

## Section: Baypark [20]

Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Purpose of the Special Use Zone - Baypark [20.1]					
Tauranga City Ventures Limited	788	4	S	Support the provision	Support the provision
Tauranga City Council	492	69	SA	The purpose of this zone should be amended to reflect the future development of the sports and exhibition centre.	Amend the purpose of the zone to make reference to the sports and exhibition centre.
Issue: Policy - Site Layout & Building Design [20.2.1.4]					
Thorby, John	1013	3	O	Purpose of landscape planing to including 'noise mitigation.	Insert after the word planting "to minimise noise and"
Thorby, John	1013	4	O	The north side outer perimeter by clad to reduce noise	Require north perimeter cladding or earth bund reinstated
Thorby, John	1013	5	O	Include 'visual distraction' to passing motorists	Include 'visual distraction' in text
Tauranga Chamber Of Commerce	621	30	S	Support	Support
Department Of Conservation	848	32	S	Policy c) is supported, as development setbacks to protect or preserve areas of natural character and conservation zoning are required if the site layout and building design is unrestricted.	Retain.
Issue: Policy - Adverse Effects on the Environment [20.2.1.5.1]					
Thorby, John	1013	6	O	Ensure mechanism in place to measure levels of noise to sensitive zones.	Provide check measuring in residential zones equal to environmental court limits
Thorby, John	1013	7	O	Concerns include driver distraction such as hoardings, other advertising	Include 'safety aspects' in the text
Department Of Conservation	848	33	S	Policies (c) and (c) are supported as ensuring that activities within the Special Use Zone - Baypark do not have significant adverse effects on conservation or ecological values.	Retain
Issue: Rule - Landscaping [20.4.2]					
O'Meeghan, Carmen & Calvert, Douglas Reid	751	1	SA	Supports the change in zoning on the condition that: The foliage line be extended at the southern end of the Russely Drive Reserve to mitigate the visual effects of the yet to be built Sport and Exhibition Centre to Bayfair Estate residents residing on the Russely Drive Reserve. This aligns with Policy 20.2.1.5.1 of the Plan.	That Council extend the foliage line at the southern end of the Russely Drive Reserve.
Issue: Rule - Signs [20.4.5]					
Thorby, John	1013	11	O	Advertising signs not relevant to the zone activities, and viewed from highways be non-conforming.	Hoardings and other advertising signs be non-conforming if viewed from highway.
Parry, Jill	814	15	O	The huge freestanding signs on the motorway obstruct views over the salt marsh and to the Welcome Bay hills and should be removed.	Remove freestanding signs.
New Zealand Transport Agency	588	30	O	There are currently four advertising signs approximately 15m2 and one advertising sign of approximately 20m2 facing the state highway in the Baypark Special Use Zone. Any increase in this number would impact on the safe and efficient operation of the state highway as they would be obtrusive and illuminated, providing a distraction to motorists.	That no additional signs be permitted in the Baypark Special Use Zone.
Tauranga City Council	492	70	SA	The Rule refers to general advertising signs, however this is not defined. Signage however is defined and it is more appropriate to refer to this specific definition.	Amend Rule 20.4.5 to: a) i) A maximum of 10 free-standing signs shall be.
Issue: Rule - Alternative Access to Truman Road [20.4.6.2]					
Tauranga City Ventures Limited	788	9	O	Oppose the requirement to remove the access roundabout into Truman Road as it is unreasonable and unnecessary.	Delete Rule 20.4.6.2
Thorby, John	1013	12	O	Irrespective of alternative access from Highway to Truman Road, the roundabout and existing access should be retained for better traffic management.	Delete provision.
Tauranga City Council	752	14	O	Removing the Truman Road roundabout when the Mangatawa Interchange is constructed will only increase vehicle movements through SH2/SH29 roundabout. Requests removal of rule from Plan. Recent correspondence between TCC and NZTA has illustrated that NZTA has the expectation that the condition could be at the state highway manager's discretion. Adding this to the plan will remove that discretion from NZTA.	Remove Rule 20.4.6.2, or failing removal have the activity default to a Restricted Discretionary Activity subject to traffic effects.
Tauranga City Council	492	71	O	Rule 20.4.6.2 Alternative Access to Truman Road is incorrectly titled. Truman Lane is the correct heading.	Amend Rule 20.4.6.2 to: Alternative Access to Truman Road Lane.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Baypark [20]</b>					
Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Rule - Activity & Event Traffic Management [20.4.6.4]					
New Zealand Transport Agency	588	26	SA	NZTA supports the intention of zoning Baypark as a Special Use Zone to provide for large scale events in a manner which recognises that already specified controls required as part of various resource consents for this activity. Multiple large scale events within the Zone occurring at the same time could have an adverse cumulative effect on the safety and efficiency and sustainability of the transport network.	Amend 20.4.6.4 (b), (c) and (d) to state: For any activity and event 'or combination of activities and events' where there is likely to be in excess .....
New Zealand Transport Agency	588	27	SA	NZTA considers the retention of the Implementation and Monitoring Committee, a resource consent condition for the site, essential to any successful future development of the Zone	Amend 20.4.6.4 (a)(v) to state: Include any agreed protocols for undertaking reviews of the Traffic Management Plan by 'the Implementation and Monitoring Committee (IMC) to consist of' ....
New Zealand Transport Agency	588	28	SA	NZTA requests that the rules allow a 10 day review period for all Traffic Management Plans.	Amend 20.4.6.4(b) to state: For any activity and event '(or combination of activities and events)' where there is likely .... Allow a 10 day review period for all Traffic Management Plans. and
Issue: Rule - Activity & Event Arrival & Departure Times [20.4.6.4.1]					
Tauranga City Ventures Limited	788	10	O	Oppose the excluded finish time of 'after 1800 and before 2100' as this is an error.	Provide an excluded finish time of After 600 and before 0900.
Tauranga City Ventures Limited	788	11	O	Oppose the limit of 3000 people in any one hour period and discretionary activity status for non-compliance with this rule. Events that use alternative transport (e.g buses) are not taken into account in the rule.	Provide for events in excess of 3000 people in any one hour period as a controlled activity subject to a Traffic Management Plan establishing that the effects of event traffic can be adequately mitigated.
Issue: Rule - Number & Duration of Speedway Racing, Activities & Events [20.4.8.1]					
Bay Of Plenty Speedway Association Inc	694	4	O	In Rule 20.4.8.1(a), change inclusive to 'exclusive' to allow a practice session and to allow the racing activities not to be diluted.	Change the word inclusive to 'exclusive'
Baypark Speedway Promotions Limited	695	4	O	In Rule 20.4.8.1(a), change inclusive to 'exclusive' to allow a practice session and to allow the racing activities not to be diluted.	Change the word inclusive to 'exclusive'
Bay Of Plenty Speedway Association Inc	694	5	O	In Rule 20.4.8.1(c) change three (3) to one (1) to allow a practice session as above.	In Rule 20.4.8.1(c) change three (3) to one (1) to allow a practice session as above.
Baypark Speedway Promotions Limited	695	5	O	In Rule 20.4.8.1(c) change three (3) to one (1) to allow a practice session as above.	In Rule 20.4.8.1(c) change three (3) to one (1) to allow a practice session as above.
Bay Of Plenty Speedway Association Inc	694	6	O	In Rule 20.4.8.1(d)(i) add 'Friday'. There are two day championships and if Friday rains out the show can run on Saturday and Sunday if Friday is affected by rain.	Add 'Friday' to this clause.
Baypark Speedway Promotions Limited	695	6	O	In Rule 20.4.8.1(d)(i) add 'Friday'. There are two day championships and if Friday rains out the show can run on Saturday and Sunday if Friday is affected by rain.	Add 'Friday' to this clause.
Thorby, John	1013	13	O	The number of days of racing should be the number applied from and agreed to by objectors in the original application.	Insert in Rule 20.4.8.1 (a) the word 'three' before the words 'practice sessions'
Thorby, John	1013	14	O	Racing start time of 1830 hours was for mini stocks and not used. 2200 hours finish time was for points tie, system not used at Baypark.	Amend Rule 20.4.8.1(b) 1830 to 1900, and 2220 to 2210
Thorby, John	1013	15	O	Better control if last race start time is positive	Insert in 20.4.8.1(b)(i)after the word 'shall' "start after 2150
Thorby, John	1013	16	O	Rule 20.4.8.1 (b)(b) not required at Baypark	Delete provision
Thorby, John	1013	17	O	Not always possible to fit in 3 practice sessions during October before labour weekend.	Include in Rule 20.4.8.1(c) one practice session in September.
Thorby, John	1013	18	O	The original consent application for one non racing picnic day was agreed to by objectors.	Amend Rule 20.4.8.1 (d) to read: 'except after 1200 and before 1800 hours in the following circumstances'
Thorby, John	1013	19	O	Agreed that no racing on Sundays except when Saturday meeting could be held the next afternoon (Sunday). Makes sense for a two day Friday/Saturday meeting to be Friday/Sunday or Saturday/Sunday meeting if either rained out.	Insert in Rule 20.4.8.1 (d) (i) after the word Saturday 'or Friday/Saturday is rained out'.
Thorby, John	1013	20	O	Agreed that no racing on Sundays except when Saturday meeting could be held the next afternoon (Sunday). Makes sense for a two day Friday/Saturday meeting to be Friday/Sunday or Saturday/Sunday meeting if either rained out.	Delete reference to Rule 20.4.8.1.1 in Rule 20.4.8.1(d)(i) and add words 'due to rain' after the word abandoned.
Thorby, John	1013	21	O	Original consent condition was for a non-racing social event	Delete from Rule 20.4.8.1(d)(ii) the word 'racing'
Issue: Rule - Postponement or Abandonment of a Race Meeting [20.4.8.1.1]					
Thorby, John	1013	31	O	The provision is for other than a rainout day.	Amend text in Rule 20.4.8.1.1 to read after the words "any reason" 'other than a rainout' and insert after the word "rerun" on any day except Sunday.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Baypark [20]</b>					
Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Rule - Noise [20.4.8.2]					
Bay Of Plenty Speedway Association Inc	694	1	S	Provides a copy of a report from Hegley Acoustic Consultants which provides discussion on - noise level; - noise monitoring; - OSH Hazards.	Supports the proposal subject to further consultation.
Baypark Speedway Promotions Limited	695	1	S	Provides a copy of a report from Hegley Acoustic Consultants which provides discussion on - noise level; - noise monitoring; - OSH Hazards.	Supports the proposal subject to further consultation.
Bay Of Plenty Speedway Association Inc	694	2	O	JP Styles Report utilises the word 'immediately' in Point (xiii). There are protocols and Health and Safety Issues that need to be taken into account with regard to the removal of a race vehicle.	There are protocols and Health and Safety Issues that need to be taken into account with regard to the removal of a race vehicle.
Baypark Speedway Promotions Limited	695	2	O	JP Styles Report utilises the word 'immediately' in Point (xiii). There are protocols and Health and Safety Issues that need to be taken into account with regard to the removal of a race vehicle.	There are protocols and Health and Safety Issues that need to be taken into account with regard to the removal of a race vehicle.
Bay Of Plenty Speedway Association Inc	694	3	O	Refers to JP Styles report, clause 3.13. There is no provisions for any speedway activity in the Plan to provide for this requirement. The ongoing noise monitoring should suffice.	There is no provisions for any speedway activity in the Plan to provide for this requirement. The ongoing noise monitoring should suffice.
Baypark Speedway Promotions Limited	695	3	O	Refers to JP Styles report, clause 3.13. There is no provisions for any speedway activity in the Plan to provide for this requirement. The ongoing noise monitoring should suffice.	There is no provisions for any speedway activity in the Plan to provide for this requirement. The ongoing noise monitoring should suffice.
Thorby, John	1013	22	O	Require certification in Rule 20.4.8.2(a) that noise levels proposed will not deliver noise greater than provided in the Environment Court consent and agreed to by all.	Require in Rule 20.4.8.2(a) certification that the proposed methodology and noise limits will not result in noise levels in residential zones greater than consent.
Tauranga City Council	492	72	SA	Monitoring of the speedway season is currently underway to confirm that the noise provisions as proposed deliver the agreed noise levels as outlined in the resource consent. The outcomes of this monitoring may identify that the noise levels as proposed need to be amended to reflect the intent of noise emissions of the existing resource consent.	Await outcomes of current speedway monitoring. Amend noise provisions as required based upon outcomes of that monitoring.
Issue: Rule - Noise Monitoring [20.4.8.2.1]					
Thorby, John	1013	23	O	Most important that the level of vehicle racing noise that permeates residential zones does not exceed the L10 and Lmax limits approved by the Environment Court.	Require in Rule 20.4.8.2.1(a) L10 and Lmax readings to be taken simultaneously for the season.
Thorby, John	1013	24	O	All noise that has the potential to emit special audible characteristics should be subject to the adjustment.	delete the work 'No' in Rule 20.4.8.2.1(a)
Thorby, John	1013	25	O	The agreement reached originally was that the noise was to be measured during actual race period.	Rule 20.4.8.2.1(c)(i) be altered to provide for race only measurements to be taken.
Thorby, John	1013	26	O	Independent personnel should do testing in Rule 20.4.8.2.1 (d)(v)	Amend Rule Rule 20.4.8.2.1 (d)(v) and insert the word 'independent' between the words "trained" and "personal"
Thorby, John	1013	27	O	No noise limits are specified in Rule 20.4.8.2.1(d)(vi) for noise emissions. Testing needed only once at start of season, then random or if change to race car specification.	Amend text in Rule 20.4.8.2.1(d)(vi) to reflect that testing is needed only once at start of season, then random or if change to race car specification.
Thorby, John	1013	28	O	In Rule 20.4.8.2.1(ix) the actual noise decibels measured is required.	Amend Rule 20.4.8.2.1(ix) to require that actual noise decibels measured is required.
Thorby, John	1013	29	O	In Rules 20.4.8.2.1 (xiv)(xv)(xvi) meteorological corrections as a result of actual results for comparison accuracy is paramount.	Amend Rules 20.4.8.2.1 (xiv)(xv)(xvi) to make clear that meteorological corrections as a result of actual results for comparison accuracy is paramount
Thorby, John	1013	30	O	Change Rule 20.4.8.2.1(f) so that all races be monitored .	Amend Rule Rule 20.4.8.2.1(f) to provide for all races to be monitored.
Tauranga City Council	492	73	O	Noise monitoring should be undertaken at every race event and activity, not only the first and tenth race.	Amend Rule 20.4.8.2.1 f) to identify that all race meetings are monitored for noise emissions, not just the 1st and 10th race meeting of each season.
Issue: Rule - Number & Duration of Activities & Events [20.4.9.1]					
Tauranga City Ventures Limited	788	12	O	Oppose Rule 20.4.9.1(b) (ii) as it can be read as including sound checks provided for separately under Rule 20.4.9.1(b)(i)	Amend Rule 20.4.9.1(b)(ii) to exclude the duration of any amplified noise made during sound checks.
Thorby, John	1013	32	O	Clarification in Rule 20.4.9.1(b)(iii) is required for the meaning of 'unforeseen delays'.	Provide definition of 'unforeseen delays'
Issue: Rule - Noise Monitoring [20.4.9.2.1]					
Thorby, John	1013	33	O	Adjustments for special audible characteristics must be provided in Rule 20.4.9.2.1.	Delete the word "no" in Rule 20.4.9.2.1.
Issue: Rule - Restricted Discretionary Activity Rules [20.6]					
Tauranga City Ventures Limited	788	13	O	Oppose omission from Rule 20.6 of a provision for non-notification.	Include additional rule in Chapter 20.6 that states: 'Applications need not be publicly notified or served on affected persons' or similar.
Tauranga City Council	492	175	SA	A non-notification statement needs to be added within Chapter 20 for restricted Discretionary activities.	Add a new rule within Chapter 20 (new Rule 20.6.1.6 - Non-Notification) providing: 'Applications made under Rule 20.6.1.6 - Restricted Discretionary Activity Rules need not be publically notified or served on affected persons.
Issue: Access [ACCESS]					
Lee, Bruce H	19	1	O	Access to Baypark from the State Highway is inadequate.	A passing lane should be installed to accommodate access to Baypark.
Lee, Bruce H	19	2	O	The existing two accesses from Baypark give the ability to have continuous traffic leaving after an event, effectively stopping all other traffic.	Install traffic lights at the State Highway roundabout.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Baypark [20]</b>					
Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Appendix 20A - Baypark Outline Development Plan [APPEND20A]					
Tauranga City Ventures Limited	788	14	O	Oppose lack of cross reference between Table 20.3A and Appendix 20A. It is unclear what each of the defined "Areas" are.	Provide a cross reference between Table 20.3A and Appendix 20A. Refer to each 'Area' under a heading of Activity Area.
Tauranga City Ventures Limited	788	15	O	Oppose identification of Area E Protected Ridge. This area has not been identified as a Significant Maori Area or Significant Archaeological Site on the Plan Maps.	Delete reference to Protected Ridge Area from Appendix 20A or apply approach consistent with the Significant Maori Area identification/rules.
New Zealand Transport Agency	588	29	SA	Supports the use of an outline development plan and suggests amendment to provide clarity. - The future development area is not defined in the Plan. The impact on the transportation network of the proposed permitted/controlled activities should be assessed. -The Truman land access point be shown as the main and preferred access point and that the access point on SH29 is to be used in exceptional circumstances only when required by the TMP. Direct access and egress via SH29 would have an adverse effect on the safe and efficient functioning of the road network.	Amend the Outline Development Plan to show: 1 - Future development area; 2 - Main access point to Truman Lane; 3 - Note at SH29 access point to state 'exceptional circumstances only when managed by TMP.
Issue: Community Liaison Group [COMMLIGROU]					
Thorby, John	1013	34	O	No provision has been made for the continuation of the community liaison group and community as provided in the environment court.	Include Rule for ongoing community access.
Issue: Definition - Race Vehicle [DEF-RACVEH]					
Bay Of Plenty Speedway Association Inc	694	7	O	The plan needs to recognise the various classes for speedway and there are far more than just midget, TQ and side car. The Plan should recognise the race classes as specialist and approved Speedway New Zealand Inc in their general rules and regulations. The type of vehicle is not the issue, it is the emissions that need to be controlled through the plan. All Speedway NZ classes are subject to the same noise emission rules and regulations.	The plan needs to recognise the various classes for speedway and there are far more than just midget, TQ and side car.
Baypark Speedway Promotions Limited	695	7	O	The plan needs to recognise the various classes for speedway and there are far more than just midget, TQ and side car. The Plan should recognise the race classes as specialist and approved Speedway New Zealand Inc in their general rules and regulations. The type of vehicle is not the issue, it is the emissions that need to be controlled through the plan. All Speedway NZ classes are subject to the same noise emission rules and regulations.	The plan needs to recognise the various classes for speedway and there are far more than just midget, TQ and side car.
Issue: General [GENERAL]					
Howcroft, C	565	1	O	No change should be allowed.	No changes to be made.
Smead, Frank & Gardiner Robin	566	1	U	Not Stated	Not Stated
Thorby, John	1013	1	U	Is Baypark the appropriate zone title	Consult with Mangatawa
Lee, Bruce H	19	3	U	There has been an increase in the number of events occurring at Baypark creating a conflict of interest with Council maintaining there is restricted use of the venue.	No stated
Lee, Bruce H	19	4	O	The site is not particularly ideal because of a number of issues, including being located close to the sewage ponds and influent treatment system) and has not been governed by the Operative District Plan.	Council should not continue to invest ratepayer funds in Baypark
Issue: Geotechnical [GEOTECH]					
Bailey, Roger	325	1	O	Opposes the Special Use Zone as TCC will no longer be restricted by the existing resource consents on which TCC has a very poor compliance and enforcement record. The change should not be legally possible as the specific resource consents take precedence over the general provision of the District Plan.	That the special use zone be declined as it is geotechnically unsuitable land.
Issue: Noise [NOISE]					
Konings, J & M L	352	2	O	Opposes the Plan due to noise problems which are already unacceptable.	Cancel the project and postpone until after the recession as Council has enough high debts.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Baypark [20]</b>					
Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Provisions of Special Use Zone - Baypark [PROVISIONS]					
Connolly, Raymond Phillip	335	1	S	Supports the zone change.	Request the change be adopted.
Guideline Enterprises Limited	311	1	O	Opposes the proposed re-zoning as it is unnecessary. Existing activities have been required to comply with consents under existing zone requirements. This at least provides some measure of appropriateness to test public views through the consent process.	Decline the change.
Harlen, Perry	775	1	O	The submitter states that he has concerns about the Councils proposals contained in: 20.1 - Purpose of the Special Use Zone; 20.2 - Objectives and Policies of the Special Use ZONE; 20.3 - Activity Status Rules; 20.4 - Permitted Activity Rules; Appendix 20A.	Not Stated - submission represents preliminary submission.
Houlding, Mike	399	1	S	Supports the zone change.	Request the change be adopted.
Hume, Maurice	361	1	S	Supports the zone change.	Request the change be adopted.
Joyce, John	472	1	O	Opposes the making of Baypark Stadium into a Special Use Zone. There is no need for this and the site must be controlled by RMA consents as it is now because the public are entitled as of right to have input into what further developments take place at Baypark, not simply what Council chooses to do there at its whim without reference to anyone.	Requests that all of Chapter 20 in so far as it relates to Baypark be deleted and not proceeded by Council.
Matuschka, Bruce	1012	1	O	There be no change from the present classification of drainage reserve to a special use zone.	To reject the proposal totally.
Mount Maunganui Environmental Group Ltd	633	1	O	There is no need for the change The site needs to be controlled by RMA consents as it is now, because the public are entitled as of right to have some form of input into future developments. The change has the appearance of Council trying to circumvent the multitude of existing consents. The site is geotechnically unsuitable for further development , with existing noise and major traffic issues. The large signs are also distracting, block views and are unlawful. Council also has a conflict of interest as owner and consent authority. There also appears to be no provision made for the Baypark Community Liaison Group to continue in operation.	That Chapter 20 be deleted and not proceeded with by Council as it is unnecessary and unlawful if it is trying to circumvent the RMA and existing consents.
Paterson, Rob	632	1	O	There is no need for the change The site needs to be controlled by RMA consents as it is now, because the public are entitled as of right to have some form of input into future developments. The change has the appearance of Council trying to circumvent the multitude of existing consents. The site is geotechnically unsuitable for further development , with existing noise and major traffic issues. The large signs are also distracting, block views and are unlawful. Council also has a conflict of interest as owner and consent authority. There also appears to be no provision made for the Baypark Community Liaison Group to continue in operation.	That Chapter 20 be deleted and not proceeded with by Council as it is unnecessary and unlawful if it is trying to circumvent the RMA and existing consents.
Paterson, Sandra	847	1	O	Opposes the proposal to make Baypark Stadium into a Special Use Zone. The site must be controlled by RMA consents as it is now because the public are entitled as of right to have some input into what further developments take place, not what Council chooses to do there at its whim without reference to anyone. Currently there are noise issues and major traffic gridlock when events exceed 10,000 people. The site itself is unsuitable for further development.	That all of Chapter 20 of the Plan in so far as it relates to Baypark be deleted and not proceeded with by Council.
Pearce, I L	324	1	O	Opposes making Baypark a Special Use Zone.	Remove provisions from Plan.
Riach, B I	595	1	U	All previous resource consent conditions should be retained.	Requests that all conditions applied under previous resource consents be retained as conditions in the special use zone.
Ewers, Ray & Jennifer	395	2	O	Opposes amendments proposed as it is obvious at times that very little or no attention to noise is even given.	That no change to the existing use of Baypark Stadium be made.
Paterson, Sally	845	2	O	Oppose proposal to make Baypark Stadium into a Special Use Zone. There is no need for this and the site must be controlled by RMA consents as it is now because the public are entitled as of right to have some input into what further developments take place.	That all of Chapter 20 in so far as it relates to Baypark be deleted and not proceeded with by Council as it is unlawful if it is an attempt to get around the existing RMA consents
S L Paterson Family Trust	846	2	O	Oppose proposal to make Baypark Stadium into a Special Use Zone. There is no need for this and the site must be controlled by RMA consents as it is now because the public are entitled as of right to have some input into what further developments take place.	That all of Chapter 20 in so far as it relates to Baypark be deleted and not proceeded with by Council as it is unlawful if it is an attempt to get around the existing RMA consents
Tourism Bay Of Plenty	455	4	S	Supports Chapter 20 in its entirety. Baypark is a significant recreation and events based facility that caters to the subregion.	Retain proposed Chapter 20 in its entirety.
Parry, Jill	814	14	O	Opposes rezoning. This area should not be put in a special zone of its own to avoid consents. This is a huge and noisy area and the public want to be fully involved in constraints over activities in this place as new ones are put forward over the years.	Opposes rezoning.
Tauranga Chamber Of Commerce	621	29	S	Supports the redefinition of the Baypark zoning making it a more useable space with clear zoning requirements	Support
Issue: Purpose, Objectives & Policies [PUROBJPOL]					
Tauranga City Ventures Limited	788	5	S	Support the provisions of 20.2 Objectives and Policies for Special Use Zone	Support the provisions of 20.2 Objectives and Policies for Special Use Zone
Issue: Signage [SIGNAGE]					
Bailey, Roger	325	3	O	The large commercial signs are to be increased in size from about 15m2 to around 24m2 per sign. These large commercial signs were unlawfully erected in the first place. Building consent was granted retrospectively with strong opposition from both Transit and TCC.	The commercial signs should not be permitted to increase in size.
Issue: Table 20.3A - Activity Status - Burnouts [TAB20.3ABU]					
Thorby, John	1013	2	S	Does not include burnouts	Support the exclusion of burn-outs

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
<b>Section: Baypark [20]</b>					
Topic: Chapter 20 - Special Use Zones - Baypark					
Issue: Table 20.3A - Activity Status - Conferences, Concerts Exhibitions ..... [TAB20.3ACO]					
Tauranga City Council	492	171	SA	In the column relating to 'Conferences' reference is also made to activities. This is a very open and permissive term. The listed activities are those that are permitted, and there is no need to add the term 'activities'.	Amend Table 20.3A, Row 3 by deleting reference to the term 'activities'.
Issue: Table 20.3A - Activity Status - Cross Referencing [TAB20.3ACR]					
Tauranga City Ventures Limited	788	8	O	Oppose the lack of cross reference between Table 20.3A and Appendix 20A. It is unclear what each of the defined 'Areas' are.	Provide a cross reference between Table 20.3A and Appendix 20A. Refer to each 'Area' under a heading of 'Activity Area'.
Issue: Table 20.3A - Activity Status - Future Development Area [TAB20.3AFU]					
O'Meeghan, Carmen & Calvert, Douglas Reid	751	3	S	Supports the change in zoning on the condition that: All uses/activities under the Future Development Area in Table 20.3, under Policy 20.3.1 Activities within the Special Use Zone - Baypark have an identified 'C' status. This is because Chapter 20 does not appear to outline the 'Future Development Area' at Baypark, and so we are unable to make an informed comment as to an appropriate status for public and speedway activities in this area.	That Council change all activities in the Future Development Area at Baypark to a P status until such time as the future development area can be accurately identified by community members for the purpose of being able to make an informed comment as to an appropriate status for public and speedway activities in this area.
Tauranga City Ventures Limited	788	6	O	Oppose the reference to Future Development Area in Table 20.3A as this is not shown on Appendix 20A Baypark outline Development Plan or referred to elsewhere.	Delete reference to Future Development Area from Table 20.3A.
Issue: Table 20.3A - Activity Status - Protected Ridge Area [TAB20.3APR]					
Tauranga City Ventures Limited	788	7	O	Oppose the reference to Protected Ridge Area. This areas has not been identified as a Significant Maori Area or Significant Archaeological Site on the Plan Maps. A consistent approach should be taken in dealing with sites of significance to Maori.	Delete reference to Protected Ridge Area from Table 20.3A or apply approach consistent within the Significant Maori Area identification/rules.
Nga Potiki Resource Management Unit	647	14	S	Retain Protected Ridge	Retain Protected Ridge
Tauranga City Council	492	74	O	The activity status of activities within the Protected Ridge Area" should be revised to discretionary to acknowledge that any further development of this area is subject to assessment of archaeological significance prior to any development occurring, rather than the assumption that this area is significant and should not be utilised in the future without such an assessment having been undertaken.	Amend the activity status of activities within the protected ridge area" from non-complying to discretionary.
Tauranga City Council	492	157	SA	Earthworks within the protected ridge area should be identified as a discretionary activity. This may need a corresponding change to Rule 4.3.4.	Earthworks within the protected ridge area should be identified as a discretionary activity. This may need a corresponding change to Rule 4.3.4.
Issue: Table 20.3A - Activity Status - Speedway Activities [TAB20.3ASA]					
Thorby, John	1013	9	O	Speedway activities should not be permitted in the exhibition centre area, future development area or carpark area.	Amend status chart to non-conforming for these areas.
Issue: Table 20.3A - Activity Status - Signs [TAB20.3ASI]					
Thorby, John	1013	10	O	Advertising signs not relevant to the zone activities, and viewed from highways be non-conforming.	Hoardings and other advertising signs be non-conforming if viewed from highway.
Issue: Table 20.3A - Activity Status - Speedway Racing [TAB20.3ASR]					
Thorby, John	1013	8	O	Speedway racing should not be permitted in Pit/Hardstand area	Amend status chart to non-conforming for both areas'
Issue: Traffic Management [TRAFFMAN]					
Konings, J & M L	352	1	O	Opposes the Plan due to the accumulation of traffic with unsuitable roading and unsafe roundabout (Girven road)	Cancel the project and postpone until after the recession as Council has enough high debts.
Bailey, Roger	325	2	O	Opposes the Special Use Zone as there is major chaos and gridlock at Te Maunga junction, Girven Road roundabout plus along Te Puke/SH2 road to the detriment of all travellers.	Decline the Special Use Zone.
O'Meeghan, Carmen & Calvert, Douglas Reid	751	2	SA	Supports the change in zoning on the condition that: Traffic lights are installed and monitored at the Bayfair Intersection to ensure flow of traffic during events at Baypark. This aligns with Policy 20.2.1.6.1	That Council initiate the introduction of traffic lights at the Bayfair intersection.