but we are concerned that there is limited detailed consideration of this. Economies of scale is one advantage, but local knowledge, understanding and agility is important to retain. The hub and spoke approach is internationally recognised and may be suitable for some situations. Detailed analysis and consideration of any proposal is required. We are pleased to see this has been undertaken for water services and look forward to seeing the more detailed Council specific data. Further work is required to consider if this is the right approach for other sectors.

The question regarding a Central Government agency that would procure and deliver infrastructure projects is noted. The establishment of a new 'Ministry of Works', requires detailed and thoughtful analysis. Whilst there may be some benefits, there are some significant risks. We fully agree that capacity and skills development is a priority for the infrastructure sector generally, but are yet to be convinced that a Central Government agency would necessarily improve this.

WBOPDC requests that the need for quality evidence-based analysis to inform proposals of aggregation is noted in the strategy.

Review of the Future for Local Government

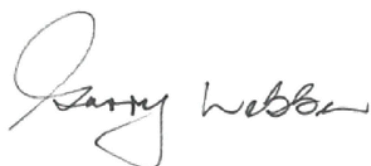
Enabling local communities to take a greater role in decision making for their areas and to give agency to their voice is a necessity. The ability for Local Government to have access to a greater number of funding, financing, and infrastructure levers will help communities plan and grow. We note that the Review of the Future for Local Government will look at the balance of roles between central and local government.

WBOPDC requests that option S1.2 be amended to recognise that the Review of the Future for Local Government will look at the balance of roles between central, regional and local government.

In summary

WBOPDC are pleased to see serious thought and attention being given to infrastructure, however it is clear that substantial further work on the strategy is needed for it to fully deliver on its potential. We look forward to the Commission's consideration of the recommendations WBOPDC makes through this submission and those of Taituarā's submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Garry Webber', with a stylized, cursive script.

Garry Webber
Mayor – Western Bay of Plenty District Council

10 INFORMATION FOR RECEIPT