

Section: Rural [16]					
Topic: Future Urban Zones					
Issue: Rule - Development Density & Scale [16.5.1]					
Papakainga Focus Group	858	10	S	Supports Rule 16.5.1 Development Density and Scale.	Retain Rule 16.5.1 Development Density and Scale.
S & L Consultants Limited	804	15	O	Opposes the restriction to 1 independent dwelling per general title in the Future Urban Zone. Submits that there are legitimate reasons for more than one dwelling per rural title e.g. workers accommodation.	Provide for 2 independent dwellings per general title in the Future Urban Zone.
Issue: Rule - Pig Farming or Factory Farming [16.5.11]					
S & L Consultants Limited	804	20	O	Opposes Rule 16.5.11 Pig Farming or Factory Farming on the grounds that the setbacks required would mean a property larger than 100 hectares and over a kilometre wide and deep would be required for this to be a permitted activity.	Amend Rule 16.5.11 Pig Farming or Factory Farming as required.
Issue: Rule - Forestry & Harvesting of Forestry [16.5.12]					
Te Tumu Kaituna 7B2 Trust	1073	98	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Kaituna 11B2 Trust	522	106	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Landowners Group	520	138	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Kaituna 14 Trust	521	145	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Ford Land Holdings Pty Limited	519	146	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Future Urban Zones					
Issue: Rule - Clearance of Indigenous Vegetation [16.5.14]					
Department Of Conservation	848	52	S	Supports Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it provides for minor disturbances to indigenous vegetation but ensures appropriate protection of indigenous vegetation in terms of major developments including the use of the default to a non complying status if the limits set in the rule are exceeded.	Retain Rule 16.5.14 Clearance of Indigenous Vegetation and keep permitted levels of removal no more permissive than those notified.
Te Tumu Kaituna 7B2 Trust	1073	100	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Kaituna 11B2 Trust	522	108	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Landowners Group	520	140	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Ford Land Holdings Pty Limited	519	148	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Issue: Secondary Independent Dwelling Unit [16.5.8]					
Property Council of New Zealand (Bay of Plenty Branch)	491	53	O	Oppose restrictions in Rule 16.5.8 Secondary Independent Dwelling Unit requiring secondary dwellings to be within 20m of the principal building.	Delete Rule 16.5.8 Secondary Independent Dwelling Unit.
Issue: Rule - Restricted Discretionary Activity [16.7]					
Te Tumu Kaituna 7B2 Trust	1073	107	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity.
Te Tumu Kaituna 11B2 Trust	522	115	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Landowners Group	520	147	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity.
Te Tumu Kaituna 14 Trust	521	150	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Ford Land Holdings Pty Limited	519	155	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Future Urban Zones					
Issue: Rule - Forestry & Harvesting of Forestry [16.7.2.2]					
Te Tumu Kaituna 7B2 Trust	1073	104	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 11B2 Trust	522	112	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Landowners Group	520	144	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 14 Trust	521	147	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Ford Land Holdings Pty Limited	519	152	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) by deleting the words "including financial contributions".
Issue: Rule - Discretionary Activity [16.8]					
The Aggregate And Quarry Association Of New Zealand	167	15	S	Supports the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Supports the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity.
Issue: Amendment Requests [AMENDREQ]					
Orsulich, Mr E M	438	1	O	Requests urgent reconsideration of any further proposed urban development of the Wairakei/Te Tumu areas of coastal Papamoa due to the dangers of sea level rise due to climate change in an area which is low lying and the burdensome cost of transportation, servicing and living costs for permanent residents on a further lengthy coastal strip particularly in a decreased fossil fuel-use era. Submit that the bulk of the area would be valuable as a coastal wetland regional park and carbon sink, with camping facilities with minimal infrastructure.	Reconsideration of further urbanisation of the Wairakei/Te Tumu area. Establish a coastal wetland regional park with provision for camping facilities with a minimum of infrastructure.
Te Tumu Kaituna 11B2 Trust	522	118	O	Requests that the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone to be consistent with references in the Plan text (Part A).	Amend the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone.
Te Tumu Kaituna 14 Trust	521	153	O	Requests that the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone to be consistent with references in the Plan text (Part A).	Amend the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone.
Ford Land Holdings Pty Limited	519	158	O	Submits that some areas of their land ownership ( on Map L100) have not had the Te Tumu Future Urban Zone applied to them (map of areas of concern submitted as part of the submission) and request that this be amended so that all of their landownership has a Te Tumu Future Urban zoning.	Amend Map L 100 to apply the Te Tumu Future Urban Zone to the full extent of the Ford Land Holdings land ownership (map of areas of concern submitted as part of the submission).
Ford Land Holdings Pty Limited	519	159	O	Requests that the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone to be consistent with references in the Plan text (Part A).	Amend the Planning Maps Key be amended to change Future Urban 1 to Wairakei Future Urban Zone and Future Urban 2 to Te Tumu Future Urban Zone.
Issue: Heavy Machinery Ban [HEAVMACBAN]					
St Michaels Limited	710	15	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Oppose the inclusion of such a provision.
Property Council of New Zealand (Bay of Plenty Branch)	491	55	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Delete any rule relating to heavy machinery.
Issue: Oppose Zoning [OPPOSE]					
Forest & Bird	546	1	O	Requests that reconsideration be urgently given to further or proposed urban development in the Wairakei/Te Tumu areas of coastal Papamoa due to; the dangers of increasing sea level rise and river flooding due to climate change; transportation, servicing and living costs for residents living on a further lengthy coastal strip costly and difficult to provide in a climate change /decreased fossil fuel use era; bulk of area would be much more valuable to society as a coastal wetland park and carbon sink and recreational area.	Area to become a coastal regional park. Only camping facilities to be provided for in the area with a minimum of permanent infrastructure, walking track linkage to be provided between such a coastal regional park and the existing Papamoa Hills Regional Park.
Te Runanga o Ngati Whakaue Ki Maketu	638	1	O	Opposes over urbanisation of the Te Tumu (Papamoa East) area on the grounds that it will impact on the Kaituna River and subsidiary waterways and that the area is a natural wetland and should retain this feature.	Landowners development of these lands to have consideration for the natural wetland areas.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	14	O	Opposes the Te Tumu Future Urban Zone on the grounds that inadequate provision has been made for the land use and services relationship with the Wairakei Urban Growth Area and this will create uncertainty for any planning of the proposed Modena Town Centre.	Provide a land use and services strategy for Te Tumu Urban Growth Area including provision of an Urban Growth Plan.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	15	O	Oppose the zoning for the Wairakei Urban Growth Area as shown on Part B Planning Mass L60, L61, L72, L73, L74, L75, L76 and L99.	Provide urban zoning for the Wairakei Urban Growth Area in accordance with Proposed Plan Change 44 Planning Maps to the Operative District Plan.
Hawridge Developments Limited	787	15	O	Oppose the zoning for the Wairakei Urban Growth Area as shown on Part B Planning Mass L60, L61, L72, L73, L74, L75, L76 and L99.	Provide urban zoning for the Wairakei Urban Growth Area in accordance with Proposed Plan Change 44 Planning Maps to the Operative District Plan.
Issue: Support Zoning [SUPPORT]					
Carrus Corporation Limited	661	1	S	Supports the establishment of a Future Urban Zone at Te Tumu.	Adopt the Future Urban Zone at Te Tumu.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	16	S	Supports the Future Urban Zone 2 zoning shown on Part B Planning Maps L75 and L99.	Supports the Future Urban Zone 2 zoning shown on Part B Planning Maps L75 and L99.
Hawridge Developments Limited	787	16	S	Support provision on Part B Planning Maps L75 and L99 for the Future Urban Zone 2.	Support provision on Part B Planning Maps L75 and L99 for the Future Urban Zone 2.

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<b>Section: Rural [16]</b>					
Topic: Future Urban Zones					
Issue: Table 16.4 - Activity Status [TABLE16.4]					
S & L Consultants Limited	804	13	O	Opposes non complying activity status for visitor accommodation, garden centres and plant nurseries in the Greenbelt Zone.	Visitor accommodation, garden centre and plan nurseries to be Discretionary Activities in the Greenbelt Zone.
The Aggregate And Quarry Association Of New Zealand	167	14	S	Supports the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Retain the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity.
Property Council of New Zealand (Bay of Plenty Branch)	491	49	O	Submit that two dwellings should be a permitted activity in the zone. Do not support floor area restrictions on a secondary dwelling.	Provide for two dwellings as a permitted activity in the zone with no floor area restrictions.
Te Tumu Kaituna 7B2 Trust	1073	96	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Kaituna 11B2 Trust	522	104	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Landowners Group	520	136	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Kaituna 14 Trust	521	141	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Ford Land Holdings Pty Limited	519	144	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.

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<b>Section: Rural [16]</b>					
Topic: General Objectives and Policies					
Issue: Purpose of the Rural Zones [16.1]					
James, Y	836	1	O	Opposes the provisions of the Plan applying to rural land within the City on the grounds that these are contrary to landowners' Fee Simple Title Rights.	Remove the provisions of the Plan applying to rural land within the City where Fee Simple Title Rights exist.
The Aggregate And Quarry Association Of New Zealand	167	4	O	Opposes Rule 16.1 Purpose of the Rural Zones in that it fails to acknowledge mining as an activity that is important to Tauranga City, that mineral resources are fixed in location, unevenly distributed and finite and extraction processes, sites and transportation routes can create adverse effects and that if sensitive activities located nearby reverse sensitivity may arise.	Amend Rule 16.1 Purpose of the Rural Zones to refer to activities such as mining and harvesting of forestry and that such activities should be protected from intensification of incompatible sensitive land uses which may inhibit efficient use of such resources and generate reverse sensitivity effects.
S & L Consultants Limited	804	12	S	Generally supports 16.2.1 General Objectives and Policies of the Rural Zones of managing the rural zones particularly the preservation of land identified as future urban potential.	Generally retain 16.2.1 General Objectives and Policies of the Rural Zones.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	13	O	Oppose 16.2 Objectives and Policies for the Rural Zones as no provision has been made for the Wairakei Urban Growth Area.	Include Objectives and Policies for the Wairakei Urban Growth Area in accordance with Proposed Plan Change 44 to the Operative District Plan.
Hawridge Developments Limited	787	14	O	Oppose 16.2 Objectives and Policies for the Rural Zones as no provisions has been made for the Wairakei Urban Growth Area.	Include Objectives and Policies for the Wairakei Urban Growth Area in accordance with Proposed Plan Change 44 to the Operative District Plan.
SmartGrowth Implementation Management Group	357	21	O	Supports the use of the rural zone for the southern edge of Tauranga City in order to avoid fragmentation of land required for urban development in the future and the use of a future urban zone for Wairakei and the Te Tumu land as it aligns with the RPS and supports the SmartGrowth integrated planning approach.	Retain the use of the rural zone for the southern edge of Tauranga City in order to avoid fragmentation of land required for urban development in the future and the use of a future urban zone for Wairakei and the Te Tumu land.
Te Tumu Kaituna 7B2 Trust	1073	86	S	Support the establishment of a Future Urban Zone at Te Tumu and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Te Tumu.
Te Tumu Kaituna 7B2 Trust	1073	87	SA	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones to address a minor grammatical error.	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones by inserting a comma after the word 'areas'.
Te Tumu Kaituna 7B2 Trust	1073	88	SA	Support the establishment of a Future Urban Zone at Wairakei and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Wairakei and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone.
Te Tumu Kaituna 7B2 Trust	1073	89	SA	Amend paragraph 9 to 16.1 Purpose to address a typographical error.	Amend paragraph 9 to 16.1 Purpose by deleting the word 'review' after the words 'into the Plan'.
Te Tumu Kaituna 11B2 Trust	522	94	S	Support the establishment of a Future Urban Zone at Te Tumu and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Te Tumu.
Te Tumu Kaituna 11B2 Trust	522	95	O	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones to address a minor grammatical error.	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones by inserting a comma after the word 'areas'.
Te Tumu Kaituna 11B2 Trust	522	96	S	Support the establishment of a Future Urban Zone at Wairakei and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Wairakei and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone.
Te Tumu Kaituna 11B2 Trust	522	97	O	Amend paragraph 9 to 16.1 Purpose to address a typographical error.	Amend paragraph 9 to 16.1 Purpose by deleting the word 'review' after the words 'into the Plan'.
Te Tumu Landowners Group	520	126	S	Support the establishment of a Future Urban Zone at Te Tumu and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Te Tumu.
Te Tumu Landowners Group	520	127	SA	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones to address a minor grammatical error.	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones by inserting a comma after the word 'areas'.
Te Tumu Landowners Group	520	128	SA	Support the establishment of a Future Urban Zone at Wairakei and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Wairakei and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone.
Te Tumu Landowners Group	520	129	SA	Amend paragraph 9 to 16.1 Purpose to address a typographical error.	Amend paragraph 9 to 16.1 Purpose by deleting the word 'review' after the words 'into the Plan'.
Te Tumu Kaituna 14 Trust	521	130	S	Support the establishment of a Future Urban Zone at Te Tumu and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Te Tumu.
Te Tumu Kaituna 14 Trust	521	131	SA	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones to address a minor grammatical error.	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones by inserting a comma after the word 'areas'.
Te Tumu Kaituna 14 Trust	521	132	S	Support the establishment of a Future Urban Zone at Wairakei and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Wairakei and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone.
Te Tumu Kaituna 14 Trust	521	133	SA	Amend paragraph 9 to 16.1 Purpose to address a typographical error.	Amend paragraph 9 to 16.1 Purpose by deleting the word 'review' after the words 'into the Plan'.
Ford Land Holdings Pty Limited	519	134	S	Support the establishment of a Future Urban Zone at Te Tumu and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Te Tumu.
Ford Land Holdings Pty Limited	519	135	SA	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones to address a minor grammatical error.	Amend the second sentence of paragraph 8 of 16.1 Purpose of the Rural Zones by inserting a comma after the word 'areas'.
Ford Land Holdings Pty Limited	519	136	SA	Support the establishment of a Future Urban Zone at Wairakei and its purpose as detailed in 16.1 Purpose of the Rural Zones.	Adopt a Future Urban Zone at Wairakei and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone.
Ford Land Holdings Pty Limited	519	137	SA	Amend paragraph 9 to 16.1 Purpose to address a typographical error.	Amend paragraph 9 to 16.1 Purpose by deleting the word 'review' after the words 'into the Plan'.
Issue: Policy - Sustainable Management of the Rural Land Resource [16.2.1.1.1]					
The Aggregate And Quarry Association Of New Zealand	167	5	O	Opposes in part 16.2.1.1.1 Policy - Sustainable Management of the Rural Land Resource on the grounds that the policy does not give consideration to activities that are required to be, and are most suitably located, in the rural zone and that no consideration has been given to adverse sensitivity effects that may arise from rural development that is incompatible to the surrounding land use that may include mining operations.	Seeks amendment of 16.2.1.1.1 Policy - Sustainable Management of the Rural Land Resource so that the policy also refers to addressing reverse sensitivity issues; the need to retain potential for land uses that are most suitably located and benefit from a location within the rural zones; and the avoidance of impacts of development on existing legally established activities.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: General Objectives and Policies					
Issue: Objective - Interim Management & Use of Urban Growth Areas [16.2.1.2]					
Carrus Corporation Limited	661	3	S	Supports 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas.	Adopt 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas.
Te Tumu Kaituna 7B2 Trust	1073	90	SA	Support 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas by adding the following: "c) Provides for interim activities that enable the sustainable use and management of the land."
Te Tumu Kaituna 11B2 Trust	522	98	SA	Support 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas by adding the following: "c) Provides for interim activities that enable the sustainable use and management of the land."
Te Tumu Landowners Group	520	130	SA	Support 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas by adding the following: "c) Provides for interim activities that enable the sustainable use and management of the land."
Te Tumu Kaituna 14 Trust	521	134	SA	Support 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas by adding the following: "c) Provides for interim activities that enable the sustainable use and management of the land."
Ford Land Holdings Pty Limited	519	138	SA	Support 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2 Objective Interim Management and Use of Urban Growth Areas by adding the following: "c) Provides for interim activities that enable the sustainable use and management of the land."
Issue: Policy - Interim Management & Use of Identified Growth Areas [16.2.1.2.1]					
Te Tumu Kaituna 7B2 Trust	1073	91	SA	Support 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas by adding the following: "d) is able to be sustainably utilised for interim activities prior to a structure plan and comprehensive rezoning."
Te Tumu Kaituna 11B2 Trust	522	99	SA	Support 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas by adding the following: "d) is able to be sustainably utilised for interim activities prior to a structure plan and comprehensive rezoning."
Te Tumu Landowners Group	520	131	SA	Support 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas by adding the following: "d) is able to be sustainably utilised for interim activities prior to a structure plan and comprehensive rezoning."
Te Tumu Kaituna 14 Trust	521	135	SA	Support 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas by adding the following: "d) is able to be sustainably utilised for interim activities prior to a structure plan and comprehensive rezoning."
Ford Land Holdings Pty Limited	519	139	SA	Support 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes. Requests an additional clause be added to recognise the need for interim activities to occur in the zone prior to future urbanisation.	Amend 16.2.1.2.1 Policy Interim Management and Use of Identified Urban Growth Areas by adding the following: "d) is able to be sustainably utilised for interim activities prior to a structure plan and comprehensive rezoning."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: General Objectives and Policies					
Issue: Interim Management & Use of the Te Tumu Future Urban Zone [16.2.1.2.2]					
Carrus Corporation Limited	661	4	S	Supports 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Adopt 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.
SmartGrowth Implementation Management Group	357	22	S	Supports 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone, particularly the requirement that a comprehensive structure plan is prepared for Te Tumu before it is released for urban development.	Retain 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone, particularly the requirement that a comprehensive structure plan is prepared for Te Tumu before it is released for urban development.
Department Of Conservation	848	49	S	Supports the intention in 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone clause b) not to release land in this zone for urban development until a Plan Change including a comprehensive rezoning and structure plan, taking into account identified landscape, cultural and ecological values has been adopted.	Retain 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone clause b).
Department Of Conservation	848	50	O	Opposes the use of the term "refined" in clause b) i) of 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone. Submits that this term is not appropriate in the context and that identified significant ecological values of the Te Tumu Future Urban Zone need to be taken into account and adequately protected or managed to ensure that these values are not reduced.	Replace the term "refined" in clause b) i) of 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone with a more appropriate term that reflects the process by which these values will be incorporated into the structure plan.
Te Tumu Kaituna 7B2 Trust	1073	92	SA	Support 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes, recognises the need for land use integration between Wairakei and Te Tumu. Requests several amendments to provide improved clarity and to allow interim activities to occur in the zone prior to future urbanisation.	Requests several amendments to Policy 16.2.1.2.2 as follows: Amend the heading to by inserting the word policy in front of the word interim; amend the first sentence of clause b) to read "is not released for urban development until a structure plan and comprehensive rezoning process is carried out which provides for a sustainable framework including"; amend clause b) ii) to read "The efficient use of infrastructure and financial resources in accordance with the Bay of Plenty Regional Policy Statement; add a new clause as follows: d) Is able to be sustainably utilised for interim activities prior to a structure plan and rezoning."
Te Tumu Kaituna 11B2 Trust	522	100	SA	Support 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes, recognises the need for land use integration between Wairakei and Te Tumu. Requests several amendments to provide improved clarity and to allow interim activities to occur in the zone prior to future urbanisation.	Requests several amendments to Policy 12.2.1.2.2 as follows: Amend the heading by inserting the word policy in front of the word interim; amend the first sentence of clause b) to read "is not released for urban development until a structure plan and comprehensive rezoning process is carried out which provides for a sustainable framework including"; amend clause b) ii) to read "The efficient use of infrastructure and financial resources in accordance with the Bay of Plenty Regional Policy Statement; add a new clause as follows: d) Is able to be sustainably utilised for interim activities prior to a structure plan and rezoning."
Te Tumu Landowners Group	520	132	SA	Support 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes, recognises the need for land use integration between Wairakei and Te Tumu. Requests several amendments to provide improved clarity and to allow interim activities to occur in the zone prior to future urbanisation.	Requests several amendments to Policy 16.2.1.2.2 as follows: Amend the heading to by inserting the word policy in front of the word interim; amend the first sentence of clause b) to read "is not released for urban development until a structure plan and comprehensive rezoning process is carried out which provides for a sustainable framework including"; amend clause b) ii) to read "The efficient use of infrastructure and financial resources in accordance with the Bay of Plenty Regional Policy Statement; add a new clause as follows: d) Is able to be sustainably utilised for interim activities prior to a structure plan and rezoning."
Te Tumu Kaituna 14 Trust	521	136	SA	Support 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes, recognises the need for land use integration between Wairakei and Te Tumu. Requests several amendments to provide improved clarity and to allow interim activities to occur in the zone prior to future urbanisation.	Requests several amendments to Policy 12.2.1.2.2 as follows: Amend the heading to by inserting the word policy in front of the word interim; amend the first sentence of clause b) to read "is not released for urban development until a structure plan and comprehensive rezoning process is carried out which provides for a sustainable framework including"; amend clause b) ii) to read "The efficient use of infrastructure and financial resources in accordance with the Bay of Plenty Regional Policy Statement; add a new clause as follows: d) Is able to be sustainably utilised for interim activities prior to a structure plan and rezoning." Amend the
Ford Land Holdings Pty Limited	519	140	SA	Support 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, preserves all options for redevelopment to urban purposes, recognises the need for land use integration between Wairakei and Te Tumu. Requests several amendments to provide improved clarity and to allow interim activities to occur in the zone prior to future urbanisation.	Requests several amendments to Policy 16.2.1.2.2 as follows: Amend the heading to by inserting the word policy in front of the word interim; amend the first sentence of clause b) to read "is not released for urban development until a structure plan and comprehensive rezoning process is carried out which provides for a sustainable framework including"; amend clause b) ii) to read "The efficient use of infrastructure and financial resources in accordance with the Bay of Plenty Regional Policy Statement; add a new clause as follows: d) Is able to be sustainably utilised for interim activities prior to a structure plan and rezoning."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: General Objectives and Policies					
Issue: Policy - Interim Management & Use of Wairakei Future Urban Zone [16.2.1.2.3]					
Te Tumu Kaituna 7B2 Trust	1073	93	SA	Support 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, allows for Plan Change 44 to be adopted and incorporated into the Plan. Requests amendments to confirm its status as a policy, address a topographical error and to provide for land use integration between Wairakei and Te Tumu.	Adopt 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone (with amendments requested) and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone. Also amending the heading of the policy by inserting the word policy; remove the word "review" after the words "into the plan" in clause b) and add a new item "c) Has regard to the future urban land use, subdivision and development pattern in the Te Tumu Future Urban Zone eastwards of the Wairakei/Te Tumu Common Boundary."
Te Tumu Kaituna 11B2 Trust	522	101	SA	Support 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, allows for Plan Change 44 to be adopted and incorporated into the Plan. Requests amendments to confirm its status as a policy, address a topographical error and to provide for land use integration between Wairakei and Te Tumu.	Adopt 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone (with amendments requested) and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone. Also amending the heading of the policy by inserting the word policy; remove the word "review" after the words "into the plan" in clause b) and add a new item "c) Has regard to the future urban land use, subdivision and development pattern in the Te Tumu Future Urban Zone eastwards of the Wairakei/Te Tumu Common Boundary."
Te Tumu Landowners Group	520	133	SA	Support 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, allows for Plan Change 44 to be adopted and incorporated into the Plan. Requests amendments to confirm its status as a policy, address a topographical error and to provide for land use integration between Wairakei and Te Tumu.	Adopt 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone (with amendments requested) and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone. Also amending the heading of the policy by inserting the word policy; remove the word "review" after the words "into the plan" in clause b) and add a new item "c) Has regard to the future urban land use, subdivision and development pattern in the Te Tumu Future Urban Zone eastwards of the Wairakei/Te Tumu Common Boundary."
Te Tumu Kaituna 14 Trust	521	137	S	Support 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, allows for Plan Change 44 to be adopted and incorporated into the Plan. Requests amendments to confirm its status as a policy, address a topographical error and to provide for land use integration between Wairakei and Te Tumu.	Adopt 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone (with amendments requested) and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone. Also amending the heading of the policy by inserting the word policy; remove the word "review" after the words "into the plan" in clause b) and add a new item "c) Has regard to the future urban land use, subdivision and development pattern in the Te Tumu Future Urban Zone eastwards of the Wairakei/Te Tumu Common Boundary."
Ford Land Holdings Pty Limited	519	141	SA	Support 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone to the extent that it gives effect to the Regional Policy Statement, retains the interim use for rural activities, allows for Plan Change 44 to be adopted and incorporated into the Plan. Requests amendments to confirm its status as a policy, address a topographical error and to provide for land use integration between Wairakei and Te Tumu.	Adopt 16.2.1.2.3 Policy Interim Management and Use of Wairakei Future Urban Zone (with amendments requested) and adopt and incorporate into the Plan the Te Tumu Landowners Group tracked Plan Change 44 text (which forms part of the submission) and make consequential changes to all references to the Wairakei Future Urban Zone. Also amending the heading of the policy by inserting the word policy; remove the word "review" after the words "into the plan" in clause b) and add a new item "c) Has regard to the future urban land use, subdivision and development pattern in the Te Tumu Future Urban Zone eastwards of the Wairakei/Te Tumu Common Boundary."
Issue: Policy - Maintenance of Rural Character & Amenity [16.2.1.3.1]					
The Aggregate And Quarry Association Of New Zealand	167	6	O	Submits that Policy 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity does not give consideration to situations where it may be appropriate to accept some adverse effects on rural character and amenity in order to enable the use and development of other resources such as aggregates.	Amend the plan by adding the following as an additional policy: "Policy - Loss of Rural Character and Amenity Recognise that there are some situations where adverse effects and the loss of rural character and amenity may be appropriate and necessary to achieve the overall purpose of sustainable management. In determining this Council will have regard to: the proposed scale, intensity and duration of the operation; effects on landforms and landscapes; whether the proposal will have an adverse effect on sensitive activities including primary production in the vicinity of the site; the need for, purpose of and benefit of the works."
Te Tumu Kaituna 7B2 Trust	1073	94	O	Submits that 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity needs to recognise that rural character and amenity in the Future Urban Zones will change through urbanisation.	Amend 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity by adding "e) Managing land in the Future Urban Zones in a similar manner as other Rural Zones but recognising that rural character and amenity will change when urbanisation takes place."
Te Tumu Kaituna 11B2 Trust	522	102	O	Submits that 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity needs to recognise that rural character and amenity in the Future Urban Zones will change through urbanisation.	Amend 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity by adding "e) Managing land in the Future Urban Zones in a similar manner as other Rural Zones but recognising that rural character and amenity will change when urbanisation takes place."
Te Tumu Landowners Group	520	134	O	Submits that 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity needs to recognise that rural character and amenity in the Future Urban Zones will change through urbanisation.	Amend 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity by adding "e) Managing land in the Future Urban Zones in a similar manner as other Rural Zones but recognising that rural character and amenity will change when urbanisation takes place."
Te Tumu Kaituna 14 Trust	521	138	SA	Submits that 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity needs to recognise that rural character and amenity in the Future Urban Zones will change through urbanisation.	Amend 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity by adding "e) Managing land in the Future Urban Zones in a similar manner as other Rural Zones but recognising that rural character and amenity will change when urbanisation takes place."
Ford Land Holdings Pty Limited	519	142	O	Submits that 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity needs to recognise that rural character and amenity in the Future Urban Zones will change through urbanisation.	Amend 16.2.1.3.1 Policy - Maintenance of Rural Character and Amenity by adding "e) Managing land in the Future Urban Zones in a similar manner as other Rural Zones but recognising that rural character and amenity will change when urbanisation takes place."
Issue: Objective - Management of Potential Reverse Sensitivity Conflicts [16.2.1.5]					
The Aggregate And Quarry Association Of New Zealand	167	7	O	Opposes 16.2.1.5 Objective - Management of Potential Reverse Sensitivity Conflicts in part due to the reverse sensitivity effects on mining operations not be included.	Amend 16.2.1.5 Objective - Management of Potential Reverse Sensitivity Conflicts to also cover "other activities that are most suitably located within the Rural Zone".
Issue: Policy - Management of Potential Reverse Sensitivity Conflicts [16.2.1.5.1]					
The Aggregate And Quarry Association Of New Zealand	167	8	O	Opposes 16.2.1.5.1 Policy - Management of Potential Reverse Sensitivity Conflicts in part due to the reverse sensitivity effects on mining operations not be included.	Amend 16.2.1.5.1 Policy - Management of Potential Reverse Sensitivity Conflicts by amending the policy to also refer to mining as an activity to which separation distances from sensitive activities may apply.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: General Objectives and Policies					
Issue: Objective - Mining [16.2.1.6]					
The Aggregate And Quarry Association Of New Zealand	167	9	O	Opposes 16.2.1.6 Objective Mining in that it only considers the adverse effects of mining and should also reflect the importance of aggregate resources in the development of the City.	Amend 16.2.1.6 Objective Mining as follows: "The benefits of mining are recognised and provided for and is undertaken in a manner that appropriately addresses potential adverse impacts on rural character and amenity, including the underlying landform, on primary production, sensitive uses such as residential activity and on the area's ecosystems."
Issue: Policy - Mining [16.2.1.6.1]					
The Aggregate And Quarry Association Of New Zealand	167	10	O	Opposes 16.2.1.6.1 Policy - Mining on the grounds it only considers the adverse impacts of mining on the rural zone. Submits that recognition must be given to the importance of mining to the City as aggregate resources have particular importance in the development of the City.	Amend 16.2.1.6.1 Policy - Mining to add additional considerations to be considering in managing mining operations as follows: the need for, purpose of, and benefit of the works; constraints limiting the ability to avoid and mitigate adverse effects of the mining activity.
Department Of Conservation	848	51	S	Submits that 16.2.1.6 Objective Mining seeks to ensure that mining addresses potential adverse impacts on the area's ecosystem and is supported but is not articulated sufficiently in 16.2.1.6.1 Policy Mining.	Amend 16.2.1.6.1 Policy Mining clause b) to read: "Effects on the existing character and intrinsic values of the locality, and amenity and ecosystems values, and methods proposed to mitigate these."
Issue: Definitions [DEFINITION]					
Tauranga City Council	492	31	SA	Submits that the "Greenbelt Zone" has been omitted from the definition of Rural Zones.	Amend the definition of "Rural Zones" as follows: "means the Rural, Rural Marae Community, Greenbelt and the Future Urban Zones."
Topic: Greenbelt Zones					
Issue: Purpose of the Greenbelt Zone [16.3.2]					
St Michaels Limited	710	12	U	Submits the correct purpose of the Greenbelt Zone has not been identified.	That the purpose of the Greenbelt Zone be identified as stormwater management area and green corridor links in private ownership where development can occur insofar as the stormwater management functions of the zone are retained.
Property Council of New Zealand (Bay of Plenty Branch)	491	46	O	Submits that no correct purpose for the Greenbelt Zone is identified.	The purpose of the Greenbelt Zone to be identified as stormwater management area and green corridor links, in private ownership, where development can occur insofar as the stormwater management functions of the zone are retained.
Te Tumu Kaituna 7B2 Trust	1073	95	O	Requests that the first sentence in the 16.3.2 Purpose of the Greenbelt Zone be amended to provide improved clarity with respect to its purpose of managing stormwater and identifying that it also applies to the coastal lowland areas.	Amend the first sentence in the 16.3.2 Purpose of the Greenbelt Zone as follows: "The Greenbelt Zone is one of the main means of managing and diffusing stormwater discharge in the escarpments, valley floors and coastal plains that form natural drainage systems directing the overland run-off towards Tauranga Harbour and the surrounding coast and rivers."
Te Tumu Kaituna 11B2 Trust	522	103	O	Requests that the first sentence in the 16.3.2 Purpose of the Greenbelt Zone be amended to provide improved clarity with respect to its purpose of managing stormwater and identifying that it also applies to the coastal lowland areas.	Amend the first sentence in the 16.3.2 Purpose of the Greenbelt Zone as follows: "The Greenbelt Zone is one of the main means of managing and diffusing stormwater discharge in the escarpments, valley floors and coastal plains that form natural drainage systems directing the overland run-off towards Tauranga Harbour and the surrounding coast and rivers."
Te Tumu Landowners Group	520	135	O	Requests that the first sentence in the 16.3.2 Purpose of the Greenbelt Zone be amended to provide improved clarity with respect to its purpose of managing stormwater and identifying that it also applies to the coastal lowland areas.	Amend the first sentence in the 16.3.2 Purpose of the Greenbelt Zone as follows: "The Greenbelt Zone is one of the main means of managing and diffusing stormwater discharge in the escarpments, valley floors and coastal plains that form natural drainage systems directing the overland run-off towards Tauranga Harbour and the surrounding coast and rivers."
Te Tumu Kaituna 14 Trust	521	139	SA	Requests that the first sentence in the 16.3.2 Purpose of the Greenbelt Zone be amended to provide improved clarity with respect to its purpose of managing stormwater and identifying that it also applies to the coastal lowland areas.	Amend the first sentence in the 16.3.2 Purpose of the Greenbelt Zone as follows: "The Greenbelt Zone is one of the main means of managing and diffusing stormwater discharge in the escarpments, valley floors and coastal plains that form natural drainage systems directing the overland run-off towards Tauranga Harbour and the surrounding coast and rivers."
Ford Land Holdings Pty Limited	519	143	O	Requests that the first sentence in the 16.3.2 Purpose of the Greenbelt Zone be amended to provide improved clarity with respect to its purpose of managing stormwater and identifying that it also applies to the coastal lowland areas.	Amend the first sentence in the 16.3.2 Purpose of the Greenbelt Zone as follows: "The Greenbelt Zone is one of the main means of managing and diffusing stormwater discharge in the escarpments, valley floors and coastal plains that form natural drainage systems directing the overland run-off towards Tauranga Harbour and the surrounding coast and rivers."
Issue: Additional Objectives & Policies for the Greenbelt Zone [16.3.4]					
Department Of Conservation	848	58	S	Supports 16.3.4 Additional Objective and Policies for the Greenbelt Zone on the grounds it provides additional protection for ecological values of the Greenbelt Zone, especially the identification of and open space areas where the protection of green corridor links is required.	Retain 16.3.4 Additional Objective and Policies for the Greenbelt Zone.
Issue: Rule - Development Density & Scale [16.5.1]					
Papakainga Focus Group	858	11	S	Supports Rule 16.5.1 Development Density and Scale.	Retain Rule 16.5.1 Development Density and Scale.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Greenbelt Zones					
Issue: Rule - Clearance of Indigenous Vegetation [16.5.15]					
Federated Farmers	841	1	O	Opposes the controls proposed In Rule 16.5.15 on clearance of indigenous vegetation. Submits that the rule does not recognise that normal and expected farming practices (which may have existing use rights) may require the clearance of indigenous vegetation. Submits that this should be recognised in the rule.	Amend Rule 16.5.17 to include the following: "Works for the purposes of maintaing farming infrastructure including tracks and fencelines, shall be exempt from the controls in Rules 16.5.14, 16.5.15 and 16.5.16".
Carmichael, AJ & PG Family Trust	712	26	O	Opposes the change to Rule 16.5.15 relating to the clearance of indigenous and exotic vegetation in the Greenbelt Zone whereby activities failing to met the rule become non complying.	Amend Rule 16.5.15 relating to the clearance of indigenous and exotic vegetation in the Greenbelt Zone so that activities failing to met the rule become discretionary.
Department Of Conservation	848	54	S	Supports Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation clause a) on the grounds that it provides for minor disturbances to indigenous vegetation but ensures appropriate protection of indigenous vegetation in terms of major developments including the use of the default to a non complying status if the limits set in the rule are exceeded.	Retain Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation clause a) and keep permitted levels of removal no more permissive than those notified.
Department Of Conservation	848	56	O	Oppose Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation clause b) on the grounds that it does not recognise the issue of pest control which will be required to protect the value of identified Greenbelt Zones.	Amend Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation clause b) so that control of plant pest species is excluded from this limit of vegetation clearance.
St Michaels Limited	710	62	O	Opposes the failure to met Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone leading to a non complying activity.	Amend Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone so that failure to met this rule leads to a discretionary activity.
Te Tumu Kaituna 7B2 Trust	1073	102	O	Opposes Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation on the grounds that it overly restrictive with respect to the construction of new stormwater reserves or stormwater overland flow paths, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.15 should that the area able to be cleared are as follows: 200sqm per calendar year for indigenous vegetation and 400sqm per calendar year for exotic vegetation and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Kaituna 11B2 Trust	522	110	O	Opposes Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation on the grounds that it overly restrictive with respect to the construction of new stormwater reserves or stormwater overland flow paths, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.4 so that the areas able to be cleared are as follows: 200sqm per calendar year for indigenous vegetation and 400sqm per calendar year for exotic vegetation and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Landowners Group	520	142	O	Opposes Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation on the grounds that it overly restrictive with respect to the construction of new stormwater reserves or stormwater overland flow paths, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.4 should that the area able to be cleared are as follows: 200sqm per calendar year for indigenous vegetation and 400sqm per calendar year for exotic vegetation and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Kaituna 14 Trust	521	143	O	Opposes Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation on the grounds that it overly restrictive with respect to the construction of new stormwater reserves or stormwater overland flow paths, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.4 should that the area able to be cleared are as follows: 200sqm per calendar year for indigenous vegetation and 400sqm per calendar year for exotic vegetation and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Ford Land Holdings Pty Limited	519	150	O	Opposes Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation on the grounds that it overly restrictive with respect to the construction of new stormwater reserves or stormwater overland flow paths, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.4 should that the area able to be cleared are as follows: 200sqm per calendar year for indigenous vegetation and 400sqm per calendar year for exotic vegetation and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Property Council of New Zealand (Bay of Plenty Branch)	491	165	O	Oppose the non complying activity status for activities not complying with Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone.	Amend the activity status for activities not complying with Rule 16.5.15 Clearance of Indigenous and Exotic Vegetation in the Greenbelt Zone to Discretionary.
Issue: Rule - Exemptions [16.5.17]					
Te Tumu Kaituna 7B2 Trust	1073	103	O	Opposes Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure on the grounds that does not also provide an exemption for the construction of new stormwater reserves or stormwater overland flow paths.	Amend Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure to also apply to the construction of new stormwater reserves or stormwater overland flow paths.
Te Tumu Kaituna 11B2 Trust	522	111	O	Opposes Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure on the grounds that does not also provide an exemption for the construction of new stormwater reserves or stormwater overland flow paths.	Amend Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure to also apply to the construction of new stormwater reserves or stormwater overland flow paths.
Te Tumu Landowners Group	520	143	O	Opposes Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure on the grounds that does not also provide an exemption for the construction of new stormwater reserves or stormwater overland flow paths.	Amend Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure to also apply to the construction of new stormwater reserves or stormwater overland flow paths.
Te Tumu Kaituna 14 Trust	521	144	O	Opposes Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure on the grounds that does not also provide an exemption for the construction of new stormwater reserves or stormwater overland flow paths.	Amend Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure to also apply to the construction of new stormwater reserves or stormwater overland flow paths.
Ford Land Holdings Pty Limited	519	151	O	Opposes Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure on the grounds that does not also provide an exemption for the construction of new stormwater reserves or stormwater overland flow paths.	Amend Rule 16.5.17 Exemption for the purpose of maintaining public stormwater infrastructure to also apply to the construction of new stormwater reserves or stormwater overland flow paths.
Issue: Rule - Secondary Independent Dwelling Unit [16.5.8]					
Property Council of New Zealand (Bay of Plenty Branch)	491	52	O	Oppose restrictions in Rule 16.5.8 Secondary Independent Dwelling Unit requiring secondary dwellings to be within 20m of the principal building.	Delete Rule 16.5.8 Secondary Independent Dwelling Unit.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Greenbelt Zones					
Issue: Rule - Restricted Discretionary Activity [16.7]					
Te Tumu Kaituna 7B2 Trust	1073	108	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Kaituna 11B2 Trust	522	116	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Landowners Group	520	148	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Kaituna 14 Trust	521	151	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Ford Land Holdings Pty Limited	519	156	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Issue: Rule - Forestry & Harvesting of Forestry [16.7.2.2]					
Te Tumu Kaituna 7B2 Trust	1073	105	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 11B2 Trust	522	113	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Landowners Group	520	145	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 14 Trust	521	148	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Ford Land Holdings Pty Limited	519	153	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) by deleting the words "including financial contributions".
Issue: Rule - Discretionary Activity [16.8]					
The Aggregate And Quarry Association Of New Zealand	167	17	S	Supports the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Supports the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity.
Issue: Non-Complying Activity [16.9]					
Property Council of New Zealand (Bay of Plenty Branch)	491	51	O	Submit that listed permitted activities in the Greenbelt Zone that do not comply with relevant standards should fall to be considered as restricted discretionary activities rather than non-complying activities.	That all non complying activities in the Greenbelt Zone be deleted and provided for as restricted discretionary activities.
Issue: Heavy Machinery Ban [HEAVMACBAN]					
St Michaels Limited	710	14	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Oppose the inclusion of such a provision.
Property Council of New Zealand (Bay of Plenty Branch)	491	56	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Delete any rule relating to heavy machinery.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Greenbelt Zones					
Issue: Rezoning Requests [REZONEREQ]					
Hawridge Developments Limited	787	17	O	Oppose the greenbelt zoning shown on Part B Planning Maps L60 over the submitters land in the vicinity of Palm Springs Boulevard on the grounds that the area is no longer needed for stormwater mitigation.	Remove the greenbelt zoning shown on Part B Planning Maps L60 over the submitters land in the vicinity of Palm Springs Boulevard on the grounds that the area is no longer needed for stormwater mitigation and replace with residential zoning.
Tauranga City Council	492	46	O	Submits that 239 Cheyne Road, currently zoned Suburban Residential, is owned by Tauranga City Council and utilised for stormwater and should be rezoned Greenbelt in keeping with this use.	Rezone 239 Cheyne Road Greenbelt.
Tauranga City Council	492	47	O	Submit that land at the corner of Poike Road and Awaiti Place (PT Lot 1 DP 5137), currently zoned Passive Open Space is owned by the Tauranga City Council and utilised for stormwater purposes and should be rezoned Greenbelt to reflect this use.	Zone the land at the corner of Poike Road and Awaiti Place (PT Lot 1 DP 5137) Greenbelt.
Tauranga City Council	492	48	O	Submits that land in the vicinity of Domain Road, (being Lot 159 34896, Lot 157 DPS 36942, Lot160 DPS 37882, Lot 159 DPS 41394, Lot 160 DPS 41394, Lot 160 DPS 46695 and Lot 160 DPS 52126) currently zoned Passive Open Space should be rezoned Greenbelt to reflect it's primary use for stormwater purposes.	Rezone land in the vicinity of Domain Road, (being Lot 159 34896, Lot 157 DPS 36942, Lot160 DPS 37882, Lot 159 DPS 41394, Lot 160 DPS 41394, Lot 160 DPS 46695 and Lot 160 DPS 52126) Greenbelt.
Issue: Table 16.4 - Activity Status [TABLE16.4]					
The Aggregate And Quarry Association Of New Zealand	167	16	S	Supports the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Retain the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity.
Property Council of New Zealand (Bay of Plenty Branch)	491	48	O	Submit that two dwellings should be a permitted activity in the zone. Do not support floor area restrictions for a secondary dwelling.	Provide for two dwellings as a permitted activity in the zone with no floor area restrictions.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Papakainga Development in the Rural Zone and Future Urban Zone					
Issue: Amend [AMEND]					
Dillon, Mary	709	1	SA	Submits that the proposed definition of Papakainga differs from, and is more restrictive, than that set out in SmartGrowth.	Amend definition to be as set out in SmartGrowth being: "development of tangata whenua of an area on any land in the traditional rohe of tangata whenua that is developed for live work and play including but not limited to residential, social, cultural, conservation and recreation activities."
Sharp, Michael	863	1	SA	Requests that Rule 16.7.1.1 Permitted Activities - Papakainga on Multiple Owned Maori Land be amended to reduce the average site area from 2000sqm to 1000sqm and allow for upto 3 communal buildings.	Amend Rule 16.7.1.1 Permitted Activities - Papakainga on Multiple Owned Maori Land to reduce the average site area from 2000sqm to 1000sqm and allow for upto 3 communal buildings.
Ngati Hangarau Hapu	819	2	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Ngati Hangarau Hapu	819	3	SA	Supports with amendment [see submission point 819.4] the permitted activity rules for provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rule 16.5.1 to Rule 16.5.17.	Retain with amendment [see submission point 819.4] the permitted activity rules for provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rule 16.5.1 to Rule 16.5.17.
Ngati Tapu Hapu	596	4	SA	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units and the requirement to provide an Outline Development Plan. Requests an amendment so that this rule also applies in the Matapihi Rural Area.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units and the provision of an Outline Development Plan. Amend the rule to provide for such a controlled activity in the Matapihi Rural Area.
Ngati Tapu Hapu	596	5	SA	Support Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units. Requests an amendment so that this rule also applies in the Matapihi Rural Area.	Retain Rule 16.7.1.1 Restricted Discretionary Activity - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and provision of a maximum of 30 dwelling units. Requests an amendment so that this rule also applies in the Matapihi Rural Area.
Ngati Tapu Hapu	596	6	SA	Submit that the papakainga definition needs to include provision for economic activity.	Amend the papakainga definition to include provision for economic activity.
Ngati Hangarau Hapu	819	8	SA	Requests the papakainga definition needs to include economic activity as an additional activity.	Amend the papakainga definition to include economic activity as an additional activity.
Papakainga Focus Group	858	8	SA	Request amendments to Rule 16.6.1 b) i) Controlled activity standard and terms for maximum onsite densities for papakainga to allow for the clustering of papakainga housing to retain open land area for production and best use of soils so that dwellings do not have to sit on a internal lot size of 2000sqm but could be clustered e.g. 5 houses on a 10 000sqm site clustered on 5000sqm with the remaining 5000sqm left open.	Amend 16.6.1.b) i) as follows: Maximum of 10...with an average of at least 2000sqm of net land area per independent dwelling unit." Adopt wording "x sqm of net land area per independent dwelling unit" for other rules that refer to area of site per dwelling unit.
Papakainga Focus Group	858	9	SA	Requests that the SmartGrowth definition of "papakainga" be used and that "economic" [activity] be added to definition.	Amend the definition of papakainga to mean: "development by Tangata Whenua of an area on any land in the traditional rohe of tangata whenua that is developed for live work play including but not limited to residential, social, cultural, economic, conservation and recreation activities."
Tauranga Moana Tangata Whenua Collective	516	12	SA	Request that the definition of papakainga be amended to include economic activity.	Amend the definition of papakainga to include economic activity.
Te Runanga O Ngai Tamarawaho	794	15	SA	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Te Runanga O Ngati Pukenga	456	17	SA	Submit that the papakainga definition needs to include economic as well as an additional activity.	Amend the papakainga definition to include economic activity.
New Zealand Transport Agency	588	18	O	Submits that Rule 16.7.3 Papakainga on Multiple Owned Maori Land implies that it is separate from the other matters of discretion for Restricted Discretionary Activities in Rule 16.7.2 and that papakainga should be subject to the same matters of discretion as all other activities.	Amend Rule 16.7.3 so that it becomes a sub clause of Rule 16.7.2.
Te Runanga O Ngai Tamarawaho	794	18	S	Support the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 16.7.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.	Retain the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 16.7.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.
New Zealand Transport Agency	588	19	O	Submits that access provisions for papakainga as a controlled activity (16.6.1 f) vii) ) should include consideration of a developments impacts on the wider transport network.	Amend (16.6.1 f) vii) ) as follows (or similar words to the same effect): "Location of access to the site, implications of traffic generation on the transportation network, and internal vehicle access and carparking areas."
Tauranga City Council	492	29	SA	Submits that Appendix 16B Developments on Maori Land - Interaction between Maori Land Court and Council requires refinement based on feedback from the Maori Land Court.	Amend Appendix 16B Developments on Maori Land - Interaction between Maori Land Court and Council requires refinement based on feedback from the Maori Land Court (Amendments set out in full in submission).
Issue: General Activities on Maori Land [GENACTML]					
Ririnui, Aroha	33	1	U	Submits that the property Ranginui 121T be retained in the Rural Zone, that the land is intended for whanau use and requests clarification of how the proposed papakainga rules would affect this, that allowance be made for earth buildings on Maori Land and that there be rates remission for low income earners on Maori Land.	Requests that Ranginui 121T be retained in the Rural Zone, allowance be made for earth buildings on Maori Land and rates remission for low income earners on Maori Land.
Ngati He Hapu	32	3	O	Submit that Council has no jurisdiction over Maori Land including coastal reserves and that rating and housing issues, including allowance for earth buildings, be given back to landowners and that Council recognise Hapu Management Plans. Submit that Council infrastructure should not go through Maori Land and that Council consider ideas for the return of land under the Treaty of Waitangi Settlement.	That rating and housing issues, including allowance for earth buildings, on Maori land should be under the control of the landowners. Council recognise Hapu Management Plans, Council infrastructure not go through Maori Land and Council consider ideas for the return of land under the Treaty of Waitangi Settlement.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Papakainga Development in the Rural Zone and Future Urban Zone					
Issue: Matapihi Papakainga Scheduled Sites/Rural Area [MATPAPSSRA]					
Te Runanga O Ngai Te Ahi	792	2	SA	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi and requests that the rule be amended to refer to these three sites by name in the text. Also submit that the hatching identifying the sites on the planning maps is difficult to read and identify the sites by.	Amend Rule 16.5.13.1 to refer to Waikari, Otuawahia and Mahiwahine Scheduled Sites and to clearly identify the sites on the Planning Maps.
Ngai Tukairangi Hapu	431	3	S	Support the three sites at Mahiwahine 2B, Otuawahia Block and Ngati Tapu Block and Rule 15.1.13.1 Permitted Activities within a Matapihi Papakainga Scheduled Site and Rule 16.8 Discretionary Activities for activities not meeting the permitted activity standards. If additional clusters are to be considered there must be a consultative process with the community and the Hapu Management Plan to be instrumental in that process.	Retain the three sites at Mahiwahine 2B, Otuawahia Block and Ngati Tapu Block and Rule 15.1.13.1 Permitted Activities within a Matapihi Papakainga Scheduled Site and Rule 16.8 Discretionary Activities for activities not meeting the permitted activity standards. If additional clusters are to be considered there must be a consultative process with the community and the Hapu Management Plan to be instrumental in that process.
Ngati Ranginui Iwi	793	3	S	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi.	Retain the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi.
Ngati Tapu Hapu	596	3	SA	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi and requests that the rule be amended to refer to these three sites by name in the text. Also request that a process to consider additional papakainga areas be identified in the plan.	Amend Rule 16.5.13.1 to refer to Waikari, Otuawahia and Mahiwahine Scheduled Sites and to include a further clause as follows: "Additional papakainga areas will be considered following a consultation process within Matapihi between TCC and Matapihi residents."
Ngati Hangarau Hapu	819	4	SA	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi and requests that the rule be amended to refer to these three sites by name in the text. Submit that the hatching identifying these areas is difficult to read and identify the sites on the planning maps.	Amend Rule 16.5.13.1 to refer to Waikari, Otuawahia and Mahiwahine Scheduled Sites and identify these sites clearly on the Planning Maps.
Te Runanga O Ngati Pukenga	456	13	SA	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi and requests that the rule be amended to refer to these three sites by name in the text. Submit that the hatching identifying these areas is difficult to read and identify the sites on the planning maps.	Amend Rule 16.5.13.1 to refer to Waikari, Otuawahia and Mahiwahine Scheduled Sites and identify these sites clearly on the Planning Maps.
Te Runanga O Ngai Tamarawaho	794	16	SA	Supports the provision in Rule 16.5.13.1 for three papakainga clusters at Matapihi and requests that the rule be amended to refer to these three sites by name in the text. Submit that the hatching identifying these areas is difficult to read and identify the sites on the planning maps.	Amend Rule 16.5.13.1 to refer to Waikari, Otuawahia and Mahiwahine Scheduled Sites and identify these sites clearly on the Planning Maps.
Issue: Support [SUPPORT]					
Ngai Tukairangi Hapu	431	1	S	Support the provision for papakainga on multiple-owned maori land in general and as set out in 16.3.1 Purpose of the Rural Zone; also endorse the Maori Housing Toolkit "Te Keteparaha Mo Nga Papakainga and support Hapu Management Plans as an integral and necessary process of any Papakainga Development.	Support the provision for papakainga on multiple-owned maori land in general and as set out in 16.3.1 Purpose of the Rural Zone; also endorse the Maori Housing Toolkit "Te Keteparaha Mo Nga Papakainga and support Hapu Management Plans as an integral and necessary process of any Papakainga Development.
Ngati Hangarau Hapu	819	1	S	Supports in full the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Section 16.3.3.4 and 16.3.3.4.1.	Retain in full the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Section 16.3.3.4 and 16.3.3.4.1.
Ngati Ranginui Iwi	793	1	S	Supports 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Ngati Tapu Hapu	596	1	S	Supports 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Te Runanga O Ngai Te Ahi	792	1	S	Supports in full 16.3.3.4 Objective - Papakainga on multiple owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on multiple owned Maori Land in the Rural and Future Urban Zones.	Retain in full 16.3.3.4 Objective - Papakainga on multiple owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on multiple owned Maori Land in the Rural and Future Urban Zones.
Ngati Ranginui Iwi	793	2	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Ngati Tapu Hapu	596	2	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Te Runanga O Ngai Te Ahi	792	3	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Ngati Ranginui Iwi	793	4	S	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site per independent dwelling and the provision of an Outline Development Plan.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site per independent dwelling and the provision of an Outline Development Plan.
Te Runanga O Ngai Te Ahi	792	4	S	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units at an average of at least 2000msq per site per dwelling and the requirement to provide an Outline Development Plan.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units at an average of at least 2000msq per site per dwelling and the requirement to provide an Outline Development Plan.
Ngati Hangarau Hapu	819	5	S	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the requirement to provide an Outline Development Plan.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the requirement to provide an Outline Development Plan.
Ngati Ranginui Iwi	793	5	S	Support the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 16.7.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.	Retain the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 16.7.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.
Te Runanga O Ngai Te Ahi	792	5	S	Support Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units at an average of at least 2000msq per site per independent dwelling and the requirement to provide an Outline Development Plan.	Support Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units at an average of at least 2000msq per site per independent dwelling and the requirement to provide an Outline Development Plan.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Papakainga Development in the Rural Zone and Future Urban Zone					
Issue: Support [SUPPORT]					
Ngati Hangarau Hapu	819	6	S	Support the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 167.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.	Retain the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 167.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.
Ngati Ranginui Iwi	793	6	SA	Supports with amendments the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.	Retain the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.
Papakainga Focus Group	858	6	S	Supports 16.3.3.4.1 Policy Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain in full 16.3.3.4.1 Policy Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Tauranga Moana Tangata Whenua Collective	516	8	S	Supports in full the Objectives and Policies for papakainga on multiple owned Maori Land in the Rural and Future Urban Zones in Sections 16.3.3.4 and 16.3.3.4.1. Also support the amendments as submitted by individual hapu to Chapter 16.	Retain the Objectives and Policies for papakainga on multiple owned Maori Land in the Rural and Future Urban Zones in Sections 16.3.3.4 and 16.3.3.4.1.in full with the addition of individual hapu amendments.
Te Runanga O Ngati Pukenga	456	10	S	Support 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Tauranga Moana Tangata Whenua Collective	516	11	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Te Runanga O Ngati Pukenga	456	11	S	Supports with amendments the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.	Retain the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.
Papakainga Focus Group	858	12	S	Support 16.3.3.4 Objective Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain in full 16.3.3.4 Objective Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Te Runanga O Ngati Pukenga	456	12	S	Supports the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.	Retain the provision in Rule 16.5.1 Development Density and Scale for the provision of 2 independent dwellings per site as a permitted activity on multiple owned Maori land in the Rural and Future Urban Zone.
Te Runanga O Ngai Tamarawaho	794	14	S	Supports 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.	Retain 16.3.3.4 Objective - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones and 16.3.3.4.1 Policy - Papakainga on Multiple Owned Maori Land in the Rural and Future Urban Zones.
Te Runanga O Ngati Pukenga	456	14	S	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the requirement to provide an Outline Development Plan.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the requirement to provide an Outline Development Plan.
Te Runanga O Ngati Pukenga	456	15	S	Support the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 167.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.	Retain the provision for papakainga on multiple owned Maori Land in the Rural and Future Urban Zone in Rules 167.1 and 16.7.3, in particular Rule 16.7.1.1 Restricted Discretionary Activities - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and the provision of a maximum of 30 dwelling units with an average of at least 2000sqm per site per dwelling and the requirement to provide an Outline Development Plan.
Te Runanga O Ngai Tamarawaho	794	17	S	Support Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the requirement to provide an Outline Development Plan.	Retain Rule 16.6.1 Controlled Activity Standards and Terms - Papakainga on Multiple Owned Maori Owned Land in the Rural and Future Urban Zones and Rule 16.6.2 Matters of Control and Conditions, the provision of a maximum of 10 dwelling units with an average of at least 2000sqm per site and the provision of an Outline Development Plan.
Te Runanga O Ngai Tamarawaho	794	19	S	Supports with amendments the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.	Retain the provisions for papakainga on multiple owned Maori land in the Rural and Future Urban Zones as set out from Rule 16.5.1 to Rule 16.5.17.
SmartGrowth Implementation Management Group	357	23	S	Supports the provisions particularly the Objectives and Policies of the Rural Zones (detailed in the submission) for papakainga housing in the Rural zones on the grounds that it is consistent with the SmartGrowth Strategy visions and principles and provides for the retention, use and occupation of Multiple-owned Maori Land by Maori landowners and shareholders. Submits the provision for papakainga is also consistent with the RPS and the particular provision in that statement for papakainga development outside of the urban limits.	Retain the provision in Rural Zones particularly the Objectives and Policies of the Rural Zones (detailed in the submission) for papakainga housing.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Rural Marae Community Zone					
Issue: Amend [AMEND]					
Papakainga Focus Group	858	1	O	Requests an amendment to 16.10 Purpose of the Rural Marae Community Zone to provide flexibility for arrangements made with Rural Marae Communities and Council prior to the notification of the proposed plan for future development in respect to water supply and waste water disposal.	Amend 16.10 as follows: "Rural marae are not able to connect to reticulated services where no prior arrangement has been made between that community and Council in respect to such reticulation." Also amend Policy 16.10.1.1 c) which relates to on site reticulation by adding 'unless prior arrangement has been made between that community and Council in respect to reticulation.'
Papakainga Focus Group	858	2	O	Requests that Rule 16.11.1 Development Density and Scale be amended to provide flexibility for the lesser effect of kaumatua housing of 1 to 2 bedrooms and other 1 to 2 bedroom dwellings which it is submitted require less than 800sqm per dwelling and onsite waste water disposal. Also request a process by which any excess land can be 'pooled' back into the aggregate area to be used for other dwellings which may practically require more area.	Amend Rule 16.11.1 Development Density and Scale to provide for an area of lesser than 800sqm to service an independent dwelling unit and provide that "where less land is required for on site waste water per dwelling unit such excess land shall form part of the overall aggregate of land in the site and can be used in the assessment for other dwellings."
Papakainga Focus Group	858	3	O	Requests that Rule 16.11.1 Development Density and Scale be amended to provide for 30 dwellings at Tahuwhakatiki Rural Marae Community Zone as a permitted activity.	Amend Rule 16.11.1 Development Density and Scale to provide for 30 dwellings at Tahuwhakatiki Rural Marae Community Zone as a permitted activity.
Papakainga Focus Group	858	4	O	Submit that the definition of schools and tertiary premises does not specifically provide for Kohanga Reo, Kura Kaupapa Maori, whare kura and private training establishments which are relevant educational facilities for Marae Community Zones.	Amend the definition of schools and tertiary premises, or create new definitions, to cover these activities.
Papakainga Focus Group	858	5	O	Requests that Rule 16.11.10 Schools and Tertiary Education Premises be amended to provide for more than one school or tertiary premise in a zone where the total number of pupils do not exceed 50. Submits that this recognises that Kohanga Reo may provide for less 50 pupils but need to be supported by flow on education provision such as whare kura which also tend to be small.	Requests that Rule 16.11.10 a) Schools and Tertiary Education Premises as follows: "Schools or tertiary premises shall be designed to enable a maximum occupancy of up to 50 students in total within the Rural Marae Community Zone, exclusive of staff." Delete 16.11.10 (b).
Nga Potiki Resource Management Unit	647	16	SA	Submits that provision needs to be made in Rule 16.11.1 Development Density and Scale for 30 houses to be built at Tahuwhakatiki Marae.	Amend Rule 16.11.1 Development Density and Scale to provide for 30 houses to be built at Tahuwhakatiki Marae as a permitted activity.
Issue: General Activities on Maori Land [GENACTML]					
Te Runanga O Ngai Te Rangī Iwi Trust	607	1	S	Supports the Rural Marae Zone provisions.	Supports the Rural Marae Zone provisions.
Ngati He Hapu	32	4	O	Submit that Council has no jurisdiction over Maori Land including coastal reserves and that rating and housing issues, including allowance for earth buildings, be given back to landowners and that Council recognise Hapu Management Plans. Submit that Council infrastructure should not go through Maori Land and that Council consider ideas for the return of land under the Treaty of Waitangi Settlement.	That rating and housing issues, including allowance for earth buildings, on Maori land should be under the control of the landowners. Council recognise Hapu Management Plans, Council infrastructure not go through Maori Land and Council consider ideas for the return of land under the Treaty of Waitangi Settlement.
St Michaels Limited	710	16	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Oppose the inclusion of such a provision.
Issue: Oppose [OPPOSE]					
New Zealand Transport Agency	588	20	O	Submits that in relation to the proposed permitted development densities in the Rural Marae Community Zone that there are concerns that the potential adverse impacts on infrastructure such as the state highway network have not been addressed, particularly in relation to the Matapihi area, and that such levels should not be set until an such assessment has taken place.	Submits that further information should be provided in relation to the potential transportation network impacts and any necessary mitigation that may be required, prior to defining a permitted level of development in the zone.
Issue: Specific Objectives [SPOBJECT]					
Tauranga City Council	492	43	SA	Submits 16.10.1.3 Objective Site Layout and Building Design Bulk in the Rural Marae Zone needs amendment to clarify that the objective is concerned with site layout and building design in the Rural Marae Community Zone.	Delete the word "bulk" from the title of 16.10.1.3 Objective Site Layout and Building Design Bulk and insert the word Zone after the text reference to Rural Marae Community in the body of the Objective (exact wording proposed detailed in the submission).
Issue: Support [SUPPORT]					
Tauranga Moana Tangata Whenua Collective	516	9	S	Support the Rural Marae Community Zone provisions particularly the increase in the maximum number of permitted dwellings from 30 to 50 (Rule 16.11.1 Development Density and Scale).	Retain the Rural Marae Community Zone provisions particularly the increase in the maximum number of permitted dwellings from 30 to 50 (Rule 16.11.1 Development Density and Scale).
Department Of Conservation	848	55	S	Supports Rule 16.11.13 Clearance of Indigenous Vegetation on the grounds that it provides for minor disturbances to indigenous vegetation but ensures appropriate protection of indigenous vegetation in terms of major developments including the use of the default to a non complying status if the limits set in the rule are exceeded.	Retain Rule 16.11.13 Clearance of Indigenous Vegetation and keep permitted levels of removal no more permissive than those notified.
Department Of Conservation	848	57	S	Supports Rule 16.13.2.5 Forestry and Harvesting of Forestry clause b) v) on the grounds that it recognises the role of riparian margins on ecosystems health and seeks to control the effects of harvesting on them.	Retain Rule 16.13.2.5 Forestry and Harvesting of Forestry clause b) v).
Topic: Rural Zones					
Issue: Development Density and Scale [16.5.1]					
Rangitukunoa, Rapata	818	1	O	Submits that more buildings per section should be provided for in Matapihi and that the Plan should provide for more flexibility in this area.	Increase the number of buildings per section provided for in Matapihi and provide for more flexibility in this area.
Vander Zalm, Alex	9	1	O	Seeks to build a second dwelling on 30 Ngapeke Road.	Amend rules to allow for two dwellings on a site in Rural Zone.
Gerrand, D & G	611	2	O	Opposes Rule 16.5.1 Development Density and Scale which provides for 1 independent dwelling unit per rural zoned site as a permitted activity.	Amend Rule 16.5.1 Development Density and Scale to provide for 2 independent dwelling units per rural zoned site as a permitted activity.
Spearman, Richard	746	3	O	Opposes the proposed change to the number of houses permitted on a Rural zoned site from 2 to 1. Submits that the change limits the options of existing landowners in the Rural Zone who have not created a second dwelling on their property for workers or retirement.	Provide for 2 houses as a permitted activity on a Rural zoned site.
Papakainga Focus Group	858	7	S	Supports Rule 16.5.1 Development Density and Scale.	Retain Rule 16.5.1 Development Density and Scale in full.
S & L Consultants Limited	804	14	O	Opposes the restriction to 1 independent dwelling per general title in the Rural Zone. Submits that there are legitimate reasons for more than on dwelling per rural title e.g. workers accommodation.	Allow 2 independent dwellings per general title in the Rural Zone.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Rural Zones					
Issue: Rule - Pig Farming or Factory Farming [16.5.11]					
S & L Consultants Limited	804	21	O	Opposes Rule 16.5.11 Pig Farming or Factory Farming on the grounds that the setbacks required would mean a property larger than 100 hectares and over a kilometre wide and deep would be required for this to be a permitted activity.	Amend Rule 16.5.11 Pig Farming or Factory Farming as required.
Issue: Rule - Forestry & Harvesting of Forestry [16.5.12]					
Te Tumu Kaituna 7B2 Trust	1073	99	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Kaituna 11B2 Trust	522	107	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Landowners Group	520	139	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Te Tumu Kaituna 14 Trust	521	146	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Ford Land Holdings Pty Limited	519	147	O	Oppose Rule 16.5.12 Forestry and Harvesting of Forestry c) on the grounds that 5 hectare maximum canopy restriction is practically and commercially overly restrictive.	Amend Rule 16.5.12 Forestry and Harvesting of Forestry c) to provide for a 25 hectare maximum canopy restriction.
Issue: Rule - Clearance of Indigenous Vegetation [16.5.14]					
Federated Farmers	841	2	O	Opposes the controls proposed in Rule 16.5.14 on clearance of indigenous vegetation. Submits that the rule does not recognise that normal and expected farming practices (which may have existing use rights) may require the clearance of indigenous vegetation. Submits that this should be recognised in the rule.	Amend Rule 16.5.17 to include the following: "Works for the purposes of maintaining farming infrastructure including tracks and fencelines, shall be exempt from the controls in Rules 16.5.14, 16.5.15 and 16.5.16".
Department Of Conservation	848	53	S	Supports Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it provides for minor disturbances to indigenous vegetation but ensures appropriate protection of indigenous vegetation in terms of major developments including the use of the default to a non complying status if the limits set in the rule are exceeded.	Retain Rule 16.5.14 Clearance of Indigenous Vegetation and keep permitted levels of removal no more permissive than those notified.
Te Tumu Kaituna 7B2 Trust	1073	101	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Kaituna 11B2 Trust	522	109	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Landowners Group	520	141	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Te Tumu Kaituna 14 Trust	521	142	O	Opposes Rule 16.5.4 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.4 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Ford Land Holdings Pty Limited	519	149	O	Opposes Rule 16.5.14 Clearance of Indigenous Vegetation on the grounds that it overly restrictive in the rural context, it does not allow for the construction of new stormwater reserves or stormwater overland flow paths, similar restrictions do not apply in urban zones, there is no assessment of the quality of vegetation required and there is no provision for remediation.	Amend Rule 16.5.14 as follows: "no activity, except for the construction and maintenance of stormwater reserves or stormwater overland flow paths, shall result in the clearance of more than 200sqm indigenous vegetation in any calendar year" and amend the Rule so that failure to met it results in a restricted discretionary activity status.
Issue: Rule - Building Height [16.5.2]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	48	O	Rule 16.5.2 seeks to limit building height in the Viewshaft Protection Area. Horticulture New Zealand and NZKGI are concerned that crop protection structures are not a dense form of building and that the viewshaft provisions should not apply to such structures. In addition the provision could limit the use of land for horticultural purposes.	Include an exemption Rule in 16.5.2(b) for crop protection structures.
Issue: Secondary Independent Dwelling Unit [16.5.8]					
Ferris, Peter	672	1	O	Opposes Rule 16.5.8 Secondary Independent Dwelling and submits that provision for two dwellings should be retained on rural land. Also submits that rural properties with less than 2 acres in Matapihi should only be allowed one dwelling to maintain the rural nature of Matapihi.	Two dwellings per site be a permitted activity on Rural land. Sites with less than 2 acres in Matapihi to be restricted to one permitted dwelling.
Property Council of New Zealand (Bay of Plenty Branch)	491	58	O	Opposes the restriction in Rule 16.5.8 Secondary Independent Dwelling Unit of the secondary unit having to be within 20m of the principal dwelling.	Delete Rule 16.5.8 Secondary Independent Dwelling Unit.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Rural Zones					
Issue: Rule - Restricted Discretionary Activity [16.7]					
Te Tumu Kaituna 7B2 Trust	1073	109	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Kaituna 11B2 Trust	522	117	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Landowners Group	520	149	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Te Tumu Kaituna 14 Trust	521	152	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Ford Land Holdings Pty Limited	519	157	O	Requests that a new Rule 16.7.2.6 Matters of Discretion and Conditions for Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones (in conjunction with other submission points requesting a restricted discretionary activity status for activities that do not met Rules 16.5.14, 16.5.15 and 16.5.16) be added.	Insert the following into the Plan: "Rule 16.7.2.6 Clearance of Indigenous and Exotic Vegetation in the Rural, Future Urban and Greenbelt Zones In considering activities that do not comply with Rules 16.5.14, 16.5.15 and 16.5.16 the Council restricts its discretion to: a) The quality, scale and location of the vegetation to be removed, particularly any adverse impact on the existing rural character and landscape character and landscape character as viewed from public areas including roads and surrounding properties, b) The effects of vegetation removal within any riparian margins, c) Imposition of conditions that would avoid remedy or mitigated any adverse environmental effects arising from the activity."
Issue: Rule - Forestry & Harvesting of Forestry [16.7.2.2]					
Te Tumu Kaituna 7B2 Trust	1073	106	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 11B2 Trust	522	114	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Landowners Group	520	146	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Te Tumu Kaituna 14 Trust	521	149	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) be deleting the words "including financial contributions".
Ford Land Holdings Pty Limited	519	154	O	Opposes the inclusion of financial contributions as a Matter of Discretion and Condition in Rule 16.7.2.2 on the grounds that the scale of the forestry within the City is equivalent to the effects arising from permitted rural activities.	Amend Rule 16.7.2.2 b) ii) by deleting the words "including financial contributions".
Issue: Rule - Discretionary Activity [16.8]					
The Aggregate And Quarry Association Of New Zealand	167	13	S	Supports the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Retain the provision made in 16.8 Discretionary Activity Rules for mining as a discretionary activity.
Issue: Non-Complying Activity [16.9]					
Clarkson, R M	802	2	O	Opposes the non complying activity status given to industrial activity in the Rural Zone.	Provide for industrial activities in the Rural Zone as a restricted discretionary activity with discretion restricted to landscape/visual amenity, bulk and location of buildings, transport network, intensity of use.
Property Council of New Zealand (Bay of Plenty Branch)	491	50	O	Submit that listed permitted activities in the Rural Zone that do not comply with relevant standards should fall to be considered as restricted discretionary activities rather than non-complying activities.	That all non complying activities in the Rural Zone be deleted and provided for as restricted discretionary activities.
Issue: Heavy Machinery Ban [HEAVMACBAN]					
St Michaels Limited	710	13	O	Submit that it is proposed to ban heavy machinery (3.5 tonnes).	Oppose the inclusion of rules relating to heavy machinery.
Property Council of New Zealand (Bay of Plenty Branch)	491	54	O	Submit that a ban on heavy machinery (3.5 tonnes) is proposed.	Delete the rule relating to heavy machinery.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Rural [16]</b>					
Topic: Rural Zones					
Issue: Rezoning Requests [REZONEREQ]					
Gerrand, D & G	611	1	S	Supports the inclusion of the property at 879 Welcome Bay Road in the Rural Zone.	Retain the property at 879 Welcome Bay Road in the Rural Zone.
Issue: Table 16.4 - Activity Status [TABLE16.4]					
Clarkson, R M	802	1	O	Opposes the non complying status given to industrial activities in the Rural Zone.	Provide for industrial activities in the Rural Zone as a restricted discretionary activity with discretion restricted to landscape/visual amenity, bulk and location of buildings, transport network, intensity of use.
The Aggregate And Quarry Association Of New Zealand	167	12	S	Supports the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.	Supports the provision made in 16.4.1 Rural, Future Urban and Greenbelt Zones Activity Status for mining as a discretionary activity as this allows both the positive and negative effects of the activity to be duly considered.
Tauranga City Council	752	22	S	Supports cemeteries being a permitted activity in the Rural Zone.	Retain cemeteries as a permitted activity in the Rural Zone.
Property Council of New Zealand (Bay of Plenty Branch)	491	47	O	Submits that two dwellings be provided for as a permitted activity in the zone. Do not support floor area restrictions for a secondary dwelling.	Two dwellings to be provided for as a permitted activity in the zone with no floor area restrictions.
Te Tumu Kaituna 7B2 Trust	1073	97	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Kaituna 11B2 Trust	522	105	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Landowners Group	520	137	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Te Tumu Kaituna 14 Trust	521	140	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Ford Land Holdings Pty Limited	519	145	O	Submits that no allowance has been made for 'camping grounds' in the Rural Zones and that these are an appropriate use in terms of 16.2.1.1.1 Policy Sustainable Management of the Rural Land Resource, 16.2.1.2.1 Policy Interim Management and Use of Urban Growth Areas, 16.2.1.2.2 Policy Interim Management and Use of Te Tumu Future Urban Zone.	Amend Table 16.4A: Activities to provide for 'camping grounds' as a permitted activity in the Rural Zone and Future Urban Zones.
Topic: Rural Zones - Specific Objectives & Policies					
Issue: Purpose of the Rural Zone [16.3.1]					
Papakainga Focus Group	858	13	S	Supports 16.3.1 Purpose of the Rural Zone.	Retain 16.3.1 Purpose of the Rural Zone in full.
Issue: Policy - Density of Development [16.3.3.1]					
The Aggregate And Quarry Association Of New Zealand	167	11	SA	Supports in part 16.3.3.3 Objective - Density of Development in the Rural, Future Urban and Greenbelt Zones and 16.3.3.3.1 Policy - Density of Development in the Rural, Future Urban and Greenbelt Zones but are concerned that the density of development does not take into consideration the potential adverse effects that may arise from residential activities in close proximity to land uses that are incompatible with residential development, including mining activities.	Amend 16.3.3.3.1 Policy - Density of Development in the Rural, Future Urban and Greenbelt Zone by including a further clause to be considered in relation to residential development above that permitted by the Plan as follows: "will constrain mining activities on adjoining or surrounding sites."