

Section: Definitions [3]					
Topic: Definition of Mean High Water Springs					
Issue: Definition of Mean High Water Springs [DEFINITION]					
Judge, E M & J B C	154	1	O	Opposes the incorrectly identified and surveyed MHWS which ignores the reality of the where the tide comes to being the toe of the dune.	THat MHWS be re-examined in favour of a much greater area of coastal protection.
Lawson, Margaret Monica	987	2	O	Supports Jill Parry and Sandy Walkers Group and their drive to protect the sand dunes and their opposition to the proposed MHWS.	Supports Jill Parry and Sandy Walkers Group and their drive to protect the sand dunes and their opposition to the proposed MHWS.
Spearman, Richard	746	2	O	The status quo of 15m be retained. The proposal to increase the setback to 20m is considered unjust with respect to the RMA. This is clearly being seen by some as a land grab under the guise of the RMA. The consultation process entered into by the Council has also been substandard and considered by some to be underhanded.	The status quo of 15m be retained.
Aitchison, B E	778	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Aitchison, Trevor & Raewyn	779	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Allan, Kirsten	800	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Anderson, Doreen	66	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Anderson, Jacqueline	99	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Andresen, Sue	102	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Armstrong, Bruce	1037	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Armstrong, J	228	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Armstrong, Matt	929	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.

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Marshall, Colin R	387	3	O	The determining of MHWS appears flexible to an extent that risks appearing simply a fiction malleable to the intentions of various coastal developers.	The natural indicator 'toe of the dunes' should be adhered to as the determinant of MHWS.
Marshall, Maxwell	538	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Matenga, Patty	952	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Mathers, Linda	904	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Matthesius, Gerd	201	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Maxwell, Mary	273	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McAuliffe-Evans, Elizabeth Anne	297	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
McCarthy, C	78	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McConville, John & Jo	121	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McFadden, Ryan	166	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McFarland, D	119	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McGonagle, Colin	276	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McKenzie, Tarina	271	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McKillen, Jan	912	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
McKillen, Matthew John	924	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
McKnight, Philippa M	396	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McMillan, Mrs Wilma	81	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
McNaughton, Connor	554	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Mercer, Bruce	241	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Mercer, Candice Lee	877	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Miles, Mrs G H	104	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Miller, John	107	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Mills, Doug	613	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Minton, John	91	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Moon, Annie & Cal	543	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Moore, Kevin	296	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Moore, M	190	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Morgan-French, Sue	907	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Morris, Pete	122	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Mount Maunganui Environmental Group Ltd	633	3	O	The mean high water spings line should not be changes unless there is irrefutable scientific proof supporting this.	Do not change the MHWS line unless there is irrefutable scientific proof supporting this.

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Shroff, Florence Victoria	68	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Simpson, Elizabeth A A	211	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Skene, Heather	1054	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Skene, Ian	1033	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Small, Anne	287	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Smith, Antoinette	475	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Smith, Mrs J	134	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Sollitt, Andrew	234	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Southall Family Trust	562	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Southall, J A & E M	561	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Sproston, Estelle	192	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Sproston, Ron	191	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Amanda	1005	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Caroline	95	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Janie	1014	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Julie	279	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Kurt	1004	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Lesley	142	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Paul	280	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Paul	1003	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stevenson, Rachel	281	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Stewart, Lauren	488	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Styles, Kerry	539	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Sullivan, Deborah	404	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Sullivan, Max	403	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Summers, Cushla	136	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Sutcliffe, Roy & Aincy	536	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Taikato, Pua	307	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Tata, Tamati & Janette	164	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Taylor, Bill	668	3	O	For 1 Selwyn Street, MHWS is incorrectly shown on the Plan Maps (Part B). This boundary has been surveyed in the last 10 years, and was shifted due to accretion.	Relocate the identified boundary of 1 Selwyn Street to the position recently identified by survey and approved by survey.

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Young, Marian	240	3	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Joyce, John	472	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Lewis, Evan	541	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
MacLaren, V E	169	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Miles, W J & B M	560	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Munro, Don	84	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Puha, Helen Christine	258	4	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Te Tumu Kaituna 14 Trust	521	4	O	Amend the definition of MHWS. This definition uses words such as 'indicatively', 'generally', 'augmented for practical purposes. As MHWS is the determining line for the coastal marine area surely a definition consistent with the Regional Coastal Environmental Plan should be included to avoid confusion.	Amned the MHWS definition, as follows: 'Mean High Water Springs (as defined in the Regional Coastal Environmental Plan).
Te Tumu Landowners Group	520	4	O	Amend the definition of MHWS. This definition uses words such as 'indicatively', 'generally', 'augmented for practical purposes. As MHWS is the determining line for the coastal marine area surely a definition consistent with the Regional Coastal Environmental Plan should be included to avoid confusion.	Amned the MHWS definition, as follows: 'Mean High Water Springs (as defined in the Regional Coastal Environmental Plan).
Ford Land Holdings Pty Limited	519	5	O	Amend the definition of MHWS. This definition uses words such as 'indicatively', 'generally', 'augmented for practical purposes. As MHWS is the determining line for the coastal marine area surely a definition consistent with the Regional Coastal Environmental Plan should be included to avoid confusion.	Amned the MHWS definition, as follows: 'Mean High Water Springs (as defined in the Regional Coastal Environmental Plan).
Leslie Downs Trust	589	5	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Paterson, Sally	845	5	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
S L Paterson Family Trust	846	5	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Wiessing, Paul	810	5	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Flatt, Mr & Mrs D & V	671	6	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Parry, Jill	814	6	O	MHWS should acknowledge toe of dunes as stated on page 20 of definitions. I do not believe the new MHWS is accurate as ground truthing (i.e walking along the beach tells me something far different).	Re assess MHWS using practical indicator at toe of dunes. Investigate all surveys that have lead to proposed plan result. Requests an enquiry into the process that altered the boundary and full information on outcome.
Haines, Colleen Fay	145	9	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Colyn, Hendrika	209	10	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Crisp, Michael Edward Seton	329	10	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Matthesius, Gerd	201	10	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Hardy, Trevor & Betty	928	13	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Rush, Jocelyn Gladys	949	13	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Howell, Elizabeth (Dr)	764	16	O	Opposes incorrectly identified and surveyed MHWS which have ignored toe of dune. The sea regularly comes to the toe of the dune and this is the sensible line for practical purposes such as the territorial boundary for TCC along the open coast.	Reassess MHWS using natural indicator at toe of dunes. Investigate erroneous surveys that placed these wrong lines in the sea.
Colyn, Hendrika	209	17	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Gunton, B M	71	17	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes. Investigate strange surveys that placed these wrong lines in the sea.
Sandy Walker Group	490	17	O	Opposes incorrectly identified and surveyed MHWS which have ignored toe of dune. The sea regularly comes to the toe of the dune and this is the sensible line for practical purposes such as the territorial boundary for TCC along the open coast.	Reassess MHWS using natural indicator at toe of dunes. Investigate erroneous surveys that placed these wrong lines in the sea.
Colyn, Hendrika	209	24	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.
Colyn, Hendrika	209	31	O	MHWS has been shifted by varying amounts along the Open Coast. Some of this line is in the sea at mid tide. The identified MHWS does not acknowledge the natural indicator, the toe of the dunes.	Reassess Mean High Water Springs using natural indicator at toe of dunes.

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Topic: Definition of Mean High Water Springs					
Issue: Plan Maps - Date [PLANMAPDAT]					
Environment Bay Of Plenty	760	50	SA	The MHWS line used on the 'L' series maps should be annotated with a date. This date represents the time for which this line is applicable. This is important on a dynamic sandy coastline where this position can vary considerably.	Annotate the line of MHWS with a date.
Topic: Definitions					
Issue: One-Bedroom Dwelling [1BEDDWELL]					
Tauranga City Council	492	5	SA	Amend the definition of a "one bedroom dwelling" to include all units within a retirement village. This change has recently been considered by the Council and will be pursued within the Councils Development Contributions Policy. As the intent is to mirror the DC Policy with the FC provisions, a corresponding amendment needs to be made to the Financial Contribution Provisions.	Amend the definition of a "one bedroom dwelling" to include all dwellings within a retirement village.
Issue: Accessory Building [ACCBUILD]					
Tauranga City Council	492	1	SA	The definition of accessory building, structure or activity should be amended to clarify that the definition does not include buildings, structures or activities that exist (ie. through resource consent) and that cannot be established as permitted activities within the zone.	Add the following to the definition of accessory building, structure or activity - '(c) or any activity which is not a permitted activity the specific zone in which it is proposed to be undertaken'.
Issue: Activity [ACTIVITY]					
Tauranga City Council	492	2	O	A definition of 'activities' should be added to clarify that the permissibility to establish an activity also carries with it the corresponding permissibility to construct buildings associated with that activity.	Add a definition of activities that provides 'means the development or use of any land for a particular purpose, and includes any erection, construction, alteration of or addition to any building or structure on the land; and the carrying out on the land of any excavation or other works associated with that use and development.'
Issue: Aerial & Antenna [AERIALANT]					
Tauranga Emergency Communications Group (Inc)	417	1	O	Amend the wording of the definition Antenna and delete the separate definition for Aerial. The two separate definitions are confusing and misleading.	Amend the definition of Antenna to read: 'The arrangement of conductors, usually wires, rods, or tubes, which form the device in which radio frequency electromagnetic energy is generated from or converted to electrical energy for the purposes of radio communication. This definition includes the linking components of tubes or rods, which position the rods, tubes and wires, and the dish in dish antennas, and any shrouds required for weather protection. The diameter of an antenna means: (a) In relation to any panel antenna or any other type of antenna that has a length and a width, the area measured by calculating the largest surface area; (b) In relation to any other antenna, the diameter measured by taking the cross-section of the widest part of the antenna. The antenna is not subject to specific size limits. Mountings are part of the antenna unit.'
Issue: Building Improvement Centres [BUIMPCENT]					
Bunnings Limited	765	1	O	The Plan includes definitions of Trade Suppliers and Yard Based Suppliers and makes provision for these uses in the Industrial Zones. Bunnings operate centres that sell building products and include nurseries and timber trade outlets. These outlets have evolved from being originally a yard based activity to meet storage requirements and are now predominantly indoor and offer a wider range of services to the public. The definitions of 'Trade Suppliers' and 'Yard Based Suppliers' do not adequately provide for enterprises such as Bunnings.	Add a definition of 'Building Improvement Centres' to Part 3 of the Plan, which provides: 'Building Improvement Centres - meaning premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres and home and building display centres, garden centres and outdoor nurseries.'
Issue: Bulky Goods Retail [BULGOODRET]					
Pyes Pa Limited	724	1	O	Oppose the lack of a definition of 'Bulky Goods Retail'.	Include the following or similar definition of 'Bulky Goods Retail': 'Bulky goods retailing includes: Large Appliances; Furniture; Timber, hardware and building supplies; Floor and window coverings; Kitchen and bathroom fixtures; Outdoor products; Garden centres; Automotive parts.'
Element IMF New Zealand Limited	786	2	O	Oppose the lack of a definition of 'Bulky Goods Retail'.	Include the following or similar definition of 'Bulky Goods Retail': 'Bulky goods retailing includes: Large Appliances; Furniture; Timber, hardware and building supplies; Floor and window coverings; Kitchen and bathroom fixtures; Outdoor products; Garden centres; Automotive parts.'
Issue: Camping Grounds [CAMPGROUND]					
Tauranga City Council	752	4	S	Support the definition.	Retain the definition.
Tauranga City Council	752	20	S	Support the definition of camping grounds. The inclusion of the provisions supports the general operational and management requirements of camping grounds.	Retain the definition of camping grounds as notified.
Issue: Commercial Centres [COMCENTRES]					
Property Council of New Zealand (Bay of Plenty Branch)	491	5	O	This hierarchy of definitions provides limited direction about size and scale or what is anticipated in various locations.	Provide some further detail about scale of activity anticipated in the various commercial centres definitions.
DNZ Property Fund Limited	763	11	O	The definition of a 'sub-regional centre' is opposed as it has the potential to undermine the function of the city centre.	Amend the definition of 'sub-regional centre' to provide: 'Sub-regional centres - consolidation of a comparatively large total floorspace serving a sub-regional population and serving multi-purpose, mixed retail, business, employment and entertainment opportunities, with limited capacity for office activities recognising that these should be consolidated in the CBD.'
AMP Capital Investors (New Zealand) Limited	868	35	O	The definition of 'Town Centre' does not appropriately reflect the function that these centres have in the commercial heirarchy.	The definition of Town Centre is modified by making provision for service of a local and regional population, as outlined in this submission.
Thompson, Max	864	35	O	The definition of 'Town Centre' does not appropriately reflect the function that these centres have in the commercial heirarchy.	The definition of Town Centre is modified by making provision for service of a local and regional population, as outlined in this submission.
Issue: Comprehensively Designed Development [COMDESDEV]					
Gardner, David & Lorraine	673	9	SA	The definition of 'comprehensively designed development' states that land use and subdivision consent be lodged concurrently and does not specify how a development that simply requires a land use consent will be dealt with.	Clarify how comprehensively designed developments that only require land use consent are defined.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Definitions [3]					
Topic: Definitions					
Issue: Community Facilities [COMMFAC]					
Tauranga City Council	492	4	SA	Amendment is required to bring consistency with the use of terms in the Council's community facilities strategy.	Amend definition of community facilities point (j) to read: 'community centres and community support centres'.
Issue: Daycare [DAYCARE]					
Ministry Of Education	495	2	O	The terminology used by the Ministry of Education is the same as that used by education providers. In some cases the terminology in the Plan does not match the Ministry's terminology. This adds confusion to the procedures for persons that are determining if licences are required from the Ministry and consent under the Plan. The Plan uses the terms childcare and pre-schools.	Amend the definition of 'daycare' to 'home based childcare'.
Issue: High/Medium/Low Density [DENSITYHML]					
Property Council of New Zealand (Bay of Plenty Branch)	491	7	O	There are some concerns over the use of these terms and whether they reflect the public's general understanding of density. Do the community believe that 325sqm sections are low density?	Review this terminology.
Issue: Direct Vehicle Access [DIRVEHACC]					
S & L Consultants Limited	804	51	O	Parking can be parallel from the road while still being accessed directly from the road.	Amend this definition to provide for parking parallel to the road.
Issue: Drive in Food Premises [DRFOODPREM]					
McDonald's Restaurants (New Zealand) Limited	617	2	O	There is no definition of Drive-In Food Premises or Take-Away Food Premises however, these are referred to in the Parking Table 4B and in the Industrial Zones Activity Table 18A.	Include the following definitions: Drive-In Food Premises - means any premises providing on-demand meals prepared for consumption therein or taking away, including ancillary services, and catering primarily for customers who drive on to the site or can remain in their vehicles. Takeaway Food Premises - means premises primarily selling prepared food for consumption off the premises and which do not serve customers in their vehicles.
Issue: Factory Farming [FACTORYFAR]					
Morris, Dr Michael Charles	750	1	O	Factory farming of animals results in severe physical and psychological suffering. While regulated under the Animal Welfare Act regulation under the RMA is also appropriate due to impacts on the environment, particular regard to be given to the ethic of stewardship, and is bad for the community.	Make new factory farming activities 'prohibited' activities in all zones.
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	46	SA	The definition could be seen to include greenhouses. To be clear the definition should specifically exclude greenhouses for horticultural production.	Amend definition to include: 'Factory farming does not include greenhouses for horticultural production.'
Issue: General [GENERAL]					
Boffa Miskell Limited	782	5	O	Oppose the lack of reference numbers to definitions.	Include a reference number for each definition.
Western Bay of Plenty District Council	609	5	SA	It was agreed with both Councils that alignment would be sought, where possible, between the WBoPDC and TCC Plans. A number of different definitions and terminology are used in the Plan that are different from the WBoPDC Plan eg. 'site coverage' (TCC), 'building coverage' (WBoPDC). It is important that not only is the terminology aligned, but the definition itself.	Where possible, amend definitions and terminology to align with the WBoPDC Plan.
Brown Street Partnership & Mackenzie Elvin	478	16	O	Oppose some of the definitions in this chapter that are worded in such a way that they appear to be limited to Chapter 11 (Financial Contributions). One example is the definition of 'business activity' which is a term used through the Plan and not just in Chapter 11.	Definitions to be reviewed to ensure that they apply throughout the Plan in a consistent manner and not just for Chapter 11.
Issue: Gross Floor Area [GRFLOORAR]					
McDonald's Restaurants (New Zealand) Limited	617	1	SA	Submission relates to both definitions of Gross Floor Area (general, and with respect to the definition for the purpose of Chapter 11). The definitions of GFA do not provide for some areas of a building that are problematic in terms of other parts of the plan (such as floor area limits and financial contributions). These building areas include covered refuse areas and children's playgrounds provided in restaurants, which are both ancillary to the restaurant use.	Amend the definitions of Gross Floor Area as follows: 'Means the sum...machinery rooms, lift shafts, children's playgrounds that are ancillary to the principal activity on the site and covered refuse enclosures. And: For the purpose of Chapter 11 - Financial Contributions means...and internal balconies, but excludes: covered refuse enclosures, and children's playgrounds that are ancillary to the principal activity on the site.'
Issue: Greenfield Subdivision/Development [GRFSUBDEV]					
Fairway Holdings Limited	384	4	O	Submits the greenfield subdivision/development definition is not realistic or appropriate.	Change the greenfield subdivision/development definition to exclude areas of land located within or adjoining existing urban areas and that are not located within identified urban growth areas.
Carrus Corporation Limited	661	6	SA	The reference to 'undeveloped rural or open land' provides no clarity to what is intended.	Amend definition so it makes reference to the current and future urban growth areas.
Property Council of New Zealand (Bay of Plenty Branch)	491	6	O	Refers to 'areas that were formally rural or open land' - are unsure what that means.	Delete or replace with something clear.
Issue: Gross Leaseable Floor Area [GROSSLEASE]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	1	O	The list of exclusions in (a) through (e) are definitive (ie. do not provide for other exclusions) which contradicts the first sentence of the definition which would allow for more exclusions if it weren't for the list in (a) - (e).	Amend the definition to provide that exclusions include but are not limited to, the following additional matters: seating areas; amenities such as toilet facilities where not for the exclusive use of a single tenancy; and management offices for shopping centres.
Issue: Hazardous Substance Facility [HAZSUBFAC]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	44	O	The definition of 'Hazardous Substance Facility' includes vehicles for their transport. This could include a vehicle used for agricultural spraying, making the whole farm or orchard a hazardous substance facility.	Amend the definition of 'hazardous substance facility' by adding "...but excludes vehicles or applicators being used to apply diluted agricultural substance in a manner consistent with their intended use."
Issue: Industrial Activities [INDUSTACT]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	20	S	Definition of Industrial Activities is supported insofar as it provides for those activities of the Oil Companies associated with the Port.	Retain the definition of 'Industrial Activities' without modification.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Definitions [3]					
Topic: Definitions					
Issue: Infrastructure [INFRASTRUC]					
Te Tumu Kaituna 14 Trust	521	89	O	The term 'infrastructure' is defined in the RMA.	Amend the definition of 'infrastructure' in the Plan to read: 'has the same meaning as the Resource Management Act 1991', then state the RMA definition.
Te Tumu Landowners Group	520	89	O	The definition of 'infrastructure' is already in the RMA.	Amend the infrastructure definition to read: 'has the same meaning as the Resource Management Act 1991' and then state the RMA definition.
Powerco Limited	452	91	S	The definition is supported.	Retain this definition.
Ford Land Holdings Pty Limited	519	92	O	The term 'infrastructure' is defined in the RMA.	Amend the definition of 'infrastructure' in the Plan to read: 'has the same meaning as the Resource Management Act 1991', then state the RMA definition.
Transpower New Zealand Limited	383	93	S	The definition of infrastructure is supported.	Retain the definition of infrastructure without modification.
Issue: Landscape [LANDSCAPE]					
Gardner, David & Lorraine	673	10	O	The Plan does not contain a definition of 'landscape'. It is consequently not clear how the 30% requirement in the City Living Zone is to be treated.	Clarification if roof gardens can be included as part of the landscaping area, whether paving, tennis courts and pools are included in the landscaping of the site and consequently if these areas can also be used to calculate outdoor living area.
Issue: Low Demand Business [LOWDEMBUS]					
Property Council of New Zealand (Bay of Plenty Branch)	491	8	O	This definition relies on Council interpretation, provides no certainty and is therefore not a definition.	Delete this definition or remove references to the Council.
Issue: Mining [MINING]					
The Aggregate And Quarry Association Of New Zealand	167	3	SA	The definition of Mining in the Plan is the same as that within the Crown Minerals Act. This definition does not include the processing of minerals and aggregates that often takes place on the same site as a mining activity. Failure to provide for processing will mean that the processing activity will fall under the definition of 'industrial activities' which are non-complying in the Rural Zone.	The definition of mining should be extended to include the processing of materials associated with the excavation of a site.
Issue: Minor Pruning [MINORPRUN]					
Powerco Limited	452	92	S	The definition is supported.	Retain this definition.
Transpower New Zealand Limited	383	106	S	Support this definition.	Retain this definition.
Issue: Minor Public Recreational Facilities [MINPUBRECF]					
Tauranga City Council	752	19	SA	Amend the definition to include tree planting. The inclusion of tree planting fits well within the scope of minor public recreation works listed activities and should be included within the definition.	Amend minor public recreational facilities and activities definition to include 'tree planting' in sub section a.
Tauranga City Council	492	53	SA	The definition of minor public recreational facilities and activities does not include within the definition 'general maintenance of reserves' which should be considered as a minor activity undertaken on all reserves.	The definition of Minor public recreational facilities and activities needs to be amended to include 'general maintenance' of reserves
Tauranga City Council	492	54	SA	The definition of minor public recreational facilities and activities does not include within the definition tree and vegetation planting (including revegetation).	The definition of Minor public recreational facilities and activities needs to be amended to include a)Tree husbandry including replacement, removal/control of indigenous, exotic, noxious or nuisance plant species including weed control, 'tree and vegetation planting (including re-vegetation)'.
Issue: Natural Character [NATCHAR]					
Property Council of New Zealand (Bay of Plenty Branch)	491	130	O	Oppose in part. Includes modified environments, how can this be called natural?	Reword definition.
Issue: Nett Developable Area [NETDEVAREA]					
Hastings, Peter	1074	5	O	The definition includes neighbourhood reserves. Given a large reserve is shown on 18 and 40 Hastings Road, it will be extremely difficult to meet the minimum average yields required on these sites by proposed City Plan rules.	Delete 'neighbourhood reserves' from the definition.
Carrus Corporation Limited	661	7	SA	Part (e)(v) of the definition requires the addition of the word 'commercial' to be in keeping with the definition of the RPS.	Include the word 'commercial' in Part (e)(v) of the definition of nett developable area.
Boffa Miskell Limited	782	10	O	Oppose the 'nett developable area' definition. The definition is a plan rule rather than a definition.	Include 'Nett Developable Area' as a plan rule in Chapter 12.
Te Tumu Kaituna 14 Trust	521	90	SA	The definition of nett developable area requires the addition of the word 'commercial' in section (e)(v) of the definition to align with the corresponding definition of the RPS.	Amend the definition of nett developable area so that part (e)(v) reads: 'Identified for commercial or business use, or for schools, network utilities, hospitals, or other district, regional or sub-regional facilities'.
Te Tumu Landowners Group	520	90	SA	The definition of nett developable area requires the addition of the word 'commercial' in item (e)(v) to reflect the corresponding RPS definition.	Add the word commercial to section (e)(v) of the definition of nett developable area.
Ford Land Holdings Pty Limited	519	93	SA	The definition of nett developable area requires the addition of the word 'commercial' in section (e)(v) of the definition to align with the corresponding definition of the RPS.	Amend the definition of nett developable area so that part (e)(v) reads: 'Identified for commercial or business use, or for schools, network utilities, hospitals, or other district, regional or sub-regional facilities'.
Issue: Plan Area [PLANAREA]					
Tauranga City Council	492	3	O	A definition of 'plan area' should be added to provide for legibility of what is meant by the use of this term in the plan.	Add a definition of 'Plan Area' as 'means an area of the Plan where special rules apply based on the particular resource management issues associated with a defined geographic area. These Plan Areas are identified in the key of Part B (Plan Maps), and include the: Coastal Hazard Erosion Plan Area; Scheduled Sites; Commercial Plan Areas; High Rise Plan Area; Medium Rise Plan Area; Flood Hazard Plan Area; Special Ecological Areas; and Outstanding and Important Landscape Areas.'
Issue: Port Activities [PORTACT]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	19	S	Definition of Port Activities is supported insofar as it provides for those activities of the Oil Companies associated with the Port.	Retain the definition of 'Port Activities' without modification.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Definitions [3]					
Topic: Definitions					
Issue: Potentially Contaminated Land [POTCONTLAN]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	45	O	The Hazardous Activities and Industries List (HAIL) includes orchards and market gardens and so all land that is being used for horticultural activity could be classed as potentially contaminated land.	Amend the definition of 'potentially contaminated land' to exclude horticultural land unless the land is being used for residential purposes.
Issue: Potentially Contaminated Land [POTCONTLND]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	32	O	The Oil Companies would support the application of rules based on Environment Bay of Plenty's contaminated land register (which is based on Hazardous Activities and Industries List (HAIL)), but not on the generic basis of the HAIL itself.	Delete the reference to the HAIL list from the definition of 'Potentially Contaminated Land' by deleting the last sentence of the definition.
Powerco Limited	452	101	O	Powerco would support the application of rules based on Environment Bay of Plenty's contaminated land register (which is based on Hazardous Activities and Industries List (HAIL)), but not on the generic basis of the HAIL itself.	Delete the reference to the HAIL list from the definition of 'Potentially Contaminated Land' by deleting the last sentence of the definition.
Issue: Public Recreational Facilities & Activities [PUBRECFAC]					
Dillon, Mary	709	5	SA	This definition fails to mention art facilities and that arts are a typical part of recreation and leisure.	Include 'art facilities' in this definition.
Issue: Reduced Level [REDLEVEL]					
Dimensions Limited Architects	517	6	O	Reference is made to Moturiki Datum as Mean Sea Level. Query whether this is correct as mean sea level is projected to rise which could lead to confusion.	Relate all levels to a static datum, not one that will fluctuate over time.
Tauranga Architect's Practice Support Goup	497	6	O	Reference is made to Moturiki Datum as Mean Sea Level. Query whether this is correct as mean sea level is projected to rise which could lead to confusion.	Relate all levels to a static datum, not one that will fluctuate over time.
Benge, Rob	869	39	O	Definition refers to Moturiki Datum as Mean Sea Level. With MSL projected to rise with global warming, this could cause confusion.	Relate levels to a static datum.
Issue: Residential Activities [RESACT]					
Williamson, Ian & Tania	604	2	O	Oppose the provision for more than six months.	Replace with three months.
Issue: Schools [SCHOOLS]					
Ministry Of Education	495	1	SA	The proposed definition of 'schools' varies from the comparable definition of 'educational facilities' in the Operative Plan and has the effect of excluding some facilities from the 'schools' use that were previously facilitated with schools. These uses include work skills training centres, outdoor education centres and sport training establishments. In addition, clarity should be provided with respect to the uses that fall within the 'ancillary administrative, cultural, recreational or communal facilities' to expressly state that these include dental clinics and residential dwellings. Dental clinics are traditionally associated with schools and residential dwellings for a principal teacher or caretaker are located on school grounds throughout the country. In addition, the terminology used should be amended to align with that used by the Ministry of Education.	Amend the definition of schools to: 'Land and/or buildings used to provide regular instruction or training of children including early childhood education facilities, primary, intermediate and secondary schools, work skills training centres, outdoor education centres and sport training establishments, and their ancillary administrative, cultural, health, recreational or communal facilities. Ancillary facilities include teacher or caretaker residential accommodation. This term excludes tertiary education premises and home based childcare.' And reinstate the definition of 'educational facilities' as included in the Operative District Plan.
Issue: Service Station [SERVSTATIO]					
The National Trading Company Of New Zealand	623	3	O	A number of supermarket sites incorporate a fuel stop that is not a stand alone service station but used primarily by supermarket customers. This is considered an ancillary component of a supermarket and should not be captured separately under the 'service station' definition which would make this aspect of a supermarket a discretionary activity.	Amend the definition of 'service station' to exclude 'a self automated, fuel stop facility that comprises no more than two pump islands, underground tanks, a canopy and services shed'.
Issue: Special Financial Contribution Definitions [SPFINCONDE]					
Property Council of New Zealand (Bay of Plenty Branch)	491	4	O	The Plan includes specific definitions for activities as they relate to financial contributions. There are no obvious reasons for these differences. If there is a proven reason separate definitions should be included in Chapter 11 to be relevant to that section rather than the definitions section.	Align the definitions to read the same or alternatively include these definitions in Chapter 11.
Issue: Tauriko Business Estate [TAUBUSEST]					
Element IMF New Zealand Limited	786	1	O	Oppose the definition 'Tauriko Business Estate' as it omits areas that are zoned Road and Greenbelt but still part of the estate.	Delete definition or refer to diagrams 9 and 10.
Issue: Versatile Soils [VERSOILS]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	47	SA	The focus in the Plan should be on versatile land not just soils. Versatile land provides the range of attributes required for production.	Delete the definition of 'Versatile Soils' and replace with a definition of 'Versatile land' as: Versatile land is land that has the range of attributes required for producing agricultural and horticultural products, including high quality soils as a component of the production system.'

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Purpose of Earthworks Provisions [4.3]					
Goldthorpe Sons Properties Limited	2	2	O	Ensure council has fulfilled its prior obligation satisfactory before moving on.	Amend the word "dune system" in 4.3 (d) with the words "physical protective system".
Te Runanga O Ngati Pukenga	456	3	S	Support 4.3(h) which recognises earthworks can damage cultural and historic sites.	Retain Purpose 4.3(h)
Te Runanga O Ngati Pukenga	456	4	SA	Purpose 4.3 should also recognise the potential adverse effects of earthworks on archaeological sites.	Amend 4.3 to include: (i) Increase the loss, damage and destruction to archaeological features and sites
Te Runanga O Ngai Te Ahi	792	12	S	Support 4.3 (h) which recognises earthworks can damage cultural and historic sites.	Retain Purpose 4.3 (h).
Ngati Ranginui Iwi	793	13	S	Support 4.3(h) which recognises earthworks can damage cultural and historic sites.	Retain Purpose 4.3(h).
Te Runanga O Ngai Te Ahi	792	13	SA	Purpose 4.3 should also recognise the potential adverse effects of earthworks on archaeological sites.	Amend 4.3 to include: (i) Increase the loss, damage and destruction to archaeological features and sites.
Ngati Hangarau Hapu	819	14	S	Support 4.3(h) which recognises earthworks can damage cultural and historic sites.	Retain Purpose 4.3(h).
Ngati Hangarau Hapu	819	15	SA	Purpose should identify potential earthworks impacts on archaeological sites.	Amend 4.3 by inserting the following: "(i) Increase the loss, damage and destruction to archaeological features and sites."
Ngati Ranginui Iwi	793	15	SA	Purpose 4.3 should also recognise the potential adverse effects of earthworks on archaeological sites.	Amend 4.3 to include: (i) Increase the loss, damage and destruction to archaeological features and sites
Carrus Corporation Limited	661	20	O	Oppose as the Regional Council controls earthworks and all this will lead to is conflicting conditions and significant additional costs.	Delete this entire section.
Te Runanga O Ngai Tamarawaho	794	26	S	Support 4.3(h) which recognises earthworks can damage cultural and historic sites.	Retain Purpose 4.3(h).
Te Runanga O Ngai Tamarawaho	794	28	SA	Purpose 4.3 should also recognise the potential adverse effects of earthworks on archaeological sites.	Amend 4.3 to include: (i) Increase the loss, damage and destruction to archaeological features and sites.
Te Tumu Kaituna 14 Trust	521	94	O	Intent of the earthworks chapter is unclear.	Redraft the earthwork provisions having specific regard to the following: - A clear distinction on when the City Plan and the Regional Water and Land Plan (RWLP) apply. Need to clearly state the predominance of the RWLP. - Earthwork provisions should not create the need for two resource consents. Where consent is required under the RWLP the City Plan should not require one. Insert a flow diagram to explain process.
Te Tumu Landowners Group	520	96	O	Intent of the earthworks chapter is unclear.	Redraft the earthwork provisions having specific regard to the following: - A clear distinction on when the City Plan and the Regional Water and Land Plan (RWLP) apply. Need to clearly state the predominance of the RWLP. - Earthwork provisions should not create the need for two resource consents. Where consent is required under the RWLP the City Plan should not require one. Insert a flow diagram to explain process.
Transpower New Zealand Limited	383	96	S	Support statement in 4.3(b).	Retain 4.3(b).
Ford Land Holdings Pty Limited	519	99	O	Intent of the earthworks chapter is unclear.	Redraft the earthwork provisions having specific regard to the following: - A clear distinction on when the City Plan and the Regional Water and Land Plan (RWLP) apply. Need to clearly state the predominance of the RWLP. - Earthwork provisions should not create the need for two resource consents. Where consent is required under the RWLP the City Plan should not require one. Insert a flow diagram to explain process.
Issue: Objective - Earthworks [4.3.1.1]					
Te Runanga O Ngai Te Rangī Iwi Trust	607	3	S	Support.	Retain objective 4.3.1.1.
Te Runanga O Ngati Pukenga	456	5	S	Support this objective as it relates to cultural and heritage values.	Retain in full Objective 4.3.1.1
Te Runanga O Ngai Te Ahi	792	14	S	Support this objective as it relates to the environment and Ngai Te Ahi sites of cultural and heritage value.	Retain in full Objective 4.3.1.1.
Ngati Hangarau Hapu	819	16	S	Support objective.	Retain objective.
Ngati Ranginui Iwi	793	16	S	Support this objective as it relates to cultural and heritage values	Retain in full Objective 4.3.1.1
Te Runanga O Ngai Tamarawaho	794	30	S	Support this objective as it relates to cultural and heritage values.	Retain in full Objective 4.3.1.1
Sandy Walker Group	490	31	S	Support objective	Retain Objective 4.3.1.1.
Issue: Policy - Stability [4.3.1.1.1]					
Stephen Bird Architect Limited	360	17	SA	Policy should recognise adverse effects of excavation on common boundaries and loadbearing capability.	Provide more direction on excavation on boundaries and loadbearing capability
Benge, Rob	869	27	SA	Amend policy to include adverse effects of excavation on neighbouring properties.	Amend policy to include adverse effects of excavation on neighbouring properties.
Tauranga Architect's Practice Support Goup	497	27	SA	Need to amend the policy and also 4.3.2.2 to include adverse effects of excavation on neighbouring properties - limit ability to excavate directly on boundary where adversely affecting the loadbearing ability of adjacent ground on other sites.	Add to 4.3.2.2 a limit on excavation on site boundaries to within a 45 degree slope from existing ground unless neighbours approval granted, otherwise a discretionary activity.
Brendon Gordon Architecture Limited	597	31	SA	Need to amend the policy and also 4.3.2.2 to include adverse effects of excavation on neighbouring properties - limit ability to excavate directly on boundary where adversely affecting the loadbearing ability of adjacent ground on other sites.	Add to 4.3.2.2 a limit on excavation on site boundaries to within a 45 degree slope from existing ground unless neighbours approval granted, otherwise a discretionary activity.
Dimensions Limited Architects	517	31	SA	Need to amend the policy and also 4.3.2.2 to include adverse effects of excavation on neighbouring properties - limit ability to excavate directly on boundary where adversely affecting the loadbearing ability of adjacent ground on other sites.	Add to 4.3.2.2 a limit on excavation on site boundaries to within a 45 degree slope from existing ground unless neighbours approval granted, otherwise a discretionary activity.
McAlpine, Jon	664	33	SA	Need to amend policy to include adverse effects of excavation on neighbouring properties where this can affect the loadbearing ability of adjacent ground.	Need to limit excavation of site boundaries to within 45 degree slope from existing ground level.
Campbell, Wendy Kathleen	101	38	SA	Need to amend the policy and also 4.3.2.2 to include adverse effects of excavation on neighbouring properties - limit ability to excavate directly on boundary where adversely affecting the loadbearing ability of adjacent ground on other sites.	Add to 4.3.2.2 a limit on excavation on site boundaries to within a 45 degree slope from existing ground unless neighbours approval granted, otherwise a discretionary activity.