

Section: Subdivision [12]					
Topic: Infrastructure and Services					
Issue: New Objective, Policy or Rule [12.14]					
Tauranga City Council	492	183	O	Need to include discretionary activity catch all for consistent plan structure	Insert new rule Rule 12.16.4 Discretionary Activity Rules (a) Any activity which is not a permitted, Controlled or Restricted Discretionary Activity.
Issue: 12.14.1.1.1 - Policy - Infrastructure & Services [12.14.1.1.]					
St Michaels Limited	710	40	O	Oppose in part. - Policy references performance standards required by the Council. This should not be a policy. - Reference to economically unsustainable servicing is unclear. - Reference to servicing leverage unclear.	Re-write policy to clarify what expected levels of service are and what effects the policy is trying to address.
Property Council of New Zealand (Bay of Plenty Branch)	491	122	O	Oppose in part the following sub-clause: a) Inappropriate for policy to refer to performance standards; c) Unclear on on what economic levels of service mean; d) Reference to leverage is unclear.	Re-write policy to clarify expected levels of service and the effects the policy is trying to address.
Issue: 12.14.1.2.3 - Policy - Streetlighting [12.14.1.2.]					
Grasshopper Farms Ltd	506	12	SA	Terminology needs to be consistent throughout plan. Either "streetlighting" or "public lighting".	Use consistent terminology.
Issue: 12.14.1.3.1 - Policy - Stormwater [12.14.1.3.]					
Property Council of New Zealand (Bay of Plenty Branch)	491	123	O	Oppose in part as follows: c) Not clear what the intent and anticipated outcome may be in promoting maximisation. Minimising run off may conflict with desirable development. d) Link for pedestrian connections is unclear.	Delete or re-write to provide some recognition of development appropriateness.
Issue: 12.14.1.7.2 - Policy - Broadband [12.14.1.7.]					
Grasshopper Farms Ltd	506	13	O	Additional provision of broadband ducting is unnecessary when it is already installed in most greenfield developments. Question legality and anti-competitive nature of forcing developers to provide services which are not Council's core business.	Delete policy.
Thorne Group Limited	834	23	O	Oppose policy and related rule 12.14.2.1.3 as this is an ad hoc commercial matter that falls outside of the scope of the RMA.	Delete Policy 12.14.1.7.2 and associated rule 12.16.2.1.3.
Pyes Pa Limited	724	28	O	Oppose Policy 12.14.1.7.2 and Rule 12.16.2.1.3. Provision of broadband is a commercial matter which falls outside the scope of the RMA.	Delete Policy 12.14.1.7.2 and Rule 12.16.2.1.3.
Element IMF New Zealand Limited	786	36	O	Oppose Policy 12.14.1.7.2 and Rule 12.16.2.1.3. Provision of broadband is a commercial matter which falls outside the scope of the RMA.	Delete Policy 12.14.1.7.2 and Rule 12.16.2.1.3.
St Michaels Limited	710	41	O	This requirement incurs additional cost to the developer for a service that lot owners do not benefit from.	Delete policy.
Carrus Corporation Limited	661	45	O	Oppose as this will place additional unnecessary costs on developers. It appears that there is an intended local authority to share the network so using the City Plan as a means of supporting this entity is a conflict of interest.	Delete.
S & L Consultants Limited	804	61	O	Oppose provision of broadband ducting. Developers should not be paying for this.	Delete policy.
Te Tumu Kaituna 14 Trust	521	117	O	This policy is unnecessary.	Delete policy.
Te Tumu Landowners Group	520	119	O	This policy is unnecessary.	Delete policy.
Ford Land Holdings Pty Limited	519	123	O	This policy is unnecessary.	Delete policy.
Property Council of New Zealand (Bay of Plenty Branch)	491	124	O	Additional cost placed on developer for a service lot owners do not benefit from.	Delete policy.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Infrastructure and Services					
Issue: Rule - Minimum Service Requirements [12.16.1.1]					
New Zealand Fire Service	887	1	S	Support Rule 12.16.1.1(b)(ii). Wording of this rule ensures that new dwellings in the rural residential zone will have adequate fire fighting supply and access.	Retain rule.
New Zealand Fire Service	887	2	SA	Rule could be improved by referring to access and availability. This would ensure supply of water on site is accessible and that appropriate connection / couplings are in place.	Amend Rule 12.6.1.1.(c)(ii) as follows: "ii) Adequate provision for an on site water supply system that provides potable water and access and availability to adequate water flow for fire fighting purposes."
Grasshopper Farms Ltd	506	14	O	Not standard practice to provide full services to Open Space reserve.	Remove requirement to fully service Open Space reserves.
S & L Consultants Limited	804	62	S	Generally support minimum service requirements.	Retain provisions.
Powerco Limited	452	96	SA	Support requirement for all land use activities to have adequate ability to connect to energy and telecommunications networks but add advice note regarding service provider.	Retain Rule 12.16.1.1(e) and add the following advice note; "This will require confirmation from the relevant service provider."
Property Council of New Zealand (Bay of Plenty Branch)	491	126	O	Oppose in part as follows: b) clarify whether Regional Council permitted activity status or an approved consent is appropriate. c) Unclear what 'ability to adequately connect' means. Is this requiring connections?	Additional explanation required.
Tauranga City Council	492	180	SA	The requirement for a connection to a Council owned stormwater system does not recognise that soakage is appropriate in some parts of the city. The Council's approach to allowing on site soakage in appropriately identified areas should be reflected in the Plan.	Amend as follows: "Individual connections to a Council owned stormwater system or connections to a pre-approved on-site soakage system."
Issue: 12.16.2.1.3 - Rule - Broadband Ducting [12.16.2.1.]					
Priority One Western Bay of Plenty Inc	699	9	S	Support the provision for suitable broadband ducting in greenfields subdivision and development. Broadband capability has been shown to be a significant positive contributor to economic development. The provision of ducting at the development stage is the most cost-effective way to encourage broadband uptake.	Retain the requirement for greenfields subdivision to provide suitable broadband ducting.
Grasshopper Farms Ltd	506	15	O	Broadband ducting already provided in greenfield developments. Question the legality and anti-competitive nature of requiring provision of broadband ducting.	Delete rule.
St Michaels Limited	710	42	O	Incurs extra cost to developer with no additional benefit to purchaser.	Delete rule.
S & L Consultants Limited	804	63	O	Oppose requirement for broadband ducting. Developer should not pay for this.	Delete requirement.
Te Tumu Kaituna 14 Trust	521	118	O	This rule is unnecessary.	Delete Rule.
Te Tumu Landowners Group	520	120	O	This rule is unnecessary.	Delete rule.
Ford Land Holdings Pty Limited	519	124	O	This rule is unnecessary.	Delete rule.
Property Council of New Zealand (Bay of Plenty Branch)	491	128	O	Provides no benefit to the developer or lot owner as no service is being provided.	Delete.
Issue: Matters of Control [12.16.2.2B]					
Grasshopper Farms Ltd	506	16	O	Broadband ducting already provided in greenfield developments. Question the legality and anti-competitive nature of requiring provision of broadband ducting.	Delete rule
S & L Consultants Limited	804	64	O	Oppose control over location and design of broadband ducting. Council should not be involved in duct provision.	Delete matters of control relating to broadband ducting.
Issue: Rule - Restricted Discretionary Activities [12.16.3]					
New Zealand Railways Corporation	637	7	O	Railway drainage infrastructure is not designed to cater for private land discharge. Uncontrolled stormwater discharge onto railway tracks can wash ballast from under sleepers causing the track to become unstable. Discharge onto railway land should require a consent.	Insert new rule: b) Any applicant for an activity that proposes to discharge stormwater into the railway premises must obtain the formal approval of the New Zealand Railway Corporation.
Powerco Limited	452	97	O	Amend to add recognise non-compliance with minimum service requirements.	Amend rule by adding the following: "(b) Any activity that does not meet the minimum service requirements in 12.16.1.1".
Issue: Rule - Non-Notification [12.16.3.1]					
St Michaels Limited	710	43	S	Support provision for minimal additional administration where servicing variations are sought.	Retain rule.
Property Council of New Zealand (Bay of Plenty Branch)	491	129	S	Provides for minimal additional administration where variations to service solutions are sought.	Retain
Issue: Rule - Matters of Discretion & Conditions [12.16.3.2]					
Powerco Limited	452	98	O	Amend matters of discretion to consider service providers.	Add clause as follows: "e) The requirements of the service provider."

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Section: Subdivision [12]					
Topic: Infrastructure and Services					
Issue: Appendix 12A-E - All Performance Standards [APPEN12A-E]					
Grasshopper Farms Ltd	506	17	O	Performance standards do not reflect amendments agreed to in workshops.	Replace with agreed performance standards.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	34	O	Oppose Appendix 12A 1(f) that requires footpaths on all roads. Dual use of carriageway is viable in low speed environments.	Provide flexibility for low speed environments to have dual use of carriageway.
Hawridge Developments Limited	787	37	O	Oppose Appendix 12A 1(f) that requires footpaths on all roads. Dual use of carriageway is viable in low speed environments.	Provide flexibility for low speed environments to have dual use of carriageway.
S & L Consultants Limited	804	65	O	Proposed performance standards are not consistent with the standards agreed through developer working party workshops.	Amend performance standards to ensure they are consistent with the agreed standards.
Te Tumu Kaituna 14 Trust	521	119	O	Performance Standards do not reflect agreed outcomes from the Development Working Party workshops.	Amend standards to reflect outcomes from the Development Working Party workshops.
Te Tumu Landowners Group	520	121	O	Performance Standards do not reflect agreed outcomes from the Development Working Party workshops.	Amend standards to reflect outcomes from the Development Working Party workshops.
Ford Land Holdings Pty Limited	519	125	O	Performance Standards do not reflect agreed outcomes from the Development Working Party workshops.	Amend standards to reflect outcomes from the Development Working Party workshops.
Property Council of New Zealand (Bay of Plenty Branch)	491	127	O	Incorrect performance standards have been attached.	Delete and replace with agreed performance standards.
Tauranga City Council	492	186	O	The proposed Performance Standards do not accurately reflect the agreed outcome between the Council and developers involved in their drafting.	Amend performance standards as per submission attachment.
Issue: Appendix 12A - Transportation Performance Standards [APPEND12A]					
Thorne Group Limited	834	31	O	Oppose the requirement for footpaths on all roads. A dual use carriageway is acceptable on low speed roads.	provide flexibility for low speed roads to have dual use of carriageway.
Te Reti Trustees	789	37	O	Oppose 12A 1(f) requiring footpath on all roads. Dual use of carriageway in a low speed environment is viable.	Provide for dual use of carriageway in low speed environments.
Te Runanga O Ngai Tamarawaho	794	64	O	There is no need for a requirement for footpaths on all roads as the dual use of a carriageway is viable in a low speed environment.	provide flexibility for a low speed environment to have dual use of a carriageway.
Issue: Appendix 12B - Stormwater Performance Standard [APPEND12B]					
Environment Bay Of Plenty	760	42	S	The performance standards relating to stormwater management are supported as they require consent applicants to mitigate the adverse effects of subdivision. The requirements are generally consistent with the Regional Water and Land Plan, the Regional Council's Hydrological and Hydraulic Guidelines and the comprehensive stormwater catchment plans for Papamoa East and Pyes Pa.	retain Appendix 12B as notified.
Te Tumu Kaituna 14 Trust	521	120	O	Standard should require compliance with any approved comprehensive stormwater consent.	Amend 1(a) as follows; " Compliance with any approved Comprehensive Stormwater Consent (CSC) where applicable."
Te Tumu Kaituna 14 Trust	521	121	O	Standard should reflect the different storm event design criteria in the Papamoa catchment.	Amend 1(g) to reflect the 1% AEP design criteria for the Papamoa Catchment.
Te Tumu Kaituna 14 Trust	521	122	O	Enable on site stormwater treatment and / or detention ponds to occur on land that is not vested.	Amend 5 to allow provision of stormwater treatment and / or detention ponds on private land.
Te Tumu Landowners Group	520	122	O	Standard should require compliance with any approved comprehensive stormwater consent.	Amend 1(a) as follows; " Compliance with any approved Comprehensive Stormwater Consent (CSC) where applicable."
Te Tumu Landowners Group	520	123	O	Standard should reflect the different storm event design criteria in the Papamoa catchment.	Amend 1(g) to reflect the 1% AEP design criteria for the Papamoa Catchment.
Te Tumu Landowners Group	520	124	O	Enable on site stormwater treatment and / or detention ponds to occur on land that is not vested.	Amend 5 to allow provision of stormwater treatment and / or detention ponds on private land.
Ford Land Holdings Pty Limited	519	126	O	Standard should require compliance with any approved comprehensive stormwater consent.	Amend 1(a) as follows; " Compliance with any approved Comprehensive Stormwater Consent (CSC) where applicable."
Ford Land Holdings Pty Limited	519	127	O	Standard should reflect the different storm event design criteria in the Papamoa catchment.	Amend 1(g) to reflect the 1% AEP design criteria for the Papamoa Catchment.
Ford Land Holdings Pty Limited	519	128	O	Enable on site stormwater treatment and / or detention ponds to occur on land that is not vested.	Amend 5 to allow provision of stormwater treatment and / or detention ponds on private land.
Issue: Appendix 12C - Wastewater Performance Standard [APPEND12C]					
Environment Bay Of Plenty	760	43	SA	The performance standards for wastewater are supported. A further requirement should be added to ensure wastewater management systems are maintained to mitigate possible downstream effects.	Retain as notified and add to Appendix 12C: (i) wastewater management systems are adequately maintained.
Issue: Appendix 12D - Water Performance Standards [APPEND12D]					
New Zealand Fire Service	887	3	S	Support wording as it will ensure that all dwellings in new subdivisions throughout the district are provided with adequate fire fighting supplies and access.	Retain performance standard 12D 1(f).
Issue: Appendix 12E - Performance Standard - Reserves [APPEND12E]					
Grasshopper Farms Ltd	506	18	O	Oppose 12E 1(a)(i). Amend maximum slope for vegetation planting.	Amend to 1:1.5 (66.7%).
Grasshopper Farms Ltd	506	19	O	Oppose Appendix 12E 1(a)(iii). Amend maximum gradient for walkways and paths.	Amend gradient to 1:5 (20%).
Issue: Broadband Ducting Provisions [BRBANDDUCT]					
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	28	O	Oppose policy and rule as this is a commercial matter that falls outside the scope of the RMA.	Delete Policy 12.14.1.7.2 and Rule 12.16.2.1.3.
Te Reti Trustees	789	29	O	This is a commercial matter that falls outside the RMA.	Delete broadband ducting policy and rules.
Hawridge Developments Limited	787	36	O	Oppose policy and rule as this is a commercial matter that falls outside the scope of the RMA.	Delete Policy 12.14.1.7.2 and Rule 12.16.2.1.3.
Te Runanga O Ngai Tamarawaho	794	36	O	Oppose broadband ducting policy and rules as this is a commercial matter that falls outside the RMA	Delete Policy 12.14.1.7.2 and Rule 12.6.2.1.3
Carrus Corporation Limited	661	46	O	Oppose as this will place additional unnecessary costs on developers. It appears that there is an intended local authority to share the network so using the City Plan as a means of supporting this entity is a conflict of interest.	Delete.

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Section: Subdivision [12]					
Topic: Infrastructure and Services					
Issue: Purpose, Objectives & Policies [PUROBJPOL]					
Environment Bay Of Plenty	760	41	S	The provisions relating to water supply, stormwater management and wastewater are supported, in particular the provisions outlined in 12.16.1.1(b) and 12.16.1.1(c). These provisions are consistent with the Regional Water and Land Plan and help mitigate or minimise effects on the environment.	Retain these provisions as notified.
S & L Consultants Limited	804	60	S	Generally support policies and objectives for infrastructure and service provision.	Retain objectives and policies.
Issue: Table 12.15A - Infrastructure Provision Activity Status [TAB12.15A]					
Powerco Limited	452	95	S	Support provision of services as a permitted activity.	Retain provision of services as a permitted activity.
Property Council of New Zealand (Bay of Plenty Branch)	491	125	O	Oppose in part. Clarify that land use consent not required when infrastructure is part of a subdivision.	Amend wording to clarify.
Topic: Subdivision					
Issue: Purpose of Subdivision Provisions [12.1]					
Grasshopper Farms Ltd	506	3	O	Section needs to reflect that 15 lots per hectare is a target.	Add the word "target" before "density yield..." in the second paragraph.
Te Tumu Kaituna 7B2 Trust	1073	11	O	Density description should be consistent with the Regional Policy Statement.	Amend 12.1 to refer to 'target' density yields.
Carrus Corporation Limited	661	32	SA	12.1 should be amended to reflect the Regional Policy Statement.	Add the word 'target' before density in the second paragraph.
Te Tumu Kaituna 11B2 Trust	522	81	O	Density description should be consistent with the Regional Policy Statement.	Amend 12.1 to refer to 'target' density yields.
Te Tumu Kaituna 14 Trust	521	108	O	Density description should be consistent with the Regional Policy Statement.	Amend 12.1 to refer to 'target' density yields.
Te Tumu Landowners Group	520	110	O	Density description should be consistent with the Regional Policy Statement.	Amend 12.1 to refer to 'target' density yields.
Ford Land Holdings Pty Limited	519	114	O	Density description should be consistent with the Regional Policy Statement.	Amend 12.1 to refer to 'target' density yields.
Issue: Objective - City Form & Efficient Subdivision [12.1.1.1]					
Classic Builders Limited	654	1	O	Objective does not reflect market conditions and community requirements with regard to minimum consumption of land, urban design and landscape character.	Delete objective or implement a structure where disagreements can be resolved effectively within strict timeframes.
Josie & Jeff Paterson, Jan & Nigel Mortimer, Robert & Shelley Carlton, Jeff Lewin & Kerry Wallace	657	1	SA	- Support objective and associated policies which give effect to Regional Policy Statement (Plan Change 2). To give effect to this objective Council may need to designate land to secure network routes. This should be recognised through a policy.	Add new policy: "12.1.1.1.5 Policy - Achieving Efficient and Integrated Outcomes By designating and securing network corridors to ensure the efficient development of urban zoned land."
New Zealand Transport Agency	588	14	SA	Objective should refer to integrating development with the function of the road hierarchy.	Amend objective as follows: Subdivision provides for integrated, liveable and sustainable communities that incorporate high-quality urban design, maintain and enhance the function and form of the roading hierarchy, landscape character and amenity, and occur in an efficient and affordable manner with minimum consumption of land."
AMP Capital Investors (New Zealand) Limited	868	15	S	This objective and associated policies 12.1.1.1.1 and 12.1.1.1.3 to 12.1.1.1.5 are supported.	Retain this objective and associated policies 12.1.1.1.1 and 12.1.1.1.3 to 12.1.1.1.5.
Thompson, Max	864	15	S	This objective and associated policies 12.1.1.1.1 and 12.1.1.1.3 to 12.1.1.1.5 are supported.	Retain this objective and associated policies 12.1.1.1.1 and 12.1.1.1.3 to 12.1.1.1.5.
Carrus Corporation Limited	661	33	O	Oppose reference in part (a) to an 'affordable manner'. Council are increasing the costs to develop land through more DIF's, urban limits and more and more compliance costs. Oppose the reference to a 'minimum consumption of land'. The Council is following a policy of providing for development within urban limits so what does this mean. Nothing talks about what the market wants now.	Amend to reflect a more balanced and packaged objective.
Carrus Corporation Limited	661	34	O	How can the request be for providing a variety of lot sizes when elsewhere in the Plan it talks about a minimum density of 15 lots per hectare.	Reword this policy.
St Michaels Limited	710	34	O	- Objective does not reflect that efficient use of land needs to have regard market conditions and the demands of the community it is serving. - Objective should refer to character and design being aligned to the expectations of the community.	Amend objective to highlight the balanced approach that subdivisions should provide.
Property Council of New Zealand (Bay of Plenty Branch)	491	94	O	Objective does not reflect the drivers for efficiency of land use and development. Need to have regard to market conditions and the community it is serving.	Amend objective to provide a more balanced approach to what subdivision should provide for.
Issue: Policy - City Form & Efficient Subdivision [12.1.1.1.1]					
St Michaels Limited	710	35	O	Policy should reflect the community's expectations. Too much focus on high quality urban design rather than community market expectations.	Amend policy to reflect a more balanced approach.
Powerco Limited	452	93	S	Support policy	Retain policy.
Property Council of New Zealand (Bay of Plenty Branch)	491	95	O	Oppose in part. Too much emphasis on high quality design rather than design to reflect community expectations.	Amend to reflect a more balanced approach.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Policy - Yields in Urban Growth Areas [12.1.1.1.2]					
Classic Builders Limited	654	2	O	Ability to implement 15 lots per hectare for greenfield development is difficult to achieve with other requirements for reserves, connectivity, site coverage etc.	Delete policy.
Grasshopper Farms Ltd	506	8	O	Oppose 12.1.1.1.2(b) and (c). Unclear why Kennedy Road and Hastings Road growth areas are identified separately. This approach has financial implications.	Provide explanation as to why these areas have been identified as separate urban growth areas.
Hills, Roger	705	10	O	The terminology of this policy will be read by planners as a minimum, rather than a target. In reality it could be quite impractical in the aged population of Tauranga. To meet these objectives, with smaller sites, two-storey housing will be required.	Delete this policy and replace with an incentivised policy.
Carrus Corporation Limited	661	35	O	While these provisions appear to be adopting the provisions of the RPS, this would actually be taken to be a minimum with no consideration of what the market actually wants. All these provisions do is provide for affordable development outside the urban limits. No consideration has been given to the fact that increased roading to provide for these densities requires increased maintenance costs in the future.	Amend the policy to reflect density as a target and the flexibility for a developer to provide a product that the market wants now.
St Michaels Limited	710	36	O	Density requirements for greenfield development is not achievable.	Delete policy and replace with policy that reflects an achievable target.
Thompson, Max	864	45	O	The desirable yields in urban growth areas of 15 dwellings per hectare is not sustainable and greater yields should be expected in identified growth nodes. The target should be 30 dwellings per hectare (consistent with the minimum lot size of 325sqm).	Amend the policy to require a target density of 30 dwellings per hectare.
AMP Capital Investors (New Zealand) Limited	868	46	O	The desirable yields in urban growth areas of 15 dwellings per hectare is not sustainable and greater yields should be expected in identified growth nodes. The target should be 30 dwellings per hectare (consistent with the minimum lot size of 325sqm).	Amend the policy to require a target density of 30 dwellings per hectare.
Property Council of New Zealand (Bay of Plenty Branch)	491	96	O	Policy refers to minimum yields. Concerns that implementing the minimum yield is not achievable in the Tauranga market.	Delete and replace with a more incentivised policy that reflects what a target is.
Issue: Policy - Yield Shortfalls in Urban Growth Areas [12.1.1.1.3]					
Grasshopper Farms Ltd	506	4	O	Incorrect table reference	Amend reference to Table 12.5 A-D.
Grasshopper Farms Ltd	506	5	O	Policy does not make sense. How can yield shortfalls be made up if valid reasons to reduce density exist.	Remove remainder of policy after reference to yield tables.
Hills, Roger	705	11	O	This policy is impractical, given that property could be on-sold.	Delete this policy.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	26	O	Oppose part (c) as the provision refers to yield exceedance not shortfall. Relationship to part (b) not explicit.	More explicit links between (b) and (c).
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	27	O	Policy does not account of non-residential activities e.g. schools, places of assembly, visitor accommodation and heritage sites being present which may result in not making up the yield shortfall.	Amend policy to take account of the likelihood of these non-residential activities or introduce a factor in yield assessments.
Hawridge Developments Limited	787	28	O	Policy does not account of non-residential activities e.g. schools, places of assembly, visitor accommodation and heritage sites being present which may result in not making up the yield shortfall.	Amend policy to take account of the likelihood of these non-residential activities or introduce a factor in yield assessments
Hawridge Developments Limited	787	29	O	Oppose part (c) as the provision refers to yield exceedance not shortfall. Relationship to part (b) not explicit.	More explicit links between (b) and (c).
Carrus Corporation Limited	661	36	O	This policy is impractical and totally arbitrary. How could this be implemented with numerous potential landowners in an urban growth area. There is no justification for the arbitrary 10% application.	Delete this policy.
Property Council of New Zealand (Bay of Plenty Branch)	491	97	O	Reference to high quality design outcomes is unclear in whether they justify yield variations. 10% is an arbitrary figure and provides limited direction. Unclear why Pyes Pa West is subject to a higher test.	Delete Policy.
Issue: Policy - Minimum Allotment Size [12.1.1.1.4]					
Classic Builders Limited	654	3	O	The provision of outdoor space and service areas conflicts with other provisions and peoples choice of house type and location.	Delete policy.
Property Council of New Zealand (Bay of Plenty Branch)	491	98	O	Reads like a rule. Provision of outdoor space and service areas could conflict with other provisions. Restricting peoples choice of house type and design.	Delete.
Issue: Policy - Subdivision of Secondary Dwellings [12.1.1.1.5]					
Property Council of New Zealand (Bay of Plenty Branch)	491	99	O		Delete
Issue: Objective - Subdivision, Infrastructure & Servicing [12.1.1.2]					
Property Council of New Zealand (Bay of Plenty Branch)	491	100	O	Oppose in part. Unclear what is meant by 'sustainable infrastructure' in terms of design or specifications.	Delete or provide more explanation.
Issue: Policy - Infrastructure Provision with Urban Growth Areas [12.1.1.2.2]					
Property Council of New Zealand (Bay of Plenty Branch)	491	101	O	Oppose in part. Policy suggests that infrastructure should be maximised through development. Should say 'optimise'	Amend policy to refer to optimisation not maximisation
Issue: Objective - Coastal, Wetland, River & Stream Access [12.1.1.3]					
Sandy Walker Group	490	67	S	Support Objective 12.1.1.3	Retain Objective 12.1.1.3
Issue: Policy - Coastal, Wetland, River & Stream Access [12.1.1.3.1]					
Department Of Conservation	848	42	S	Support policy.	Retain policy.
Sandy Walker Group	490	68	S	Support Policy	Retain Policy 12.1.1.3.1

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Section: Subdivision [12]					
Topic: Subdivision					
Issue: Objective - Subdivision within Plan Areas [12.1.1.4]					
Te Tumu Kaituna 7B2 Trust	1073	12	O	Objective does not refer to mitigating adverse effects.	Amend objective first sentence as follows: "The adverse effects of subdivision are to be avoided or mitigated in:..."
Carrus Corporation Limited	661	37	SA	This policy refers only to avoidance as opposed to other provisions in the Plan (for Plan Areas) that provide for mitigation.	Amend to add the word mitigation.
Environment Bay Of Plenty	760	38	SA	Tauranga City streams and the harbour are under threat from increasing pressure for subdivision and development. The urban centre is at the bottom of some large and complex catchments. The protection of all waterways to provide a healthy freshwater ecosystem, is encouraged.	Add to objective 12.1.1.4 the following: "(f) Waterbodies with an ecological function." And to related Policy 12.1.1.4.1: "(f) Protection of waterbodies with an ecological function." And to implement this direction, introduce a mandatory riparian management plan for properties within the residential, rural residential and rural areas with streams under consideration for subdivision consent. The riparian management plan should include the implementation of any erosion control measures if required, a planting programme that uses native species ecologically sourced and appropriate for the site, and fencing for permanent stock exclusion if required.
Sandy Walker Group	490	69	S	Support objective	Retain objective 12.1.1.4
Te Tumu Kaituna 11B2 Trust	522	82	O	Objective does not refer to mitigating adverse effects.	Amend objective first sentence as follows: "The adverse effects of subdivision are to be avoided or mitigated in:..."
Te Tumu Kaituna 14 Trust	521	109	O	Objective does not refer to mitigating adverse effects.	Amend objective first sentence as follows: "The adverse effects of subdivision are to be avoided or mitigated in:..."
Te Tumu Landowners Group	520	111	O	Objective does not refer to mitigating adverse effects.	Amend objective first sentence as follows: "The adverse effects of subdivision are to be avoided or mitigated in:..."
Ford Land Holdings Pty Limited	519	115	O	Objective does not refer to mitigating adverse effects.	Amend objective first sentence as follows: "The adverse effects of subdivision are to be avoided or mitigated in:..."
Issue: Policy - Subdivision within Plan Areas [12.1.1.4.1]					
Sandy Walker Group	490	70	S	Support policy	Support Policy 12.1.1.4.1
Issue: Commerical & Industrial Zone Provisions [12.10]					
AMP Capital Investors (New Zealand) Limited	868	23	S	Proposed objective 12.10.1.1 and its associated policy 12.10.1.1.1 are supported.	Retain objective 12.10.1.1 and its associated policy 12.10.1.1.1.
Thompson, Max	864	23	S	Proposed objective 12.10.1.1 and its associated policy 12.10.1.1.1 are supported.	Retain objective 12.10.1.1 and its associated policy 12.10.1.1.1.
Thompson, Max	864	49	O	Rule 12.11.1 refers to Table 12.7A, this should refer to Table 12.2A.	Amend reference in Table 12.7A to Table 12.2A.
AMP Capital Investors (New Zealand) Limited	868	50	O	Rule 12.11.1 refers to Table 12.7A, this should refer to Table 12.2A.	Amend reference in Table 12.7A to Table 12.2A.
Issue: Rule 12.11.1.1.8 - Subdivision along Water Margins in Port Industry Zone [12.11.1...]					
S & L Consultants Limited	804	57	S	The provision for an esplanade reserve waiver is supported.	Retain provision for an esplanade reserve waiver.
Issue: 12.11.1.1.9(b) - Rule - Subdivision within the Tauriko Business Estate [12.11.1.1]					
Pyes Pa Limited	724	27	O	Previous implementation of this rule has identified difficulties in defining features on subdivision plans as they are not recognised by the District Plan.	Amend rule to enable identification through consent notices.
Element IMF New Zealand Limited	786	33	O	Previous implementation of this rule has identified difficulties in defining features on subdivision plans as they are not recognised by the District Plan.	Amend rule to enable identification through consent notices.
Element IMF New Zealand Limited	786	34	O	Oppose Rule 12.11.1.1.9(d) as the archaeological rules have already been given effect to in completed development.	Delete rule 12.11.1.1.9(d) in relation to archaeological recommendations.
Element IMF New Zealand Limited	786	35	O	Oppose Rule 12.11.1.1.9(g) as the limit of 500 household unit equivalents has been superseded following technical review with Council's asset managers.	Amend limit under Rule 12.11.1.1.9(g) to not more than 1005 household unit equivalents.
S & L Consultants Limited	804	56	O	The requirement to identify staging order in Rule 12.11.1.1.7 is irrelevant as staging should be allowed in any order provided each stage can be independently established for services and access.	Allow staging according to the ability to be serviced and accessed.
Issue: 12.11.1.1.7 - Rule - Staging (Commerical & Industrial Zone) [12.11.1.1]					
Pyes Pa Limited	724	26	O	Oppose rule as staging is only a matter of concern where order will affect delivery on end outcomes. Better addressed by condition of consent if required.	Delete rule and address as matter of control under Rule 12.11.1.2.
Element IMF New Zealand Limited	786	32	O	Oppose rule as staging is only a matter of concern where order will affect delivery on end outcomes. Better addressed by condition of consent if required.	Delete rule and address as matter of control under Rule 12.11.1.2.
Issue: Rule 12.11.1.2.1 - Matters of Control - General [12.11.1.2.]					
S & L Consultants Limited	804	58	O	Not necessary to fully determine location of easements at the consent stage process.	Delete rule 12.11.1.2.1(c) and leave details to engineering plan approval process.
Issue: Marae & Papakainga Zone Subdivision Provisions [12.12]					
S & L Consultants Limited	804	59	S	Support subdivision provisions within Marae and Papakainga Zones.	Retain provisions.
Issue: Rule - Restricted Discretionary Activities [12.3.4]					
Transpower New Zealand Limited	383	94	O	Boundary adjustments or allotments for network utilities should require consent in Transmission Plan Areas.	Remove exclusion for boundary adjustments or allotments for network utilities under 12.3.4(c).
Tauranga City Council	492	136	O	Provisions have not been included in Chapter 12 for Subdivision in the Flood Hazard Plan Area	Amend Rule 12.3.4 as follows: (g) Subdivision, not including boundary adjustments, located wholly or partly within the Flood Hazard Plan Area. Standards and terms will need to be added to reflect operative plan provisions and provisions of proposed Chapter 8.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Subdivision Located Wholly or Partly within the 50 Year or 100 Year ERZ [12.3.4.1.1]					
Tauranga City Council	492	143	SA	Title of rule refers to subdivisions located wholly or partly The reference to wholly is redundant given the rule covers subdivision partly within the 50 and 100 year Erosion Risk Zones.	Delete rule reference to wholly.
Issue: Rule 12.3.4.2.1.3 - Subdivision within High Voltage Transmission Plan Areas [12.3.4.2.]					
Transpower New Zealand Limited	383	95	SA	Amend rule by adding additional criteria.	Amend rule by adding the following additional criteria: "(e) The risk to the structural integrity of the transmission line; (f) The risk of electrical hazards affecting public safety, and the risk of property damage; and (g) The risk of development and/or activities causing electrical faults resulting in disruption to electricity supply."
Issue: Matter of Discretion (General) - All Subdivision [12.3.4.2.1]					
Te Tumu Kaituna 7B2 Trust	1073	14	O	Reference to objectives and policies as matters of discretion do not provide certainty or guidance to an applicant.	Delete Rule 12.3.4.2.1(a) and (b)
New Zealand Transport Agency	588	15	SA	Limits of Council's discretion are too narrow.	Insert new matter of discretion: "(e) The objectives, policies and matters of discretion and conditions for transportation in Chapter 4 - Transportation."
Te Tumu Kaituna 11B2 Trust	522	84	O	Reference to objectives and policies as matters of discretion do not provide certainty or guidance to an applicant.	Delete Rule 12.3.4.2.1(a) and (b)
Te Tumu Kaituna 14 Trust	521	111	O	Reference to objectives and policies as matters of discretion do not provide certainty or guidance to an applicant.	Delete Rule 12.3.4.2.1(a) and (b)
Te Tumu Landowners Group	520	113	O	Reference to objectives and policies as matters of discretion do not provide certainty or guidance to an applicant.	Delete Rule 12.3.4.2.1(a) and (b)
Ford Land Holdings Pty Limited	519	117	O	Reference to objectives and policies as matters of discretion do not provide certainty or guidance to an applicant.	Delete Rule 12.3.4.2.1(a) and (b)
Issue: Rule - Non Complying Activities (General) [12.3.6]					
Te Tumu Kaituna 7B2 Trust	1073	15	O	Non-complying status only applies to Te Tumu which is inconsistent and inequitable.	Delete Rule 12.6.3(c)
Carrus Corporation Limited	661	38	O	12.3.6(c) is inconsistent with other provisions in the Plan so delete.	Delete 12.3.6(c).
Te Tumu Kaituna 11B2 Trust	522	85	O	Non-complying status only applies to Te Tumu which is inconsistent and inequitable.	Delete Rule 12.6.3(c)
Te Tumu Kaituna 14 Trust	521	112	O	Non-complying status only applies to Te Tumu which is inconsistent and inequitable.	Delete Rule 12.6.3(c).
Te Tumu Landowners Group	520	114	O	Non-complying status only applies to Te Tumu which is inconsistent and inequitable.	Delete Rule 12.6.3(c)
Ford Land Holdings Pty Limited	519	118	O	Non-complying status only applies to Te Tumu which is inconsistent and inequitable.	Delete Rule 12.6.3(c)
Issue: Rule - Prohibited Activities [12.3.7]					
Te Tumu Kaituna 7B2 Trust	1073	16	O	Inappropriate to default from a discretionary status to prohibited activity status.	Delete Rule 12.3.7(b).
Te Tumu Kaituna 11B2 Trust	522	86	O	Inappropriate to default from a discretionary status to prohibited activity status.	Delete Rule 12.3.7(b).
Property Council of New Zealand (Bay of Plenty Branch)	491	102	O		Delete Rule 12.3.7(b)
Te Tumu Kaituna 14 Trust	521	113	O	Inappropriate to default from a discretionary status to prohibited activity status.	Delete Rule 12.3.7(b)
Te Tumu Landowners Group	520	115	O	Inappropriate to default from a discretionary status to prohibited activity status.	Delete Rule 12.3.7(b)
Ford Land Holdings Pty Limited	519	119	O	Inappropriate to default from a discretionary status to prohibited activity status.	Delete Rule 12.3.7(b).

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Purpose of Residential Zone [12.4]					
Grasshopper Farms Ltd	506	6	O	Section 12.4(c) is not consistent with the Regional Policy Statement. Density yields are a target not a minimum.	Delete "minimum" and insert "target".
Sanctuary Point Investments Limited	688	17	O	Oppose Purpose 12.4(c) as this does not provide for medium density in a suburban setting if planned on a comprehensive basis.	Amend wording to acknowledge that medium density in a suburban setting is potentially suitable as part of a comprehensive development.
Perry Developments Limited	689	20	O	Oppose 12.4(c) as there is no provision for medium density residential activities that are suitable in a residential setting if planned on a comprehensive basis.	Revise policy to include reference to medium density residential types that are suitable if planned on a comprehensive basis.
Thorne Group Limited	834	24	O	Oppose this policy as it doesn't provide for medium density residential activities that are suitable in a suburban setting if planned on a comprehensive basis.	Revise policy to include medium density residential types that are suitable in a suburban setting if planned on a comprehensive basis.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	29	O	Oppose Purpose 12.4(c) as this does not provide for medium density in a suburban setting if planned on a comprehensive basis	Amend wording to acknowledge that medium density in a suburban setting is potentially suitable as part of a comprehensive development.
Hawridge Developments Limited	787	30	O	Oppose Purpose 12.4(c) as this does not provide for medium density in a suburban setting if planned on a comprehensive basis	Amend wording to acknowledge that medium density in a suburban setting is potentially suitable as part of a comprehensive development.
Te Reti Trustees	789	30	O	12.4(c) does not provide for medium density development if planned on a comprehensive basis.	Amend to include reference to medium density development being suitable if planned on a comprehensive basis.
S & L Consultants Limited	804	31	O	Lack of consistency between terminology regarding site area.	Change to either 'site area' or 'minimum site area'.
St Michaels Limited	710	37	O	Purpose refers to low density as being not less than 325m2 and a minimum density of 15 dwellings per hectare.	Amend to reflect that low density yields are a target not a minimum.
Te Runanga O Ngai Tamarawaho	794	37	O	Oppose Purpose 12.4(c) as this does not provide for medium density in a suburban setting if planned on a comprehensive basis	Amend wording to acknowledge that medium density in a suburban setting is potentially suitable as part of a comprehensive development.
Carrus Corporation Limited	661	39	O	12.4(c) refers to a minimum density yield of 15 lots per hectare which is inconsistent with the RPS.	Delete the word minimum and replace with target.
Property Council of New Zealand (Bay of Plenty Branch)	491	103	O	Oppose in part. Inconsistent medium density cross references. Refers to low density housing not being below 325m2 and to minimum yields of 15 dwellings per hectare. Not consistent with the RPS.	Reword and delete references to 'minimum'.
Tauranga City Council	492	147	SA	Amend introduction to reflect correct density targets.	Amend introduction to reflect correct density targets as outlined in submission.
Issue: Objective - Subdivision in Residential Zones [12.4.1.1]					
Grasshopper Farms Ltd	506	7	O	Oppose 12.4.1.1(g) as it is not possible to provide a variety of lot sizes with a target of 15 dwellings per hectare.	Delete 12.4.1.1(g)
Hills, Roger	705	12	O	The term 'high quality urban design' is very subjective. While quality design and outcomes are supported, this must be linked with a level of amenities and landscaping character that meets the communities expectations.	Delete or amend this policy.
AMP Capital Investors (New Zealand) Limited	868	18	S	Proposed objective 12.4.1.1 and associated policies 12.4.1.1.1 to 12.4.1.1.5 are supported.	Retain objective 12.4.1.1 and associated policies 12.4.1.1.1 to 12.4.1.1.5.
Thompson, Max	864	18	S	Proposed objective 12.4.1.1 and associated policies 12.4.1.1.1 to 12.4.1.1.5 are supported.	Retain objective 12.4.1.1 and associated policies 12.4.1.1.1 to 12.4.1.1.5.
Property Council of New Zealand (Bay of Plenty Branch)	491	104	O		Delete or re-word objective.
Issue: Policy - Subdivision Design [12.4.1.1.1]					
Classic Builders Limited	654	4	O	The way design outcomes are addressed is critical. Recognition of market reality and the ability to implement policies within the market is needed.	Delete policy or introduce a structure that provides for quick effective resolutions.
S & L Consultants Limited	804	30	O	Oppose the following rules (d) - maximising frontage, (g) - variety of allotments and (i) avoidance of cul-de-sacs.	Delete rules (g) and (i) and clarify (d)
St Michaels Limited	710	38	O	Oppose in part. - Reality of implementing quality designs and outcomes within the market needs to be recognised. - Not possible for all lots to have road frontage and efficient servicing is not always possible. - Retaining and integrating natural features is not always possible but mitigation is an option. - Reference to cul-de-sacs is misguided.	Delete policy or re-write to reflect a more balanced approach.
Carrus Corporation Limited	661	40	O	No recognition is given to market demand nor topography of land being developed. The provision of open space and reserves are the responsibility of the Council not the developer. Retention of natural features is not always possible but mitigation thereof is. Avoiding cul-de-sacs once again gives no recognition of what the market wants.	Rewrite this policy taking into account the concerns raised.
Property Council of New Zealand (Bay of Plenty Branch)	491	105	O	Oppose in part. Method of addressing quality designs and outcomes is critical. Need to recognise market realities. Some specified outcomes are not possible in all instances.	Delete provisions or re-write to reflect a more balanced approach to design.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Policy - Undersized Allotments Outside Urban Growth Areas [12.4.1.1.2]					
Sanctuary Point Investments Limited	688	18	O	This policy places constraint on innovative comprehensive development of large sites. The term "ad hoc" is ambiguous and will create implementation problems.	Amend policy to recognise higher density development is suitable provided they are planned on a comprehensive basis.
Perry Developments Limited	689	21	O	Policy 12.4.1.1.2 places an inappropriate and significant constraint on innovative comprehensive development of large sites. The term ad-hoc is ambiguous and likely to cause problems in implementation.	Revise policy to include reference to higher density residential types that are suitable if planned on a comprehensive basis.
Thorne Group Limited	834	25	O	Oppose this policy as it places an inappropriate and significant constraint on innovative comprehensive development of large sites. The term 'ad hoc' is ambiguous and likely to cause issues in implementation.	Revise policy to include reference to medium density residential types that are suitable if planned on a comprehensive basis.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	30	O	This policy places constraint on innovative comprehensive development of large sites. The term "ad hoc" is ambiguous and will create implementation problems.	Amend policy to recognise higher density development is suitable provided they are planned on a comprehensive basis.
Hawridge Developments Limited	787	31	O	This policy places constraint on innovative comprehensive development of large sites. The term "ad hoc" is ambiguous and will create implementation problems.	Amend policy to recognise higher density development is suitable provided they are planned on a comprehensive basis.
Te Reti Trustees	789	31	O	This policy places constraint on innovative comprehensive development of large sites. The term "ad hoc" is ambiguous and will create implementation problems.	Amend policy to recognise higher density development is suitable provided they are planned on a comprehensive basis.
Te Runanga O Ngai Tamarawaho	794	38	O	This policy places constraint on innovative comprehensive development of large sites. The term "ad hoc" is ambiguous and will create implementation problems.	Amend policy to recognise higher density development is suitable provided they are planned on a comprehensive basis.
Issue: Policy - North West Bethlehem - Reverse Sensitivity [12.4.1.1.5]					
Apel Holdings Limited	781	3	O	No justification for this policy. Reverse sensitivity controls are not appropriate for commercial / residential interface.	Delete rule.
Issue: Rule - Controlled Activity Rules [12.5.1]					
Thorne Group Limited	834	26	O	Oppose the notes referring to the activity status of subdivisions not meeting the minimum lot size.	Delete notes in section 12.5 referring to the activity status of subdivisions not meeting the minimum lot size.
Thorne Group Limited	834	27	O	Oppose the lack of provision for comprehensive medium density residential development as a controlled activity.	Add provision for comprehensive medium density residential development as a controlled activity on sites with an area in excess of 5000sqm.
Te Reti Trustees	789	33	O	Oppose lack of comprehensive residential medium density provision as a controlled activity.	Provide for comprehensive medium development as a controlled activity on sites that exceed 5000m2.
Te Runanga O Ngai Tamarawaho	794	40	O	Oppose lack of comprehensive residential medium density provision as a controlled activity.	Provide for comprehensive medium development as a controlled activity on sites that exceed 5000m2.
Issue: Rule 12.5.1.1 - Controlled Activity Standards & Terms (Residential) [12.5.1.]					
Tauranga City Council	492	150	SA	Include requirement to demonstrate extent of proposed earthworks as per Rule 12.11.1.4	Insert new rule requiring extent of earthworks to be shown at the time of subdivision application.
Issue: Rule 12.5.1.1.15 - Building Platform Requirements [12.5.1.1]					
S & L Consultants Limited	804	34	O	Rule appears to be in conflict with Wairakei / East Papamoa building platform requirement. Rule should provide for a lower level outside Wairakei where supported with a flood hazard assessment.	Amend any inconsistencies and provide for lower levels where supported by a flood hazard assessment.
Tauranga City Council	492	160	SA	Should refer to building platform levels.	Amend as follows: ".minimum building platform levels
Issue: 12.5.1.1.10 - Rule - Staging [12.5.1.1.]					
Sanctuary Point Investments Limited	688	20	O	Control over staging is only a matter of concern where the order will affect delivery of final end outcomes.	Delete Rule 12.5.1.1.10
Perry Developments Limited	689	24	O	Oppose rule as staging is only a matter of concern where order will affect delivery on end outcomes.	Delete rule.
Thorne Group Limited	834	29	O	Oppose rule as staging is only an issue where order will affect the delivery of end outcomes. This matter can be addressed via consent conditions.	Delete rule and address as a matter of control and conditions under Rule 12.5.1.2.
Hawridge Developments Limited	787	35	O	Control over staging is only a matter of concern where the order will affect delivery of final end outcomes. Can be addressed through conditions of consent	Delete Rule 12.5.1.1.10 and address through matters of control.
Te Reti Trustees	789	35	O	Control over staging is only a matter of concern where the order will affect delivery of final end outcomes.	Delete Rule 12.5.1.1.10 and associated matters of control.
S & L Consultants Limited	804	36	O	Identification of order of staging unnecessary.	Allow stages to proceed in any order subject to independent services and access.
Te Runanga O Ngai Tamarawaho	794	42	O	Control over staging is only a matter of concern where the order will affect delivery of final end outcomes.	Delete Rule 12.5.1.1.10 and associated matters of control.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Minimum Allotment Size [12.5.1.1.1]					
Henderson, Craig & Elaine	458	2	O	The definition of nett site area is too restrictive and will have a significant effect on the availability of existing residential areas being developed for more efficient and modern housing.	Amend the definition of nett site area to include entrance strips and access areas as in the operative plan.
Averill, Chris & Nicky	500	3	S	Whilst the 325sqm minimum site size is considered too small, the change to nett site area is supported.	request that the word 'nett' is retained.
Gartshore Investments Limited	649	4	O	The use of a nett site area in the Suburban Residential Zone is opposed. It is neither appropriate nor justified by s32 analysis to apply a nett site area.	Amend Rule 12.5.1.1.1 by replacing the reference to 'nett site area' with 'gross site area'.
Averill, Anthony & Baker, Carla	680	6	S	Support requirement for 'nett' allotment size.	Retain requirement for 'nett' allotment size.
Manor Group Investments Limited	808	13	O	Oppose the change to nett site area. The operative Plan uses a gross site area and there is no evidence this has created problems in the City. The existing measurement basis provides opportunities for intensive development within significant sites which are both economic and appealing to the market. Reducing yields from such developments will result in an overall reduction in intensification targets.	Measure minimum site area on a gross basis.
AMP Capital Investors (New Zealand) Limited	868	19	S	The minimum lot size of 325sqm is supported.	Retain the minimum lot size of 325sqm.
Sanctuary Point Investments Limited	688	19	O	This rule does not provide for comprehensive medium density residential development as a controlled activity.	Amend rule to provide for comprehensive medium density residential development with an average minimum lot size of 250m2.
Thompson, Max	864	19	S	The minimum lot size of 325sqm is supported.	Retain the minimum lot size of 325sqm.
Perry Developments Limited	689	22	O	Oppose the lack of provision for comprehensive medium density development as a controlled activity.	Add provision for comprehensive medium density development with an average minimum lot size of 250sqm.
Thorne Group Limited	834	28	O	Oppose the lack of provision for comprehensive medium density residential development as a controlled activity.	Add provision for comprehensive medium density residential development with an average minimum lot size of 250sqm.
S & L Consultants Limited	804	29	O	Oppose 'nett' minimum allotment size.	Change to 'gross' minimum allotment size.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	32	O	This rule does not provide for comprehensive medium density residential development as a controlled activity.	Amend rule to provide for comprehensive medium density residential development with an average minimum lot size of 250m2.
Hawridge Developments Limited	787	33	O	This rule does not provide for comprehensive medium density residential development as a controlled activity.	Amend rule to provide for comprehensive medium density residential development with an average minimum lot size of 250m2.
Te Reti Trustees	789	34	O	This rule does not provide for comprehensive medium density residential development as a controlled activity.	Amend rule to provide for comprehensive medium density residential development with an average minimum lot size of 250m2.
Environment Bay Of Plenty	760	39	S	The requirement for a minimum lot size of 325sqm for subdivision is supported. The inclusion of this provision gives effect to the Regional Policy Statement. It is important that residents have their amenity protected above a specific minimum lot size. Removal of the averaging interpretation will help to achieve this.	Retain proposed rule 12.5.1.1.1.
Carrus Corporation Limited	661	41	O	The requirement for a nett site area are in conflict with the push for 15 dwellings per hectare.	Retain the gross definition.
Te Runanga O Ngai Tamarawaho	794	41	O	This rule does not provide for comprehensive medium density residential development as a controlled activity.	Amend rule to provide for comprehensive medium density residential development with an average minimum lot size of 250m2.
Property Council of New Zealand (Bay of Plenty Branch)	491	106	O	Use of 'nett' area limits the subdivision potential of underlying lots. Also conflicts with minimum yield requirements. Overall will limit the intensification Council is trying to achieve.	Retain operative use of 'gross' area.
Tauranga City Council	492	152	SA	Minimum allotment size should recognise the ability to provide for medium density as part of a comprehensive development in Urban Growth Areas as provided for in 12.5.1.1.2(c).	Amend rule to enable subdivision of lots to 200m2 where these are part of a comprehensive medium density development.
Issue: Rule - Urban Growth Area Intensity & Scale [12.5.1.1.2]					
Western Bay of Plenty District Council	609	8	S	Support the requirement in rule 12.5.1.1.2 to ensure that subdivision meets 15 dwellings/ha.	Retain rule 12.5.1.1.2.
Grasshopper Farms Ltd	506	9	O	Oppose reference to "minimum".	Replace with word "target"
AMP Capital Investors (New Zealand) Limited	868	20	S	Proposed Rule 12.5.1.1.2(a), which provides for medium density comprehensive developments is supported.	Retain proposed Rule 12.5.1.1.2(a).
Thompson, Max	864	20	S	Proposed Rule 12.5.1.1.2(a), which provides for medium density comprehensive developments is supported.	Retain proposed Rule 12.5.1.1.2(a).
S & L Consultants Limited	804	32	O	Oppose max allotment size requirement for comprehensive development sites.	Delete max size requirements for comprehensive development sites.
Environment Bay Of Plenty	760	40	S	The requirement of rule 12.5.1.1.2 to yield 15 dwellings per hectare from new growth areas gives effect to the Regional Policy Statement.	Retain rule 12.5.1.1.2.
Thompson, Max	864	46	O	This rule does not achieve appropriate densities within the growth areas to adequately support commercial centres, avoid urban sprawl, and ensure the efficient use of natural and physical resources.	Amend this rule to require a minimum of 30 dwellings per hectare, and remove the exemption for sites less than 2000sqm, as outlined in this submission.
AMP Capital Investors (New Zealand) Limited	868	47	O	This rule does not achieve appropriate densities within the growth areas to adequately support commercial centres, avoid urban sprawl, and ensure the efficient use of natural and physical resources.	Amend this rule to require a minimum of 30 dwellings per hectare, and remove the exemption for sites less than 2000sqm, as outlined in this submission.
Thompson, Max	864	47	O	Rule 12.5.1.1.2(a) on page 18 (of chapter 12) should correctly reference proposed Rule 12.5.1.1.2(c).	Reference Rule 12.5.1.1.2(c) from Rule 12.5.1.1.2(a).
AMP Capital Investors (New Zealand) Limited	868	48	O	Rule 12.5.1.1.2(a) on page 18 (of chapter 12) should correctly reference proposed Rule 12.5.1.1.2(c).	Reference Rule 12.5.1.1.2(c) from Rule 12.5.1.1.2(a).
Property Council of New Zealand (Bay of Plenty Branch)	491	107	S	Support rule (c) which provides for outline plans. Useful tool to encourage some intensification.	Retain provisions.
Tauranga City Council	492	156	O	Rule should be clearer on the ability to reduce yield within a stage of subdivision.	Amend rule as follows: "Yield may be reduced below 15 dwellings per hectare within a stage of a subdivision, providing all the stages of that subdivision will achieve an average of 15 dwellings per hectare to meet the yields for that Urban Growth Area as identified in Tables 12.5B, 12.5C and 12.5D."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Design Assessment [12.5.1.1.3]					
Sanctuary Point Investments Limited	688	21	O	Rule is self evident as complying lots will be able to accommodate a complying development. This rule will create additional compliance costs. Rule should only apply where lots are less than 325m2 and part of a comprehensive development.	Amend rule to only apply where lots are less than 325m2 and part of comprehensive development.
Perry Developments Limited	689	23	O	Oppose rule as it is self-evident that standard lots meet the minimum lot size. The rule will create unreasonable and unnecessary costs. The assessment should only apply where lots are less than 325sqm.	Revise rule to only apply where lots are less than 325sqm and are part of a comprehensive development.
Thorne Group Limited	834	30	O	Oppose rule as it is self evident that standard lots that meet the minimum size will accommodate complying development. The rule will create unnecessary compliance costs and should only apply where lots are smaller than the minimum proposed.	Revise rule to only apply where lots are smaller than the minimum lot size.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	33	O	Rule is self evident as complying lots will be able to accommodate a complying development. This rule will create additional compliance costs. Rule should only apply where lots are less than 325m2 and part of a comprehensive development.	Amend rule to only apply where lots are less than 325m2 and part of comprehensive development.
S & L Consultants Limited	804	33	O	Unclear what the purpose of a design assessment is for. Not necessary for a controlled subdivision.	Clarify if an actual design assessment is necessary and what it should cover.
Hawridge Developments Limited	787	34	O	Rule is self evident as complying lots will be able to accommodate a complying development. This rule will create additional compliance costs. Rule should only apply where lots are less than 325m2 and part of a comprehensive development.	Amend rule to only apply where lots are less than 325m2 and part of comprehensive development.
Te Reti Trustees	789	36	O	Rule is self evident as complying lots will be able to accomodate a complying development. This rule will create additional compliance costs. Rule should only apply where lots are less than 325m2 and part of a comprehensive development.	Amend rule to only apply where lots are less than 325m2 and part of comprehensive development.
Te Runanga O Ngai Tamarawaho	794	43	O	Rule is self evident as complying lots will be able to accommodate a complying development. This rule will create additional compliance costs. Rule should only apply where lots are less than 325m2 and part of a comprehensive development.	Amend rule to only apply where lots are less than 325m2 and part of comprehensive development.
Issue: Rule - Building Platform Requirements - Pyes Pa [12.5.1.1.4]					
Grasshopper Farms Ltd	506	10	O	Rule is unnecessary as issue managed through building line restrictions. Not clear if setback applies to top or bottom of slope.	Delete rule.
Tauranga City Council	492	159	SA	Rule does not identify where the setback is measured from. Need to identify that setback is measured from the top of the escarpment	Amend as follows: "...within 20 metres of the top of an escarpment.:"
Issue: Rule - Urban Growth Area Requirements - Infrastructure [12.5.1.1.7]					
Josie & Jeff Paterson, Jan & Nigel Mortimer, Robert & Shelley Carlton, Jeff Lewin & Kerry Wallace	657	2	SA	Support policy however map UG3 does not define infrastructure in any detail to inform planning decisions. The policy should be amended to ensure equitable infrastructure provisions where detail is lacking.	Insert the following at the end of Policy 12.5.1.1.7: "...such that the entire Urban Growth Area may be equitably serviced."
Hastings, Peter	1074	6	O	There needs to be some flexibility in the requirement to provide infrastructure shown on the Urban Growth Plan. Some flexibility needs to be incorporated into the proposed plan rules as they relate to Hastings Road.	Modify Rule 12.5.1.1.7 by adding the words 'where practicable' to read: '(a) Subdivision within an urban growth area shall provide, where practicable, the level of infrastructure defined and shown on the Urban Growth Plan...'
New Zealand Transport Agency	588	16	SA	Rule should provide more certainty to ensure implementation of urban growth plans.	Amend Rule 12.5.1.1.7(a)(i) as follows: "Roading and road widening including any upgrades needed to connect with the transport network (including consultation with infrastructure providers)."
Property Council of New Zealand (Bay of Plenty Branch)	491	108	S	Reference to urban growth plans supported.	Retain provisions and ensure alignment with LTCCP.
Issue: Rule - Urban Growth Area Requirements - Bethlehem & Pyes Pa [12.5.1.1.8]					
Apel Holdings Limited	781	4	O	There is no justification for this rule. Reverse sensitivity controls are not appropriate for a general commercial / residential interface.	Delete Rule.
AMP Capital Investors (New Zealand) Limited	868	21	S	Proposed rule 12.5.1.1.8 which requires a building line restriction adjacent to the northern and western boundaries of the Bethlehem Town Centre, and the requirement for associated consent notices, is supported.	Retain proposed rule 12.5.1.1.8 with respect to Bethlehem.
Thompson, Max	864	21	S	Proposed rule 12.5.1.1.8 which requires a building line restriction adjacent to the northern and western boundaries of the Bethlehem Town Centre, and the requirement for associated consent notices, is supported.	Retain proposed rule 12.5.1.1.8 with respect to Bethlehem.
AMP Capital Investors (New Zealand) Limited	868	22	S	Proposed rule 12.5.1.1.8 for north west bethlehem, which requires building setback lines to be shown on all certificates of title in Urban Growth Plan 7, is supported (note that reference to UG7 is incorrect).	Retain rule and amend reference to UG7.
Thompson, Max	864	22	S	Proposed rule 12.5.1.1.8 for north west bethlehem, which requires building setback lines to be shown on all certificates of title in Urban Growth Plan 7, is supported (note that reference to UG7 is incorrect).	Retain rule and amend reference to UG7.
S & L Consultants Limited	804	35	O	Segregation strip width should be reduced.	Reduce width requirement to 0.05 metres.
Thompson, Max	864	48	O	This rule - for North West Bethlehem, refers to Urban Growth Plan 7, this should be Urban Growth Plan 1.	Amend the reference in North West Bethlehem to Urban Growth Plan 7 to Urban Growth Plan 1.
AMP Capital Investors (New Zealand) Limited	868	49	O	This rule - for North West Bethlehem, refers to Urban Growth Plan 7, this should be Urban Growth Plan 1.	Amend the reference in North West Bethlehem to Urban Growth Plan 7 to Urban Growth Plan 1.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Matters of Control & Conditions [12.5.1.2]					
New Zealand Historic Places Trust	583	15	O	Extend heritage protection matters of control in residential zones to other zones in chapter 12.	Apply heritage protection matters of control in residential zones to other zones in chapter 12.
St Michaels Limited	710	39	O	Rule 12.5.1.2.1 provides direction that ground levels should not be modified too much. Landform modification is often required to create a financially viable development.	Delete this consideration and provide more direction and balanced approach.
Property Council of New Zealand (Bay of Plenty Branch)	491	109	O	Rule 12.5.1.2.1 directs that ground levels should not be modified. Not financially sustainable in some instances.	Delete and provide more direction for a balanced approach.
Property Council of New Zealand (Bay of Plenty Branch)	491	110	O	Oppose Rule 12.5.1.2.2. Does not provide direction on what landscaping details Council may ask for.	Delete or provide more certainty.
Property Council of New Zealand (Bay of Plenty Branch)	491	111	O	Oppose Rule 12.5.1.2.3. Matters are broad brush and do not differentiate between infill and greenfield. Specific comment on sub-clauses as follows: a) No direction on what may be required; b) Linkage requirements are limited in direction as to when and where required c) No clarity on what is required; d) Direction on street pattern gives no clarity; e) Unclear what is meant by 'road functions and character of use'; f) understand intent; g) Avoidance of cul-de-sacs is too controlling. In some instances it is appropriate; h) gives some guidance.	Delete or provide more certainty.
Property Council of New Zealand (Bay of Plenty Branch)	491	112	SA	Rule 12.5.1.2.5. Not clear why separation distances to residential lots is relevant - for noise or another purpose?	Retain and provide more clarification.
Property Council of New Zealand (Bay of Plenty Branch)	491	113	O	Unclear whether this will require consultation.	Clarify intent or delete.
Issue: Rule - Ecology & Open Space (Residential) [12.5.1.2.2]					
Department Of Conservation	848	43	S	Support rule.	Retain rule.
Issue: Rule - Connectivity & Transportation [12.5.1.2.3]					
S & L Consultants Limited	804	37	O	Criteria are subjective and open to debate. Connectivity should be identified in structure plans.	Provide for connectivity through structure plans only.
Issue: Rule - Infrastructure & Service [12.5.1.2.5]					
S & L Consultants Limited	804	38	O	Regarding (c) easements should be agreed at development plan approval stage, (d) is covered by Rule 12.5.1.1.10, (e) not required and (h) is part of Infrastructure Code requirements.	Provide for easements at development plan stage and delete clause (d), (e) and (h).
Tauranga City Council	492	163	SA	It is important to ensure the subdivision process does not limit the ability to provide efficient and cost effective services and infrastructure to undeveloped land upstream and downstream of the subdivision site. This should be able to be considered as a matter of control as part of the subdivision process.	Amend 12.5.1.2.5(a) as follows: The provision and location of infrastructure and service to, and within, the subdivision particularly in relation to the future infrastructure and service requirements of any adjoining undeveloped land.
Issue: Rule - Consent Notices [12.5.1.2.7]					
Department Of Conservation	848	45	O	Rule should refer to retention of indigenous ecosystems.	Amend rule to include "areas of indigenous flora and fauna habitats."
Issue: Rule - Restricted Discretionary Activity [12.5.2]					
Carrus Corporation Limited	661	42	O	This provision is in conflict with the RPS by setting minimums and not a target.	Delete this policy.
Property Council of New Zealand (Bay of Plenty Branch)	491	114	O	Yield should refer to targets not minimums. Not clear why there should be specific criteria for Pyes Pa.	Delete.
Issue: Rule - Yield Shortfalls in Urban Growth Areas [12.5.2.1.1]					
Grasshopper Farms Ltd	506	11	O	Oppose rule 12.5.2.1.1(c). Unrealistic to expect other stages to pick up yield shortfalls which occur for valid reasons.	Delete rule.
Carrus Corporation Limited	661	43	O	This rule is in conflict with the provisions of the RPS.	Delete this rule.
Property Council of New Zealand (Bay of Plenty Branch)	491	115	O	Sets the target as a minimum. 10% is arbitrary and has limited justification.	Delete
Issue: Rule - Matters of Discretion & Conditions (Residential) [12.5.2.2]					
Tauranga City Council	492	167	O	Matters of discretion do not include the ability to consider non-compliance with Controlled Activity Standard and Term Rule 12.5.1.1.6 Services. To enable consideration of potential adverse effects associated with any non-compliance with this rule needs to be addressed through the matters of discretion.	Insert new matter of discretion as follows: (h) The provision of services for proposed allotments within the subdivision.
Issue: Rule - Discretionary Activities [12.5.3]					
Surveying Services Limited	622	1	S	Support activity status for undersized lots.	Retain rule.
Heavey, Sherryl	547	3	O	Oppose discretionary activity status for non-complying lot size.	Delete discretionary activity status for nett site area non-compliance.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	31	O	Oppose activity status of undersized lots.	Delete Rule 12.5.3(c).
Hawridge Developments Limited	787	32	O	Oppose activity status of undersized lots.	Delete Rule 12.5.3(c)
Te Reti Trustees	789	32	O	Oppose activity status for undersized allotments.	Remove discretionary activity status for undersized allotments.
Te Runanga O Ngai Tamarawaho	794	39	O	Oppose undersized allotments being considered as a Discretionary Activity	Delete Rule 12.5.3(a)
Carrus Corporation Limited	661	44	O	Unknown.	Delete.
Property Council of New Zealand (Bay of Plenty Branch)	491	116	O	Reflects situation on restricted discretionary activities. Requires there to be a catch up if any yield loss.	Delete or re-write with appropriate criteria.
Issue: Rule - Prohibited Activities [12.5.5]					
Property Council of New Zealand (Bay of Plenty Branch)	491	117	O	Environmental effects of subdividing secondary dwellings does not justify prohibited activity status.	Delete

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Effects on Rural Residential Landscape Character [12.6.1.1.2]					
S & L Consultants Limited	804	39	O	What is a 'suitably qualified person'.	Define 'suitably qualified person'.
Tauranga City Council	492	169	SA	Policy needs to include reference to Tara Road which has an underlying rural residential zone.	Amend policy as follows: (e) Tara Road
Issue: General - Rural Residential [12.7]					
Property Council of New Zealand (Bay of Plenty Branch)	491	118	O		Delete or provide more certainty about what can be implemented.
Issue: Rule - Rural Residential - Controlled Activities [12.7.1]					
The Aggregate And Quarry Association Of New Zealand	167	21	O	The controlled rule does not provide the opportunity for the Council to assess potential reverse sensitivity effects of rural residential development in close proximity to legally established activities. Also no opportunity for Council to seek written approvals.	Either: - Subdivision in the Rural-Residential zone be a restricted discretionary activity; or Introduce new matter of control as follows: 12.7.1.2.6 - Reverse Sensitivity a) The design of the subdivision and location of house sites in relation to activities where reverse sensitivity conflicts may arise; b) The effect of the activity on surrounding or adjoining legally established activities.
Issue: Rule - Controlled Activity Standards & Terms (Rural Residential) [12.7.1.1]					
Tauranga City Council	492	172	O	Include requirement to demonstrate extent of proposed earthworks as per Rule 12.11.1.1.4	Insert new rule requiring extent of earthworks to be shown at the time of subdivision application.
Issue: Rule - Design Assessment (Rural Residential) [12.7.1.1.2]					
S & L Consultants Limited	804	40	O	Need to define content of assessment.	Clarify if required as part of application or done when assessing application.
Issue: Rule - (c) Landscape [12.7.1.1.3]					
New Zealand Historic Places Trust	583	16	SA	Need to clarify that provisions of the Historic Places Act 1993 still apply.	Include advice note as follows: "Work affecting archaeological sites is subject to a consenting process under the Historic Places Act 1993. An authority (consent) from New Zealand Historic Places Trust must be obtained for work prior to commencement."
S & L Consultants Limited	804	41	O	Clarify whether clause (h) and (i) should refer to western bank instead of eastern bank.	Amend if necessary.
Issue: Rule - Staging (Rural Residential) [12.7.1.1.9]					
S & L Consultants Limited	804	42	O	No need to identify staging.	Only shows stages where independent services and access are not established.
Issue: Rule - Matters of Control & Conditions (Rural Residential) [12.7.1.2]					
Tauranga City Council	492	176	O	Include ability to require a bond as per Rule 12.5.1.2.5(h)	Insert new rule under 12.7.1.2.4 to enable a bond conditions to be imposed where appropriate.
Issue: Rule - Topography & Landform (Rural Residential) [12.7.1.2.1]					
S & L Consultants Limited	804	43	O	No need for additional control on these matters.	Remove items covered by the landscape assessment.
Issue: Rule - Landscape Character (Rural Residential) [12.7.1.2.2]					
S & L Consultants Limited	804	44	O	No need for additional control on these matters.	Remove items covered by the landscape assessment.
Issue: Rule - Ecology & Open Space (Rural Residential) [12.7.1.2.3]					
Department Of Conservation	848	44	S	Support rule.	Retain rule.
S & L Consultants Limited	804	45	O	No need for additional Council control.	Remove items covered by landscape assessment requirements.
Issue: Rule - Consent Notices (Rural Residential) [12.7.1.2.5]					
Tauranga City Council	492	177	O	Matters of Control should refer to the ability to impose consent notices in relation to engineering, geotechnical and hazard issues.	Insert new matter of control as follows: (c) For engineering, geotechnical and hazard purposes.
Issue: Subdivision in Rural Zones [12.8]					
Te Tumu Kaituna 7B2 Trust	1073	17	O	Te Tumu Future Urban Zone is not referred to in this section.	Amend 12.8 first sentence of second paragraph as follows: "Because rural-zoned land (including Future Urban Zone - Wairakei and Future Urban Zone - Te Tumu)..."
Te Tumu Kaituna 11B2 Trust	522	87	O	Te Tumu Future Urban Zone is not referred to in this section.	Amend 12.8 first sentence of second paragraph as follows: "Because rural-zoned land (including Future Urban Zone - Wairakei and Future Urban Zone - Te Tumu)..."
Te Tumu Kaituna 14 Trust	521	114	O	Te Tumu Future Urban Zone is not referred to in this section.	Amend 12.8 first sentence of second paragraph as follows: "Because rural-zoned land (including Future Urban Zone - Wairakei and Future Urban Zone - Te Tumu)..."
Te Tumu Landowners Group	520	116	O	Te Tumu Future Urban Zone is not referred to in this section.	Amend 12.8 first sentence of second paragraph as follows: "Because rural-zoned land (including Future Urban Zone - Wairakei and Future Urban Zone - Te Tumu)..."
Ford Land Holdings Pty Limited	519	120	O	Te Tumu Future Urban Zone is not referred to in this section.	Amend 12.8 first sentence of second paragraph as follows: "Because rural-zoned land (including Future Urban Zone - Wairakei and Future Urban Zone - Te Tumu)..."
Issue: Policy - Greenbelt Subdivision [12.8.1.1.2]					
Department Of Conservation	848	46	S	Support policy.	Retain policy.
Issue: Rural & Greenbelt Provisions [12.9]					
Gerrand, D & G	611	6	O	No provision for subdivision between existing houses as a controlled activity.	Retain existing plan provisions that provide for subdivision between existing houses as a controlled activity.
Pyes Pa Limited	724	29	O	Oppose lack of provision to create lots for stormwater infrastructure in the Greenbelt Zone. Objectives and Policies do not recognise the purpose of this zone for stormwater management.	Include provision for creation of lots for stormwater management as a controlled activity.
Element IMF New Zealand Limited	786	37	O	Oppose lack of provision to create lots for stormwater infrastructure in the Greenbelt Zone. Objectives and Policies do not recognise the purpose of this zone for stormwater management.	Include provision for creation of lots for stormwater management as a controlled activity.
Issue: Rule - Controlled Activity Standards & Terms (Rural) [12.9.1.1]					
Tauranga City Council	492	178	O	Include requirement to demonstrate extent of proposed earthworks as per 12.11.1.1.4	Insert new rule requiring extent of earthworks to be shown at the time of subdivision application.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Rule - Minimum Allotment Size - Rural & Greenbelt [12.9.1.1.1]					
Gerrand, D & G	611	3	S	Support 2ha minimum allotment size in the rural zone.	Retain 2ha minimum allotment size.
Te Tumu Kaituna 7B2 Trust	1073	18	O	This rule should apply to the Future Urban Zone.	Amend Rule 12.9.1.1.1 to include reference to 'Future Urban Zones'.
S & L Consultants Limited	804	46	O	Minimum allotment size is too small and will cause fragmentation potentially inhibiting future residential land.	Increase minimum allotment size to 4 hectares.
Te Tumu Kaituna 11B2 Trust	522	88	O	This rule should apply to the Future Urban Zone.	Amend Rule 12.9.1.1.1 to include reference to 'Future Urban Zones'.
Te Tumu Kaituna 14 Trust	521	115	O	This rule should apply to the Future Urban Zone.	Amend Rule 12.9.1.1.1 to include reference to 'Future Urban Zones'.
Te Tumu Landowners Group	520	117	O	This rule should apply to the Future Urban Zone.	Amend Rule 12.9.1.1.1 to include reference to 'Future Urban Zones'.
Ford Land Holdings Pty Limited	519	121	O	This rule should apply to the Future Urban Zone.	Amend Rule 12.9.1.1.1 to include reference to 'Future Urban Zones'.
Property Council of New Zealand (Bay of Plenty Branch)	491	160	S	Support 4ha average lot size.	Retain average lot size requirements.
Issue: Rule - Landscape Character (Rural Zones) [12.9.1.1.5]					
S & L Consultants Limited	804	47	O	Should reference to eastern bank be to the western bank instead.	Clarify which bank of the river is to be considered.
Issue: Rule - Matters of Control & Conditions [12.9.1.2]					
St Michaels Limited	710	61	O	Oppose matters of control relating to: - Allotment configuration; - Heritage; - Earthworks - Protecting natural features.	Delete these matters of control
Property Council of New Zealand (Bay of Plenty Branch)	491	162	O	Oppose matters of control related to: - Allotment configuration - Protection of cultural and archaeological sites; - Earthworks; - Protecting natural features.	Delete these matters of control.
Issue: Rule - Matters of Control (General) [12.9.1.2.1]					
Department Of Conservation	848	47	S	Support recognition of indigenous flora and fauna under (e).	Retain rule.
Issue: Rule - Matter of Control for Greenbelt [12.9.1.2.2]					
Department Of Conservation	848	48	S	Support recognition, provision and protection of ecological corridors.	Retain rule.
Property Council of New Zealand (Bay of Plenty Branch)	491	120	O	Clause (c) should refer to remedying and mitigating not just avoidance.	Amend to recognise remediation and mitigation.
Issue: Rule - Discretionary Activities [12.9.3]					
Spearman, Richard	746	4	O	Oppose discretionary activity status for undersized lots in the rural and greenbelt zone.	Retain operative restricted discretionary status.
Issue: Rule - Non Complying Activities (Rural) [12.9.4]					
Te Tumu Kaituna 7B2 Trust	1073	19	O	Non-complying status for subdivision within Te Tumu is inconsistent and inequitable.	Delete Rule 12.9.4(g).
Te Tumu Kaituna 11B2 Trust	522	89	O	Non-complying status for subdivision within Te Tumu is inconsistent and inequitable.	Delete Rule 12.9.4(g).
Te Tumu Kaituna 14 Trust	521	116	O	Non-complying status for subdivision within Te Tumu is inconsistent and inequitable.	Delete Rule 12.9.4(g)
Te Tumu Landowners Group	520	118	O	Non-complying status for subdivision within Te Tumu is inconsistent and inequitable.	Delete Rule 12.9.4(g)
Ford Land Holdings Pty Limited	519	122	O	Non-complying status for subdivision within Te Tumu is inconsistent and inequitable.	Delete Rule 12.9.4(g)
Property Council of New Zealand (Bay of Plenty Branch)	491	163	O	No justification for making activities list under this rule non-complying activities.	The activities listed should be discretionary activities.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: General [GENERAL]					
Sharp, Michael	863	2	O	Amend plan to recognise Maori Land Court hapu partitions on multiple owned Maori Land as subdivisions.	Amend plan to recognise Maori Land Court hapu partitions on multiple owned Maori Land as subdivisions.
Te Runanga O Ngati Kahu (ki Tauranga Inc)	965	3	S	Support Ngati Kahu Papakainga Zone provisions.	Retain Ngati Kahu Papakainga Zone provisions.
AMP Capital Investors (New Zealand) Limited	868	16	S	Objective 12.1.1.2 and associated policies 12.1.1.2.1 to 12.1.1.2.3 are supported.	Retain objective 12.1.1.2 and associated policies 12.1.1.2.1 to 12.1.1.2.3.
Thompson, Max	864	16	S	Objective 12.1.1.2 and associated policies 12.1.1.2.1 to 12.1.1.2.3 are supported.	Retain objective 12.1.1.2 and associated policies 12.1.1.2.1 to 12.1.1.2.3.
The Aggregate And Quarry Association Of New Zealand	167	22	O	Objectives and Policies for the Rural-Residential Zone do not provide for reverse sensitivity effects from subdivision on surrounding or adjoining land uses where these uses are likely to be incompatible in particular mining activities.	Insert new Policy: 12.8.1.1.1 Policy - Reverse Sensitivity Conflicts in the Rural Zones By avoiding the fragmentation,or likelihood of fragmentation, of the rural land resource through subdivision which would have adverse reverse sensitivity conflicts on surrounding or adjoining legally established activities ."
The Aggregate And Quarry Association Of New Zealand	167	23	O	The controlled rule does not provide the opportunity for the Council to assess potential reverse sensitivity effects of rural residential development in close proximity to legally established activities.Also no opportunity for Council to seek written approvals.	Either: - Subdivision in the Rural, Greenbelt and Future Urban Zone and Rural Marae Community zone be a restricted discretionary activity; or Introduce new matter of control as follows: 12.9.1.2.2 - Reverse Sensitivity a) The design of the subdivision and location of house sites in relation to activities where reverse sensitivity conflicts may arise; b) The effect of the activity on surrounding or adjoining legally established activities.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	25	O	No provision has been made for the Wairakei Urban Growth Plan Area.	Provide policy in accordance with Proposed Plan Change 44
Hawridge Developments Limited	787	27	O	No provision has been made for the Wairakei Urban Growth Plan Area.	Porvide policy in accordance with Proposed Plan Change 44
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	35	O	No provision has been made for the Wairakei Urban Growth Plan Area.	Provide policy in accordance with Proposed Plan Change 44
Environment Bay Of Plenty	760	36	SA	Consideration should be given to provisions that encourage the recharge of groundwater and water re-use.	Include provisions that encourage water sustainability. this may be achieved through the Plan, subdivision guidelines or the Infrastructure Development Code. Consider identifying the localised precipitation, temperature, soil and land cover data to generate maps of potential recharge areas for use in land use planning decisions.
Environment Bay Of Plenty	760	37	SA	Subdivision consent provides an opportunity to consider and encourage water conservation, aquifer replenishment and water re-use, including lawn and garden irrigation.	Include additional provisions that help encourage water sustainability. This may be acheived through subdivision guidelines, the Plan or the Infrastructure Code.
Property Council of New Zealand (Bay of Plenty Branch)	491	93	S	Support subdivision provisions being in one chapter. Provides efficiency and clarity.	Retain format.
Property Council of New Zealand (Bay of Plenty Branch)	491	119	S	General support for rural subdivision provisions.	Retain.
Property Council of New Zealand (Bay of Plenty Branch)	491	121	S	Support commercial and industrial zone subdivision provisions.	Retain provisions.
Issue: General - Rural [GENRURAL]					
Property Council of New Zealand (Bay of Plenty Branch)	491	161	O	No provision made for subdivision around existing land use activities and dwellings.	Provide for subdivision around existing land use activities and dwellings as a discretionary activity.
Issue: Objectives, Policies and Rules - General [OBJPOLGEN]					
Vector Gas Limited	30	2	O	Subdivision chapter does provide assessment parameters to consider the security, safety and reliability of network utilities.	Insert additional objective and policy as follows: Objective - Security, Safety and Reliability of Existing Network Utilities Avoid or mitigate subdivision activities which may potentially adversely affect the security, safety and reliability of the City's existing network utilities. Policy - Security, Safety and Reliability of Existing Network Utilities Ensure the requirements associated with operating, maintaining and protecting of existing network utilities are not compromised from t he subdivision activity. Note: Consultation and advice should be sought from the network utility operator to ascertain possible impacts and technical requirements.
Powerco Limited	452	94	S	Support objective and associated policies related to provision of efficient, effective, functional and sustainable infrastructure.	Retain Objective 12.1.1.2 and associated Policies 12.1.1.2.1, 12.1.1.2.2 and 12.1.1.2.3.
Issue: Rural Residential - Objectives & Policies [RURESOPOL]					
The Aggregate And Quarry Association Of New Zealand	167	20	O	Objectives and Policies for the Rural-Residential Zone do not provide for reverse sensitivity effects from subdivision on surrounding or adjoining land uses where these uses are likely to be incompatible in particular mining activities.	Insert new Policy: 12.6.1.1.3 Policy - Reverse Sensitivity Conflicts in the Rural-Residential Zones By avoiding the fragmentation,or likelihood of fragmentation, of the rural land resource through subdivision which would have adverse reverse sensitivity effects on surrounding or adjoining legally established activities both within or outside of the district."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Subdivision [12]					
Topic: Subdivision					
Issue: Table 12.2 - Subdivision Activity Status [TABLE12.2]					
New Zealand Historic Places Trust	583	13	SA	Formatting and grammatical error in table regarding activity status of subdivision and heritage.	Amend formatting and grammatical error.
Te Tumu Kaituna 7B2 Trust	1073	13	O	Non-complying activity status for subdivision in Future Urban Zones is inconsistent and inequitable.	Amend Table 12.2A to make 'subdivision for freehold allotments' a controlled activity in the Future Urban Zone.
New Zealand Historic Places Trust	583	14	O	Subdivision of archaeological sites should be a restricted discretionary activity.	Amend table to recognise the following: "That subdivision of a site containing a Significant Archaeological Site in Appendix 7A.3 (Group A) is a restricted discretionary activity."
AMP Capital Investors (New Zealand) Limited	868	17	S	Support the provision for subdivision as a controlled activity.	Retain the provision for subdivision as a controlled activity.
Thompson, Max	864	17	S	Support the provision for subdivision as a controlled activity.	Retain the provision for subdivision as a controlled activity.
AMP Capital Investors (New Zealand) Limited	868	24	S	Rule 12.11.1(a) and the provision for subdivision in Commercial and Industrial zones on a controlled basis, is supported.	Retain the activity status of subdivisions in Commercial and Industrial zones as controlled.
Frasers Papamoa Limited	829	24	O	Subdivision around a permitted activity or activity granted land use consent should be provided for as a permitted activity.	Retain operative provisions regarding subdivision and lawfully established activities.
Thompson, Max	864	24	S	Rule 12.11.1(a) and the provision for subdivision in Commercial and Industrial zones on a controlled basis, is supported.	Retain the activity status of subdivisions in Commercial and Industrial zones as controlled.
Te Tumu Kaituna 11B2 Trust	522	83	O	Non-complying activity status for subdivision in Future Urban Zones is inconsistent and inequitable.	Amend Table 12.2A to make 'subdivision for freehold allotments' a controlled activity in the Future Urban Zone.
Te Tumu Kaituna 14 Trust	521	110	O	Non-complying activity status for subdivision in Future Urban Zones is inconsistent and inequitable.	Amend Table 12.2A to make 'subdivision for freehold allotments' a controlled activity in the Future Urban Zone.
Te Tumu Landowners Group	520	112	O	Non-complying activity status for subdivision in Future Urban Zones is inconsistent and inequitable.	Amend Table 12.2A to make 'subdivision for freehold allotments' a controlled activity in the Future Urban Zone.
Powerco Limited	452	115	S	Support provision of subdivision as a controlled activity for network utility allotments.	Retain controlled activity status for network utility allotments.
Ford Land Holdings Pty Limited	519	116	O	Non-complying activity status for subdivision in Future Urban Zones is inconsistent and inequitable.	Amend Table 12.2A to make 'subdivision for freehold allotments' a controlled activity in the Future Urban Zone.