

Your Ref:  
Our Ref: 7.00202



22 June 2018

Marty Grenfell  
Chief Executive  
Whakatāne District Council  
Private Bay 1002  
Whakatāne 3158

Dear Mr Grenfell

**Regional Council further submission on Plan Change 2 – to rezone 23 & 45  
Keepa Road**

Please find attached Bay of Plenty Regional Council's further submission to Private Plan Change 2 to the Operative Whakatāne District Plan.

A copy will be sent to the original submitter the NZ Transport Agency whose submission we have made a further submission in support of.

Bay of Plenty Regional Council wishes to be heard in support of its submission and further submission at any future hearings.

If you would like to discuss this submission please contact Moana Boyd, Senior Planner, by email at [moana.boyd@boprc.govt.nz](mailto:moana.boyd@boprc.govt.nz).

Yours sincerely



Namouta Poutasi  
**Acting General Manager, Strategy & Science**

A2899734

*Further Submission on Private Plan Change 2 (rezoning at 23 & 45 Keepa Road) to the Operative Whakatāne District Plan (25 June 2018)*

Submitter, ID, point and page <sup>i</sup>	Plan provision	Decision sought by Submitter	Support	Reasons for Support/ Opposition
NZ Transport Agency 20.6 (p6)	Rule 2.3.4 <i>Subdivision of Residential Zoned Land at Keepa Road</i>	Amend Rule 2.3.4 to ensure subdivision/ development includes adequate provision for: <ul style="list-style-type: none"> <li>• physical works within SH30 and;</li> <li>• safe and convenient access for pedestrians and cyclists to the shopping centre on the southern side of the state highway, to adjacent existing/ future land use at Gateway Drive and, to the town centre to the south east.</li> </ul>	Support	This is consistent with RPS Objective 24 and Policy EI 2B as these provisions require high quality urban design that will enable efficient, sustainable, safe and affordable transport networks including access to everyday services by walking and cycling.
NZ Transport Agency 20.7 (p6)	Rule 2.2.2 Appendix 2.6.4 <i>Keepa Road Structure Plan</i>	Amend Rule 2.2.2 to provide Restricted Discretionary Activity status for subdivision and development in general accordance with the Keepa Road structure plan instead of Controlled Activity status.  Amend Rule 2.2.2 to provide Non-Complying status for subdivision and development that is not in general accordance with the Keepa Road structure plan.	Support	In the absence of a Traffic Impact Assessment this will provide a higher level of discretion for decision making on residential development and subdivision within the <i>Keepa Road Structure Plan</i> .  To allow for the provision of better transport and urban design outcomes.

<sup>i</sup> Page numbers refer to the Summary of Decisions Requested in Submission Table by Whakatāne District Council