

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Policy - Sediment Runoff [4.3.1.1.2]					
Perry Developments Limited	689	16	O	Oppose Policy 4.3.1.1.2 as it is outside the functions of Council under s31 of the RMA.	Delete Policy 4.3.1.1.2.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	20	O	Policy is outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2.
Grasshopper Farms Ltd	506	20	O	Not possible to control sediment run-off beyond a site as land will not be under control of the developer.	Amend policy to refer to sediment runoff from a site.
Thorne Group Limited	834	21	O	Oppose policy as it is outside the (s31) functions of Council.	Delete Policy 4.3.1.1.2.
Hawridge Developments Limited	787	22	O	Policy is outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2.
Pyes Pa Limited	724	23	O	Policy 4.3.1.1.2 is outside the functions of the Council under section 31 of the RMA. This matter is managed under the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2.
Sanctuary Point Investments Limited	688	23	O	Policy is outside the functions of the Council under s.31 of the RMA. This matter is dealt with by the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2.
Te Reti Trustees	789	27	O	Policy is outside the functions of the Council under s31 of the RMA.	Delete policy.
Element IMF New Zealand Limited	786	28	O	Policy 4.3.1.1.2 is outside the functions of the Council under section 31 of the RMA. This matter is managed under the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2.
Te Runanga O Ngai Tamarawaho	794	31	O	The policy is outside the functions of the Council under s31 of the RMA. Matter is addressed by the Regional Water and Land Plan.	Delete Policy 4.3.1.1.2
Sandy Walker Group	490	32	S	Support policy	Retain Policy 4.3.1.1.2
Issue: Policy - Vehicle Movements [4.3.1.1.5]					
St Michaels Limited	710	26	O	Oppose in part. Construction effects are appropriate to enable development to occur.	Delete or re-write.
Property Council of New Zealand (Bay of Plenty Branch)	491	73	O	Oppose in part. Policy needs to recognise that temporary construction effects are appropriate for development to occur.	Delete or re-write in a more balanced manner.
Issue: Policy - CHEPA [4.3.1.1.6]					
Sandy Walker Group	490	33	S	Support Policy.	Retain policy 4.3.1.1.6
Issue: Policy - Ecological Areas, Outstanding Features & Landscapes, Important Landscapes [4.3.1.1.7]					
Te Runanga O Ngai Te Rangi Iwi Trust	607	4	S	Support.	Retain Policy 4.3.1.1.7.
Sandy Walker Group	490	34	S	Support policy.	Retain Policy 4.3.1.1.7
Department Of Conservation	848	40	S	Support policy.	Retain policy.
Issue: Policy - Significant Maori Sites & Archaeological Areas [4.3.1.1.8]					
Te Runanga O Ngai Te Rangi Iwi Trust	607	5	S	Support.	Retain 4.3.1.1.8.
Te Runanga O Ngati Pukenga	456	6	S	Support and retain Policy 4.3.1.1.8 to protect sites from the adverse effects of earthworks.	Support and retain Policy 4.3.1.1.8 in full.
Tauranga Moana Tangata Whenua Collective	516	7	S	Support and retain this policy of ensuring the cultural and historic sites of tangata whenua are protected from the adverse effects of earthworks. Many sites of significance continue to be lost, damaged or destroyed in the growth and development of Tauranga Moana.	Retain policy 4.3.1.1.8 in full.
Ngati Tapu Hapu	596	9	S	Policy ensures that the cultural and/or historic values of significant Maori and archaeological sites / areas are protected from the adverse effects of earthworks.	Retain Policy 4.3.1.1.8
Ngati Ranginui Iwi	793	14	S	Support and retain Policy 4.3.1.1.8 to protect sites from the adverse effects of earthworks.	Support and retain Policy 4.3.1.1.8 in full.
Te Runanga O Ngai Te Ahi	792	15	S	Support and retain Policy 4.3.1.1.8 to protect sites from the adverse effects of earthworks.	Retain Policy 4.3.1.1.8 in full.
Ngati Hangarau Hapu	819	17	S	Support policy as a method of ensuring values of significant sites are protected from the adverse effects of earthworks.	Retain Policy 4.3.1.1.8
Carrus Corporation Limited	661	21	O	Accept the protection of archaeological sites, but the current method of identification is totally flawed as sites have been identified where significant earthworks have already been undertaken and nothing significant found.	Delete this policy.
Te Runanga O Ngai Tamarawaho	794	27	S	Support policy as a method of ensuring values of significant sites are protected from the adverse effects of earthworks.	Retain Policy 4.3.1.1.8
Sandy Walker Group	490	35	S	Support policy.	Retain Policy 4.3.1.1.8
Property Council of New Zealand (Bay of Plenty Branch)	491	74	O	Method of identification of sites is flawed and therefore policy should not remain until this is resolved. Also duplicate of HPT process.	Delete Policy 4.3.1.1.8

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - Exemptions to Permitted Activity Rules [4.3.2.1]					
Frasers Papamoa Limited	829	22	S	Support earthworks as part of subdivision being considered as part of the subdivision application.	Support rule 4.3.2.1(a).
Powerco Limited	452	86	S	Support the exemption for earthworks in the Road zone.	Retain exemption for earthworks in the Road zone.
Powerco Limited	452	88	SA	A further exclusion from earthworks provisions is required for the minor upgrading of network utilities, including the replacement of support foundations. A baseline threshold of 10 cubic metres per support structure (pole) and 50 cubic metres for a tower is required for such activities.	Provide an exemption for the minor upgrading of network utilities for a baseline threshold of 10 cubic metres per support structure (pole) and 50 cubic metres for a tower, as detailed in the submission.
Transpower New Zealand Limited	383	97	S	Support exemption for earthworks in the road zone.	Retain exemption for earthworks in the road zone.
Transpower New Zealand Limited	383	98	SA	A further exclusion from earthworks provisions is required for the minor upgrading of network utilities where no more than 50m3 of earthworks occur and there is no change in ground level.	Provide an exemption for the minor upgrading of network utilities where earthworks associated with minor upgrading activities are limited to foundation or replacement works.
Tauranga City Council	492	100	SA	Submits that Rule 4.3.2.1 a) iii) Exemptions to Permitted Activity Rules should also include renewal of network utilities.	Amend Rule 4.3.2.1 a) iii) Exemptions to Permitted Activity Rules to include renewal of network utilities.
Tauranga City Council	492	101	SA	Submits that the construction of stormwater reserves should be included within Rule 4.3.2.1 Exemptions to Permitted Activity Rules so they do not trigger consent where they are located within an area identified on the Register of Significant Maori Sites as Council has earthworks protocol place which will require the involvement of hapu in any event. Submits that exemptions should also include earthworks associated with minor public facilities and activities to enable a degree of flexibility for reserve management and to recognise protocols in place as part of this management.	Insert the following into Rule 4.3.2.1 Exemptions to Permitted Activity Rules: "iv) Earthworks associated with construction of stormwater reserves. v) Earthworks associated with minor public recreational facilities and activities."

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Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - All Zones [4.3.2.2]					
Batchelor, Michael	172	1	O	Proposed time limit of 1 year is tantamount to prohibition.	Delete time limits.
Rovan Trust	691	1	O	Rules 4.3.2.2 (d) and (e) unnecessarily restrict appropriate use and development of sites. The land has been significantly modified previously through development and agriculture.	Delete Rule 4.3.2.2(d) and (e).
Castle, Ewan	38	3	O	One year time limit is prohibitive except for minor works.	Delete time limit.
Te Runanga O Ngai Te Rangi Iwi Trust	607	6	S	Support.	Retain rule 4.3.2.2.
Environment Bay Of Plenty	760	8	SA	This provision is supported in general however some of the terms require clarification. The use of the term 'safe separation distance' is ambiguous - consideration needs to be given to how this is achieved in practice. In addition 'contaminated' should be defined.	Include a definition of 'separation, 'safe separation', and 'contaminated' in the definitions section.
Environment Bay Of Plenty	760	9	SA	The investigation of a potentially contaminated site is not limited to scientists.	Instead of 'suitably qualified scientist', use the term 'suitably qualified professional', or 'experienced contaminated site investigator'.
Mangatawa Papamoa Blocks Incorporated	674	9	O	Oppose in part. Rules 4.3.2.2(d) and (e) restricting on earthworks within Significant Maori Sites need further consideration. Overly limiting in terms of permitted activities such as farming.	Review need for limits on volumes.
Environment Bay Of Plenty	760	10	SA	Permitted activity conditions (a) and (b) require amendment for clarification purposes. Permitted activity condition (a) may be interpreted as though bank retention is only needed on a site 1.5m or higher.	Clarify this situation and provide consistency between 4.3.2.3(a) and (b).
Mangatawa Papamoa Blocks Incorporated	674	10	O	Oppose in part Rule 4.3.2.2(g). Reference to contaminated sites requires further consideration. Restrictions should refer to a Council controlled list which would provide more accuracy in determining extent of sites.	Amend rule to reflect known information or require further investigation.
Perry Developments Limited	689	17	O	Oppose Rule 4.3.2.2(a), associated Appendix AO, and Rule 4.3.3.1.1(j) as it is outside of Council's functions under s31 of the RMA. This matter is addressed by the Regional Water and Land Plan and this rule would create a duplication of process.	Delete rules 4.3.2.2(a) and 4.3.3.1.1(j) and refer to requirement to comply with Regional Water and Land Plan with respect to control of erosion and sediment.
Stephen Bird Architect Limited	360	18	SA	Rule needs to limit excavation on site boundaries.	Limit excavation on boundaries to 45 degrees unless neighbour approval given.
Carrus Corporation Limited	661	22	O	The 18 degree slope is too restrictive and the earthworks restrictions on significant Maori sites is too restrictive and the base information flawed.	Delete the 18 degree slope control and the restrictions on significant Maori sites.
Frasers Papamoa Limited	829	23	O	Rules for all zones are too restrictive requiring consent for otherwise permitted activities.	Earthworks outside of a subdivision should be permitted provided they comply with the Regional Water and Land Plan or have consent from EBOP.
St Michaels Limited	710	27	O	Oppose as follows: - Appendix 4O is not if erosion and sediment control measures can be implemented as multiple measures. - 18 degree slope is very restrictive. - 10m3 and 50m3 limits for Maori sites is not supported or justified. - Earthworks on archaeological sites are regulated by the HPT. - Reference to MfE guideline for contaminated sites provides no certainty.	Review and clarify.
Benge, Rob	869	28	O	Need to limit ability to excavate directly on a boundary where it could potentially affect loadbearing ability of adjacent ground on other sites.	Add clause to limit excavation on site boundaries to within 45 degree slope unless neighbours approval granted otherwise considered restricted discretionary activity.
Papamoa Top Ten Holiday Resort	798	28	O	No earthwork threshold identified for reserve land.	Introduce new threshold of 1000m3 for earthworks on reserve land.
McAlpine, Jon	664	34	SA	Rule should limit excavation on site boundaries where it will directly affect the loadbearing ability of adjacent ground on other sites.	Add clause to rule to restrict excavation to within a 45 degree slope from existing ground unless neighbours approval granted, otherwise activity should be Restricted Discretionary.
Property Council of New Zealand (Bay of Plenty Branch)	491	75	O	Oppose in part. Comments on sub-clauses as follows: a) Unclear whether one or a combination of erosion and sediment control measures can be used. Some will not work on some sites. b) 18 degree slope is restrictive c) no issue with heritage trees; d) 10m3 not justified; e) 50m3 not justified f) regulated through the HPT g) reference to guideline provides no certainty h) provisions are unclear.	Further work required on appropriateness of each standard.
Tauranga City Council	492	102	SA	Submits that Rule 4.3.2.2 should have a specific requirement for sites to have a defined point or points of entry to avoid tracking of sediment onto the road and into the stormwater system.	Insert into Rule 4.3.2.2 a new clause as follows: "The site where earthworks are occurring has a defined point or points for vehicular access and egress."
Tauranga City Council	492	103	SA	Submits that Rule 4.3.2.2 a) does not include a trigger for implementing erosion and sediment control measures and that such a rule should be based on msq of a site that is exposed.	Require earthworks to implement erosion and sediment control measures where earthworks expose an area of 65sqm or more within a site.
Tauranga City Council	492	104	SA	Submits that Rule 4.3.2.2 b) should identify a 20 degrees slope as the threshold for a permitted earthwork activity and delete the reference to 3 horizontal to 1 vertical as this provides for a greater degree of flexibility and is consistent with Council's mapping work.	Amend Rule 4.3.2.2 b) by amending the trigger level to 20 degrees and deleting the reference to 3 horizontal to 1 vertical.
Tauranga City Council	492	105	SA	Submits that Rule 4.3.2.2 f) which relate to earthworks on identified archaeological sites requires an amendment as it would technically require an earthworks consent on residentially zoned sites for gardening activities. Also submit a threshold volume would provide more certainty and recognise the functions of the Historic Places Act.	Amend Rule 4.3.2.2 f) to read as follows: "They do not exceed 50 cubic metres within a 12 month calendar year on a site identified on Appendix 7A.3 Register of Significant Archaeological Sites unless they are associated with minor public recreational facilities and activities."
Issue: Rule - All Zones [4.3.2.2B]					
Grasshopper Farms Ltd	506	21	O	Restriction is too onerous and does not encourage efficient use of land. Can be managed through house design and engineering solutions.	Delete rule.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - All Zones (Significant Maori Sites) [4.3.2.2D]					
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	1	O	This rule unnecessarily restricts the appropriate use and development of sites and are unnecessary having regard to relevant General Rules pertaining to earthworks.	Delete Rule 4.3.2.2 (d).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	1	O	Unnecessarily restricts development provided for by the underlying zone. Threshold is too restrictive given previous historical development of the land.	Delete rule.
Taniwha Place Landowners Group	886	1	O	Oppose threshold. Conflicts with other use and development rules in the plan.	Delete rule.
Cook, Julie Donna	870	2	O	Earthwork restrictions of 10m3 are inappropriate. - The restrictions are blanket restrictions and fail to take account of the nature of the existing environment. - Thresholds are too low and consent will be triggered for activities that do not have an effect outside the site.	Delete rule or raise threshold.
Johnston, Sharon & Anthony (Tony)	839	2	O	Earthwork restrictions of 10m3 are inappropriate. - The restrictions are blanket restrictions and fail to take account of the nature of the existing environment. - Thresholds are too low and consent will be triggered for activities that do not have an effect outside the site.	Delete rule or raise threshold.
Te Runanga O Ngati Pukenga	456	7	S	Support and retain Rule 4.3.2.2(d). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(d).
Te Runanga O Ngai Te Ahi	792	16	S	Support and retain Rule 4.3.2.2(d). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(d).
Ngati Ranginui Iwi	793	17	S	Support and retain Rule 4.3.2.2(d). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(d).
Ngati Hangarau Hapu	819	18	S	Support and retain Rule 4.3.2.2(d). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(d).
Te Runanga O Ngai Tamarawaho	794	32	S	Support and retain Rule 4.3.2.2(d). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(d).
Te Tumu Kaituna 14 Trust	521	95	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete rule.
Te Tumu Landowners Group	520	97	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete rule.
Ford Land Holdings Pty Limited	519	100	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete rule.
Issue: Rule - All Zones (Significant Maori Sites) [4.3.2.2E]					
Bowers, Dr A G & Mrs J L	692	1	O	Restriction on earthworks has no benefit to the protection of 'significant Maori areas' and is onerous.	Delete Rule 4.3.2.2(e)
Domett, Julie & Andrew	662	1	O	Oppose earthwork restrictions given the extent of previous development in the area.	Delete rule.
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	2	O	This rule unnecessarily restricts the appropriate use and development of sites and are unnecessary having regard to relevant General Rules pertaining to earthworks.	Delete Rule 4.3.2.2 (e).
Averill, Chris & Nicky	500	2	O	50 cubic metres is an arbitrary limit unrelated to specific sites that have already been subject to residential subdivision and development.	Delete this rule.
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	2	O	Unnecessarily restricts development provided for by the underlying zone. Threshold is too restrictive given previous historical development of the land.	Delete rule.
McFetridge, D	807	2	O	Oppose threshold on permitted earthworks. Thresholds should only apply where a feature has been formally surveyed and worthy of protection.	Delete Rule 4.3.2.2(e)
Taniwha Place Landowners Group	886	2	O	Oppose thresholds. Conflicts with other use and development rules in the Plan.	Delete rule.
Cook, Julie Donna	870	3	O	Earthwork restrictions of 50m3 are inappropriate. - The restrictions are blanket restrictions and fail to take account of the nature of the existing environment. - Thresholds are too low and consent will be triggered for activities that do not have an effect outside the site.	Delete rule or raise threshold.
Johnston, Sharon & Anthony (Tony)	839	3	O	Earthwork restrictions of 50m3 are inappropriate. - The restrictions are blanket restrictions and fail to take account of the nature of the existing environment. - Thresholds are too low and consent will be triggered for activities that do not have an effect outside the site.	Delete rule or raise threshold
Averill, Anthony & Baker, Carla	680	4	O	50m3 is an arbitrary figure unrelated to specific sites that have already been subject to residential subdivision and development.	Delete Rule 4.3.2.2 (e).
Te Runanga O Ngati Pukenga	456	8	S	Support and retain Rule 4.3.2.2(e). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(e).
Te Runanga O Ngai Te Ahi	792	17	S	Support and retain Rule 4.3.2.2(e). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(e).
Ngati Ranginui Iwi	793	18	S	Support and retain Rule 4.3.2.2(e). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(e).
Ngati Hangarau Hapu	819	19	S	Support and retain Rule 4.3.2.2(e). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(e).
Te Runanga O Ngai Tamarawaho	794	33	S	Support and retain Rule 4.3.2.2(e). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(e).
Te Tumu Kaituna 14 Trust	521	96	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete Rule.
Te Tumu Landowners Group	520	98	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete rule.
Ford Land Holdings Pty Limited	519	101	O	Thresholds not justified through s32 documentation and covered by the Historic Places Act 1993.	Delete rule.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - All Zones (Archaeological Sites) [4.3.2.2F]					
Te Runanga O Ngati Pukenga	456	9	S	Support and retain Rule 4.3.2.2(f). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(f).
New Zealand Historic Places Trust	583	12	O	Wording is too permissive enabling activities to occur that could have serious detriment to archaeological sites.	Include an advice note as follows: "Work affecting archaeological sites is subject to a consenting process under the Historic Places Act 1993. An authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement."
Te Runanga O Ngai Te Ahi	792	18	S	Support and retain Rule 4.3.2.2(f). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(f)
Ngati Ranginui Iwi	793	19	S	Support and retain Rule 4.3.2.2(f). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(f)
Ngati Hangarau Hapu	819	20	S	Support and retain Rule 4.3.2.2(f). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(f).
Te Runanga O Ngai Tamarawaho	794	34	S	Support and retain Rule 4.3.2.2(f). Provides an opportunity to recognise cultural values in urban and rural environments.	Support and retain Rule 4.3.2.2(f)
Issue: All Zones [4.3.2.2G]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	29	SA	Amend rule to recognise consent will not be required if already required under Chapter 9.	Insert new clause as follows: "(iv) Land use consent has been obtained pursuant to Rule 9.9.3".
Powerco Limited	452	113	SA	Amend rule to recognise consent will not be required if already required under Chapter 9.	Insert new clause as follows: "(iv) Land use consent has been obtained pursuant to Rule 9.9.3"
Issue: All Zones [4.3.2.2H]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	30	S	Support rule.	Retain rule.
Powerco Limited	452	107	S	Support Rule 4.3.2.2(h) which permits works required for sub-surface investigation.	Retain Rule 4.3.2.2(h) which permits works required for sub-surface investigation.
Powerco Limited	452	114	S	Support rule.	Retain rule.
Issue: Rule - Residential and Rural Residential [4.3.2.3]					
Batchelor, Michael	172	2	O	Not clear what is meant by "does not exceed 700m3".	Amend and correct to provide clarity.
Batchelor, Michael	172	3	O	"12 month calendar year" not defined.	Delete this provision.
Castle, Ewan	38	4	O	Not clear what "does not exceed" is intended to mean.	Amend and correct.
Castle, Ewan	38	5	O	Not clear what a 12 month calendar year is.	Delete provision.
Grasshopper Farms Ltd	506	22	O	Oppose Rule 4.3.2.3(a). Rule too restrictive resulting in large number of consents which will drive up costs and make housing unaffordable.	Delete rule.
Carrus Corporation Limited	661	23	O	The provisions of (a) and (b) are overly restrictive and arbitrary.	Amend provisions to provide greater flexibility.
Property Council of New Zealand (Bay of Plenty Branch)	491	76	O	Rule restricts height of cuts and limits on volumes are arbitrary and don't address the issue.	Delete
Tauranga City Council	492	106	SA	Submit that Rule 4.3.2.3 a) requires amendment to clarify that the rule relates to single cuts on a site.	Amend Rule 4.3.2.3 a) to refer "any single cut" on a site.
Tauranga City Council	492	108	SA	Submits that Rule 4.3.2.3 a) which relates to earthworks in Residential and Rural Residential Zones should include a factor of safety that recognises depth of cut and the angle of cut.	Amend Rule 4.3.2.3 a) as follows: "Any cut on a site 1.5m or higher where the angle of the cut is 26 degrees or greater is retained before construction of any building foundations;"
Issue: Commercial, Industry and Baypark Zones Earthwork Rules [4.3.2.4]					
Goldthorpe Sons Properties Limited	2	1	O	The earthworks provisions limit the development opportunity.	Amend by removing the wording "1000m3 threshold for commercial and industrial zones".
Baypark Speedway Promotions Limited	695	9	S	Support earthwork provisions that relate to Baypark.	Retain earthwork provisions that relate to Baypark
Grasshopper Farms Ltd	506	23	O	Oppose Rule 4.3.2.4(a). Rule too restrictive resulting in large number of consents which will drive up costs and make development unaffordable.	Delete rule.
Pyes Pa Limited	724	25	O	Oppose limit of 1000m3. Limit is too low for industrial and commercial sites and will create excessive compliance costs.	Amend rule to provide a limit of 5000m3.
St Michaels Limited	710	28	O	- Restricts cuts on a site to 1.5m before construction. - 1000m3 limit is arbitrary. Some sites have a gradient where this limit would be easily triggered without having any adverse effect.	Delete Rule.
Element IMF New Zealand Limited	786	30	O	Oppose limit of 1000m3. Limit is too low for industrial and commercial sites and will create excessive compliance costs.	Amend rule to provide a limit of 5000m3.
Property Council of New Zealand (Bay of Plenty Branch)	491	77	O	Rule limits height of cuts and limits on volume is arbitrary and does not address the issue.	Delete.
Tauranga City Council	492	107	SA	Submit that Rule 4.3.2.4 a) requires amendment to clarify that the rule relates to single cuts on a site.	Amend Rule 4.3.2.4 a) to refer "any single cut" on a site.
Tauranga City Council	492	109	SA	Submits that Rule 4.3.2.4 a) which relates to earthworks in Commercial, Industry and Baypark Zones should include a factor of safety that recognises depth of cut and the angle of cut.	Amend Rule 4.3.2.4 a) as follows: "Any cut on a site 1.5m or higher where the angle of the cut is 26 degrees or greater is retained before construction of any building foundations;"

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Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - Flood Hazard Plan Area [4.3.2.5]					
Mangatawa Papamoia Blocks Incorporated	674	11	O	Control of volumes is unnecessary given large parts of submitters' land is flood prone and can be managed through controlled filling, managed through an EBOP consent.	Amend rule as volume controls are too restrictive.
Carmichael, AJ & PG Family Trust	712	15	O	There is a very tight restriction on earthworks in these areas. Should be more relevant to changes in the nature of the flood hazard.	Delete Rule 4.3.2.5.
Will Tatton Architecture	711	19	O	Oppose limit of 20m3 in flood hazard areas as this is overly restrictive.	Amend limit to 50m3
DNZ Property Fund Limited	763	29	O	Volume restriction is too small.	Change rule to provide for a maximum of 100m3 in flood prone areas.
St Michaels Limited	710	29	O	20m3 limit is too restrictive in these areas.	Delete rule.
Property Council of New Zealand (Bay of Plenty Branch)	491	78	O	Limits on volume are too restrictive.	Delete.
Issue: Rule - Coastal Hazard Erosion Plan Area [4.3.2.6]					
La Grouw, Mr C	866	7	O	5m3 threshold in the CHEPA is too low and would capture most minor activities. Apply this threshold to the CERZ and 50 year zone but increase thresholds within the 100 year zone given it is further away from the dune.	Delete Rule 4.3.2.6.
Rice, Maurice Neale & Rice, Marie Therese	871	7	O	5m3 threshold in the CHEPA is too low and would capture most minor activities. Apply this threshold to the CERZ and 50 year zone but increase thresholds within the 100 year zone given it is further away from the dune.	Delete Rule 4.3.2.6.
Lowry, D H & P M	803	20	O	5m3 threshold is too restrictive and would not enable gardening activities to occur.	Delete entire rule.
Issue: Rule - Special Ecological Areas [4.3.2.8]					
Department Of Conservation	848	41	S	Support rule.	Retain rule.
Issue: Rule - High Voltage Transmission Plan Area [4.3.2.9]					
Transpower New Zealand Limited	383	99	SA	Need to ensure that raising or lowering of ground level will still comply with NZCEP34:2001.	Amend rule by including additional clause as follows: "(c) Any raising or lowering of the ground level does not result in non-compliance with NZCEP34:2001."
Issue: Rule - Matters of Discretion & Conditions - All Zones [4.3.3.1.1]					
Environment Bay Of Plenty	760	11	SA	There may be overlaps in the matters that the Regional Council and the Plan restrict discretion to. Rule 1B of the Regional Land and Water Plan also considers the following matters: erosion mitigation measures; effects on stormwater overland flowpaths; effects on amenity values; and the discharge of dust is considered under the Bay of Plenty Regional Air Plan.	It should be ensured that the joint processing of resource consent applications occurs where an activity requires consent from both the Regional and City Council.
Carmichael, AJ & PG Family Trust	712	16	O	The matters set out are extensive and would require significant assessment. Some of the provisions are in effect asking for an earthworks management plan which could lead to conflicts with EBoP consents.	Delete the criteria in Rule 4.3.3.1.1.
St Michaels Limited	710	30	O	- Matters of discretion are extensive requiring significant assessment. - (d) and (e) imply existing contours should be complied with. - Potential conflicts with Regional Council consents.	Delete the criteria.
Property Council of New Zealand (Bay of Plenty Branch)	491	79	O	Criteria are extensive requiring significant assessment. Intent of some criteria are unclear and there are potential conflicts with the Regional Council.	Delete.
Te Tumu Kaituna 14 Trust	521	97	O	The general nature of objectives and policies is not appropriate to refer to as a matter of discretion.	Delete Rule 4.3.3.1.1(a) and (b)
Te Tumu Landowners Group	520	99	O	The general nature of objectives and policies is not appropriate to refer to as a matter of discretion.	Delete Rule 4.3.3.1.1(a) and (b)
Ford Land Holdings Pty Limited	519	102	O	The general nature of objectives and policies is not appropriate to refer to as a matter of discretion.	Delete Rule 4.3.3.1.1(a) and (b).
Tauranga City Council	492	110	O	Submits that 4.3.3.1.1 k), a matter of discretion, which enables the consideration of the quality of fill is too prescriptive and is unnecessary given that nature of fill is able to be considered as a matter of discretion.	Delete "quality" from 4.3.3.1.1 k).
Tauranga City Council	492	111	SA	Submits that Rule 4.3.3.1.1 Matters of Discretion should enable the consideration of requiring a bond for remedial, restoration or maintenance work.	Insert new rule as follows " p) The provision of a bond for the purpose of remedial, restoration or maintenance work of existing Council assets."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Rule - Matters of Discretion & Conditions - Maori/Archaeological [4.3.3.1.3]					
Domett, Julie & Andrew	662	2	O	Acknowledgement of landowner rights should be made in any consent process. Oppose the use of the term 'Significant Maori Site' when there is no evidence to support it.	Amend rule 4.3.3.1.3(a) to insert "and directly affected landowners" after "Hapu" and delete reference to each Significant Maori Site.
Rovan Trust	691	2	O	Landowners rights should be recognised in any consent and consultation process. Identification of 'significant Maori sites' is unnecessary as they will qualify as archaeological sites.	Delete reference to 'significant Maori sites'.
Anderson, Barry Charles & Barbara Margaret & Waimarino Adventure Park	295	3	O	Reference to 'Significant Maori Sites' is unnecessary and inappropriate as sites of historical significance will qualify to be listed as significant archaeological sites where proper evidence is available to support that status.	Delete reference to 'Significant Maori Sites' and paragraph (a).
Eljireh Trust (Grant E Richards, Heather Richards & Wood Walton Trustees (2008) Limited	655	3	O	Landowner rights should be recognised in any consent and consultation process. Reference to 'Significant Maori Sites' is unnecessary as they will qualify as archaeological sites.	Delete reference to 'Significant Maori Sites'.
Taniwha Place Landowners Group	886	3	O	Reference to 'Significant Maori Sites' is unnecessary and inappropriate as sites of historical significance will qualify to be listed as significant archaeological site. Site identified as M3, M5, M6, M7 and M8 are not supported by real evidence.	Delete reference to each 'Significant Maori Site' and paragraph (a).
Te Roopu Whakaruruhau o Ngati He	624	4	O	Cultural impact assessments must be done under the initiative and mandate of the hapu directly affected. Often they are done without engagement of the hapu affected.	Ensure cultural impact assessments are done in consultation with the hapu.
Averill, Anthony & Baker, Carla	680	5	O	This rule is unnecessary.	Delete Rule 4.3.3.1.3(a)
Barry, Richard & Ann	761	6	O	Earthwork provisions are a duplication of Regional Council controls. Requiring a cultural assessment incurs unnecessary cost for land owners. This is unnecessary in areas that have been subject to significant modification in the past.	Delete Rule 4.3.3.1.3 and retain existing earthwork rules.
Te Runanga O Ngai Te Rangi Iwi Trust	607	7	SA	Insert the words 'or Iwi' at the end.	Insert the words 'or Iwi' at the end.
Issue: Rule - Earthworks on Contaminated Land [4.3.3.1.4]					
Environment Bay Of Plenty	760	12	S	The provisions relating to earthworks on contaminated land are supported.	Retain Rule 4.3.3.1.4.
Issue: Rule - Earthworks in Special Ecological Areas [4.3.3.1.5]					
Department Of Conservation	848	39	SA	Amend rule to recognise potential adverse effects on fauna.	Amend rule to include the following: "adverse effects on indigenous fauna, including breeding and nesting and the timing of works."
Issue: Rule - Non-Complying Activities (Transmission) [4.3.5]					
Hollister-Jones, Marshall & Truby	463	3	O	Oppose the non-complying activity status outlined in Rule 4.3.2.9. The effects are related to the transmission line only and therefore should be assessed as a restricted discretionary activity.	Delete Rule 4.3.5(e). Add to 4.3.3 earthworks as defined in 4.3.2.9. Add to 4.3.3.1 restricted discretionary activity criteria specific to safety and risks associated with earthworks in proximity to high voltage transmission line support structures.
Issue: Rule - Non Complying Activities in Special Ecological Area [4.3.5C]					
Tauranga City Council	492	165	SA	This rule should be clear that it only relates to Category 1 Special Ecological Areas.	Amend rule to clarify that it only relates to Category 1 Special Ecological Areas.
Tauranga City Council	492	168	SA	Rule 4.3.5 should also refer to Important Amenity landscapes.	Insert 'Important Amenity landscapes' into Rule 4.3.5(d).

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: All Earthworks Provisions [ALLEARTHPR]					
Henderson, Craig & Elaine	458	3	O	The rules relating to earthworks are a duplication of regional council process and unnecessarily restrictive for residential zoned land. The requirement for cultural assessments in areas of significance to Maori is also opposed. The margins of the harbour are likely to all be ancestral lands but have been subject to residential use and the purpose of such a provision is unnecessary given the extent of land modification and earthworks already undertaken.	Remove Rule 4.3.3.1.3 and retain earthworks rules from operative Plan.
Jaglem Limited, Greenwater Developments Limited, Kenepuru Properties Limited, Tipene Holdings Limited, Matua Charitable Trust Limited and Others	826	3	O	Earthworks are best addressed by the Regional Council under the Regional Water and Land Plan.	Delete earthworks provisions.
Parton Road Land Limited	259	4	O	Oppose all earthwork provisions and in particular the provisions relating to commercial business zone. Earthworks are appropriately managed through the Regional Land and Water Plan and proposed provisions introduce a duplication of process which will impede commercial growth and development.	Delete entire Chapter 4.3.
Parton Road Land Limited	824	4	O	Section 4.3 of the Plan is opposed in its entirety. The introduction of earthworks controls has no basis. Earthworks discharges - sediment, dust and erosion are all appropriately dealt with by the Regional Council under the Regional Water and Land Plan. The proposed rules of section 4.3 will lead to a duplication of process.	Delete chapter 4.3 of the Plan.
JWL Investment Trust	830	6	O	The inclusion of earthworks controls in the Plan should be deleted and enabled by a rule that earthworks are a permitted activity if a permitted activity under the Regional Water and Land Plan, granted consent under the Regional Water and Land Plan, or carried out as part of subdivision. The proposed rules will introduce an unnecessary duplication of process.	Delete earthworks provisions and replace with a rule that by a rule that earthworks are a permitted activity if a permitted activity under the Regional Water and Land Plan, granted consent under the Regional Water and Land Plan, or carried out as part of subdivision.
Environment Bay Of Plenty	760	7	S	The overall approach to earthworks provisions is supported. The proposed provisions helpfully list the potential effects of earthworks and introduce erosion and sediment control measures to address them as mandatory practice. In addition, a degree of operational flexibility is retained.	Retain effects list (a) to (h), objective 4.3.1.1 and its associated policies.
Gerrand, D & G	611	7	O	Earthwork provisions are a duplication of Regional Council controls.	Delete all earthwork provisions.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	19	O	Oppose lack of integration with the Regional Council. Provisions create significant potential for duplication and conflict with Regional Council controls which deal with many of the issues addressed in the proposed plan.	Provide for better integration with the Regional Council.
Thorne Group Limited	834	20	O	Oppose the lack of integration with the Regional Council control of earthworks. There is significant potential for duplication and conflict.	Provide for integration with the Regional Council through complimentary rules, discretions and conditions.
Hawridge Developments Limited	787	21	O	Oppose lack of integration with the Regional Council. Provisions create significant potential for duplication and conflict with Regional Council controls which deal with many of the issues addressed in the proposed plan.	Provide for better integration with the Regional Council.
Pyes Pa Limited	724	22	O	Oppose all earthwork provisions. Lack of integration with Regional Council. Potential for duplication and conflict with the provisions and implementation of Regional earthwork provisions.	Review approach and ensure provisions compliment and integrate with Regional Council management of earthworks.
St Michaels Limited	710	25	O	- Earthworks is already regulated by the Regional Council. - The Territorial Authority should not be involved in earthwork issues. - This Chapter introduces duplication of process and conflicts with Regional Council consents.	Delete entire chapter.
Te Reti Trustees	789	26	O	Oppose the lack of integration with Regional Council earthwork controls. Potential for duplication of process and conflict as proposed.	Provide better Regional Council integration through earthworks provisions.
Element IMF New Zealand Limited	786	27	O	Oppose all earthwork provisions. Lack of integration with Regional Council. Potential for duplication and conflict with the provisions and implementation of Regional earthwork provisions.	Review approach and ensure provisions compliment and integrate with Regional Council management of earthworks.
Te Runanga O Ngai Tamarawaho	794	29	O	Oppose the lack of integration with Regional Council earthwork controls. Potential for duplication of process and conflict as proposed.	Provide better Regional Council integration through earthworks provisions.
Department Of Conservation	848	38	S	Support earthworks provisions which address small scale earthworks otherwise permitted by EBOP.	Retain earthwork provisions.
Property Council of New Zealand (Bay of Plenty Branch)	491	72	O	Council does not need to control earthworks under the RMA when this is covered by the Regional Council or can be addressed under the Building Act or through a bylaw. Potential for duplication of process with propose earthworks provisions.	Delete all earthworks provisions.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: All Sediment & Erosion Control Provisions [ALLSEDERPR]					
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	22	O	Erosion and sediment control measures are outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan and provisions represent a duplication of process.	Delete Rule 4.3.2.2(a) and refer to Regional Water and Land Plan Requirements.
Hawridge Developments Limited	787	24	O	Erosion and sediment control measures are outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan and provisions represent a duplication of process.	Delete Rule 4.3.2.2(a), 4.3.3.1.1(j) and Appendix O.
Pyes Pa Limited	724	24	O	Oppose all erosion and sediment control measures as these are outside the functions of the Council under section 31. These matters are addressed under the Regional Water and Land Plan. The provisions create needless duplication of process. Integration should be addressed by transfer of powers under s33 RMA not Plan rules.	Delete Rule 4.3.2.2(a) and Rule 4.3.3.1(j) and Appendix O.
Sanctuary Point Investments Limited	688	24	O	Opposes rule and related appendix. Submits these are outside the functions of the Council under s31 of the RMA and that these matters are dealt with through the Regional Water and Land Plan and proposed provisions create unnecessary duplication of process. Integration should be addressed through transfer of powers under s.33 of the RMA.	Delete Rule 4.3.2.2(a), Rule 4.3.3.1.1(j) and Appendix O and refer to requirements of the Regional Water and Land Plan.
Te Reti Trustees	789	28	O	Erosion and sediment control measures are outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan and provisions represent a duplication of process.	Delete Rule 4.3.2.2(a), 4.3.3.1.1(j) and Appendix O and refer to Regional Water and Land Plan.
Element IMF New Zealand Limited	786	29	O	Oppose all erosion and sediment control measures as these are outside the functions of the Council under section 31. These matters are addressed under the Regional Water and Land Plan. The provisions create needless duplication of process. Integration should be addressed by transfer of powers under s33 RMA not Plan rules.	Delete Rule 4.3.2.2(a) and Rule 4.3.3.1(j) and Appendix O.
Te Runanga O Ngai Tamarawaho	794	35	O	Erosion and sediment control measures are outside the function of the Council under s31 of the RMA. These matters are dealt with by the Regional Water and Land Plan and provisions represent a duplication of process.	Delete Rule 4.3.2.2(a), 4.3.3.1.1(j) and Appendix O and refer to the Regional Water and Land Plan.
Issue: Appendix O - Sediment & Erosions Control [APPENDIXO]					
Environment Bay Of Plenty	760	16	SA	The introduction of sediment and erosion control measures as mandatory practice is supported, however the measures listed are in conflict with some of the design detail, terminology, and best practice in the Regional Council's sediment control guidelines. There is the potential for conflict in having two sets of conflicting standards.	Either, have consistent standards or leave detailed design measures to the Regional Council.
Thorne Group Limited	834	22	O	Oppose Appendix 4O and related Rules 4.3.2.2(a) and 4.3.3.1.1(j) as the control of erosion and sediment is outside the council's functions and addressed by the Regional Water and Land Plan. Integration should be addressed by transfers under s33 of the RMA.	Delete rules 4.3.2.2(a) and 4.3.3.1.1(j) and refer to requirement to comply with Regional Water and Land Plan in relation to the control of erosion and sediment.
Tauranga City Council	492	112	SA	Submit that Appendix O - Erosion and Sediment Control Measures needs to include methods for vehicle crossings and site access to address tracking of sediment onto the carriageway and kerb protection.	Include into Appendix O - Erosion and Sediment Control Measures including diagrams to demonstrate methods for vehicle crossings and site access.
Tauranga City Council	492	113	SA	Submit that further amendments are required to Appendix O - Erosion and Sediment Control Measures to provide better guidance for small scale earthworks.	Make further amendments to Appendix O - Erosion and Sediment Control Measures to provide better guidance for small scale earthworks.
Issue: Definitions - Earthworks [DEF-EARTH]					
Boyle, Anthony	149	2	O	The definition of 'earthworks' is unclear. Does it refer to material being brought onto the property or moved around on the property?	Clarify what is intended to be addressed by the term 'earthworks'.
Carrus Corporation Limited	661	18	O	The definition includes the term 'any material', which is too vague.	Amend the definition to provide greater certainty.
St Michaels Limited	710	24	O	Definition refers to "any material". This needs to be more clearly defined.	Amend Definition.
S & L Consultants Limited	804	25	O	Unclear whether "Approved Earthworks" definition applies only to list.	Clarify definition.
Property Council of New Zealand (Bay of Plenty Branch)	491	61	O	Oppose in part. Reference to 'any material' lacks clarity.	Amend definition and provide clarity
Te Tumu Landowners Group	520	91	O	Proposed wording catches all modifications to land. Farming activities should be exempt.	Amend definition to exempt the following: "The cultivation of land and the digging of holes for the erection of posts or planting of trees, landscaped areas and gardens."
Ford Land Holdings Pty Limited	519	94	O	Proposed wording catches all modifications to land. Farming activities should be exempt.	Amend definition to exempt the following: "The cultivation of land and the digging of holes for the erection of posts or planting of trees, landscaped areas and gardens."
Te Tumu Kaituna 14 Trust	521	124	O	Proposed wording catches all modifications to land. Farming activities should be exempt.	Amend definition to exempt the following: "The cultivation of land and the digging of holes for the erection of posts or planting of trees, landscaped areas and gardens."
Issue: Destruction of Natural Areas [DESTNATAR]					
Howell, Elizabeth (Dr)	764	8	O	Oppose earthworks throughout the plan where they enable indigenous vegetation to be removed by incremental amounts each year resulting in progressive stripping.	Better protection is required particularly in residential zones within the coastal beach environment.
Sandy Walker Group	490	75	O	Oppose earthworks throughout the plan where they enable indigenous vegetation to be removed by incremental amounts each year resulting in progressive stripping.	Better protection is required particularly in residential zones within the coastal beach environment.
Issue: General - Earthworks Provisions [GENERAL]					
Powerco Limited	452	60	S	The statement that earthworks associated with the modification of land has the potential to undermine the stability of adjoining properties and infrastructure is supported.	Retain the statement in section 4.3 that earthworks associated with the modification of land has the potential to undermine the stability of adjoining properties and infrastructure.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Earthworks					
Issue: Managing Landform & Character [MANLANDCHA]					
Howell, Elizabeth (Dr)	764	9	SA	Support for earthworks provisions related to loss of landform and contour, however there needs to be more consideration of dune protection and retention of natural features through the development process.	Ensure that earthwork provisions protect dunes and provide for the retention of the natural coastal character.
Sandy Walker Group	490	76	SA	Support for earthworks provisions related to loss of landform and contour, however there needs to be more consideration of dune protection and retention of natural features through the development process.	Ensure that earthwork provisions protect dunes and provide for the retention of the of the natural coastal character.
Issue: Objectives, Policies & Rules [OBJPOLRUL]					
Property Council of New Zealand (Bay of Plenty Branch)	491	80	O	Consideration should be given to including non-notification and non-service rules for earthworks.	Amend to allow for non-notification and non service of notice.
Issue: Permitted Activity Rules [PERMACT]					
Dillon, Mary	709	7	SA	Ensure that in the permitted activity rules all soil excavated during construction of a dwelling, garage or other building is retained on-site.	Add requirement to permitted activity standards and if necessary demonstrate in Appendix 4O that all soil excavated during construction of a dwelling, garage or other building is to be retained on-site.
Issue: Significant Archaeological Sites [SIGARCHSIT]					
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	21	O	Oppose policies and rules relating to archaeological areas as these areas are already modified and therefore do not need protection.	Reconsider Policy 4.3.1.1.8 and Rules 4.3.2.2(f) and 4.3.3.1.3(b)
Hawridge Developments Limited	787	23	O	Oppose policies and rules relating to archaeological areas as these areas are already modified and therefore do not need protection.	Reconsider Policy 4.3.1.1.8 and Rules 4.3.2.2(f) and 4.3.3.1.3(b).
Issue: Significant Maori Sites [SIGMAORISI]					
Brownless, G R E & M L	679	2	O	Oppose rules 4.3.2.2(d) and (e) as land is freehold and the restrictions are not justified.	Delete Rule 4.3.2.2(d) and (e).
Woodhill Trust	678	2	O	Oppose Rule 4.3.2.2 (d) and (e). Questionable as to whether earthwork restrictions will protect cultural values of sites.	Delete Rule 4.3.2.2 (d) and (e)
Topic: General - Lighting					
Issue: Objective - Lighting [4.7.1.1]					
Sandy Walker Group	490	41	S	Support objective.	Retain Objective 4.7.1.1.
Issue: Policy - Advertising [4.7.1.1.1]					
Sandy Walker Group	490	42	S	Support policy.	Retain Policy 4.7.1.1.1.
Issue: Light Spill [4.7.1.1.2]					
Sandy Walker Group	490	43	S	Support policy.	Retain Policy 4.7.1.1.2.
Issue: Rule - Commerical, Industrial, Baypark & Open Space [4.7.2.2]					
Property Council of New Zealand (Bay of Plenty Branch)	491	89	O	Oppose in part. Reference to 'professional illumination engineering practice or any relevant NZ standard' gives no certainty about what needs to be complied with.	Clarify rule and include a reference document.
Issue: Rule - Special Use Zone - Baypark (Light) [4.7.2.3]					
Tauranga City Ventures Limited	788	2	O	Oppose rule as it is duplicated in Rule 4.7.2.3.	Delete reference to Baypark in Rule 4.7.2.2.
Tauranga City Ventures Limited	788	3	S	Support the provision.	Support the provision.
Baypark Speedway Promotions Limited	695	12	S	Support rule.	Retain rule.
Topic: General - Noise					
Issue: Purpose of Noise Provisions [4.5]					
New Zealand Railways Corporation	637	1	SA	The rail network is significant and the Plan should recognise the need to protect it from the impacts of reverse sensitivity.	Amend Purpose 4.5 to refer to "...strategic road and rail infrastructure...".
Issue: Objective - Noise [4.5.1.1]					
Sandy Walker Group	490	39	S	Support objective.	Retain Objective 4.5.1.1
Property Council of New Zealand (Bay of Plenty Branch)	491	84	O	Objective does not reflect that in some environments higher levels of noise are expected as they form part of the environment within which an activity may be located.	Change wording to recognise noise levels may be higher in certain environments.
Issue: Policy - Non Residential Activities [4.5.1.1.1]					
Sandy Walker Group	490	40	S	Support policy.	Retain Policy 4.5.1.1.1
Issue: Objective - Reverse Sensitivity [4.5.1.2]					
AMP Capital Investors (New Zealand) Limited	868	11	S	Support rule.	Retain rule.
Thompson, Max	864	11	S	Support rule.	Retain rule.
Issue: Policy - Reverse Sensitivity - Residential Activities in Business Zone [4.5.1.2.1]					
New Zealand Railways Corporation	637	2	O	Sensitive noise receivers are not restricted to residential dwellings. Other uses should be recognised and the policy should be amended in this regard.	Amend policy as follows: "4.5.1.2.1 Policy - Reverse Sensitivity: Noise Sensitive Activities in Business Zones. By ensuring that noise sensitive activities provided for in the Commercial Zones are acoustically designed and constructed to mitigate noise received from non-residential activities in that zone."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Noise					
Issue: Policy - Reverse Sensitivity - Activities in Proximity to Port & Airport [4.5.1.2.2]					
New Zealand Railways Corporation	637	4	O	Plan should provide greater scope to protect rail against reverse sensitivity.	Amend policy as follows: 4.5.1.2.2 - Policy - Reverse Sensitivity: Activities in proximity to the Port,Rail and Airport. By ensuring that the location of noise-sensitive activities, and extentions to those activities are managed or avoided where they are likely to be situated in a location that could affect the day to day operation of port, rail and sirport activities through reverse sensitivity.
Issue: Rule - Residential & Rural Residential [4.5.2.1]					
O'Meeghan, Carmen & Calvert, Douglas Reid	751	4	O	- Oppose increase in noise levels for both daytime and nighttime noise. Research is clear on the adverse health effects of community noise on the health of people. The World Health Organisation recommends governments should protect their population from community noise as part of their policy for environmental protection. - Given smaller section sizes and higher densities it is not appropriate for noise levels to be relaxed. - The World Health Organisation recommends levels for residential living areas that are lower than those proposed in the Plan.	Amend rule to adopt World Health Organisation residential noise recommendations as per operative noise restrictions: 0700 - 2200 - 45dBA 2200 - 0700 - 35dBA and 55dBA max.
Property Council of New Zealand (Bay of Plenty Branch)	491	85	O	Reference to 'any superseding standard' is too flexible and provides no certainty.	Delete Rule 4.5.2.1
Issue: Rule - Road Zone [4.5.2.10]					
New Zealand Transport Agency	588	12	SA	Clarify rule to ensure provisions can be applied to each specific site and includes minor roading upgrades and maintenance.	Amend rule as follows: "Works for the essential maintenance or upgrade of roads at any individual site shall be measured and assessed in accordance with NZS6803:1999 Acoustic Construction Noise."
Tauranga City Council	492	117	SA	Submits that in the case of designations in the Road Zone noise will be controlled by conditions and there is no need to reflect this in the Plan.	Delete Rule 4.5.2.10 b) Road Zone.
Issue: Rule - Road Zone [4.5.2.10C]					
Property Council of New Zealand (Bay of Plenty Branch)	491	86	O	Rule relates to noise agreed to through designation or consent which is unnecessary and unenforcable.	Delete
Tauranga City Council	492	118	O	Submits that Rule 10.5.2.10 c) Road Noise does not provide the flexibility or certainty for Council lto manage the transport network appropriately and that noise is managed sucessfully through the terms of contract with contractors or approval for road opening.	Delete Rule 10.5.2.10 c) Road Noise.
Issue: Rule - Construction Noise [4.5.2.12]					
Property Council of New Zealand (Bay of Plenty Branch)	491	87	O	Restriction on construction noise over the Christmas period is onerous. Some construction activities should be allowed to avoid significant project delays.	Amend to provide some flexibility.
Issue: Rule - Rural Zones [4.5.2.2]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	41	O	Reference to Lmax not necessary where Leq is used.	Delete Lmax from permitted noise rules.
Issue: Bethlehem Commercial Plan Area [4.5.2.3.2]					
Apel Holdings Limited	781	2	O	Oppose rules as they apply to the Suburban Residential Zone as there is no justification for the lower standard of compliance. Reverse sensitivity controls are not appropriate for general commerical / residential interface.	Delete rule and apply 4.5.2.3 to the Bethlehem Commercial Plan Area.
AMP Capital Investors (New Zealand) Limited	868	13	S	Support rule.	Retain rule.
Thompson, Max	864	13	S	Support rule.	Retain rule.
Thompson, Max	864	44	O	The reference to rural zoned land is irrelevant as the surrounding land has been rezoned residential. The closest rural zoned land is around 75 metres away.	Remove the reference to rural zoned land.
AMP Capital Investors (New Zealand) Limited	868	45	O	The reference to rural zoned land is irrelevant as the surrounding land has been rezoned residential. The closest rural zoned land is around 75 metres away.	Remove the reference to rural zoned land.
Issue: Rule - Commercial & Industry Zones [4.5.2.3A]					
AMP Capital Investors (New Zealand) Limited	868	12	S	Support noise levels provided for in the Commercial Zone.	Retain noise levels provided for in the Commercial Zone.
Thompson, Max	864	12	S	Support noise levels provided for in the Commercial Zone.	Retain noise levels provided for in the Commercial Zone.
Harvey Norman Stores Pty (New Zealand) Limited	642	15	S	Support Rule 4.5.2.3(a) which provides for permitted noise levels within the Commerical Business Zone.	Support Rule 4.5.2.3(a)
DNZ Property Fund Limited	763	22	S	Support noise provisions for the commercial zone.	Retain commercial noise provisions.
Issue: Rule - Commercial & Industry Zones [4.5.2.3C]					
New Zealand Railways Corporation	637	5	SA	Plan should provide greater scope to protect rail against impacts of reverse sensitivity. Reverse sensitivity is not just limited to residential activities.	Amend rule by deleting "residential building" and replacing with 'noise sensitive activity'.
Issue: Rule - Tauriko Commercial & Industry Zones [4.5.2.4A]					
DNZ Property Fund Limited	763	23	S	Support noise provisions for Tauriko commercial and industrial zone.	Retain rule.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Noise					
Issue: Rule - Port Industry Zone [4.5.2.5]					
Boffa Miskell Limited	782	12	O	Oppose Rule 4.5.2.5 as the section heading is misleading. The rules in this section could read as applying to activities on land within the Port Industry Zone.	Revise the heading of Rule 4.5.2.5 to accurately reflect the actual application of the rules - noise from port operations.
Boffa Miskell Limited	782	13	O	Oppose rule 4.5.2.5(d)(ii). Open windows have been widely documented as providing little more than a 10dB reduction from outside to inside. Accordingly, when the external L10 environment is greater than 45dB(A), it becomes impossible to achieve internal levels of 35dB(A). Given that all developments where this rule applies are between the 55Ldn and 65Ldn noise contours, they will be exposed to 50-60dB(A) L10 and compliance is impossible. The s32 report does not address this issue.	Revise Rule 4.5.2.5(d)(ii) to provide an achievable internal noise standard.
Port of Tauranga Limited	610	17	O	Oppose Rule 4.5.2.5(e). Rule needs to refer to the New Zealand Standard for 'port noise' and not 'environmental noise'.	Amend Rule 4.5.2.5(e) as follows: "Sounds levels shall be measured and assessed in accordance with the requirements of NZS 6809:1999 Acoustics - Port Noise Management and Land Use Planning, or any superseding codes of practice and/or standards."
Port of Tauranga Limited	610	18	O	Rule 4.5.2.5(d)(i) enables extensions to buildings within specific noise contours but does not specify the noise limit that must be achieved within the building.	Amend Rule 4.5.2.5(d)(i) to add the following at the end of the paragraph: "...A report from a suitably qualified acoustic engineer to ensure that with the ventilation fans operating the internal sound environment in all habitable rooms does not exceed 35dBA Leq."
Port of Tauranga Limited	610	19	SA	Rule 4.5.2.5(d) should also include visitor accomodation which is a noise sensitive activity.	Amend Rule 4.5.2.5 to include 'visitor accomodation'.
Issue: Rule - Special Use Zone - Baypark (Noise) [4.5.2.6]					
Tauranga City Ventures Limited	788	1	S	Support the provision.	Support the provision.
O'Meeghan, Carmen & Calvert, Douglas Reid	751	5	O	Oppose proposed permitted night time noise levels for Baypark. Research is clear on the adverse health effects of community noise on the health of people. The World Health Organisation recommends governments should protect their population from community noise as part of their policy for environmental protection. - Given smaller section sizes and higher densities it is not appropriate for noise levels to be relaxed. - The World Health Organisation recommends levels for residential living areas that are lower than those proposed in the Plan.	Amend rule to ensure night time noise levels received in residential areas do not exceed: 2200 - 0700 - 35dBA and 55dBA max.
Baypark Speedway Promotions Limited	695	11	S	Support rule.	Retain rule.
Issue: Rule - Prohibited Activities [4.5.5]					
Te Runanga O Ngai Te Rangi Iwi Trust	607	8	O	The headquarters of Ngai Te Rangi Iwi are located within the Airport Noise Boundary. Ngai Te Rangi Iwi would like the ability to provide educational facilities in the future. The area is the site of the first native school in Tauranga Moana.	Make 'educational facilities' a discretionary use.
Port of Tauranga Limited	610	20	O	Rule 4.5.5(b) refers to the incorrect map reference.	Amend Rule 4.5.5(b) to reflect correct map reference: "Diagram 4, Section 5, Plan Maps (Part B)"
S & L Consultants Limited	804	27	O	Oppose prohibited activities listed under (a) and (b).	Make activities listed under (a) and (b) discretionary.
Property Council of New Zealand (Bay of Plenty Branch)	491	88	O	Prohibited activity status for the activities listed is not warranted. The potential adverse environmental risk is likely to be able to be mitigated. Some activities that may be appropriate within these noise contours may also be prohibited i.e. flight schools.	Amend activity status to discretionary or non-complying.
Issue: Definitions - Notional Boundary [DEF-NOISE]					
New Zealand Railways Corporation	637	3	U	Introduce new definition to define 'noise sensitive activities' to provide scope to manage reverse sensitivity effects.	Introduce new definition as follows: Noise Sensitive Activities Means buildings or parts of buldings used for, or able to be used for the following purposes: - Residential activity; - Visitor accomodation; - Residential care activity; - Education activity; - Hospital activity; - Healthcare activity; - Daycare activity; and - Marae activity.
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	43	O	Clarification required over how to apply definition.	Amend definition by adding the following after boundary: "where this is closer to the dwelling".
Issue: General - Noise [GENERAL]					
New Zealand Transport Agency	588	11	SA	Noise provisions should mitigate reverse sensitivity of residential development in close proximity to state highways.	Include rule to provide noise attenuation in accordance with AS/NZS2107:2000 for residential development within 100m of a State Highway.
Property Council of New Zealand (Bay of Plenty Branch)	491	83	S		Retain use of Leq noise measurement.
Issue: New Rule [NEWRULE]					
New Zealand Railways Corporation	637	6	S	To protect the rail network from reverse sensitivity new noise sensitive activites located within close proximity to the railway should incorporate mitigating acoustic design.	Insert new permitted activity rule: 4.5.2.1 - Noise Sensitive Activities in Close Proximity to the Railway a) Every noise sensitive activity or extensions to those activities located within 40 metres of the closest railway track, or where there is no track in place 30 metres from the boundary of the rail designation, shall be designed, sited and constructed to ensure external noise will not exceed 40dBA Leq 24 hours. Within bedrooms external noise shall not exceed 35dBA Leq 24 hours. b) An acoustic design report prepared by a suitably qaulified and experienced engineer shall be provided, demonstrating compliance with Rule 4.5.2.4 (a) c) Approved Occupational Safety and Health (OSH) safety devices are exempt from compliance with the noise limits of these rules during the daytime only; d) Sound level shall be measured ub accordance with NZS 6801: 2008 Acoustics - Measurement of Sound and assessed in accordance with NZS 6802:2008 Acoustics - Environmental Noise, or any superceding codes of practice and / or standards.
Issue: Plan Maps [PLANMAPS]					
Apel Holdings Limited	781	5	O	Oppose 'other symbol' special noise rules applies at Bethlehem Centre.	Delete 'other symbol' special noise rules applies at Bethlehem Centre.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Permitted Intrusions					
Issue: Rule - Permitted Activity Rules [4.8.2]					
Horticulture New Zealand & NZ Kiwifruit Growers Inc	859	42	O	Need to make provision for horticultural crop protection in the rural zone.	Add provisions to enable horticultural crop protection in the Rural Zone as permitted activity.
Transpower New Zealand Limited	383	101	O	Note referring back to Chp 10 should include reference to electric lines so they are provided for as permitted intrusions.	Amend note under 4.8.2 to include reference to electric lines in Chp 10.
Issue: Rule - Permitted Setback Intrusions [4.8.2.1]					
Five Star Property Investments Limited	494	1	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Mathiesen, Anne-Marie	515	1	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Matrixx Consultants Limited	496	1	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Five Star Property Investments Limited	494	2	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'.
Mathiesen, Anne-Marie	515	2	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing pane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing pane by 1.5 metres within the specified sector'.
Matrixx Consultants Limited	496	2	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'.
Will Tatton Architecture	711	20	O	Amend rule to enable intrusions into the road setback of 0.6m.	Delete words "...other than a setback from a road frontage..." from Rule 4.8.2.1(a).
Tauranga Architect's Practice Support Goup	497	28	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Tauranga Architect's Practice Support Goup	497	29	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing plane by 1.5 metres within the specified sector'.
Benton, Jason	498	32	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Brendon Gordon Architechture Limited	597	32	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Dimensions Limited Architects	517	32	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Benton, Jason	498	33	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing plane by 1.5 metres within the specified sector'.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Permitted Intrusions					
Issue: Rule - Permitted Setback Intrusions [4.8.2.1]					
Brendon Gordon Architecture Limited	597	33	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing plane by 1.5 metres within the specified sector'.
Dimensions Limited Architects	517	33	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing plane by 1.5 metres within the specified sector'.
McAlpine, Jon	664	35	O	- Rule should enable intrusions into the road boundary setback providing this is only able to occur in no more than one instance. - Intrusions into the road setback are not likely to generate adverse effects. - Enable road setback intrusions to provide for greater design flexibility and improved design articulation of the road frontage.	Delete Rule 4.8.2.1(a) to enable road setback intrusions.
McAlpine, Jon	664	36	O	Setback intrusions should enable a practical length for usable areas and reasonable eaves widths to encourage good design.	Amend Rule 4.8.2.1(a) to enable eaves encroachment of up to 1 metre.
McAlpine, Jon	664	37	O	Setback intrusions should enable a practical length for usable areas and reasonable eaves widths to encourage good design.	Amend Rule 4.8.2.1(a)(ii) to enable design features or building components up to 1 metre for a length of 4 metres.
Campbell, Wendy Kathleen	101	39	SA	Provisions for setback intrusions for design features and building components should be amended to include the provision for intrusions into the road boundary setback: 1. For a single application of the rule. 2. As intrusion into the road boundary setback is least likely to have an adverse effect. 3. Will provide for greater design flexibility and improved frontage articulation for increased community amenity and urban design, by reducing the likelihood of design by the bulk and location envelope.	Delete 'other than a setback from a road frontage' from Rule 4.8.2.1(a).
Campbell, Wendy Kathleen	101	40	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.1(a)(i) to read 'eaves up to 1 metre'. Amend Rule 4.8.2.1(a)(ii) to read '...up to 1 metre for a length of 4 metres'. Amend Rule 4.8.2.1(a)(iii) to read 'Allow balustrades/screens/canopies to decks to intrude into the overshadowing plane by 1.5 metres within the specified sector'.
Property Council of New Zealand (Bay of Plenty Branch)	491	90	SA	Not clear why the road frontage is excluded.	Amend provision to enable road boundary intrusions.
Issue: Rule - Permitted Setback Intrusions [4.8.2.1A]					
Stephen Bird Architect Limited	360	19	O	Amend to include road frontage setback in permitted intrusions.	Delete words "other than a setback from a road frontage."
Colin J Davis & Associates Limited	619	25	O	Amend to include road frontage setback in permitted intrusions.	Delete words "other than a setback from a road frontage."
Benge, Rob	869	29	O	Enable design features and building components to intrude into road boundary setbacks. Least likely to have an adverse effect and allows for greater design flexibility and frontage articulation.	Delete words: "...other than a setback from a road frontage..."
Issue: Rule - (i) Permitted Setback Intrusions [4.8.2.1A1]					
Thorn Architects Limited	791	4	O	Amend rule to provide for setback intrusions with reasonable eaves widths for weather and sun protection.	Amend rule to read "Eaves up to 0.9 metres".
Stephen Bird Architect Limited	360	20	O	Increase the extent of intrusion.	Replace 0.6m with 1.0m.
Benge, Rob	869	30	O	Amend provision to allow more useable areas and to encourage good design.	Amend rule as follows: "Eaves up to 1.0 metre."
Issue: Rule - (ii) Permitted Setback Intrusions [4.8.2.1A2]					
Thorn Architects Limited	791	5	O	Amend rule to enable reasonable setback intrusions for weather and sun protection and to enable practical lengths for useable areas.	Amend rule to read "...up to 0.9 metres for a length of 2.6 metres..."
Stephen Bird Architect Limited	360	21	O	Increase extent of intrusion.	Replace 0.6m with 1.0m and replace 2.0m with 4.0m.
Colin J Davis & Associates Limited	619	26	O	Increase extent of intrusion to allow for useable areas and to encourage good design.	Replace 0.6m with 1.0m and replace 2.0m with 4.0m.
Benge, Rob	869	31	O	Amend provision to allow more useable areas and encourage good design.	Amend rule to read: "...up to 1 metre for a length of 4 metres..."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Permitted Intrusions					
Issue: Rule - Permitted Overshadowing Intrusions [4.8.2.2]					
Five Star Property Investments Limited	494	3	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Mathiesen, Anne-Marie	515	3	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Matrixx Consultants Limited	496	3	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Thorn Architects Limited	791	7	O	Allow lift shafts to penetrate overshadowing envelopes.	Delete Rule 4.8.2.2(a)(ii)
Trustpower Limited	658	12	S	Support exclusions for transmission lines. The exceptions are appropriate as they recognise the functional and technical requirement of significant infrastructure.	Retain exclusions for transmission lines and support structures.
Will Tatton Architecture	711	21	O	Amend rule to provide for lift shafts on the exterior of buildings.	Amend rule to provide for lift shafts.
Colin J Davis & Associates Limited	619	27	O	Rule should enable balustrades, screens and/or canopies to decks to intrude into the overshadowing plane by 1.5m on the northwestern boundary where there is little effect.	Amend 4.8.2.2(a)(iii) to enable balustrades, screens and/or canopies to decks to intrude into the overshadowing plane by 1.5m.
Colin J Davis & Associates Limited	619	29	O	Enable lift shafts to intrude into overshadowing envelopes.	Delete Rule 4.8.2.2(a)(ii).
Colin J Davis & Associates Limited	619	31	O	Add new rule to enable gable ends to intrude into the overshadowing envelope.	Add new rule as follows: "(iv) Gable ends shall be permitted to intrude into overshadow envelope a maximum of 1 metre vertical and 2.5m2 maximum."
Benge, Rob	869	33	O	Lift shafts should be allowed to intrude into the overshadowing envelope.	Delete Rule 4.8.2.2(ii)
Benton, Jason	498	34	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Brendon Gordon Architecture Limited	597	34	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Dimensions Limited Architects	517	34	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
McAlpine, Jon	664	38	O	Enable balustrades / screens / and canopies to decks to intrude into the overshadowing plane by 1.5m for mutual privacy and efficient space use. This can be restricted to a NW side of a mutual boundary e.g. 220 - 320 degrees where there is no effect (i.e. sun never comes from the south side). This encourages buildings to open up along north side.	Enable balustrades, screens and canopies to decks to intrude 1.5m into the overshadowing plane within a specified NW sector.
McAlpine, Jon	664	40	O	Oppose Rule 4.8.2.2(a)(ii). Lift shafts often need to be located on the outer portions of buildings to provide vehicle manoeuvring space or viable commercial floor space. Not enabling lift shafts to penetrate overshadowing envelopes limits development potential .	Delete Rule 4.8.2.2(a)(ii)
Campbell, Wendy Kathleen	101	41	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Tauranga Architect's Practice Support Goup	497	45	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential.	Amend Rule 4.8.2.2(a)(i) to read '...measurement of 4 metres...' Delete Rule 4.8.2.2(a)(ii).
Issue: Rule - (i) Permitted Overshadowing Intrusions [4.8.2.2A1]					
Thorn Architects Limited	791	6	O	Dimensions do not allow for accessible stairways or lifts.	Amend rule to read "...measurement of 2.6 metres..."
Stephen Bird Architect Limited	360	22	O	Increase extent of intrusion.	Delete 2.0m and replace with 4.0m.
Will Tatton Architecture	711	22	S	Support inclusion of 2m overheight design feature.	Support Rule 4.8.2.2(a)(i).
Colin J Davis & Associates Limited	619	28	O	Increase extent of intrusion for more useable space and good design.	Delete 2.0m and replace with 4.0m.
Benge, Rob	869	32	O	Increase extent of permitted intrusions to encourage good design.	Amend rule as follows: "...not exceed an external measurement of 4 metres..".
McAlpine, Jon	664	39	O	Rule should provide more flexibility for overshadowing intrusions.	Amend Rule 4.8.2.2(a)(i) to enable intrusions of up to 4 metres.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Permitted Intrusions					
Issue: Rule - Permitted Height & Viewshaft Intrusions [4.8.2.3]					
TelstraClear Limited	464	1	O	The permitted intrusions listed in 4.8.2.3 allow for aerials and antennas to intrude into viewshaft protection areas. The rule allows antennas attached to buildings to enter into viewshaft protection areas, however antennas attached to freestanding masts are not. TelstraClear generally use slim line monopole masts in urban areas. It is considered that any potential adverse effects of a monopole with antennas attached entering into a viewshaft protection area is no greater than antennas attached to the roof of a building.	Amend Rule 4.8.2.3 to include to include telecommunications masts as follows: 4.8.2.3 Permitted Height and Viewshaft Protection Area Intrusions a) in Commercial Zones or Industrial Zones: ii) 'Radio and telecommunication masts, antennas, aerials and cabinets' which comply with the provisions of Chapter 10 - Network Utilities and Designations; b) In all other zones: ... ii) 'Radio and telecommunication masts, antennas, aerials and cabinets' which comply with the provisions of Chapter 10 - Network Utilities and Designations; or private (for residential and recreational purposes) radio and telecommunication antennas and aerials or other such projections.
Vodafone New Zealand Limited	382	1	O	The permitted intrusions listed in 4.8.2.3 allow for aerials and antennas to intrude into viewshaft protection areas. The rule allows antennas attached to buildings to enter into viewshaft protection areas, however antennas attached to freestanding masts are not. Vodafone generally use slim line monopole masts in urban areas. It is considered that any potential adverse effects of a monopole with antennas attached entering into a viewshaft protection area is no greater than antennas attached to the roof of a building.	Amend Rule 4.8.2.3 to include to include telecommunications masts as follows: 4.8.2.3 Permitted Height and Viewshaft Protection Area Intrusions a) in Commercial Zones or Industrial Zones: ii) 'Radio and telecommunication masts, antennas, aerials and cabinets' which comply with the provisions of Chapter 10 - Network Utilities and Designations; b) In all other zones: ... ii) 'Radio and telecommunication masts, antennas, aerials and cabinets' which comply with the provisions of Chapter 10 - Network Utilities and Designations; or private (for residential and recreational purposes) radio and telecommunication antennas and aerials or other such projections.
Five Star Property Investments Limited	494	4	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Mathiesen, Anne-Marie	515	4	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Matrixx Consultants Limited	496	4	SA	The provision for setback intrusions should be amended to allow a practical length for useable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential. Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Five Star Property Investments Limited	494	5	SA	This rule is ambiguous. On immediate interpretation it appears to negate sub-clauses (a) and (b) by only allowing height intrusions where they fall within the Specified Airport Slopes and Surfaces, and where it is a Port Crane. Reference to diagram 2 is incorrect and should be to section 5.	Amend Rule 4.8.2.3(c) to read: "(c) No height intrusions are permitted to intrude through the Specified Airport Slopes and Surfaces identified on Diagram 2, Section 5, Plan Maps (Part B), except where the activity is a port Crane provided for by Rule 18.4.1.3 - Port Industry Zone."
Matrixx Consultants Limited	496	5	SA	This rule is ambiguous. On immediate interpretation it appears to negate sub-clauses (a) and (b) by only allowing height intrusions where they fall within the Specified Airport Slopes and Surfaces, and where it is a Port Crane. Reference to diagram 2 is incorrect and should be to section 5.	Amend Rule 4.8.2.3(c) to read: "(c) No height intrusions are permitted to intrude through the Specified Airport Slopes and Surfaces identified on Diagram 2, Section 5, Plan Maps (Part B), except where the activity is a port Crane provided for by Rule 18.4.1.3 - Port Industry Zone."
Thorn Architects Limited	791	8	O	Dimensions do not allow for accessible stairways or lifts.	Amend Rule 4.8.2.3(b)(i) to read "...external dimension of 2.6 metres..."
Perry Developments Limited	689	18	O	Oppose rule as there is no recognition of industry standards for lift shafts.	Include appropriate provision for lift shafts.
Port of Tauranga Limited	610	21	SA	Rule 4.8.2.3(a) should be amended to reflect the permitted height of port cranes and floodlight towers that are provided for as permitted activities in the Port Industry Zone.	Add new subclause top Rule 4.8.2.3(a) as follows: (iii) Cranes and floodlight towers in the Port Industry Zone in accordance with Rule 18.4.1.3.
Will Tatton Architecture	711	23	S	Support inclusion of 2m over height design feature as permitted.	Support Rule 4.8.2.3(b)(i).
Colin J Davis & Associates Limited	619	30	O	Amend extent of permitted intrusions outside commercial and industrial zones.	Amend rule to enable a maximum height of 3 metres and maximum external dimension of 4 metres.
Tauranga Architect's Practice Support Goup	497	30	SA	This rule is ambiguous. It appears to negate sub-clauses (a) and (b) by only allowing height intrusions where they fall within the Specified Airport Slopes and Surfaces, and where it is a Port Crane. Reference to diagram 2 is incorrect and should be to section 5.	Amend Rule 4.8.2.3(c) to read: "(c) No height intrusions are permitted to intrude through the Specified Airport Slopes and Surfaces identified on Diagram 2, Section 5, Plan Maps (Part B), except where the activity is a port Crane provided for by Rule 18.4.1.3 - Port Industry Zone."
Benton, Jason	498	31	SA	This rule is ambiguous. It appears to negate sub-clauses (a) and (b) by only allowing height intrusions where they fall within the Specified Airport Slopes and Surfaces, and where it is a Port Crane. Reference to diagram 2 is incorrect and should be to section 5.	Amend Rule 4.8.2.3(c) to read: "(c) No height intrusions are permitted to intrude through the Specified Airport Slopes and Surfaces identified on Diagram 2, Section 5, Plan Maps (Part B), except where the activity is a port Crane provided for by Rule 18.4.1.3 - Port Industry Zone."
Benge, Rob	869	34	O	Increase dimensions for height intrusions outside commercial and industrial zones to enable better design.	Amend Rule 4.8.2.3(b)(i) as follows: "...by more than 3 metres and/or a maximum external dimension of 4 metres..."
Benge, Rob	869	35	O	Wording of Rule 4.8.2.3(c) is ambiguous.	Amend Rule 4.8.2.3(c) as follows: "No height intrusions are permitted to intrude through the Specified Airport Slopes and Surfaces identified on Diagram 2, Section 5, Plan Maps (Part B), except where the activity is a port crane provided for by Rule 18.4.1.3 - Port Industry Zone."
Benton, Jason	498	35	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Brendon Gordon Architecture Limited	597	35	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Dimensions Limited Architects	517	35	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Permitted Intrusions					
Issue: Rule - Permitted Height & Viewshaft Intrusions [4.8.2.3]					
McAlpine, Jon	664	41	O	Oppose Rule 4.8.2.3(b)(i). 2 metre dimension limits are too restrictive for permitted height / viewshaft intrusions in non-commercial / industrial zones.	Amend Rule 4.8.2.3(b)(i) to allow max. height intrusion of 3 metres and/or max. external dimension of 4 metres.
Campbell, Wendy Kathleen	101	42	SA	Allowance should be made for balustrades/screens/canopies to decks to intrude into the overshadowing plane to 1.5m to allow for mutual privacy and efficient use of space. This can be restricted to the northern and western side of a mutual boundary where there is an effect, by using a sector ie. 220 to 320 degrees to control the extent of overshadow.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Tauranga Architect's Practice Support Goup	497	46	SA	The provision for setback intrusions should be amended to allow a practical length for usable areas, reasonable eave widths to encourage good design and to allow lift shafts to be included for intrusion through setbacks and overshadowing. Often lift shafts require location to outer portions of sites. Not providing for these limits development potential.	Amend Rule 4.8.2.3(b)(i) to read '...3 metres...external dimension of 4 metres...'
Tauranga City Council	492	123	SA	Submit that the intent of Rule 4.8.2.3.a) i) is to provide for height intrusions relating to additional plant being placed on the roof where necessary for the functioning of the building and that the scope of the intrusion can be reduced while still enabling the intent of the rule to be met.	Amend Rule 4.8.2.3.a) i) to provide for maximum height to be exceeded by 3m and the area of the top floor by 2%.
Tauranga City Council	492	124	SA	Submit that Rule 4.8.2.3 c) which provides for exemptions for the port cranes should also apply to floodlight towers to provide flexibility for port operations.	Amend Rule 4.8.2.3 c) to provide exemptions for the port cranes and floodlight towers.
Tauranga City Council	492	125	SA	Submits that Rule 4.8.2.3 ii) which relates to exemptions from height and overshadowing controls for private satellite and microwave dishes, radio and telecommunication aerials etc needs further amendment for clarification of the rule.	Amend Rule 4.8.2.3 ii) to provide for exemptions for private radio and telecommunications antennas being no greater than 2sqm in area and aerials being no greater than 80mm in diameter.
Issue: Rule - (i) Permitted Height & Viewshaft Intrusions [4.8.2.3A1]					
Stephen Bird Architect Limited	360	23	O	Decrease extent of intrusion and clarify meaning of "one floor".	Delete 6.0m and replace with 3.0m. Make explicit what "one floor" means (i.e. which floor of the building).
Issue: Definitions - Related Definitions [DEFRELDEF]					
Stephen Bird Architect Limited	360	13	O	Not clear what is included under definition of "design feature" and "building component". Need to be more concise about what these definitions mean / intend.	Amend definition of "design feature" and "building component" to provide more certainty.
Topic: General - Signage					
Issue: Objective - Signs [4.4.1.1]					
Harvey Norman Stores Pty (New Zealand) Limited	642	16	O	Objective should recognise signs need to meet business needs as well as the community.	Amend Objective 4.1.1.1 as follows: "Signs are of a size, design and duration that meet both the community and business needs while avoiding adverse effects on landscape character, amenity, heritage values and the safe and efficient functioning of the transport network."
DNZ Property Fund Limited	763	30	O	Objective should recognise signs need to meet business needs as well as the community.	Amend Objective 4.1.1.1 as follows: "Signs are of a size, design and duration that meet both the community and business needs while avoiding adverse effects on landscape character, amenity, heritage values and the safe and efficient functioning of the transport network."
Sandy Walker Group	490	36	S	Support objective.	Retain objective 4.4.1.1.
Thompson, Max	864	42	O	This objective should be modified to ensure both the community and business needs are taken into consideration.	Amend to make reference to signs meeting both the community and business needs, as expressed in this submission.
AMP Capital Investors (New Zealand) Limited	868	43	O	This objective should be modified to ensure both the community and business needs are taken into consideration.	Amend to make reference to signs meeting both the community and business needs, as expressed in this submission.
Issue: Policy - Sign Location [4.4.1.1.1]					
Sandy Walker Group	490	37	S	Support policy	Retain Policy 4.4.1.1.1
Issue: Policy - Heritage Buildings [4.4.1.1.3]					
Sandy Walker Group	490	38	S	Support policy.	Retain Policy 4.4.1.1.3
Issue: Rule - Temporary Signs [4.4.2.1A]					
New Zealand Transport Agency	588	10	SA	Clarify rule to ensure temporary signs only relate to temporary activities.	Amend rule as follows: "Any temporary sign shall relate to temporary activities occurring on the site or temporary events occurring off the site."
Tauranga City Council	492	114	SA	Submit that Rule 4.4.2.1 Temporary Signs (All Zones) needs further amendment to clarify that the rule applies only to signage on private property as signs in public places are controlled through the bylaw.	Amend Rule 4.4.2.1 Temporary Signs (All Zones) to exclude signs in the road zone.
Tauranga City Council	492	115	SA	Submits that Rule 4.4.2.1 c) iii) relating to elections signs requires amendment so that the rule is consistent with Council's lead policy on local election signs.	Amend Rule 4.4.2.1 c) iii) to relate to "local" election signs which must be removed no later than 24 hours after the election/polling day.
Issue: Rule - Signs & Built Heritage [4.4.2.2.1]					
New Zealand Historic Places Trust	583	17	SA	Amend rule to ensure signage does not compromise the integrity and surroundings of a heritage item.	Amend rule as follows: a) The proposed sign should use appropriate methods of attachment, which will not cause irreversible damage to the original fabric of the building or structure; b) If signs are to be lit, they should preferably be illuminated by external lighting.
Issue: Rule - Residential, Rural Residential & Rural [4.4.2.2.2]					
Catholic Bishop Of Hamilton	784	1	O	This rule is too restrictive for schools. Large school signs can have have a greater area of sign with less effect.	Add the following as 4.2.2(a)(iv) Schools - Maximum number: 1 per 25 metres of road frontage. Maximum sign area: 1sqm per 25 metres of road frontage.
Issue: Rule - Ngati Kahu Papakainga Zone [4.4.2.2.3]					
Te Runanga O Ngati Kahu (ki Tauranga Inc)	965	1	S	Support rule.	Retain rule.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Signage					
Issue: Rule - Commerical, Industry & Baypark [4.4.2.2.4]					
JWL Investment Trust	830	7	O	Rule 4.4.2.2.4(d) restricts signs that move, flash or blink. This does not provide for neon signs and should be removed.	Delete Rule 4.4.2.2.4(d).
AMP Capital Investors (New Zealand) Limited	868	10	S	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d) which outline the permitted standards for signage in the commercial zones.	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d).
Baypark Speedway Promotions Limited	695	10	S	Support signage provisions that relate to Baypark.	Retain signage provisions that relate to Baypark.
Thompson, Max	864	10	S	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d) which outline the permitted standards for signage in the commercial zones.	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d).
Harvey Norman Stores Pty (New Zealand) Limited	642	14	S	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d) which outline the permitted standards for signage in the commercial zones.	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d).
DNZ Property Fund Limited	763	20	S	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d) which outline the permitted standards for signage in the commercial zones.	Support Rule 4.2.2.4(a)(i), (iii) and (iv) and (b) to (d)
Property Council of New Zealand (Bay of Plenty Branch)	491	81	O	Oppose in part. Clause (a) restricts the location of flashing/blinking signs near traffic signs. The rule does not provide certainty as there is no direction in the plan as to where these signs should go.	Make rule more flexible.
Issue: Rule - (ii) Commercial, Industry, Baypark [4.4.2.2.4A]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	6	O	The rule is not clear and should be amended to make it clear that there is no requirement for a minimum distance from the edge of a building.	Amend this rule to clarify that there is no requirement for a minimum distance from the edge of a building.
Progressive Enterprises Limited	851	6	SA	Sufficient, effective commercial signage should be enabled by the Plan, while appropriately avoiding adverse effects on amenity, heritage and the transport network. Commercial viability should be considered in terms of visibility of signage.	Provide for commercially viable signage and amend section 4.4.3 to ensure that necessary size and height is a consideration to ensure signs meet a level of visibility that is commercially practicable.
Harvey Norman Stores Pty (New Zealand) Limited	642	17	O	Oppose rule as it is unclear whether the rule means signs must be within 1 metre parallel to the profile or within 1 metre outside the profile of the building.	Amend rule to better reflect Council's intentions and provide more clarity.
DNZ Property Fund Limited	763	31	O	Oppose rule as it is unclear whether the rule means signs must be within 1 metre parallel to the profile or within 1 metre outside the profile of the building.	Amend rule to better reflect Council's intentions and provide more clarity.
Thompson, Max	864	43	O	This Rule specifies the location of signage attached to buildings, and it is unclear whether signs must be within 1 metre parallel to the profile, or within 1 metre outside the profile of the building. The proposed rule should be clarified.	Clarify this rule.
AMP Capital Investors (New Zealand) Limited	868	44	O	This Rule specifies the location of signage attached to buildings, and it is unclear whether signs must be within 1 metre parallel to the profile, or within 1 metre outside the profile of the building. The proposed rule should be clarified.	Clarify this rule.
Issue: Rule - Signs in Convenience Centres [4.4.2.6.2]					
DNZ Property Fund Limited	763	21	S	Support rule that provides for convenience centre signs.	Retain rules.
Element IMF New Zealand Limited	786	31	O	Oppose Rule 4.4.2.6.2 as it serves no purpose in the mitigation of adverse visual effects.	Delete Rule 4.4.2.6.2.
Issue: Rule - Open Space Zones [4.4.2.7]					
Property Council of New Zealand (Bay of Plenty Branch)	491	82	O	Reference to Council's policy on reserve signage is not an appropriate rule.	Delete or give more direction.
Tauranga City Council	492	116	SA	Submits that Rule 4.4.2.7 Open Space Zones needs to be clear in terms of referencing Council policy and provide clarity and certainty for applicants.	Amend Rule 4.4.2.7 Open Space Zones as follows: "The erection of signs within these zones shall be permitted where they have been otherwise approved by Council under its policies on reserve signage."
Issue: General [GENERAL]					
Powerco Limited	452	89	O	Signs on electric lines are generally small in size, required by law, and for the purpose of advising people of hazards. A number of rules would unnecessarily and inappropriately restrict such signs.	Adopt a new district wide rule that permits 'Identification and/or health and safety signs less than 0.6m in area and associated with infrastructure.'
Transpower New Zealand Limited	383	100	O	Signs on electric lines are generally small in size, required by law, and for the purpose of advising people of hazards. A number of rules would unnecessarily and inappropriately restrict such signs.	Adopt a new district wide rule that permits 'Identification and/or health and safety signs less than 0.6m2 in area and associated with infrastructure.'
Issue: Temporary Signs [TEMPSIGNS]					
Howell, Elizabeth (Dr)	764	7	O	Oppose large 'temporary' signs on building sites, properties for sale and for temporary events. These signs are often large and remain on site for long periods of time creating adverse effects on visual amenity and natural character.	Propose that: - Commercial signs in residential areas are restricted to 1m2 and not be allowed to be raised above fence height without neighbour's approval. - Land agent signs should be of a discrete size. - Signs in public places such as the beach or near Mauao should be vetoed or made to conform to a design that reflects the natural beach environment.
Sandy Walker Group	490	74	O	Oppose large 'temporary' signs on building sites, properties for sale and for temporary events. These signs are often large and remain on site for long periods of time creating adverse effects on visual amenity and natural character.	Propose that: - Commercial signs in residential areas are restricted to 1m2 and not be allowed to be raised above fence height without neighbour's approval. - Land agent signs should be of a discrete size. - Signs in public places such as the beach or near Mauao should be vetoed or made to conform to a design that reflects the natural beach environment.
Topic: General - Temporary Activities					
Issue: Rule - Temporary Activities - General [4.6.2.1D]					
New Zealand Transport Agency	588	13	SA	Rule should require temporary activities to consult with NZTA where they will impact on a State Highway and require consideration of public transport options for the event.	Insert new rules as follows: (iv) Consultation with the New Zealand Transport Agency where relevant; (v) An assessment of public transport options and methods that will be used to encourage the use of public transport."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Temporary Activities					
Issue: Rule - Temporary Activities City Centre Waterfront Sub Zone [4.6.2.2]					
Tauranga Chamber Of Commerce	621	6	SA	The provision for greater numbers of temporary activities in the waterfront sub-zone is supported. These changes will have a positive impact on the organisations delivering events and will increase involvement and vibrancy in the City Centre. The sub-zone should however, be extended to include all areas along the waterfront, the Strand and Dive Crescent on which events are held.	Extend the area of the waterfront sub-zone where greater provision is made for temporary activities.
Tauranga City Council	492	122	SA	Submits that Rule 4.6.2.2.h) Temporary Activities in the Waterfront subzone needs to be clarified as applying only to signage on private property as signs in public places are controlled through the bylaw.	Amend Rule 4.6.2.2.h) Temporary Activities in the Waterfront subzone to be clarify that the rule only relates to signage on private property.
Issue: Definition [DEFINITION]					
Williamson, Ian & Tania	604	1	O	Oppose the use of a caravan or other mobile form of accommodation for the purpose of providing for accommodation for six months.	Reduce six months to three months.
Issue: New Year's Eve Celebrations - Mount Maunganui & Tauranga [NEWYEAREVE]					
Tauranga City Council	752	2	O	Since 2001 Council has funded and delivered a New Years Eve Crowd Control Event at Mt Maunganui. The programme for the Crowd Control event is enabled by resource consent given the restrictions on noise and structures that the event cannot comply with. The current consent was at a significant cost to the community. The consent will need to be renewed in 2010/11 and the ability to streamline compliance could remove a significant cost to the community. The risk of doing so are minor and there strong controls in place (outside of the Plan).	Insert the wording from the current resource consent that enables the New Year's Eve programme with appropriate amendments for temporary building to be used from mid-December to mid-January as approved by the 'Summer Activity Task Force' and that while the existing sound contour must remain the same, the event area be extended to include Mt Drury.
Issue: Ojectives, Policies & Rules [OBJPOLRULE]					
AMP Capital Investors (New Zealand) Limited	868	14	S	Support section 4.6 of the Plan in its entirety.	Retain section 4.6 in its entirety.
Thompson, Max	864	14	S	Support section 4.6 of the Plan in its entirety.	Retain section 4.6 in its entirety.
Tauranga City Council	492	119	SA	Submits that there is a need to clarify that caravans and the duration of their use is covered by Rule 4.6.2.1.g) and that caravans are excluded from Rule 4.6.2.1 h).	Amend the rule to clarify that caravans are exempt from the 14 day time period in Rule 4.6.2.1.h).
Tauranga City Council	492	120	SA	Submit that temporary commercial activities in the Open Space Zone usually exceed the time limit set in Rule 4.6.2.1 f), that such uses are usually regulated through the Council issuing permits to operate and that the Plan provisions should reflect this process.	Amend Rule 4.6.2.1 f) as follows: "Temporary commercial activities shall not be located within the Open Space Zone unless they have been issued with a permit to operate from the Council."
Tauranga City Council	492	121	SA	Submits that Rule 4.6.2.1 (l) should be reworded to refer to identified locations and not to Special Ecological Areas.	Reword the rule to refer to identified locations at the Mount Main Beach, Omanu, Tay Street and Papamoa.
Issue: Waterfront Subzone [WATERFRONT]					
Tauranga City Council	752	1	SA	Events staged in the Tauranga community have been enabled by temporary activity provisions that see 99% run without the need to obtain resource consent. The relaxation of temporary activity provisions are positive and these measures are supported. The proposed Waterfront sub-zone has very good provision for events, however the extent of the zone is considered too restrictive. Existing use by the Jazz and Arts festivals include the Strand road, footpath on the western side of the Strand, masonic park and Mid-City Mall. The Tauranga Moana Seafood Festival already uses both sides of Dive Crescent including the road.	Request that the Waterfront sub-zone be extended to provide for existing use and future growth and development of the Jazz, Arts, Hydroplane and Tauranga Moana Seafood Festivals by including the areas shown on the plan attached to this submission within the Waterfront sub-zone.
Priority One Western Bay of Plenty Inc	699	8	S	Support the revised provisions providing for a greater number of events, including within the Waterfront sub-zone.	Retain revised provisions for temporary events.
Mainstreet Tauranga Inc.	718	9	SA	Support waterfront sub zone and associated temporary activity provisions however sub-zone should be increased to include other events occuring within the area.	Amend waterfront subzone provisions to include; - The Jazz Festival; - Tauranga Art Festival; - Tauranga Moana Seafood Festival ; - Hydroplane race.
City Centre Action Group	698	15	SA	Support waterfront sub zone and associated temporary activity provisions however sub-zone should be increased to include other events occuring within the area.	Amend waterfront subzone provisions to include; - The Jazz Festival; - Tauranga Art Festival; - Tauranga Moana Seafood Festival ; - Hydroplane race.
Topic: General - Transportation					
Issue: [12.5.1.1.8]					
Andersen, Michael Victor	27	1	O	- Part of this road is already limited access therefore this rule is unnecessary. - The rule reduces existing access rights and devalues properties. - The rule does not enable private way access.	- Delete rule and renumber others; or - Reword rule to read "...shall provide accesss to each new allotment by new private way or local road or collector road."

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Purpose [4.2]					
New Zealand Transport Agency	588	3	SA	Purpose statement should reference the importance of integrating land use and transport.	Add new sentence as follows: "Integration of transport infrastructure and land use patterns is needed to achieve an affordable, safe, responsive and sustainable transport system."
New Zealand Transport Agency	588	4	SA	Purpose statement should reference the importance of integrating land use and transport.	Add new 4.2(d) as follows: 'Ensure that land use and development is planned in an integrated manner with the transport system, to achieve a high degree of mobility and ensure the efficient and safe functioning of the road network.'
Mainstreet Tauranga Inc.	718	6	SA	Purpose should recognise that Tauranga is a provincial centre that is reliant on car based vehicle movements. This should be reflected in the transportation provisions.	Amend Purpose 4.2 to reflect a more balanced position.
Benge, Rob	869	23	S	Support shift away from reliance on private motor vehicle use.	Retain 4.2(a).
McAlpine, Jon	664	29	S	Support 4.2(a) referring to supporting shift away from private car use.	Support 4.2(a)
Property Council of New Zealand (Bay of Plenty Branch)	491	62	SA	Purpose must recognise that Tauranga is a provincial centre that does and will continue to rely on car based vehicle movements. This should be reflected in the transportation provisions.	Amend to reflect a balanced position.
Te Tumu Kaituna 14 Trust	521	91	O	This section should refer to planning for future transportation requirements.	Amend first sentence of section 4.2 by inserting the following: "...economic well being of existing and future residents..."
Te Tumu Landowners Group	520	93	O	This section should refer to planning for future transportation requirements.	Amend first sentence of section 4.2 by inserting the following: "...economic well being of existing and future residents..."
Ford Land Holdings Pty Limited	519	96	O	This section should refer to planning for future transportation requirements.	Amend first sentence of section 4.2 by inserting the following: "...economic well being of existing and future residents..."
Issue: Objective - Promoting an Integrated Transport Network [4.2.1.1]					
Environment Bay Of Plenty	760	4	S	This objective and associated policies support the Regional Land Transport Strategy Outcome 1.1 'Land use and transportation planning are closely linked.'	Retain objective 4.2.1.1.
Western Bay of Plenty District Council	609	6	O	The objectives and policies of the transportation section do not address the integration with the surrounding transport network of the WBoPDC.	Insert the following policy to support objective 4.2.1.1: 'The transportation network has to be integrated with the transportation network of the WBoPDC to maintain and enhance the regional strategic linkages.'
Property Council of New Zealand (Bay of Plenty Branch)	491	63	S	Reflects shift away from private vehicles to alternative modes but must retain reference to 'encourage' rather than being a requirement.	Retain objective and ensure wording reflects a balanced approach.
Te Tumu Kaituna 14 Trust	521	92	O	Objective should mention planning for future transportation requirements, specifically public transport.	Amend objective by inserting the following: "...cycling and public transport for existing people and communities and future generations."
Te Tumu Landowners Group	520	94	O	Objective should mention planning for future transportation requirements, specifically public transport.	Amend objective by inserting the following: "...cycling and public transport for existing people and communities and future generations."
Ford Land Holdings Pty Limited	519	97	O	Objective should mention planning for future transportation requirements, specifically public transport.	Amend objective by inserting the following: "...cycling and public transport for existing people and communities and future generations."
Issue: Policy - Reducing on site Parking [4.2.1.1.1]					
The Elms Foundation	659	2	O	Policy does not recognise the adverse effects on amenity or housing affordability of provision of car parking and provides little impetus to change the status quo. Providing car parking on site would be detrimental to the historic values of The Elms. There should be specific policy to promote reduction in on site car parking where it would protect a historic feature provided those parks can be provided within an adjacent road reserve.	Insert a new policy as follows: "4.2.1.1.1 Policy - Reduction of On-site Parking By promoting the reduction of required on-site parking where: a) The provision of on-site carparks will be detrimental to Historic or Outstanding Natural features of the site; and b) The effects of lack of provision of on site car parks will be mitigated through measures which: i) promote compensating use of alternative transport modes; or ii) provide compensating off-site parking; or iii) manage on-site activities in a way that avoids generating adverse effects.
New Zealand Transport Agency	588	5	SA	Policy should refer to the role of Travel Management Plans.	Add new policy (e) as follows: "The recommendation of any Travel Management Plan."
Stephen Bird Architect Limited	360	14	SA	Support shift to other forms of transport and on site parking reduction.	Delete 4.2.1.1.1(d) requirement for shower facilities.
Will Tatton Architecture	711	16	S	Support policy for the reduction of on site parking with greater emphasis on encouraging alternative forms of transport.	Support Policy 4.2.1.1.1
Benge, Rob	869	24	O	Oppose requirement for showers and changing facilities.	Delete Policy 4.2.1.1.1(d).
Tauranga Architect's Practice Support Goup	497	24	S	Support shift to other forms of transport.	Support Policy 4.2.1.1.1.
Benton, Jason	498	28	S	Support shift to other forms of transport.	Support Policy 4.2.1.1.1.
Brendon Gordon Architecture Limited	597	28	S	Support shift to other forms of transport.	Support Policy 4.2.1.1.1.
Dimensions Limited Architects	517	28	S	Support shift to other forms of transport.	Support Policy 4.2.1.1.1.
McAlpine, Jon	664	30	S	Support encouraging the reduction of car use through other forms of transport.	Support policy.
Campbell, Wendy Kathleen	101	35	S	Support shift to other forms of transport.	Support Policy 4.2.1.1.1.
Property Council of New Zealand (Bay of Plenty Branch)	491	64	SA	Policy promotes reduction in on site car parks however some activity based parking rates are increasing. Policy must be reasonably implemented.	Retain policy.
Issue: Policy - Reduction of On Site Parking [4.2.1.1.1D]					
Sumpner, Bruce	373	1	SA	The provision of changing and shower facilities is crucial to encouraging journeys to work on bike. This policy should be supplemented with rules that provide more incentive to reduce parking.	Retain Policy 4.2.1.1.1(d) and supplement with rules to implement it.
Issue: Policy - Encouraging Alternative Transport [4.2.1.1.2]					
Will Tatton Architecture	711	17	S	Support policy for the reduction of on site parking with greater emphasis on encouraging alternative forms of transport.	Support Policy 4.2.1.1.2

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Objective - Maintaining a Sustainable Transport Network [4.2.1.2]					
Environment Bay Of Plenty	760	5	S	Objective 4.2.1.2 and associated policies are supported as they support the Regional Land Transport Strategy Outcome 1.1 and 5.1.	Retain Objective 4.2.1.2.
New Zealand Transport Agency	588	6	SA	Objective should refer to the importance of integrating land use and transport and refer to the functions of roads within the road hierarchy.	Amend objective as follows: "Subdivision, use and development of land are planned in an integrated manner within the transport system, so that the integrated, safe, sustainable and efficient function of the roading heirarchy is maintained."
The Aggregate And Quarry Association Of New Zealand	167	18	SA	Aggregate resources are integral to the development of transport links and associated infrastructure. The availability of aggregates to the City relies on a safe and efficient transport network into and within the district.	Amend Objective 4.2.1.2 by deleting the words "Transport related" at the start of the objective.
Issue: Policy - Use of Land [4.2.1.2.1]					
The Aggregate And Quarry Association Of New Zealand	167	19	SA	Aggregate resources are integral to the development of transport links and associated infrastructure. The availability of aggregates to the City relies on a safe and efficient transport network into and within the district.	Amend Policy 4.2.1.2.1 as follows: "By ensuring the pattern of subdivision, use and development of land occurs in a co-ordinated and comprehensive manner that optimises land availability whilst maintaining the transport network for the safe and efficient movement of goods and people."
Issue: Policy - Requiring Integrated Transport Assessments [4.2.1.2.2]					
Changepoint Church	372	1	SA	The policy assumes there will always be a demand for parking spaces, however there are instances where a small extension to a building does not generate additional parking demand and it is unreasonable to require an integrated transport assessment.	Amend policy as follows: By ensuring that the potential effects from the subdivision, use and development of land on the transport network are assessed through an integrated transport assessment where there is a parking demand. The scope of the integrated transport assessment or any other assessment shall be relevant to the character and scale of the proposed activity and / or the degree of non-compliance.
Boffa Miskell Limited	782	11	O	Oppose policy as it is an explanation for a rule/method and will not be a valid matter to consider in assessing an application under s104. The rule is supported by other objectives and policies.	Delete policy 4.2.1.2.2.
Property Council of New Zealand (Bay of Plenty Branch)	491	65	O	Policy requirement inflates the role of transport in land use planning and creates additional cost. Adds expense without benefit.	Review policy to clarify the effect that is trying to be addressed.
Issue: Policy - Side Friction [4.2.1.2.4]					
SmartGrowth Implementation Management Group	357	6	S	Support policy. It is important that these roads are protected from land use or subdivision that could undermine their efficiency. This aligns with the SmartGrowth vision for infrastructure.	Retain policy.
McDonald's Restaurants (New Zealand) Limited	617	10	O	In some instances additional access may be appropriate where consent can be obtained from the road controlling authority.	Amend policy by adding the following at the end: "In some limited circumstances, and with the road controlling authority's approval, direct access off arterial roads may be appropriate."
DNZ Property Fund Limited	763	24	O	Oppose with specific reference to Cameron Road. Policy only refers to avoiding the creation of additional access on the roads listed. 'Avoiding' should be replaced with 'avoiding, remedying or mitigating' to provide for sites that must gain access to / from Cameron Road.	Amend policy to include 'avoiding, remedying or mitigating'.
Thompson, Max	864	37	O	The policy to avoid side friction from additional access to key arterial roads, including State Highway 2 from Tamatea Arikinui Drive to Wairoa Bridge 'by avoiding the creation of additional access points...' should be replaced with 'avoiding, remedying or mitigating' to appropriately provide for sites that must gain access from/to the State Highway.	Reword Policy 4.2.1.2.4 to provide: 'by avoiding, remedying or mitigating the creation of additional vehicle access...'
AMP Capital Investors (New Zealand) Limited	868	38	O	The policy to avoid side friction from additional access to key arterial roads, including State Highway 2 from Tamatea Arikinui Drive to Wairoa Bridge 'by avoiding the creation of additional access points...' should be replaced with 'avoiding, remedying or mitigating' to appropriately provide for sites that must gain access from/to the State Highway.	Reword Policy 4.2.1.2.4 to provide: 'by avoiding, remedying or mitigating the creation of additional vehicle access...'
Tauranga City Council	492	91	SA	Submits that further traffic modelling work in the Wairakei area has shown significantly lower volumes on Te Okuroa Drive and the "boulevard". It is therefore proposed that Te Okuroa Drive will have a collector status in the road hierachy and an amendment is required to reflect this.	Amend 4.2.1.2.4 Policy Side Friction on Key Arterial Roads as follows: Amend clause (d) to read "Tara Road/Te Okuroa Drive (between Parton Road and future boulevard connection) and add motorways and expressways.
Tauranga City Council	492	99	SA	Submits that further traffic modelling work in the Wairakei area has shown significantly lower volumes on Te Okuroa Drive and the "boulevard". It is therefore proposed that Te Okuroa Drive will have a collector status in the road hierachy and an amendment is required to reflect this.	Delete reference to Te Okuroa Drive from d) of 4.2.1.2.4 Policy - Side Friction on Key Arterial Roads.
Issue: Objective - Parking [4.2.1.3]					
Environment Bay Of Plenty	760	6	O	This objective and associated policies do not support the total demand management approach, the provision and operation of public transport or provide for people with reduced mobility. This approach does not deliver on RLTS Outcomes 1.2 and 7.1.	Review objective, policies and associated parking requirements to move away from a predict and provide environment to one where parking provision supports Total Demand Management (TDM) principles and supports the redevelopment of sites, particularly in the CBD.
Issue: Policy - On Site Parking Requirements [4.2.1.3.1]					
Changepoint Church	372	2	SA	This policy should recognise the parking shortfalls that have resulted from development that does not generate additional parking demand.	Amend Policy 4.2.1.3.1 as follows: 'By ensuring that land use activities provide on site bicycle and vehicle parking that reflects the anticipated demand likely to be generated by that activity taking into account any methods to reduce parking demand, any existing lawfully established on site uses and any absence of parking demand with additional development.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Policy - Reducing On site Parking - City Centre Zone [4.2.1.3.4]					
Hall, Sharon	628	5	O	Policy limits both the reduction of parking able to be given and the basis for the reduction. The policy is too restrictive and does not enable consideration of alternative viable parking options.	The policy should allow for flexibility in the provision of on-site parking to be assessed based upon the characteristics of the activity and the means by which the effect on parking requirements can be mitigated.
Quadrant Properties Limited	630	5	O	Policy limits both the reduction of parking able to be given and the basis for the reduction. The policy is too restrictive and does not enable consideration of alternative viable parking options.	The policy should allow for flexibility in the provision of on-site parking to be assessed based upon the characteristics of the activity and the means by which the effect on parking requirements can be mitigated.
Mainstreet Tauranga Inc.	718	7	O	Oppose in part as this sets an arbitrary level on parking reduction of 30% when further reductions may be able to be demonstrated and appropriate.	Delete Policy 4.2.1.3.4.
Stephen Bird Architect Limited	360	15	SA	Apply city centre parking zone across city.	Apply city centre parking zone across city.
Benge, Rob	869	25	SA	Support reduction for on site parking in the city centre but it should apply across the city.	Extend on site parking reduction provisions across the whole city not just the city centre.
Tauranga Architect's Practice Support Goup	497	25	SA	Support this provision but require amendment to extend to all zones.	Extend this policy to apply to all zones.
Benton, Jason	498	29	SA	Support this provision but require amendment to extend to all zones.	Extend this policy to apply to all zones.
Brendon Gordon Architecture Limited	597	29	SA	Support this provision but require amendment to extend to all zones.	Extend this policy to apply to all zones.
Dimensions Limited Architects	517	29	SA	Support this provision but require amendment to extend to all zones.	Extend this policy to apply to all zones.
McAlpine, Jon	664	31	SA	Support reduction in city centre parking but amend as noted.	Extend this provision to all zones.
Campbell, Wendy Kathleen	101	36	SA	Support this provision but require amendment to extend to all zones.	Extend this policy to apply to all zones.
Property Council of New Zealand (Bay of Plenty Branch)	491	66	O	Sets an arbitrary level on parking reduction when a greater reduction may be appropriate.	Delete Policy 4.2.1.3.4
Issue: Rule - Parking etc in Port Industry Zone [4.2.2.1]					
Priority One	489	12	S	Support the wording of Rule 4.2.2.1.	Retain Rule 4.2.2.1.
Port of Tauranga Limited	610	16	SA	This rule needs to ensure that adequate parking, manoeuvring and loading space is provided for activities on site so that parking does not spill out on to important road networks.	Amend Rule 4.2.2.1 as follows: "Parking, manoeuvring and loading provisions shall not apply to activities in the Port Industry Zone provided that such activities shall provide sufficient parking space, manoeuvring areas and loading spaces to ensure all vehicle parking, manoeuvring and loading is contained wholly within land titles in the Port Industry Zone."
Issue: Rule - On Site Parking & ITAs - Tauriko Business Estate [4.2.2.10]					
Element IMF New Zealand Limited	786	26	S	Support Rule 4.2.2.10.	Retain Rule 4.2.2.10.
Issue: Rule - Replacing Lawfully Established Activities [4.2.2.11]					
Hall, Sharon	628	3	SA	Clarification of the rule sought.	Clarification as to what extent the lawfully established activity and the proposed replacement are to be similar.
Quadrant Properties Limited	630	4	SA	Clarification of the rule sought.	Clarification as to what extent the lawfully established activity and the proposed replacement are to be similar.
Tauranga City Council	492	94	O	Submits that this rule is redundant given the existing use right provisions of the Resource Management Act and should be deleted.	Delete Rule 4.2.2.11 - On site Parking - Replacing a Lawfully Established Activity.
Issue: Rule - Extensions & Alterations to a Lawfully Established Activity [4.2.2.12]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	3	O	The application of a rule requiring resource consent as a restricted discretionary activity for proposals where 25 parking spaces are required, but not provided, is opposed. In addition, where consent previously been granted for a greater number of parking spaces, this should also be taken into account.	Modify this rule to clarify that an exemption exists where alterations and extensions result in less than 15 additional bays, regardless of the existing number of parking spaces on the site.
Issue: Rule - Zoning of a Stopped or Closed Road [4.2.2.14]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	4	S	Support this rule.	Retain this rule.
Will Tatton Architecture	711	18	O	Oppose rezoning of road reserve as the zoning of adjacent land. Restricts development of adjoining land.	Delete Rule 4.2.2.14
Issue: Rule - On Site Parking Requirements - General [4.2.2.3]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	2	O	The application of a rule requiring restricted discretionary consent where more than 25 parking spaces is required is opposed.	Amend the note in Rule 4.2.2.3 to state: 'Activities that provide more than 25 on-site carparks shall be considered a Restricted Discretionary Activity.'
Harvey Norman Stores Pty (New Zealand) Limited	642	13	S	Support Rule 4.2.2.3 and associated Appendix 4C specifically parking requirements for 'other low intensity bulk retailing' and 'warehousing'.	Support Rule 4.2.2.3 and associated Appendix 4C.
Tauranga City Council	492	93	SA	Submits that the operative requirements for formed and sealed access, manoeuvring and parking areas within residential, commercial and industrial zones have not been incorporated into the Plan and that this is needed to avoid dust nuisances.	Insert the Operative Plan provisions to require access, manoeuvring and parking areas to be formed and sealed in Residential, Commercial and Industrial Zones into the Plan.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Rule - On Site Parking Design [4.2.2.4]					
Osborne, Brett	715	3	O	Lack of guidance for location of cycle parking within application site.	Amend to provide guidance for: - location near entrances - location near changing facilities. - location for passive surveillance.
Stephen Bird Architect Limited	360	16	O	Delete provisions relating to buildings covered under the Building Act.	Delete provisions relating to buildings covered under the Building Act referenced in clause (d) and (e).
Colin J Davis & Associates Limited	619	24	O	Delete all provisions relating to matters covered by the Building Act.	Amend all parking provisions in accordance with the Building Code and / or AS2890.1-1993, specifically clauses (d) and (e).
Benge, Rob	869	26	O	Delete all provisions relating to buildings as covered under the Building Act.	Amend all parking in accordance with NZBC and AS2890.1-1993, particularly rules 4.2.2.4(d) and (e).
Tauranga Architect's Practice Support Goup	497	26	O	These provisions should be deleted as all provisions related to buildings are covered by the Building Act.	Amend 4.2.2.4 such that all parking is in accordance with the New Zealand Building Code and/or AS2890.1-1993, particularly clauses (d) and (e).
Benton, Jason	498	30	O	These provisions should be deleted as all provisions related to buildings are covered by the Building Act.	Amend 4.2.2.4 such that all parking is in accordance with the New Zealand Building Code and/or AS2890.1-1993, particularly clauses (d) and (e).
Brendon Gordon Architecture Limited	597	30	O	These provisions should be deleted as all provisions related to buildings are covered by the Building Act.	Amend 4.2.2.4 such that all parking is in accordance with the New Zealand Building Code and/or AS2890.1-1993, particularly clauses (d) and (e).
Dimensions Limited Architects	517	30	O	These provisions should be deleted as all provisions related to buildings are covered by the Building Act.	Amend 4.2.2.4 such that all parking is in accordance with the New Zealand Building Code and/or AS2890.1-1993, particularly clauses (d) and (e).
McAlpine, Jon	664	32	O	Delete all provisions within this rule which are covered by the Building Act.	Amend rule so that all parking must be in compliance with the NZBC and/or AS2890.1 - 1993. Particularly sub clause (d) and (e).
Campbell, Wendy Kathleen	101	37	O	These provisions should be deleted as all provisions related to buildings are covered by the Building Act.	Amend 4.2.2.4 such that all parking is in accordance with the New Zealand Building Code and/or AS2890.1-1993, particularly clauses (d) and (e).
Issue: Rule - On Site Manouvering [4.2.2.5]					
Tauranga City Council	492	198	SA	Requirement for on-site maouvering should include sites that have access to a collector road in the interests of the safe and efficient functioning of the transport network.	Amend rule 4.2.2.5(a) to refer to Collector Roads.
Issue: Rule - Points of Service off the Arterial Road Network [4.2.2.8B]					
DNZ Property Fund Limited	763	28	O	Rule should be amended to refer to queue distance from point of service rather than point of service setbacks from the road.	Amend rule (and associated Appendix 4K) as follows: 'All other drive in facility activities shall have a queue distance of 20 metres from the first point of service activities to the edge of the road carriageway in accrodance with Appendix4K: Location of Points of Serivce off the Arterial Road Network.'
Thompson, Max	864	41	O	This rule should be amended so that reference to setbacks from the road should be changed to the length of queue provided.	Amend 4.2.2.8(b) and Appendix 4K to require the 20 metre setback for drive-in activities to be a minimum queuing distance of 20 metres.
AMP Capital Investors (New Zealand) Limited	868	42	O	This rule should be amended so that reference to setbacks from the road should be changed to the length of queue provided.	Amend 4.2.2.8(b) and Appendix 4K to require the 20 metre setback for drive-in activities to be a minimum queuing distance of 20 metres.
Issue: Rule - Restricted Discretionary Activities [4.2.3]					
New Zealand Transport Agency	588	7	SA	Rule should also include activities that require consent and increase the intensity of use of existing crossings onto strategic roads.	Amend 4.2.3(c) as follows: "Any permitted or controlled activity other than those activities listed in Rule 4.2.6 - Non-Complying Activities, that create and/or form additional accessways and vehicle crossings or increase the use of accessways and vehicle crossings directly onto the strategic road network."
Property Council of New Zealand (Bay of Plenty Branch)	491	67	O	4.2.3(b) identifies that activities with more than 25 car parks require a traffic assessment.	Amend rule.
Te Tumu Kaituna 14 Trust	521	93	SA	Incorrect rule cross reference.	Delete reference to "Rule 4.2.6" and insert "Rule 4.2.5"
Tauranga City Council	492	95	SA	Submits that there are certain high traffic generating activities, the retail dispensing of fuel, drive through facilities, child care facilities, that should be assessed where they have direct access to an arterial road network but do not trigger the 25 car park rule.	Identify the retail dispensing of fuel, drive through facilities, child care facilities, that have direct access to an arterial road network as restricted discretionary activities.
Te Tumu Landowners Group	520	95	SA	Incorrect rule cross reference.	Delete reference to "Rule 4.2.6" and insert "Rule 4.2.5"
Ford Land Holdings Pty Limited	519	98	SA	Incorrect rule cross reference.	Delete reference to "Rule 4.2.6" and insert "Rule 4.2.5"
Issue: RDA - Standards & Terms [4.2.3.1]					
New Zealand Transport Agency	588	8	SA	Rule should include activities that have direct access to strategic roads as per Western Bay of Plenty District Council.	Add new rule to capture direct access onto strategic roads consistent with Western Bay of Plenty District Council.
Issue: Rule - Provision of More than 25 Carparks [4.2.3.1.1]					
MJ & PJ Hay Family Trust	584	2	O	The rule is onerous for activites otherwise permitted in the zone.	That consent not be required if a traffic impact assessment is provided demonstrating transport effects are minor.
Changepoint Church	372	3	SA	The rule needs to recognise that not all additions or alterations to development will generate demand for car parking. In this instances an integrated transport assessment should not be required.	Amend rule to include the following at the end: "...This requirement shall not apply where there is an absence of parking demand with additional development."
Hills, Roger	705	9	O	This rule requires an integrated transportation assessment where more than 25 carparks are required. The reality is that many industrial uses would create far less traffic disturbance with 25 carparks than perhaps a corner dairy.	The rule should not apply to activities anticipated within the zone.
Property Council of New Zealand (Bay of Plenty Branch)	491	68	O	Rule requires the provision of a traffic assessment which is costly, based on car park provision and take no account of underlying zoning. Provides no certainty.	Oppose requirement for assessments where activities are anticipated by the underlying zone.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: RDA - Matters of Discretion & Conditions [4.2.3.2]					
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	5	O	The matters of discretion are not clear. For example an infringement of Rule 4.2.2.5(c) in relation to on-site manoeuvring should not be dealt with in terms of clause 4.2.3.2(d) which relates to the availability of nearby off-site parking. There are other examples in the Plan where separate matters of discretion are provided for separate infringements.	Amend the clause to make it clear which matters of discretion apply to each of the different reasons for consent.
New Zealand Transport Agency	588	9	SA	Include additional matters of discretion.	Include the following additional matters: - Impacts on the function and form of the roading hierarchy; - Infrastructure provision, including works to maintain the safety and functioning of the road network; - Establishment of cycleways, walkways and public transport stops; - Timing and staging of development.
Property Council of New Zealand (Bay of Plenty Branch)	491	69	O	Do not relate to the encouragement of public transportation. Reference to shared access is misleading.	Amend matters of discretion.
Tauranga City Council	492	96	SA	Submits that there should be consideration of methods of stormwater control from large carparks (i.e. where the 25 carpark rule is triggered) where hardstand run off rates can be significant. Also submits that the matters of discretion should include reference to facilities to accommodate alternative modes of transport to provide consistency with the proposed objectives and policies.	Add additional matters of discretion to Rule 4.2.3.2 Matters of Discretion as follows: "(p) The methods of stormwater disposal from car parking areas. (g) The provision and location of facilities to support alternative modes of transportation."
Issue: Rule - Non Complying Activities [4.2.5]					
McDonald's Restaurants (New Zealand) Limited	617	9	O	There may be instance where direct access onto key arterial roads may be appropriate. Consideration of additional access should be a restricted discretionary activity where prior approval has been obtained.	Amend Rule 4.2.5(v) by adding: "Provided that additional direct access to the above roads shall be a restricted discretionary activity with the prior approval of the road controlling authority."
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	18	O	Oppose inclusion of Te Okuroa Drive. Management of land use in Wairakei is subject to PC44 and therefore non-complying status for additional access to this road is unnecessary.	Delete Te Okuroa from list of roads in Rule 4.2.5.
Carrus Corporation Limited	661	19	O	Rule 4.2.5(a) makes access to Te Okuroa Drive a non-complying activity. This would not enable the development of land that is already consented for development.	Delete Rule 4.2.5 in relation to Te Okuroa Drive.
Hawridge Developments Limited	787	20	O	Oppose inclusion of Te Okuroa Drive. Management of land use in Wairakei is subject to PC44 and therefore non-complying status for additional access to this road is unnecessary.	Delete Te Okuroa from list of roads in Rule 4.2.5.
DNZ Property Fund Limited	763	25	O	Activity status for additional vehicle crossings should be restricted discretionary with Council's discretion limited to certain traffic matters.	Change activity status to restricted discretionary with Council's discretion limited to the following matters: - A supporting transportation assessment from a qualified transport engineer. - Alternative access availability; - Adequate sight distances and effects of additional access on congestion; - Pedestrian safety.
S & L Consultants Limited	804	26	O	Oppose non-complying activity status for access on identified roads.	Change activity status to discretionary.
Thompson, Max	864	38	O	The non-complying activity status should be amended to restricted discretionary, with suitable matters for discretion identified which will ensure that additional access will not compromise the efficiency of the road network.	Amend additional access to the arterial road network to a restricted discretionary matter, subject to the following matters of discretion: The application is supported by a transportation assessment undertaken by a suitably qualified engineer; whether alternative access could be achieved; the extent to which vehicle access to and from the site provides adequate site distances and avoids, remedies or mitigates congestion likely to have more than minor effects; and the extent to which vehicle accessways are designed to ensure the safety of pedestrians.
AMP Capital Investors (New Zealand) Limited	868	39	O	The non-complying activity status should be amended to restricted discretionary, with suitable matters for discretion identified which will ensure that additional access will not compromise the efficiency of the road network.	Amend additional access to the arterial road network to a restricted discretionary matter, subject to the following matters of discretion: The application is supported by a transportation assessment undertaken by a suitably qualified engineer; whether alternative access could be achieved; the extent to which vehicle access to and from the site provides adequate site distances and avoids, remedies or mitigates congestion likely to have more than minor effects; and the extent to which vehicle accessways are designed to ensure the safety of pedestrians.
Property Council of New Zealand (Bay of Plenty Branch)	491	70	O	Oppose in part as wording is confusing and could relate to permitted activities.	Amend wording to clarify what is intended.
Tauranga City Council	492	92	SA	Submits this rule needs to be amended to reflect the modification to policy 4.2.1.2.4 d) to remove Te Okuroa Drive outside of the Parton Road to the future boulevard connection and add motorways and expressways.	Amend clause (d) to read "Tara Road/Te Okuroa Drive (between Parton Road and future boulevard connection) and add motorways and expressways."
Issue: Appendix 4B - City Centre Parking Zones [APPEND4B]					
Five Star Property Investments Limited	494	6	SA	The western boundary for the City Centre Parking Zone 2 is a straight line aligned to the eastern side of the service land starting at Hamilton Street heading south. It bisects several commercially zoned properties which creates ambiguity. The boundary should stagger to match the boundary between the City Living/Residential zones to eliminate ambiguity and the potential for the inconsistent application of rules between adjacent sites.	Amend City Centre Parking Zone 2 boundary in Appendix 4B to stagger and include and match the site boundary between commercially zoned properties and this in the City Living/Residential zones - ie. include all of 111 Cameron Road and adjacent site; 103 Wharf Street, 123, 130 Cameron Road etc.
Matrixx Consultants Limited	496	6	SA	The western boundary for the City Centre Parking Zone 2 is a straight line aligned to the eastern side of the service land starting at Hamilton Street heading south. It bisects several commercially zoned properties which creates ambiguity. The boundary should stagger to match the boundary between the City Living/Residential zones to eliminate ambiguity and the potential for the inconsistent application of rules between adjacent sites.	Amend City Centre Parking Zone 2 boundary in Appendix 4B to stagger and include and match the site boundary between commercially zoned properties and this in the City Living/Residential zones - ie. include all of 111 Cameron Road and adjacent site; 103 Wharf Street, 123, 130 Cameron Road etc.
Tauranga Architect's Practice Support Goup	497	31	SA	The western boundary of the City centre parking zone is shown as a straight line aligned with the eastern side of the service lane starting at Hamilton Street, heading south. It bisects several commercial properties causing confusion. The boundary should stagger to match the boundary between the Commercial Zone and City Living/Residential Zones.	Amend City Centre parking Zone 2 as shown in Appendix 4B to stagger to include and match the boundary between the Commercial and adjacent zone.
Benge, Rob	869	36	O	The extent of the parking zones bisect commercial properties and are ambiguous.	Amend extent of parking zones so they follow match the boundaries between commercial and residential zones.
Benton, Jason	498	49	SA	The western boundary of the City centre parking zone is shown as a straight line aligned with the eastern side of the service lane starting at Hamilton Street, heading south. It bisects several commercial properties causing confusion. The boundary should stagger to match the boundary between the Commercial Zone and City Living/Residential Zones.	Amend City Centre parking Zone 2 as shown in Appendix 4B to stagger to include and match the boundary between the Commercial and adjacent zone.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Appendix 4E - Bicycle Parking Dimensions [APPEND4E]					
Environment Bay Of Plenty	760	15	SA	The measurements shown for bicycle parking are for old fashioned cycle stands which are no longer used in Tauranga City and inconsistent with the Infrastructure Development Code. The cycle stands should be consistent with the requirements of Section CS-4.12.4 Cycle barriers and Racks in the proposed Infrastructure Development Code.	Change diagrams in Appendix 4E to be consistent with the standard cycle racks in the proposed Infrastructure Development Code.
Issue: Appendix 4M - Intergrated Transport Assessment Information Requirements [APPEND4M]					
Changepoint Church	372	4	SA	Requirements for integrated transport assessments should recognise instances where alterations or additions do not generate additional parking demand.	Amend note in Appendix 4M as follows: The integrated transport assessment shall be relevant to the scale of the proposal and does not apply where there is an absence of parking demand with additional development.
Osborne, Brett	715	4	O	ITA should require demonstration of modal shift rather than impacts on transport network.	Amend to include provisions to demonstrate modal shift.
Hall, Sharon	628	7	O	Oppose in part that assessment requirements are restricted to identified volumes of new or proposed car parks. Does not provide opportunity or incentive to effectively manage parking demand.	Provide existing business with the incentive to review and reduce carparking demand as part of redevelopment, refurbishment or replacement.
Quadrant Properties Limited	630	7	O	Oppose in part that assessment requirements are restricted to identified volumes of new or proposed car parks. Does not provide opportunity or incentive to effectively manage parking demand.	Provide existing business with the incentive to review and reduce carparking demand as part of redevelopment, refurbishment or replacement.
Progressive Enterprises Limited	851	8	S	The requirement for an Integrated Transportation Assessment to be consistent with the size and scale of a proposed activity is supported.	Retain the requirement for an Integrated Transportation Assessment to be consistent with the size and scale of a proposed activity.
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	9	O	Appendix 4M states that the level of assessment should be relevant to the scale of the proposal. The wording for the requirements for assessments stipulate that an assessment will include particular items, which may not be relevant in every case. The Local Area Assessment includes an incorrect reference to a Neighbourhood Assessment.	Amend Appendix 4M as detailed in this submission to provide that the scale of an assessment, and the matters covered in any assessment, will be relevant to the particular scale and significance of a proposal.
Issue: Definitions [DEFINITION]					
New Zealand Transport Agency	588	2	SA	Road hierarchy should be consistent with the Western Bay of Plenty District Council.	Include provisions to protect the function of strategic roads that are consistent with and align with Western Bay of Plenty District Council.
Dillon, Mary	709	6	SA	The definition of road heirarchy only refers to vehicular traffic. This definition may need to be amended to include other forms of transport.	Amend definition to include reference to non-vehicular traffic.
Perry Developments Limited	689	15	O	Lanes should be included in the definition of road heirarchy, as provided for under NZS4404.	Include 'lanes' in the definition of road heirarchy.
Bluehaven Management Ltd, Bluehaven Holdings Limited & Excelsa Village Limited	783	17	O	Oppose definition of road hierarchy. Does not include 'lanes' as provided for under NZS 4404.	Amend definition to include 'lanes' as provided for under NZS 4404
Hawridge Developments Limited	787	19	O	Oppose definition of road hierarchy. Does not include 'lanes' as provided for under NZS 4404.	Amend definition to include 'lanes' as provided for under NZS 4404.
Thorne Group Limited	834	19	O	Oppose the omission of 'lanes' under the road heirarchy, as provided for under the revision of NZS4404.	Include 'lanes' in the road heirarchy definition.
Sanctuary Point Investments Limited	688	22	O	Oppose definition of 'Road Hierarchy' as it does not recognise "lanes" identified under the proposed NZS 4404.	Amend definition of 'Road Hierarchy' to include "lanes".
Te Reti Trustees	789	25	O	Road hierarchy does not include "lanes" as provided for under the revised NZS4404.	Include definition for "lanes" as provided for under the revised NZS4404.
Te Runanga O Ngai Tamarawaho	794	57	O	Road hierarchy does not include 'lanes' as defined by NZS4404.	Include 'lanes' in the defintion of 'road hierarchy' as per NZS4404.
Tauranga City Council	492	89	SA	Requests the addition of a definition of Public Floor Area (PFA) to clarify what this floor area/acronym is referring to in relation to the calculation of parking requirements for museums/galleries etc.	Add definition of Public Floor Area (PFA) as: "means the sum of any internal floor area of a building freely accessible to the general public or partons and measured from the inside of exterior walls. It includes toilet and ablution facilities, defined on-site external areas intended for occupation by the public such as outdoor dining/bar facilities and display areas, but excludes space occupied by internal walls, lift shafts, hallways and stairwalls, car-parking areas, vehicular loading and unloading areas, fire exits, and any area for which access is restricted solely to employees or operators of the premises."
Tauranga City Council	492	90	SA	Submits that modification to the definition of strategic roads is required to introduce some key arterial routes that are identified in the access controls of Chapter 4. In addition, access to these key strategic roads should be subject to the same controls outlined in Rule 4.2.5 (a).	Amend the road hierarchy by replacing the word "strategic roads" in the table with "expressways and motorways". Add a definition of strategic of 'strategic roads' being "motorways, expressways, primary arterials Totara Street, Cameron Road, Tara Road and Te Okuroa Drive (between Parton Road and future boulevard connection)."
Te Tumu Landowners Group	520	92	SA	Definition for 'Integrated Transport Assessment' has incorrect appendix reference number.	Change "Appendix 4A" to "Appendix 4M".
Ford Land Holdings Pty Limited	519	95	SA	Definition for 'Integrated Transport Assessment' has incorrect appendix reference number.	Change "Appendix 4A" to "Appendix 4M".
Te Tumu Kaituna 14 Trust	521	125	SA	Definition for 'Integrated Transport Assessment' has incorrect appendix reference number.	Change "Appendix 4A" to "Appendix 4M".
Issue: General [GENERAL]					
SmartGrowth Implementation Management Group	357	7	SA	Ensure sub-regional consistency with the Western Bay of Plenty Council District Plan.	Amend transportation section to ensure alignment with WBOP District Plan.
Pyes Pa Limited	724	21	S	Support Rule 4.2.2.10.	Support Rule 4.2.2.10.
Issue: New Objective, Policy or Rule [NEWOBJPOLR]					
Hall, Sharon	628	6	S	New policy to provide more direction for effective management of parking demand as an alternative to adherence to the parking requirements of the Plan.	Enable actual demand from an activity or group of activities to be assessed and provide incentives for effective transportation management. Recognise the transportation benefits that multi destination developments have.
Quadrant Properties Limited	630	6	S	New policy to provide more direction for effective management of parking demand as an alternative to adherence to the parking requirements of the Plan.	Enable actual demand from an activity or group of activities to be assessed and provide incentives for effective transportation management. Recognise the transportation benefits that multi destination developments have.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Table 4A - CBD Parking Requirements [TABLE4A]					
Gartshore Investments Limited	649	3	SA	The provisions for parking in the City Centre are generally supported subject to amendments that provide for proposals of under 1000sqm of GLA to also provide a combination of a Parking Impact fee and physical provision. The provision for only one option is not justified by s32 evaluation and does not otherwise promote the purpose of the RMA. Provision should also be made to enable a reduction in the amount of parking required commensurate with the provision of bicycle parking to better reflect related policy and to promote the purpose of the RMA.	Amend Appendix 4A by adding a new bullet within the second column of the second row of the table that reads 'or a combination of both.' Amend Appendix 4A and other relevant provisions so as to enable a reduction in the parking requirement commensurate with the provision of bicycle parking.
Hall, Sharon	628	4	O	Oppose that combination of parking and parking impact fee is not available to activities with a GFLA <1000m2. Need to provide more flexibility for redevelopment or change of use where parking availability is limited.	Provide option for parking and parking impact fee regardless of floor area.
Tauranga City Council	492	97	SA	Submits that Appendix 4A: City Centre Zone Minimum On-Site Parking and Loading Requirements needs amendment to clarify how the Parking Impact Fee payable is to be calculated.	Amend Appendix 4A: City Centre Zone Minimum On-Site Parking and Loading Requirements bullet points relating to the calculation of Parking Impact Fees to read as follows: "Payment of a Parking Impact Fee (in accordance with Chapter 11 - Financial Contributions) at the rate of 1 PIF per carpark that would otherwise be required for the activity in accordance with Appendix 4C: General Minimum On Site Parking and Loading Requirements."
Issue: Table 4C - General Parking Requirements [TABLE4C]					
City Church Tauranga (Assembly of God)	849	1	O	Oppose parking requirements for Places of Worship for the following reasons: - Secondary school parking rate is significantly less even though the effects are potentially greater. - Places of Worship are community centres and should not be categorised as Clubrooms, Conference Centres or Cinemas. - Peak parking at places of worship is generally for 2 hours on a Saturday or Sunday. - s32 parking assessment is inconsistent. - Parking for places of worship is self regulating. It is in a church's interest to ensure enough parking is provided.	Retain status quo of 1 space per 10 seats.
Hall, Sharon	628	1	O	Parking requirements for shops, malls or shopping centres within the CBD are not clear.	Amend to clarify the parking requirement for shops, malls or shopping centres in Parking Zones 1 and 2.
Quadrant Properties Limited	630	1	O	Higher parking demand for shops <1000m2 is too onerous. No incentive for redevelopment of groups of shops where there is a benefit of scale. Parking efficiencies occur at sites that consolidate units.	Provide an alternative measure to encourage single trip multi-destination use.
Catholic Bishop Of Hamilton	784	2	O	Parking and loading for Primary and Intermediate Schools are excessive.	Reduce the resident/visitor standard to 1 space/50 pupils.
City Church Tauranga (Assembly of God)	849	2	O	Oppose change to parking requirements for Preschools and Daycare for the following reasons: - the s32 traffic assessment is inconsistent in its approach between school parking requirements and Preschools and daycares. - It is in the interests of these preschools to ensure adequate parking provision.	Retain status quo of 1 parking space per 10 pupils.
Hall, Sharon	628	2	O	Higher parking demand for shops <1000m2 is too onerous. No incentive for redevelopment of groups of shops where there is a benefit of scale. Parking efficiencies occur at sites that consolidate units.	Provide an alternative measure to encourage single trip multi-destination use.
Osborne, Brett	715	2	O	Oppose lack of cycle parking requirements for independant dwellings in the city centre and the City Living Zone.	Amend Table 4C to include cycle parking requirements for independant dwellings in the city centre and the City Living Zone.
Quadrant Properties Limited	630	2	O	Oppose use of GFA for shop parking ratios. Use of GFA includes ancillary areas not directly linked to parking generation.	Replace GFA with GFLA to relate to traffic generating components of a building.
The Baywatch Family Trust	771	2	O	Oppose.	To be elaborated on at the hearing.
Bay Of Plenty District Health Board	656	3	O	Proposed parking rates for hospitals is not appropriate.	Amend rate to 2.5 car park spaces per 100m2 gross leasable floor area to provide an appropriate hospital parking rate.
Catholic Bishop Of Hamilton	784	3	O	Bicycle parking standards for Primary and Intermediate Schools are excessive, schools can determine needs based on roll and location.	Delete requirement for school bicycle parking.
Quadrant Properties Limited	630	3	SA	More clarity required around the intent and meaning of 'Low Intensity Bulk Retail'. Parking standards should recognise the different demand for car parking based on the scale of a single or group of activities.	Clarify definition of 'Low Intensity Bulk Retail'.
Bunnings Limited	765	4	SA	Appendix 4C of the Plan provides parking and loading requirements specifically for 'Building Supply and Timber Yards' but there is no corresponding definition of this activity in Chapter 3. There should be consistency throughout the Plan. Building Improvement Centres need to be added to Appendix 4C.	Amend Appendix 4C by deleting 'Building Supply and Timber Yards', and replacing with Building Improvement Centres, Trade Suppliers, and Yard Based Suppliers.
The National Trading Company Of New Zealand	623	4	O	The parking requirements for supermarkets (which are not defined) are too high and do not take into account the fact that supermarkets have large back of house and storage areas that do not generate parking demand.	Amend the requirement for supermarket parking to: '1 for every 20sqm of GFA specifically set aside and used for staff amenity activities (including staff cafeterias, staff rooms, staff recreation and ablution uses) and 1 for every 40sqm of office and storage space ancillary to the primary retail activity of the building.'
Howell, Elizabeth (Dr)	764	5	O	Oppose parking ratios for high density and high rise areas.	Amend parking ratios for high density and high rise areas to require 2 car parks per residential unit and a realistic number of visitor car parks.
Mathiesen, Anne-Marie	515	5	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	7	O	The number of spaces required to meet demand for a cinema complex located within a shopping centre is less than the number of spaces required by Appendix 4C.	Amend the requirement for theatre etc within a shopping centre to 1 space per 10 seats.
Five Star Property Investments Limited	494	7	O	Object to increase in parking requirements. The increase caters for additional vehicles and negates pressure on parking in general. It does not discourage inefficient use of private motor vehicles, or encourage other transport such as walking and cycling.	Amend parking requirements to retain lower of current or proposed plan requirements.
Matrixx Consultants Limited	496	7	O	Object to increase in parking requirements. The increase caters for additional vehicles and negates pressure on parking in general. It does not discourage inefficient use of private motor vehicles, or encourage other transport such as walking and cycling.	Amend parking requirements to retain lower of current or proposed plan requirements.
Progressive Enterprises Limited	851	7	S	The minimum on-site parking requirements for supermarket is supported.	Retain the minimum on-site parking requirement for supermarkets.
AMP Capital Bayfair Pty Limited & Tower Property Nominees	862	8	O	The most appropriate method for calculating parking spaces for shopping centres is based gross leaseable floor area (GLFA) and therefore the visitor parking requirement is opposed.	Amend reference for Supermarkets, Shops, malls etc to GLFA.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Table 4C - General Parking Requirements [TABLE4C]					
Mainstreet Tauranga Inc.	718	8	O	Standards appear to be increasing parking requirements which conflict with promoting alternative transport.	Amend parking standards to reflect policies.
McDonald's Restaurants (New Zealand) Limited	617	8	S	Parking ratio for drive-in food premises is a realistic reflection of parking for McDonald's Restaurants.	Retain proposed parking ratio for drive-in food premises.
AMP Capital Investors (New Zealand) Limited	868	9	S	Proposed parking requirements are supported.	Retain proposed parking requirements.
Thompson, Max	864	9	S	Proposed parking requirements are supported.	Retain proposed parking requirements.
Manor Group Investments Limited	808	11	SA	The table in Appendix 4C requires a HGV bay for every unit. This should relate to comprehensive developments only.	Provide a threshold over which a HGV bay is required.
Environment Bay Of Plenty	760	13	SA	It is unclear what the acronyms (eg. PFA) in the table stand for.	Define acronyms in Appendix 4C as has been done for Appendix 4A.
Environment Bay Of Plenty	760	14	S	Support the addition of bicycle parking requirements. The objective and associated policies support RLTS Outcome 8.1.	Retain as notified.
DNZ Property Fund Limited	763	26	O	Parking requirements for supermarkets, shops and shopping centres should provide a clearer split on what the floor area related parking requirement is.	Amend Table 4C so that it refers to 'Any floor area under 1000m2 GFA' and 'Any floor area over 1000m2 GFA'
DNZ Property Fund Limited	763	27	O	Oppose rates for bicycle parking of 1 park / 200m2 GFA.	Amend rate to 1 bicycle park per 400m2 GFA.
Colin J Davis & Associates Limited	619	32	O	Oppose increase in parking requirements.	Retain lower operative parking requirements.
Tauranga Architect's Practice Support Goup	497	32	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
Benton, Jason	498	36	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
Brendon Gordon Architechture Limited	597	36	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
Dimensions Limited Architects	517	36	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
Benge, Rob	869	37	O	Oppose increase in some parking requirements as it does not encourage use of alternate transport modes.	Amend parking requirements to retain lower operative parking rates.
Thompson, Max	864	39	O	Rule 4.2.2.2 and associated Appendix 4C outlines the minimum parking requirements for activities across the City. Appendix 4C should be modified to remove the 'under 0sqm' threshold for supermarkets, shops, malls and shopping centres.	Remove the '0 sqm' from Appendix 4C for the 'supermarkets, shops, malls and shopping centres' category.
AMP Capital Investors (New Zealand) Limited	868	40	O	Rule 4.2.2.2 and associated Appendix 4C outlines the minimum parking requirements for activities across the City. Appendix 4C should be modified to remove the 'under 0sqm' threshold for supermarkets, shops, malls and shopping centres.	Remove the '0 sqm' from Appendix 4C for the 'supermarkets, shops, malls and shopping centres' category.
Thompson, Max	864	40	O	Appendix 4C specifies a minimum bicycle parking requirement for 'supermarkets, shops, malls and shopping centres' of 1 bicycle park per 200sqm. Plan Change 196 to the Auckland Isthmus District Plan (Newmarket Structure Plan) requires 1 park per 800sqm, which is a high density living precinct. 1 to 400sqm would still be high but nevertheless acceptable.	Amend the bicycle parking requirement for 'supermarkets, shops, malls and shopping centres' to 1 per 400sqm.
AMP Capital Investors (New Zealand) Limited	868	41	O	Appendix 4C specifies a minimum bicycle parking requirement for 'supermarkets, shops, malls and shopping centres' of 1 bicycle park per 200sqm. Plan Change 196 to the Auckland Isthmus District Plan (Newmarket Structure Plan) requires 1 park per 800sqm, which is a high density living precinct. 1 to 400sqm would still be high but nevertheless acceptable.	Amend the bicycle parking requirement for 'supermarkets, shops, malls and shopping centres' to 1 per 400sqm.
McAlpine, Jon	664	42	O	Oppose increase in parking requirements. Increased parking rates do no encouragee alternative transport as per objectives and negate pressure on parking.	Oppose any increase in parking rates above operative plan requirements.
Campbell, Wendy Kathleen	101	43	O	Object to increase in parking requirements for certain activities. This does not deliver on policy encouraging alternative transport modes.	Amend parking requirements to retain lower of Operation District Plan and proposed Plan requirements.
Property Council of New Zealand (Bay of Plenty Branch)	491	71	O	Oppose in part. A number of activity parking rates are increasing which conflicts with promotion of alternative transport.	Amend parking and cycling standards to reflect policies.
Sandy Walker Group	490	82	O	Oppose parking requirements for Mount high rise and high density residential development. Developers should provide all parking within their sites - proposed parking requirements are unrealistic.	High rise and high density residential developments should provide: - Minimum 2 car parks per unit - A realistic number of visitor car parks.
Tauranga City Council	492	98	SA	Submits that parking rates for residential activities within the Commercial Zone needed to be identified. Also submits that parking rates for supermarkets, shops etc are exempt where these activities are located in the Tauranga Central Area Parking Zones 1 and 2 and this does not enable parking rates or parking impact fees to be calculated where these activities are located in this zone.	Amend Appendix 4C Parking Table to include reference to parking rates for independent dwelling units in the commercial zone and delete the reference to Parking Zones 1 and 2.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: General Rules [4]					
Topic: General - Transportation					
Issue: Transport Objectives & Policies [TRANOBJPOL]					
Osborne, Brett	715	1	O	Objective 4.2.1.1 and Policy 4.2.1.1.1 only encourage consideration of alternative transport modes rather than requiring minimum levels of provision. Current wording gives applicant too much discretion on providing alternative mode facilities.	Amend wording of Objective 4.2.1.1 and Policy 4.2.1.1.1 to place more emphasis on provision of facilities not just considering the opportunity to provide them.
SmartGrowth Implementation Management Group	357	5	S	- Support objectives and policies of Section 4.2 and recognition that the transport network is a significant and essential physical resource. - Support provisions that encourage modal shift toward alternative transport modes. - Support consideration of land use and the need to reduce side friction.	Support objectives and policies of Section 4.2
AMP Capital Investors (New Zealand) Limited	868	6	S	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2 which promote an integrated transport network.	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2.
Thompson, Max	864	6	S	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2 which promote an integrated transport network.	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2.
AMP Capital Investors (New Zealand) Limited	868	7	S	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6 which seek to maintain a sustainable transport network.	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6.
Priority One Western Bay of Plenty Inc	699	7	S	Support the proposed objectives policies and methods for providing for an efficient transport network through the City.	Retain the provisions relating to the establishment of an efficient transport network throughout the City.
Thompson, Max	864	7	S	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6 which seek to maintain a sustainable transport network.	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6.
AMP Capital Investors (New Zealand) Limited	868	8	S	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2 related to provision of parking outside the Taruanga CBD.	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2.
Thompson, Max	864	8	S	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2 related to provision of parking outside the Taruanga CBD.	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2.
Harvey Norman Stores Pty (New Zealand) Limited	642	10	S	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2 which promote an integrated transport network.	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2.
Harvey Norman Stores Pty (New Zealand) Limited	642	11	S	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.6 which seek to maintain a sustainable transport network.	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.6.
Harvey Norman Stores Pty (New Zealand) Limited	642	12	S	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2 related to provision of parking outside the Tauranga CBD.	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2
DNZ Property Fund Limited	763	17	S	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2 which promote an integrated transport network.	Support Objective 4.2.1.1 and supporting Policies 4.2.1.1.1 and 4.2.1.1.2.
DNZ Property Fund Limited	763	18	S	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6 which seek to maintain a sustainable transport network.	Support Objective 4.2.1.2 and supporting Policies 4.2.1.2.1 to 4.2.1.2.3 and 4.2.1.2.5 and 4.2.1.2.6
DNZ Property Fund Limited	763	19	S	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2 related to provision of parking outside the Taruanga CBD.	Support Objective 4.2.1.3 and supporting Policies 4.2.1.3.1 and 4.2.1.3.2
Issue: Transportation Provisions [TRANSPROV]					
New Zealand Transport Agency	588	1	S	Support transportation provisions in general which recognise the importance of the transport network within a separate transport section.	Retain general approach.
Baypark Speedway Promotions Limited	695	8	S	Support transportation provisions as they relate to Baypark.	Support transportation provisions as they relate to Baypark.
Paterson, Rob	632	12	O	Oppose installation of parking metres along the beach, although parking along from Pacific Ave back to Adams Ave, Mt Maunganui including The Mall, Marine Parade and Maunganui Road should be limited to allow public access to the Mt Main Beach area.	Don't install parking metres at the beach but limit parking time from Pacific Ave back to Adams Ave, Mt Maunganui including The Mall, Marine Parade and Maunganui Road.
Section: Natural Environment [5]					
Topic: Areas Adjoining Special Ecological Areas (Category 1)					
Issue: General [GENERAL]					
Property Council of New Zealand (Bay of Plenty Branch)	491	132	O	It is not clear what adjacent means. Table 5.3A refers to activities within or adjoining an SEA, what does adjoining means. Should protection rules be required then the terminology could be better aligned and it should list and map the features and not require a buffer zone. If an area needs protecting, then protect it.	Amend the provision to ensure some clarity of understanding is provided.