

Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Purpose of the Natural Hazards Provisions [8.1]					
Sandy Walker Group	490	5	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.1 Purpose of the Natural Hazards provisions	Agree with the following Purpose, Objectives and Policies: - 8.1 Purpose of the Natural Hazards provisions
Issue: Objective - Avoidance of Natural Hazards [8.2.1.1]					
Sandy Walker Group	490	108	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.2.1.1 Objective - Avoidance of natural hazards	Agree with the following Purpose, Objectives and Policies: - 8.2.1.1 Objective - Avoidance of natural hazards
Issue: Policy - Avoidance of Natural Hazards [8.2.1.1.1]					
Sandy Walker Group	490	109	S	Submitter agrees with the following Purpose, Objectives and Policies: 8.2.1.1.1 Policy - Avoidance of natural hazards	Agree with the following Purpose, Objectives and Policies: 8.2.1.1.1 Policy - Avoidance of natural hazards
Issue: Policy - Reduction in Nett Vulnerability [8.2.1.1.3]					
Sandy Walker Group	490	110	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.2.1.1.3 Policy - Reduction in nett vulnerability	Agree with the following Purpose, Objectives and Policies: - 8.2.1.1.3 Policy - Reduction in nett vulnerability
Issue: Objective - Avoidance of Compressible & Liquefiable Soils [8.2.1.2]					
Sandy Walker Group	490	111	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.2.1.2 Objective - Avoidance of compressible and liquefiable soils	Agree with the following Purpose, Objectives and Policies: - 8.2.1.2 Objective - avoidance of compressible and liquefiable soils

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Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Policy - Avoidance of Compressible & Liquefiable Soils [8.2.1.2.1]					
Sandy Walker Group	490	112	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.2.1.2.1 Policy - Avoidance of compressible and liquefiable soils	
Issue: Objective - Hazard Management - Avoidance of Areas of Land Instability [8.2.1.3]					
Sandy Walker Group	490	113	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.2.1.3 Objective - Hazard Management - Avoidance of areas of land instability	Agree with the following Purpose, Objectives and Policies: - 8.2.1.3 Objective - Hazard Management - Avoidance of areas of land instability
Issue: Policy - Avoidance of Areas of Land Instability [8.2.1.3.1]					
Sandy Walker Group	490	114	S	Submitter agrees with the following Purpose, Objectives and Policies: 8.2.1.3.1 Policy - Avoidance of areas of land instability	Agree with the following Purpose, Objectives and Policies: 8.2.1.3.1 Policy - Avoidance of areas of land instability
Issue: Objective - Protection of the Coastal Environment [8.2.1.4]					
Sandy Walker Group	490	115	S	Submitter agrees with the following Purpose, Objectives and Policies: 8.2.1.4 Objective - Protection of the coastal environment	Agree with the following Purpose, Objectives and Policies: 8.2.1.4 Objective - Protection of the coastal environment
Issue: Policy - Protection of the Coastal Environment [8.2.1.4.1]					
Department Of Conservation	848	9	S	This policy is supported, given effect to Policy 3.4.3 of the NZCPS.	Retain this Policy
Environment Bay Of Plenty	760	25	S	Support Policy 8.2.1.4.1 and Policy 8.3.3.1.2. Both policies seek to recognise the importance of natural coastal margins as the fundamental form of defence against coastal hazards. These policies give effect to the NZCPS and the Regional Coastal Plan seeking to protect the integrity of natural resources.	Retain policies 8.2.1.4.1 and 8.3.3.1.2.
Sandy Walker Group	490	116	S	Submitter agrees with the following Purpose, Objectives and Policies: 8.2.1.4.1 Policy - Protection of the coastal environment	Agree with the following Purpose, Objectives and Policies: 8.2.1.4.1 Policy - Protection of the coastal environment
Issue: Purpose of the Coastal Hazard Erosion Plan Area [8.3.1]					
Sandy Walker Group	490	117	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3 Purpose of the Coastal Hazard Erosion Plan Area and Coastal Protection Area Plan Area - 8.3.1 Purpose of the CHEPA	Agree with the following Purpose, Objectives and Policies: - 8.3 Purpose of the Coastal Hazard Erosion Plan Area and Coastal Protection Area Plan Area - 8.3.1 Purpose of the CHEPA
Issue: Purpose of the Coastal Protection Plan Area [8.3.2]					
Department Of Conservation	848	10	S	The Coastal Protection Plan Area is supported as giving effect to Policy 3.4.5 of the NZCPS by ensuring that new subdivision, use and development is located to avoid the need for hazard protection works.	Retain this section.
Carrus Corporation Limited	661	28	SA	Amend as the measurement is taken from the 'toe of the foredune' and this can vary significantly over time and the reference to rural land is inconsistent with the future urban zoning given to these areas.	Amend the reference to future urban land and replace the toe of the foredune with MHWS.
Te Tumu Kaituna 11B2 Trust	522	50	O	Amend 8.3.2 Purpose of the Coastal Protection Area to recognise that this area is now to be zoned 'future urban'	Amend the first sentence of 8.3.2 Purpose of the Coastal Protection Plan Area as follows: - The purpose of the coastal protection plan area is to identify areas of undeveloped 'future urban zone' land along the open coast from Papamoa East through to the Kaituna River Mouth.
Te Tumu Kaituna 14 Trust	521	60	O	Amend 8.3.2 Purpose of the Coastal Protection Area to recognise that this area is now to be zoned 'future urban'	Amend the first sentence of 8.3.2 Purpose of the Coastal Protection Plan Area as follows: - The purpose of the coastal protection plan area is to identify areas of undeveloped 'future urban zone' land along the open coast from Papamoa East through to the Kaituna River Mouth.
Te Tumu Landowners Group	520	60	O	Amend 8.3.2 Purpose of the Coastal Protection Area to recognise that this area is now to be zoned 'future urban'	Amend the first sentence of 8.3.2 Purpose of the Coastal Protection Plan Area as follows: - The purpose of the coastal protection plan area is to identify areas of undeveloped 'future urban zone' land along the open coast from Papamoa East through to the Kaituna River Mouth.
Te Tumu Kaituna 7B2 Trust	1073	62	O	Amend 8.3.2 Purpose of the Coastal Protection Area to recognise that this area is now to be zoned 'future urban'	Amend the first sentence of 8.3.2 Purpose of the Coastal Protection Plan Area as follows: - The purpose of the coastal protection plan area is to identify areas of undeveloped 'future urban zone' land along the open coast from Papamoa East through to the Kaituna River Mouth.
Ford Land Holdings Pty Limited	519	63	O	Amend 8.3.2 Purpose of the Coastal Protection Area to recognise that this area is now to be zoned 'future urban'	Amend the first sentence of 8.3.2 Purpose of the Coastal Protection Plan Area as follows: - The purpose of the coastal protection plan area is to identify areas of undeveloped 'future urban zone' land along the open coast from Papamoa East through to the Kaituna River Mouth.
Sandy Walker Group	490	118	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.2 Purpose of the coastal protection plan area	Agree with the following Purpose, Objectives and Policies: - 8.3.2 Purpose of the coastal protection plan area
Issue: Objective - Avoidance of Coastal Erosion & Inundation Hazards [8.3.3.1]					
Surf Life Saving New Zealand	639	3	O	Oppose Objective 8.3.3.1 in part. The objective fails to recognise that there is a large amount of uncertainty surrounding the CHEPA zonings - no one actually knows the impacts that sea level rise may (or may not) have in the future. The objective should be amended to include 'remedied or mitigated' at the end of the sentence.	Amend the objective to read The potential adverse effects of coastal erosion and inundation of land, buildings and structures is avoided, 'remedied or mitigated.'
Lowry, D H & P M	803	4	O	Oppose the objective in part. The objective fails to recognise that there is a large amount of uncertainty surrounding the CHEPA zonings. The objective should be amended to include remedied or mitigated at the end of the sentence.	Amend the Objective to read: The potential adverse effects of coastal erosion and inundation of land, buildings and structures is avoided, 'remedied or mitigated.'
Omanu Beach Surf Lifesaving Club	806	4	O	Oppose the objective in part. The objective fails to recognise that there is a large amount of uncertainty surrounding the CHEPA zonings. The objective should be amended to include remedied or mitigated at the end of the sentence.	Amend the Objective to read: The potential adverse effects of coastal erosion and inundation of land, buildings and structures is avoided, 'remedied or mitigated.'
Sandy Walker Group	490	119	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1 Objective - avoidance of coastal erosion an inundation hazards	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1 Objective - avoidance of coastal erosion an inundation hazards

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Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Policy - Effect of Climate Change [8.3.3.1.1]					
Environment Bay Of Plenty	760	26	SA	The intent of the policy is supported but it should be strengthened from 'takes into account' to 'recognised and provided for' or similar.	Policy 8.3.3.1.1 be amended to read: "By ensuring that subdivision, use and development recognises and provides for any actual or potential effects of climate change on the occurrence or severity of natural hazards."
Carrus Corporation Limited	661	29	O	Oppose this provision as there is no sound and reliable evidence for this.	Delete this policy.
Sandy Walker Group	490	120	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.1 Policy - Effect of Climate Change	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.1 Policy - Effect of Climate Change
Property Council of New Zealand (Bay of Plenty Branch)	491	148	O	Certification is required by a coastal processes engineer. However there is a dual requirement to take into account climate change and this is subjective.	That Policy 8.3.3.1.1 be deleted and reliance be restricted to the coastal engineers assessment.
Issue: Policy - Roads & Parking & Manoeuvring Areas [8.3.3.1.10]					
Department Of Conservation	848	12	O	This Policy enables hard protection works to be constructed to maintain the lifeline function of the transport network, but Table 8.4A greatly expands this to allow the protection of land zoned road with hard protection works as Restricted Discretionary activity.	Restrict the restricted discretionary activity status for hard protection works to areas of the transport network that provide a lifeline function, to implement the Policy and to recognise that not all land zoned road requires structural protection, consistent with Policy 3.4.4 of the NZCPS.
Environment Bay Of Plenty	760	31	SA	Policy 8.3.3.1.10 should be amended to clarify that all new development (including roads) should be designed and located so that the need for hard engineering solutions is avoided.	Amend wording of Policy 8.3.3.1.10 be ensuring the (b) refers only to the existing transport network.
Issue: Policy - Open Space [8.3.3.1.12]					
Sandy Walker Group	490	127	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.12 Policy - Open Space	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.12 Policy - Open Space
Issue: Policy - Coastal Protection Plan Area [8.3.3.1.13]					
Department Of Conservation	848	11	S	The Coastal Protection Plan Area is supported as giving effect to Policy 3.4.5 of the NZCPS by ensuring that new subdivision, use and development is located to avoid the need for hazard protection works.	Retain this section.
Te Tumu Kaituna 11B2 Trust	522	51	O	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area, Item b) 'Retain the coastal environment in an undeveloped state,' does not recognise the Te Tumu Future Urban Zone and refers to the wide definition provided by the coastal environment. Adequate protection is provided by the ONLF and IAL Plan Areas.	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area by deleting Item b).
Te Tumu Kaituna 14 Trust	521	61	O	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area, Item b) 'Retain the coastal environment in an undeveloped state,' does not recognise the Te Tumu Future Urban Zone and refers to the wide definition provided by the coastal environment. Adequate protection is provided by the ONLF and IAL Plan Areas.	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area by deleting Item b).
Te Tumu Landowners Group	520	61	O	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area, Item b) 'Retain the coastal environment in an undeveloped state,' does not recognise the Te Tumu Future Urban Zone and refers to the wide definition provided by the coastal environment. Adequate protection is provided by the ONLF and IAL Plan Areas.	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area by deleting Item b).
Te Tumu Kaituna 7B2 Trust	1073	63	O	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area, Item b) 'Retain the coastal environment in an undeveloped state,' does not recognise the Te Tumu Future Urban Zone and refers to the wide definition provided by the coastal environment. Adequate protection is provided by the ONLF and IAL Plan Areas.	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area by deleting Item b).
Ford Land Holdings Pty Limited	519	64	O	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area, Item b) 'Retain the coastal environment in an undeveloped state,' does not recognise the Te Tumu Future Urban Zone and refers to the wide definition provided by the coastal environment. Adequate protection is provided by the ONLF and IAL Plan Areas.	Amend 8.3.3.1.13 Policy - Coastal Protection Plan Area by deleting Item b).
Sandy Walker Group	490	128	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.13 Policy - Coastal Protection Area	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.13 Policy - Coastal Protection Area
Issue: Policy - Dune Protection [8.3.3.1.2]					
Sandy Walker Group	490	121	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.2 Policy- Dune protection	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.2 Policy- Dune protection
Issue: Policy - Managing Erosion & Inundation Hazards [8.3.3.1.3]					
Surf Life Saving New Zealand	639	4	O	Opposes Policy 8.3.3.1.3(a) in its entirety. If a building has been lawfully established, it is unreasonable and unnecessary to prevent further development of such buildings. This is particularly the case for buildings associated with surf life saving activities as they need to be located in close proximity to the beach which is patrolled.	Delete Policy 8.3.3.1.3(a) in its entirety.
Lowry, D H & P M	803	5	O	Opposes Policy 8.3.3.1.3(a) in its entirety. The policy seeks to avoid further development and/or retreat of lawfully established buildings within the CHEPA	Delete this policy in its entirety.
Omanu Beach Surf Lifesaving Club	806	5	O	Opposes Policy 8.3.3.1.3(a) in its entirety. If a building has been lawfully established, it is unreasonable and unnecessary to prevent further development of such buildings. This is particularly the case for buildings associated with surf life saving activities as they need to be located in close proximity to the beach which is patrolled.	Delete this policy in its entirety.
Sandy Walker Group	490	122	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.3 Policy - Managing erosion and inundation hazards	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.3 Policy - Managing erosion and inundation hazards

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Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Policy - Building in the Coastal Hazard Erosion Plan Area (CHEPA) [8.3.3.1.4]					
Surf Life Saving New Zealand	639	5	O	Opposes Policy 8.3.3.1.4 in part. The requirement to move or relocate to a building site beyond the CHEPA is unreasonable and unnecessary	Delete the words 'beyond the CHEPA' from this Policy 8.3.3.1.4.
Lowry, D H & P M	803	6	O	Opposes policy in part. The requirement to move or relocate to a building site beyond the CHEPA is unreasonable and unnecessary.	Delete the words 'beyond the CHEPA' from this policy.
Omanu Beach Surf Lifesaving Club	806	6	O	Opposes policy in part. The requirement to move or relocate to a building site beyond the CHEPA is unreasonable and unnecessary.	Delete the words 'beyond the CHEPA' from this policy.
Environment Bay Of Plenty	760	27	SA	Policy 8.3.3.1.4 is supported but should state the minimum floor level required.	Retain Policy 8.3.3.1.4 and add the following or similar: "By ensuring minimum floor levels are built above the 50 year (2060) Annual Recurrence Interval."
Sandy Walker Group	490	123	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.4 Policy - Building in the CHEPA	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.4 Policy - Building in the CHEPA
Issue: Policy - Current Erosion Risk Zone (CERZ) [8.3.3.1.5]					
Environment Bay Of Plenty	760	28	SA	Reference to subdivision should be removed from Policy 8.3.3.1.5 as it is better addressed in Policy 8.3.3.1.9.	Amend Policy 8.3.3.1.5 to read: "By prohibiting use and development of sites within the CERZ, unless the activity maintains or enhances the natural buffering effect of the foredune and presents a less than minor risk of increasing coastal erosion and inundation."
Sandy Walker Group	490	124	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.5 Policy - Current Erosion Risk Zone (CERZ)	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.5 Policy - Current Erosion Risk Zone (CERZ)
Issue: Policy - Review: Development & Use [8.3.3.1.8]					
Department Of Conservation	848	13	SA	This Policy requires that the location of structures, etc within the CHEPA are reviewed when the crest of the foredune recedes to a point 8m from the structure. Matters of discretion are listed in Rule 8.6.4 (i) & (j) refers to this review occurring at 12m distance and removal or relocation occurring at 8m separation.	Retain the intent of this Policy but amend the Policy or matters of discretion to provide consistency in the distance at which review, and removal, is required.
Environment Bay Of Plenty	760	29	S	Policy 8.3.3.1.8 is supported.	Retain Policy 8.3.3.1.8.
Tauranga City Council	492	58	SA	A word has been omitted - By ensuring the location of buildings, structures and activities with the CHEPA are reviewed when the crest of the foredune, or the top of any dune scarp, recedes to a point within 8m or less to the nearest part of a building or activity to assess the risk 'from' erosion and inundation. Buildings, structures and activities may be required to be practicably moved or relocated to an alternative building site as a consequence of the review.	Add the word from into Rule 8.3.3.1.8 as outlined.
Sandy Walker Group	490	125	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.8 Policy - Review:	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.8 Policy - Review: development and use
Issue: Policy - Subdivision [8.3.3.1.9]					
Lowry, D H & P M	803	7	O	Opposes Policy 8.3.3.1.9 (a)(i) in its entirety. This policy prohibits subdivision on land wholly within the CERZ. The Council should consider applications on their merits.	Delete this policy in its entirety.
Lowry, D H & P M	803	8	O	Opposes Policy 8.3.3.1.9 (b) in part. The requirement to provide an alternative building site clear of the CHEPA is unreasonable and unnecessary.	Delete the words 'provided contiguous with and clear of the CHEPA' from this policy.
Environment Bay Of Plenty	760	30	SA	Policy 8.3.3.1.9 is supported however a minimum platform level should be stated.	Retain Policy 8.3.3.1.9 and add the following: "By ensuring the minimum platform levels of subdivision are above the 100 year ARI."
Sandy Walker Group	490	126	S	Submitter agrees with the following Purpose, Objectives and Policies: - 8.3.3.1.9(a)(i) Policy - Subdivision only	Agree with the following Purpose, Objectives and Policies: - 8.3.3.1.9(a)(i) Policy - Subdivision only
Issue: Rule - Compliance with CHEPA Guidelines [8.5.1]					
Surf Life Saving New Zealand	639	8	O	Oppose Rule 8.5.1 and the requirement for buildings, structures and activities to comply with the CHEPA guidelines. These guidelines have not been formally included as part of the Plan or specific reference. As such the document could be changed by the Council without utilising the formal plan change process.	Delete the requirement for activities to comply with the CHEPA Guidelines.
Omanu Beach Surf Lifesaving Club	806	9	O	Oppose the requirement to comply with the CHEPA guidelines. These guidelines have not been formally included as par of the District Plan. As such, the document could be changed by the Council without utilising the formal plan change process.	Delete the requirement for activities to comply with the CHEPA guidelines.
Lowry, D H & P M	803	11	O	Oppose the requirement to comply with the CHEPA guidelines. These guidelines have not been formally included as par of the District Plan. As such, the document could be changed by the Council without utilising the formal plan change process.	Delete the requirement for activities to comply with the CHEPA guidelines.
Tauranga City Council	492	60	O	Rule 8.5.1 conflicts with Rule 8.5.2, with 8.5.2 providing for the requirements necessary to manage activities undertaken within the CHEPA. Rule 8.5.1 should be deleted.	Delete Rule 8.5.1 - Compliance with the CHEPA Guidelines
Property Council of New Zealand (Bay of Plenty Branch)	491	145	O	Reference is made to compliance with guidelines which are not contained in the Plan. These guidelines will have the effect of acting as a rule.	The guidelines are either included in the appendices to the Plan or that the reference to the guidelines is deleted.
Issue: Rule - Clearance of Vegetation [8.5.3]					
La Grouw, Mr C	866	6	O	Opposes rule which provides a restriction on the amount of vegetation that may be removed in the CHEPA because the rule is uncertain. It is unclear from the wording whether 30m2 of vegetation refers to volume of the foliage of the vegetation or the area covered by the vegetation.	Remove Rule 8.5.3 from the Plan.
Rice, Maurice Neale & Rice, Marie Therese	871	6	O	Opposes rule which provides a restriction on the amount of vegetation that may be removed in the CHEPA because the rule is uncertain. It is unclear from the wording whether 30m2 of vegetation refers to volume of the foliage of the vegetation or the area covered by the vegetation.	Remove Rule 8.5.3 from the Plan.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Rule - Replacement of an Existing Lawfully Established Building or Structure [8.5.4]					
Jamieson, Marlyn & Alex	401	1	S	Support that if a building is being replaced or re-built that the same materials and methodology can be used in the original permit or consent.	Retain Rule 8.5.4 - Replacement of an Existing Lawfully Established Building or Structure.
Francis, Colin & Raewyn	256	2	S	Have been advised that Council that in the event of a total or partial loss of dwelling that there is the ability to repair or replace dwelling under the existing use rights provisions.	If this is the case then the provision is supported, if not then we oppose any effort by Council to remove or reduce our rights.
Roberts, Warwick	618	2	O	To allow replacement of existing buildings.	That the rules do not restrict building activity because they may fall within a notional line drawn by Council.
Roto-One Trust	444	2	S	Support the ability that in the event of a total or partial loss of house that owners would be able to repair or replace the house under existing rules, being to reinstate dwelling back to its original state with Council having no enforcement rights of relevant new introduced rules.	Retain Rule 8.5.4 - Replacement of an Existing Lawfully Established Building or Structure
La Grouw, Mr C	866	4	O	Oppose Rule 8.5.4 because the rule requires the maintenance, replacement or alteration of existing structures and buildings to be inside the envelope and footprint of the existing structure or building in order to be a permitted activity. The Rule does not consider situations where replacing the building on a footprint substantially outside of the CHEPA will result in less risk to the dwelling. The result of this rule is that if an applicant proposes to replace an existing house with a new house which is built further back from the CHEPA but with some small encroachment resource consent will be required.	Amend Rule 8.5.4 to provide an exception where 75% or more of the footprint and envelope of the building are outside the CHEPA boundary.
Rice, Maurice Neale & Rice, Marie Therese	871	4	O	Oppose Rule 8.5.4 because the rule requires the maintenance, replacement or alteration of existing structures and buildings to be inside the envelope and footprint of the existing structure or building in order to be a permitted activity. The Rule does not consider situations where replacing the building on a footprint substantially outside of the CHEPA will result in less risk to the dwelling. The result of this rule is that if an applicant proposes to replace an existing house with a new house which is built further back from the CHEPA but with some small encroachment resource consent will be required.	Amend Rule 8.5.4 to provide an exception where 75% or more of the footprint and envelope of the building are outside the CHEPA boundary.
Issue: Rule - Notification [8.6.1]					
Surf Life Saving New Zealand	639	9	S	Support the non-notification and non-service for Restricted Discretionary Activities.	Retain as notified.
Omanu Beach Surf Lifesaving Club	806	10	S	Support the non-notification and non-service statement for Restricted Discretionary Activities.	Retain as notified.
Lowry, D H & P M	803	12	S	Support the non-notification and non-service statement for Restricted Discretionary Activities.	Retain as notified.
Issue: Rule - Activities within the CHEPA [8.6.2.1]					
La Grouw, Mr C	866	3	O	Opposes 8.6.2.1 and the information requirement in Appendix 8A which require the landowner to provide additional information to establish the location of the coastal erosion zones. The planning maps should show the CHEPA lines in sufficient detail as to provide the clear location of these boundaries.	Remove from the information requirements in Appendix 8A the requirement to provide additional information to locate these boundaries.
Rice, Maurice Neale & Rice, Marie Therese	871	3	O	Opposes 8.6.2.1 and the information requirement in Appendix 8A which require the landowner to provide additional information to establish the location of the coastal erosion zones. The planning maps should show the CHEPA lines in sufficient detail as to provide the clear location of these boundaries.	Remove from the information requirements in Appendix 8A the requirement to provide additional information to locate these boundaries.
Surf Life Saving New Zealand	639	10	O	Opposes Rule 8.6.2.1(b) and the requirement for all activities, buildings and structures to be able to be relocated. IN some instances it is unreasonable to require additions to be relocatable when the remaining parts of the building are not relocatable.	Delete Rule in entirety.
Omanu Beach Surf Lifesaving Club	806	11	O	Oppose Rule 8.6.2.1(b) and the requirement for all activities, buildings and structures to be able to be relocated. In some instances it is unreasonable to require the new second storey addition to be relocatable when the remaining parts of the building are not relocatable.	Delete this rule in its entirety.
Lowry, D H & P M	803	13	O	Oppose Rule 8.6.2.1(b) and the requirement for all activities, buildings and structures to be able to be relocated. In some instances it is unreasonable to require the new second storey addition to be relocatable when the remaining parts of the building are not relocatable.	Delete this rule in its entirety.
Issue: Rule - Additions to, or the Replacement of, any Lawfully Established Building or Structure within the CERZ [8.6.2.2]					
Carmichael, AJ & PG Family Trust	712	4	O	Opposes the 20m2 limit for alterations to existing dwellings and no ability for seaward development. There should be no limit and each case should be determined on its merits through the resource consent process. There is no s.32 analysis to support this.	The status for activities should be changed to a discretionary activity status.
Surf Life Saving New Zealand	639	11	O	Oppose the restrictions imposed by Rule 8.6.2.2 as they severely restrict the ability to extend buildings associated with surf life-saving activities. Additionally, the note at the end of this rule states that activities which do not comply with Rule (b) or (c) shall be prohibited activities. The Council should consider such applications on their merits, as opposed to prohibiting them.	Delete Rule 8.6.2.2 in its entirety or provide an exemption for buildings associated with surf life-saving activities.
Omanu Beach Surf Lifesaving Club	806	12	O	Oppose the restrictions imposed by these standards and terms as they severely restrict the ability to extend buildings associated with surf life saving activities.	Delete this rule in its entirety.
Lowry, D H & P M	803	14	O	Oppose the note at the end of this rule which states that activities that do not comply with Rule 8.6.2.2 which states that activities that do not comply with Rule 8.6.2.2 (b) or (c) shall be prohibited activities. The Council should consider applications on their merits	Delete the note from the end of this rule in its entirety.
Property Council of New Zealand (Bay of Plenty Branch)	491	144	O	Oppose the 20m2 limit for alterations to existing dwellings. There should be no limit and each case should be determined on its merits through a resource consent process.	Status changed to discretionary.
Property Council of New Zealand (Bay of Plenty Branch)	491	146	O	The rule only provides for additions and alterations to dwellings of up to 20m2 and no further seaward development. Non-compliance renders the status a prohibited activity. There is no s.32 analysis to support 20m2 nor the status.	We seek that the provisions be amended to provide for applications to be considered as a discretionary activity under Rule 8.7.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Rule - Restricted Discretionary Activity - Matters of Discretion & Conditions [8.6.4]					
Department Of Conservation	848	14	SA	Policy 8.3.3.1.8 requires that the location of structures, etc within the CHEPA are reviewed when the crest of the foredune recedes to a point 8m from the structure. Matters of discretion are listed in Rule 8.6.4 (i) & (j) refers to this review occurring at 12m distance and removal or relocation occurring at 8m separation.	Retain the intent of this Policy but amend the Policy or matters of discretion to provide consistency in the distance at which review, and removal, is required.
Te Tumu Kaituna 11B2 Trust	522	60	O	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions as the general nature of Objectives and Policies and other general items does not represent a specific matter of discretion and do not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting Item a), l) and m).
Te Tumu Kaituna 14 Trust	521	70	O	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions as the general nature of Objectives and Policies and other general items does not represent a specific matter of discretion and do not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting Item a), l) and m).
Te Tumu Landowners Group	520	70	O	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions as the general nature of Objectives and Policies and other general items does not represent a specific matter of discretion and do not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting Item a), l) and m).
Te Tumu Kaituna 7B2 Trust	1073	72	O	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions as the general nature of Objectives and Policies and other general items does not represent a specific matter of discretion and do not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting Item a), l) and m).
Ford Land Holdings Pty Limited	519	73	O	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions as the general nature of Objectives and Policies and other general items does not represent a specific matter of discretion and do not provide appropriate guidance to the applicant or submitters as to Council's requirements.	Amend Rule 8.6.4 Restricted Discretionary Activity - Matters of Discretion and Conditions by deleting Item a), l) and m).
Issue: Rule - Non-Complying Activity Rules [8.7]					
Surf Life Saving New Zealand	639	12	O	Opposes the exception which states that activities that do not comply with Rule 8.6.2.2(b) or (c) shall be prohibited activities. The Council should consider such applications on their merits.	Delete this rule in its entirety.
Omanu Beach Surf Lifesaving Club	806	13	O	Oppose the exception which states that activities that do not comply with Rule 8.6.2.2(b) or (c) shall be prohibited activities. The Council should consider such applications on their merits. Additionally, the note at the end of this rule states that activities which do not comply with Rule 8.6.2.2(b) or (c) shall be prohibited activities. The Council should consider such applications on their merits, as opposed to prohibiting them	Delete this rule in its entirety or provide an exemption for buildings associated with surf life saving activities.
Lowry, D H & P M	803	15	O	Oppose the exception which states that activities that do not comply with Rule 8.6.2.2(b) or (c) shall be prohibited activities. The Council should consider such applications on their merits.	Delete this rule in its entirety
Carrus Corporation Limited	661	30	O	There is no section 32 analysis to support activities being non-complying in the Coastal Hazard Plan Area.	Amend to make non-complying activities in the Coastal Hazard Plan Area a Restricted Discretionary activity.
Issue: Rule - Prohibited Activity Rules [8.8]					
Carmichael, AJ & PG Family Trust	712	3	O	Opposes the subdivision and new dwellings being classified as a prohibited activity on land wholly within the ERZ as this will have the effect of prohibiting the development of land zoned for residential development.	The activity status should be changed to a discretionary activity.
Powdrell, Jennifer	636	3	O	The statement in Rule 8.8(c) - Prohibited Activity Rules lists as Prohibited Activities an activity which appears to fall within 8.6.2.2 as a Restricted Discretionary Activity.	Remove Rule 8.8(c) - Prohibited Activity Rules.
Carmichael, AJ & PG Family Trust	712	5	O	The Rules classify subdivision as a prohibited activity and buildings as a prohibited activity where an alternative building site is not provided. This will prohibit redevelopment and investment on many sites and has no basis.	We seek that the provisions be deleted and the status be changed to a discretionary activity.
Papamoia Surf Club & Others	811	5	O	Should Rule 8.8(c) be a prohibited activity. This should be what is permitted.	Delete Rule
Surf Life Saving New Zealand	639	13	O	Oppose all listed prohibited activities. The Council should consider such applications on their merits.	Delete all prohibited activities from Rule 8.8
Omanu Beach Surf Lifesaving Club	806	14	O	Oppose all listed prohibited activities. The Council should consider such applications on their merits.	Delete all prohibited activities from Rule 8.8.
Lowry, D H & P M	803	16	O	Oppose all listed prohibited activities. The Council should consider such applications on their merits.	Delete all prohibited activities from Rule 8.8.
Environment Bay Of Plenty	760	32	SA	The wording of Rule 8.8(c) is contrary to the meaning and needs amending. Non-complying activities have been excluding from this list.	Clarify the intent of 8.8(c) and amend 8.8(d) as follows: 'Any activity that is not listed as a Permitted, Restricted Discretionary or Non-Complying Activity within the CERZ.'
Tauranga City Council	492	61	SA	Rule 8.8 c) is incorrectly stated in the Proposed Plan and is written as a permitted activity standard, rather than a prohibited activity standard.	Additions to, or the replacement of, any lawfully established building or structure that 'exceeds' the building envelope or footprint of the existing building or structure 'by' more than 20m2 (as measured from the floor area existing at 25 June 2005); and/or' projects further seaward than the existing external surfaces of the building or structure.
Property Council of New Zealand (Bay of Plenty Branch)	491	142	O	Oppose subdivision being classified as a prohibited activity on land wholly within the ERZ as this will have the effect of prohibiting the development of land zoned for residential development.	Activities to be discretionary.
Property Council of New Zealand (Bay of Plenty Branch)	491	143	O	Oppose new dwellings being classified as a prohibited activity on land wholly within the ERZ as this will have the effect of prohibiting the development of land zoned for residential development.	Status should be changed to discretionary.
Property Council of New Zealand (Bay of Plenty Branch)	491	147	O	The rules classify subdivision as a prohibited activity and buildings as a prohibited activity where an alternative building site is not provided. This will prohibit redevelopment and investment on may sites and has not basis.	The provisions be deleted and that the status be changed to a discretionary activity.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Appendix 8A - Information Requirements [APPEND8A]					
La Grouw, Mr C	866	2	O	Opposes the information requirement in Appendix 8A which require the landowner to provide additional information to establish the location of the coastal erosion zones. The planning maps should show the CHEPA lines in sufficient detail as to provide the clear location of these boundaries.	Remove from the information requirements in Appendix 8A the requirement to provide additional information to locate these boundaries.
Rice, Maurice Neale & Rice, Marie Therese	871	2	O	Opposes the information requirement in Appendix 8A which require the landowner to provide additional information to establish the location of the coastal erosion zones. The planning maps should show the CHEPA lines in sufficient detail as to provide the clear location of these boundaries.	Remove from the information requirements in Appendix 8A the requirement to provide additional information to locate these boundaries.
Surf Life Saving New Zealand	639	14	O	Opposes the requirement in Appendix 8A(b) for all buildings, structures or extensions to be able to be relocated. In some instances it is unreasonable to require additions to be relocatable when the remaining parts of the building are not relocatable.	Delete this clause from the Appendix.
Omanu Beach Surf Lifesaving Club	806	15	O	Oppose the requirement in Appendix 8A(b) for all buildings, structures or extensions to be able to be relocated. In some instances it is unreasonable to require this.	Delete this clause from the Appendix
Surf Life Saving New Zealand	639	15	O	Opposes the requirement in Appendix 8A(c) for the activity to comply with the permitted rules of the underlying zone. The provisions of the Natural Hazards Chapter will adequately address any potential issues with respect to building works within the CHEPA - there is no need to link back the zone based rules.	Delete this clause from the Appendix.
Omanu Beach Surf Lifesaving Club	806	16	O	Opposes the requirement in Appendix 8A(c) for the activity to comply with the permitted rules of the underlying zone. The provisions of the Chapter will adequately address any potential issues with respect to building works within the CHEPA - there is no need to link back to the zone based rules.	Delete this clause from the Appendix.
Surf Life Saving New Zealand	639	16	O	Opposes the last sentence in Appendix 8A (d) which states that the application should include the latest data from the Council as to the location of the erosion risk zone boundaries. Any changes to the erosion risk zone boundaries should be dealt with by way of a formal plan change.	Delete the last sentence from this clause.
Lowry, D H & P M	803	17	O	Oppose the requirement in Appendix 8A(b) for all buildings, structures or extensions to be able to be relocated. In some instances it is unreasonable to require this.	Delete this clause from the Appendix
Omanu Beach Surf Lifesaving Club	806	17	O	Opposes the last sentence in Appendix 8A(d) which states that the application should include the latest data from the Council as to the location of the erosion risk zone boundaries. Any changes to the erosion risk zone boundaries should be dealt with by way of a formal plan change.	Delete the last sentence from this clause.
Lowry, D H & P M	803	18	O	Opposes the requirement in Appendix 8A(c) for the activity to comply with the permitted rules of the underlying zone. The provisions of the Chapter will adequately address any potential issues with respect to building works within the CHEPA - there is no need to link back to the zone based rules.	Delete this clause from the Appendix.
Lowry, D H & P M	803	19	O	Opposes the last sentence in Appendix 8A(d) which states that the application should include the latest data from the Council as to the location of the erosion risk zone boundaries. Any changes to the erosion risk zone boundaries should be dealt with by way of a formal plan change.	Delete the last sentence from this clause.
Issue: Definition - Alternative Building Site [DEF-ALBUSI]					
Omanu Beach Surf Lifesaving Club	806	1	O	Oppose the requirements for alternative building sites.	Delete the definition.
Surf Life Saving New Zealand	639	1	O	Oppose the requirements for alternative building sites	Delete the definition
Lowry, D H & P M	803	2	O	Oppose the requirements for alternative building sites to be contiguous with and completely clear of the CHEPA lines, and the requirements for alternative building sites to comply with the bulk and location rules of the plan.	Delete the requirements for alternative building sites to be contiguous with and clear of the CHEPA, and delete the requirement for alternative building sites to comply with the bulk and location rules of the Plan.
Boffa Miskell Limited	782	7	O	Oppose definition of alternative building site. The definition is a plan rule, rather than a definition.	Include Alternative Building Site as a rule in Chapter 8.
S & L Consultants Limited	804	48	O	Not required, building just needs to be relocatable.	Amend definition as not required, building just needs to be relocatable.
Tauranga City Council	492	52	SA	The definition alternative building site refers to an area of 325m2 however is not linked to the definition of nett site area. Given the changes proposed in the plan to the definition of nett site area there is a need to link the definition of alternative building site to nett site area.	Amend the definition of alternative building site to: a) minimum area of 325m2 'nett site area' which is located . b)....minimum area of 325m2 'nett site area' which is located ..
Issue: Definition - Chartered Professional Engineer [DEFCHENG]					
S & L Consultants Limited	804	50	O	There are many types of chartered professional engineers.	Delete the last sentence of this definition.
Issue: Definition of Coastal Hazard Erosion Plan Area [DEFICHEPA]					
Te Tumu Kaituna 14 Trust	521	1	O	Amend the 'Coastal Hazard Erosion Plan Area (CHEPA)' definition. The Te Tumu block reference in the last sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend Te Tumu 14 Block reference in the last sentence of the Coastal Hazard Erosion Plan Area (CHEPA)' definition to be 'Te Tumu Kaituna 14 Block'.
Te Tumu Landowners Group	520	1	O	Amend the 'Coastal Hazard Erosion Plan Area (CHEPA)' definition. The Te Tumu block reference in the last sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend Te Tumu 14 Block reference in the last sentence of the Coastal Hazard Erosion Plan Area (CHEPA)' definition to be 'Te Tumu Kaituna 14 Block'.
Ford Land Holdings Pty Limited	519	2	O	Amend the 'Coastal Hazard Erosion Plan Area (CHEPA)' definition. The Te Tumu block reference in the last sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend Te Tumu 14 Block reference in the last sentence of the Coastal Hazard Erosion Plan Area (CHEPA)' definiiton to be 'Te Tumu Kaituna 14 Block'.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Definition of Coastal Protection Plan Area [DEFCPPA]					
Department Of Conservation	848	1	S	The identification of an area of undeveloped coastline that is likely to be at risk from coastal hazards within the next 100 years is supported as this gives effect to Policies 3.4.1-3.4.5 of the NZCPS	Retain the Coastal protection Plan Area definition.
Te Tumu Kaituna 14 Trust	521	2	O	Amend the 'Coastal Protection Plan Area' definition. The Te Tumu 14 Block reference in the second sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend the Te Tumu 14 Block reference in the last sentence of the Coastal Protection Plan Area definition to 'Te Tumu Kaituna 14 Block'.
Te Tumu Landowners Group	520	2	O	Amend the 'Coastal Protection Plan Area' definition. The Te Tumu 14 Block reference in the second sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend the Te Tumu 14 Block reference in the last sentence of the Coastal Protection Plan Area definition to 'Te Tumu Kaituna 14 Block'.
Ford Land Holdings Pty Limited	519	3	O	Amend the 'Coastal Protection Plan Area' definition. The Te Tumu 14 Block reference in the second sentence is incorrect and should be 'Te Tumu Kaituna 14 Block'.	Amend the Te Tumu 14 Block reference in the last sentence of the Coastal Protection Plan Area definition to 'Te Tumu Kaituna 14 Block'.
Carrus Corporation Limited	661	17	SA	Amend the definition as the toe of the sand dune due to the shifting nature of such a point.	Amend so the hazard line is measured from MHWS.
Issue: Definition of Crest of Dune/Top of Dune Scarp [DEF CRTOPDU]					
Carter, G D	542	1	U	The provisions refer to the crest of any foredune or top of any dune scarp. These positions are often subjective and matters of opinion.	Provide a definition which enables the position to be easily identified.
Issue: Definition of Minor Structures & Activities (in relation to the Flood Hazard Plan Area) [DEFMSA]					
Will Tatton Architecture	711	26	SA	Support construction of minor structures as a permitted activity but this must include decks over 30m2 in area and their structural supports below flood level.	Amend definition of minor structures to include decks over 30m2 in area and their structural supports below flood level.
Issue: Definition - Practicably Moved [DEF-PRAMOV]					
Omanu Beach Surf Lifesaving Club	806	2	O	Oppose 10 working day period for relocation works to occur as this is an extremely tight timeframe and does not allow any flexibility for unforeseen circumstances preventing relocation.	Amend the definition to significantly increase working days.
Surf Life Saving New Zealand	639	2	O	Oppose the 10 working day period for relocation works to occur as this is an extremely tight timeframe and does not allow any flexibility for unforeseen circumstances preventing relocation. Also, the note at the end of the definition states that the demolition of buildings or structures does not meet the definition of practicably moved. Some older lawfully established buildings may not be able to be physically moved without demolition.	Amend the definition to significantly increase working days and delete the note associated with the definition.
Lowry, D H & P M	803	3	O	Oppose the 10 working day period for relocation works to occur as this is an extremely tight timeframe and does not allow any flexibility for unforeseen circumstances preventing relocation. Also, the note at the end of this definition states that the demolition of buildings or structures does not meet the definition of practically moved.	Amend the definition to significantly increase working days and delete the note associated with the definition.
Omanu Beach Surf Lifesaving Club	806	3	O	The note at the end of the definition states that the demolition of buildings or structures does not meet the definition of practicably moved. Some older lawfully established buildings may not be able to be physically moved without demolition.	Delete the note associated with the definition.
Boffa Miskell Limited	782	8	O	Oppose practicably removed definition. The definition is a plan rule rather than a definition.	Include practicably removed as a rule in Chapter 8.
S & L Consultants Limited	804	52	O	Include total definition and removal of debris in definition.	Include total definition and removal of debris in definition.
Issue: Definition - Able to be Relocated [DEFRELOCAT]					
S & L Consultants Limited	804	49	O	The definition prohibits planting of trees etc but definition of shall remain vacant allows tree planting.	Delete restriction on planting of trees, landscaping or recontouring as activities not allowed on an alternative building site.
Issue: Definition - Shall Remain Vacant [DEF-VACANT]					
Boffa Miskell Limited	782	9	O	Oppose shall remain vacant. The definition is a plan rule rather than a definition.	Include Shall Remain Vacant as a rule in Chapter 8.
S & L Consultants Limited	804	53	O	This definition conflicts with the 'able to be relocated' definition, which allows trees, recontouring providing the trees - recontouring will not prevent relocation.	Ensure consistency between the linked terms.
Issue: IPCC Data [IPCCDATA]					
Roberts, Warwick	618	1	O	Chapter 8 refers to the best estimate using IPCC 1995. The Plan should refer to actual data for accuracy.	That the above rules do not restrict building activity because they may fall within a notional line drawn by Council.
Issue: Objectives & Policies of the CHEPA [OBJPOLCHE]					
Department Of Conservation	848	8	S	DOC supports the Objectives and Policies of the CHEPA in the Plan, except for matters raised in this submission, for managing subdivision, use and development where this may be affected by coastal erosion hazards as consistent with the Natural Hazard Provisions of the NZCPS.	Retain this approach to managing subdivision, use and development where this may be affected by coastal hazards.
Carrus Corporation Limited	661	27	O	This section refers to avoidance only.	Amend the provisions to provide for the remedy or mitigation of effects.
Issue: Papamoa East Developed Properties [PAPEASTDP]					
Spedding, Alan & Jenny	780	1	U	Submission identifies landowners use and care for the dune and successes gained by undertaken works in the dune system to enhance dune growth. The submission outlines that the land is 'public' and that all beach areas should be accessible to everyone, however public behaviour and practice must be balanced by the need to ensure the environment is not depreciated by users. The submitter identifies that the history of local support for the dunes needs to be taken account of here and that new arrivals to the dune phenomena should take a little more time and Council before implementing something they are only beginning to understand.	Not Stated
Carter, G D	542	4	U	For properties in Taylor Road, Motiti Ave and Karewa Parade the Council needs to acknowledge the nature of development in this area. Most properties have been built on to such an extent that alternative building sites are not available. The proposed extension to the 100 year ERZ will further reduce alternative building sites.	Review the Plan and allow buildings that are removable to be permitted without any other restriction.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Permitted Activity Provisions [PERMACTPRO]					
Carter, G D	542	2	U	Rules 8.2.1.5.6, 8.3.1, 8.8 and 8.9 effectively impose the requirement for resource consent for any building project within the CHEPA. This is an imposition of a costly and time consuming exercise on ratepayers. The major requirement is that buildings be removable.	Substitute a provision which would allow buildings as permitted if they meet guidelines set by Council as to being removable. Where Council does not agree that they are removable resource consent is required.
Powdrell, Jennifer	636	2	U	The status identified in Table 8.4A for the various activities is unduly restrictive and arbitrary particularly in the 50 and 100 year ERZ. There is insufficient differentiation between the status of activities within the 50 year ERZ and 100 year ERZ although the actual risk to property within the two zones is vastly different.	Greater use of restricted discretionary activity classification and resource consent processes to enable applications to be dealt with on a case by case basis for all activities within the 50 year ERZ where the particular nature of the application and its situation within the zones and the nature of the particular property can be taken into account, including a more permissive approach to development in the 100 year ERZ.
Issue: Purpose, Objectives & Policies [PUROBJPOL]					
Carmichael, AJ & PG Family Trust	712	1	O	The Objectives and policies of the Natural Hazard Chapter refer to avoidance of adverse effects only.	That the Objectives and Policies be amended to provide for the alternative of applicants being able to remedy or mitigate effects in addition to the avoidance option.
Environment Bay Of Plenty	760	24	SA	The Plan has chosen a subset of the natural hazards included in the definition of natural hazards found in the RMA. The Plan should contain provisions relating to all hazards, especially where the risk is unacceptable, such as from low probability, high risk hazards.	Include policies and rules requiring relevant resource consent applicants and those seeking changes to the Plan to undertake a risk assessment across the full range of natural hazards defined in the RMA in such detail as corresponds with the scale and significance of the hazard and its associated risk, notwithstanding that the hazard may have a low probability risk of occurring, and to avoid or mitigate the risk to an acceptable level.
St Michaels Limited	710	53	O	The Objectives and Policies of the Natural Hazard Section of the Plan refer to avoidance of effects only.	That the Objectives and Policies be amended to provide for the alternative of applicants being able to 'remedy or mitigate' effects in addition to the avoidance option.
Property Council of New Zealand (Bay of Plenty Branch)	491	140	O	The Objectives and policies of the Natural Hazard section refer to avoidance of adverse effects only	That they be amended to provide for the alternative of applicants being able to remedy or mitigate effects in addition to the avoidance option.
Issue: Rules for 50 & 100 Year ERZ [RULESERZ]					
La Grouw, Mr C	866	5	O	Opposes the activity status table (Table 8.4A) insofar as there is no recognition within the rules for the varying degrees of risk that are acceptable for the 50 year and 100 year ERZ. The rules or activity status of each activity do not vary for either zone. The section 32 report does not adequately explain the rationale for adopting only one set of rules for both zones. There is no purpose to having to separate zones if the rules are the same.	Provide less restrictive rules for the 100 year zone as the rules should reflect that properties subject to a 100 year erosion risk are at less risk to coastal erosion than a property subject to the 50 year zone.
Rice, Maurice Neale & Rice, Marie Therese	871	5	O	Opposes the activity status table (Table 8.4A) insofar as there is no recognition within the rules for the varying degrees of risk that are acceptable for the 50 year and 100 year ERZ. The rules or activity status of each activity do not vary for either zone. The section 32 report does not adequately explain the rationale for adopting only one set of rules for both zones. There is no purpose to having to separate zones if the rules are the same.	Provide less restrictive rules for the 100 year zone as the rules should reflect that properties subject to a 100 year erosion risk are at less risk to coastal erosion than a property subject to the 50 year zone.
Issue: Supporting Documentation - CHEPA Guidelines [SUPPORTDOC]					
Tauranga City Council	492	154	SA	Submits that within the CHEPA guidelines there is a general list of activities that are exempt from the Guidelines and that it would be more appropriate to replace this exhaustive list with the definition for minor public recreational activities and facilities.	Amend Page 4, CHEPA Guidelines, Exemptions for Activities in areas zoned Open Space by removing clauses b) and c) relating to minor public recreational facilities and activities in Open Space Zones and amending clause a) to "minor public recreational facilities and activities."
Tauranga City Council	492	162	SA	Submits that further guidance is required within the CHEPA Guidelines on the solutions associated with lightweight buildings and materials as well as types of easy relocation mechanisms.	Review and amend CHEPA Guidelines for solutions associated with lightweight buildings and materials as well as types of easy relocation mechanisms.
Tauranga City Council	492	166	SA	Submits that section 1.4 c) Key Principle of Relocatability needs to be amended to align with the City Plan definition for "able to be relocated".	Amend section 1.4 c) Key Principle of Relocatability to align with the City Plan definition for "able to be relocated" by removing the words "(or easily removed)".
Issue: Table 8.4A - Activity Status - Camping Grounds [TAB8.4ACAM]					
Te Tumu Kaituna 11B2 Trust	522	58	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including camping grounds. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - make camping grounds Restricted Discretionary Activities in the CPPA
Issue: Table 8.4A - Activity Status - Construction of New Independent Dwellings [TAB8.4ACON]					
Lowry, D H & P M	803	9	O	Oppose the status given to the construction of new independent dwelling units in the CERZ (prohibited). The Council should consider applications on their merits.	Amend the activity status to Restricted Discretionary.
Issue: Table 8.4A - Activity Status - Hard Protection Works [TAB8.4AHAR]					
Lowry, D H & P M	803	10	O	Oppose the status given to hard protection works for the purpose of protecting private property (prohibited) in the CHEPA. The Council should consider applications on their merits.	Amend the activity status to Restricted Discretionary.
Tauranga City Council	492	59	SA	Table 8.4A lists a number of activities with varying activities that are associated with those activities. There is little need for these words, as the activity is stand alone.	Construction of hard protection works ..
Issue: Table 8.4A - Activity Status - Minor Structures & Activities on Private Property [TAB8.4AMIN]					
Tauranga City Council	492	139	SA	Submits that Natural Hazards, Table 8.4A lists a number of activities with varying activities that are associated with those activities and that there is little need for these words, as the activity is stand alone.	Delete the words "Construction, erection and/or placement" from the permitted activity listing for minor structures and activities in Natural Hazards, Table 8.4A.
Tauranga City Council	492	174	SA	Table 8.10A lists a number of activities with varying activities that are associated with those activities. There is little need for these words, as the activity is stand alone.	Remove words 'construction, erection and/or placement of' from the table, leaving the term 'Minor structures and activities' only.
Issue: Table 8.4A - Activity Status - Minor Public Recreational Facilities & Activities [TAB8.4AMPU]					
Tauranga City Council	492	141	SA	Submits that Natural Hazards, Table 8.4A lists a number of activities with varying activities that are associated with those activities and that there is little need for these words, as the activity is stand alone.	Delete the words "Construction/replacement, maintenance, development of" from the permitted activity listing for minor public recreational facilities and activities in Natural Hazards, Table 8.4A .
Tauranga City Council	492	179	SA	Table 8.10A lists a number of activities with varying activities that are associated with those activities. There is little need for these words, as the activity is stand alone.	Remove the words 'construction/replacement, maintenance, development of', leaving the words 'minor public recreational facilities and activities' only.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Chapter 8 - Natural Hazards					
Issue: Table 8.4A - Activity Status - New Independent Dwelling Units [TAB8.4ANEW]					
Tauranga City Council	492	145	SA	Submits that Natural Hazards, Table 8.4A lists a number of activities with varying activities that are associated with those activities and that there is little need for these words, as the activity is stand alone.	Delete the words "Construction of" from the permitted activity listing for new independent dwelling units in Natural Hazards Table 8.4A.
Issue: Table 8.4A - Activity Status - Surf Life Saving Clubrooms & Accommodation Buildings [TAB8.4ASLS]					
Papamoa Surf Club & Others	811	6	S	Construction of new public recreational facilities such as surf clubs - activity classification Restricted Discretionary supported	Retain
Surf Life Saving New Zealand	639	7	O	Clarification is sought on the activity status for clubrooms and accommodation buildings associated with surf life-saving activities in the CHEPA.	Specifically include clubrooms and accommodation buildings associated with surf life-saving activities as Restricted Discretionary Activities within the CHEPA
Omanu Beach Surf Lifesaving Club	806	8	O	Clarification is sought on the activity status for clubrooms and accomodation buildings associated with surf life saving activities in the CHEPA	Specifically include clubrooms and accomodation buildings with surf life saving activities as Restricted Discretionary Activities within the CHEPA.
Issue: Table 8.4A - Activity Status - Surf Life Saving Activities & Associated Structures [TAB8.4ASUR]					
Surf Life Saving New Zealand	639	6	S	Support the permitted activity status given to surf life-saving activities and associated structures.	Retain as notified.
Omanu Beach Surf Lifesaving Club	806	7	S	Support the permitted activity status given to surf life saving activities and associated structures.	Retain as notified.
Papamoa Surf Club & Others	811	7	S	Support life saving activities and structures within the CERZ and 50 and 100 year ERZ as Permitted Activities. Confirm club rooms and accommodation buildings and the like fall within recreation facilities as restricted discretionary activities.	Retain surf clubs and structures as permitted activity. Confirm associated activities are Restricted discretionary.
Issue: Table 8.4A - Activity Status - Various List of Activities as Non-Complying [TAB8.4AVAR]					
Carmichael, AJ & PG Family Trust	712	2	O	Table 8.4 identifies activities as non-complying within the Coastal Protection Plan Area. There is no s.32 analysis to justify this.	Activities be provided for within the zone as discretionary activities.
Property Council of New Zealand (Bay of Plenty Branch)	491	141	O	Table 8.4A identifies activities in the Coastal Protection Plan Area as non-complying. There is no s.32 analysis to justify this.	That activities be provided for within the zone as discretionary activities.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Coastal Hazard Erosion Plan Area					
Issue: Amendments to CHEPA Lines [AMENDCHLIN]					
Bayliss, Cushla & Don	697	1	O	Opposes amendments to CHEPA lines and planting policy. Raises concerns about costs of rates, impact upon property rights and issues about Council making changes without having the knowledge of those who live at the beach.	Opposes any Council decision to remove or reduce owners rights.
Carson, Doug	465	1	U	Submitter has plans for future 2nd storey onto existing unit and thus development would not be relocatable. Requests information on whether this is possible through the consent process, or does the proposed amendment alter this.	Requests ability in plan to allow the construction of a second storey on existing unit, noting that it would not be relocatable.
Croot, Lincoln	415	1	O	Opposes the re-alignment of the CHEPA lines, in particular the 50 year line shifting landward. 87 Karewa Parade is largely undeveloped, with the only building being a small bach. The relocation of the 50 year line would have serious negative impact on the value of property and would seriously impede any future building development.	For Council to re-assess the alignment of the 50 year line to a position no more detrimental to our property than it is at present.
Crosby, Bruce & Donna & Others	799	1	O	The CHEPA lines have moved substantially inland at Papamoa. At Oceanbeach they have moved seaward. Appears to be a lack of consistency	Retain the existing CHEPA lines in the Operative District Plan
Francis, Colin & Raewyn	256	1	O	The proposed lines are material and inconsistent with current beach erosion in Karewa Parade. There appears no good reason for variations of the magnitude proposed, with the lines being pure conjecture. The proposal almost suggests that Council has a hidden agenda to ultimately gain control of all land bordering the sea, undermining or removing the owners individual property rights.	Not Stated.
IP & SA Nevison Family Trust	29	1	S	Accept the reason for the change, however the main cause of erosion is the permitted use of motor vehicles and bikes on the beach.	Request that Council enforce a ban on all vehicles on the beach.
Kelly Farm Trust	570	1	U	The owner of 139A and 143 Oceanbeach Road is considering removing the house from 143 Oceanbeach Road and rebuilding in the next few years. The submitter is pleased to see that the CHEPA lines have shifted seaward and hope this continues.	Hopes that upon building there will not be too much red tape and possibly not have to be relocatable.
La Grouw, Mr C	866	1	O	Oppose the location of the CHEPA boundaries as shown on Planning Map R10 with reference to the location of these on 35A Oceanbeach Road. The Maps do not provide sufficient and clear detail the location of the 100 and 50 year ERZ.	To provide clear maps showing the precise location of the CHEPA boundaries.
Lowry, D H & P M	803	1	O	Oppose the location of the CERZ, the 50 year ERZ and the 100 year ERZ over 28 Taylor Road.	Delete all three erosion risk zones from 28 Taylor Road.
Mabbett, R & J	252	1	O	The proposed new lines will require resource consent and add cost to development due to the lines shifting back. As the property, 47 Karewa Parade is an empty section, the change will remove a current development right where adjoining properties have been able to develop under the existing rules and lines.	Retain the existing lines and not move the 100 year line so far back.
McNaughton, Ian Murray	315	1	O	The current CERZ (within the CHEPA) should be shifted 3m seaward as the submitter is convinced that in 41 years of property ownership that the dunes in front of the property have extended this far. The position of Motiti Island has acted as a buffer and natural 'funnel' forcing the sand to build up in front of 31 Motiti Place.	Extend the CERZ 3m further seawards.
Ofsowski, Rob & Others	797	1	S	Support revised CHEPA lines	Retain the CHEPA lines as proposed.
Rice, Maurice Neale & Rice, Marie Therese	871	1	O	Oppose the location of the CHEPA boundaries as shown on Planning Map R10 with reference to the location of these on 151A Oceanbeach Road. The Maps do not provide sufficient and clear detail the location of the 100 and 50 year ERZ.	To provide clear maps showing the precise location of the CHEPA boundaries.
Roto-One Trust	444	1	O	Submitter acknowledges and welcomes the CERZ line shifting forward, however request an additional 3m seaward movement, opposes the 50 year ERZ possibly being moved further from the sea to recognise a lack of erosion, and apposes the 100 year ERZ being moved further from the sea as to practically engulf most of 33 Motiti Road. The movement of both the 50 and 100 year is opposed as there appears to be no good reason for this variation and appears to be pure guesswork. It suggests Council is intending ultimately to gain control of all land bordering the sea and removing owners property rights as o how we can use the land they own.	Request a further 3m seaward move of the CERZ and opposes the shift in the 50 and 100 year ERZ.
Tims, Annie	856	1	O	- Supports the existing CERZ being move forward by 3 metres, however, - Objects to the 50year ERZ being move further from sea, and - Objects to the 100 year ERZ being moved further from the sea to engulf the majority of the section when no erosion is evident.	Retain the proposed CERZ, and shift the 50 and 100 year ERZ 3m forward.
Jamieson, Marlyn & Alex	401	2	O	Opposes the increase in CHEPA lines on beachfront properties. This could alter building materials able to be used within this zone, included methodology.	Retain Operative District Plan CHEPA lines.
Smyth, Mrs Lynne	43	2	S	Support the change in the CHEPA lines as they have moved forward.	Support the change.
Carter, G D	542	3	O	These lines are nothing more than projections. There is no existing or latent hazard, it is a presumed future happening. There has been no noticeable change since 1996 in the beach or dune system to warrant their change. It would seem premature to amend the lines while international research is still ongoing on the effects of global warming.	Retain hazard lines to previous position.
Papamoa Surf Club & Others	811	3	S	Support the location of the CERZ.	Retain location of the CERZ seaward of the surf club.
Papamoa Top Ten Holiday Resort	798	3	O	Opposes the CHEPA as there appears to be inconsistency of application. The Coastal Hazard lines along Oceanbeach Road have migrated seaward and those at Papamoa have migrated substantially landward. There is inconsistency here. Has the model included the shadowing effect that Motiti Island provides.	That the CHEPA identified in the Operative District Plan be retained.
Environment Bay Of Plenty	760	48	S	The review of the CHEPA lines is consistent with the standards and criteria set out in the Regional Coastal Environmental Plan. This data will be used to update the Bay of Plenty's Coastal Hazard Risk Indicator Monitoring.	Retain the proposed CHEPA lines as notified.
Environment Bay Of Plenty	760	49	S	Coastal hazard maps take in to account climate change.	Retain inundation that take into account climate change.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Coastal Protection Plan Area					
Issue: Camping Grounds [CAMPGROUND]					
Te Tumu Kaituna 14 Trust	521	68	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including camping grounds. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - make camping grounds Restricted Discretionary Activities in the CPPA
Te Tumu Landowners Group	520	68	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including camping grounds. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - make camping grounds Restricted Discretionary Activities in the CPPA
Te Tumu Kaituna 7B2 Trust	1073	70	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including camping grounds. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - make camping grounds Restricted Discretionary Activities in the CPPA
Ford Land Holdings Pty Limited	519	71	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including camping grounds. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - make camping grounds Restricted Discretionary Activities in the CPPA
Issue: Clearance of Vegetation [CLEARVEGE]					
Te Tumu Kaituna 11B2 Trust	522	52	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including vegetation clearance. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make the clearance of vegetation in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 14 Trust	521	62	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including vegetation clearance. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make the clearance of vegetation in the CPPA a Restricted Discretionary Activity.
Te Tumu Landowners Group	520	62	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including vegetation clearance. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make the clearance of vegetation in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 7B2 Trust	1073	64	O	There is inadequate provision for activities, facilities and buildings that enable public integration with (and within) the Coastal Protection Plan Area, including vegetation clearance. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make the clearance of vegetation in the CPPA a Restricted Discretionary Activity.
Ford Land Holdings Pty Limited	519	65	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including vegetation clearance. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make the clearance of vegetation in the CPPA a Restricted Discretionary Activity.
Issue: Domestic Stormwater Disposal [DOMSWDISP]					
Te Tumu Kaituna 11B2 Trust	522	57	O	There is no allowance for the disposal of domestic stormwater disposal in the CPPA. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the disposal of domestic stormwater in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 14 Trust	521	67	O	There is no allowance for the disposal of domestic stormwater disposal in the CPPA. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the disposal of domestic stormwater in the CPPA a Restricted Discretionary Activity.
Te Tumu Landowners Group	520	67	O	There is no allowance for the disposal of domestic stormwater disposal in the CPPA. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the disposal of domestic stormwater in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 7B2 Trust	1073	69	O	There is no allowance for the disposal of domestic stormwater disposal in the CPPA. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the disposal of domestic stormwater in the CPPA a Restricted Discretionary Activity.
Ford Land Holdings Pty Limited	519	70	O	There is no allowance for the disposal of domestic stormwater disposal in the CPPA. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the disposal of domestic stormwater in the CPPA a Restricted Discretionary Activity.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Coastal Protection Plan Area					
Issue: Public Recreational Facilities & Activities [PUBRECFAAC]					
Te Tumu Kaituna 11B2 Trust	522	56	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 14 Trust	521	66	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities in the CPPA a Restricted Discretionary Activity.
Te Tumu Landowners Group	520	66	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 7B2 Trust	1073	68	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Make the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities in the CPPA a Restricted Discretionary Activity.
Ford Land Holdings Pty Limited	519	69	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: Make the construction of new public recreational facilities and activities, structures or extensions to existing public recreational facilities and activities in the CPPA a Restricted Discretionary Activity.
Issue: Surf Life Saving Activities & Associated Structures [SLSACTASST]					
Te Tumu Kaituna 11B2 Trust	522	55	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including surf life saving activities and associated structures excluding clubrooms and accommodation buildings. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: natural Hazards Activity Status to: - Make surf life saving activities and associated structures excluding clubrooms and accommodation buildings in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 14 Trust	521	65	O		Amend Table 8.4A: Natural Hazards Activity Status to: - Make surf life saving activities and associated structures excluding clubrooms and accommodation buildings in the CPPA a Restricted Discretionary Activity.
Te Tumu Landowners Group	520	65	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including surf life saving activities and associated structures excluding clubrooms and accommodation buildings. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make surf life saving activities and associated structures excluding clubrooms and accommodation buildings in the CPPA a Restricted Discretionary Activity.
Te Tumu Kaituna 7B2 Trust	1073	67	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including surf life saving activities and associated structures excluding clubrooms and accommodation buildings. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make surf life saving activities and associated structures excluding clubrooms and accommodation buildings in the CPPA a Restricted Discretionary Activity.
Ford Land Holdings Pty Limited	519	68	O	There is inadequate provision for activities, facilities and buildings that enable public interaction with (and within) the Coastal Protection Plan Area, including surf life saving activities and associated structures excluding clubrooms and accommodation buildings. This activity is generally permitted in the CERZ, 50 year and 100 year ERZ. Accordingly the restrictions to the CPPA in the Te Tumu areas are inconsistent and inequitable.	Amend Table 8.4A: Natural Hazards Activity Status to: - Make surf life saving activities and associated structures excluding clubrooms and accommodation buildings in the CPPA a Restricted Discretionary Activity.
Topic: Flood Hazard Plan Area					
Issue: 1 11th Avenue [1-11THAVE]					
Dustin, Ian	300	2	O	The area identified in the planning map as conservation on the harbour side of No.1 11th Avenue has been wrongly identified. The land has been modified, filled and rocks placed to protect the area. This area is now 3m high, therefore the identification of the flood plain is incorrect.	That the flood plan on the plan maps be removed from in front of 1, 11th Avenue as this is incorrect as the property was built up with 3m of soil 50 years ago.
Issue: 130 Darraghs Road [130DARRRD]					
Classic Builders Limited	857	1	O	Floodable annotation should not apply to 130 Darraghs Road. Subdivision consent has been granted. The land has been filled above the flood hazard.	Amend maps accordingly to delete floodable annotation.
Issue: 150 Seventeenth Avenue, Tauranga [15017THAVE]					
Fairway Holdings Limited	384	5	O	The flood hazard area should be removed from 150 seventeenth avenue.	Remove the Flood Hazard notation from the site.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Flood Hazard Plan Area					
Issue: 1 Seaway Terrace [1SEAWAYT]					
Burns, Margaret Beverley	837	2	O	The provisions relating to the Flood Hazard Plan Area are opposed because: - The planning maps contain inaccuracies and should not be relied upon as a trigger for requiring resource consent; - the Council's GIS database which has been used to determine the Flood Hazard Plan Area is outside of the District Plan process.	Delete the Flood Hazard Plan Area from applying to the submitters property unless and until further site investigation has been carried out by the Council which demonstrates that the overlay is appropriate and necessary.
Issue: 20 Tainui Street, Tauranga [20TAINUI]					
Cosford Residential Limited	183	2	O	20 Tainui Street should not be located within the Flood Hazard Plan areas as adjacent properties are not located within the Plan Area.	Remove property 20 Tainui Street, Tauranga from being identified within the Flood Hazard Plan Area.
Issue: 269 Beach Road [269BEACHRD]					
Collier, C D & C A	713	1	O	Opposes the Plan as it relates to 269 Beach Road, Matua. The planning map incorrectly identifies the front of the property as being subject to a flood hazard. This is incorrect as the property is not subject to flooding and this was confirmed in the 'May' flood event.	Delete the flood hazard plan area from 269 Beach Road, Matua (Lot 2 DPS 22641)
Issue: 2 Kiriwai Place, Tauranga [2KIRIWAI]					
Cosford Residential Limited	183	1	O	2 Kiriwai Place should not be included in the Flood Hazard Plan Areas as adjacent property is not located within this Plan Area. The Plan area is also prejudicial to future development.	Remove property 2 Kiriwai Place, Tauranga from being identified within the Flood Hazard Plan Area.
Issue: 32 Tainui Street, Tauranga [32TAINUI]					
Apeldoorn, Mark & Tracy	14	1	O	The Flood Hazard Plan Area maps are too generic and unfairly and inappropriately zones land as potential inundation.	Remove property 32 Tainui Street, Tauranga from being identified as Flood Hazard as local ground levels and permanent structures will mean that this site is not subject to Harbour Flooding.
Jaggard, John & Christine	375	1	O	The Flood Hazard Plan Area maps are too generic and unfairly and inappropriately zones land as potential inundation.	Remove property 32 Tainui Street, Tauranga from being identified as Flood Hazard as local ground levels and permanent structures will mean that this site is not subject to Harbour Flooding.
Issue: 34 Tainui Street, Tauranga [34TAINUI]					
Apeldoorn, Mark & Tracy	14	2		The Flood Hazard Plan Area maps are too generic and unfairly and inappropriately zones land as potential inundation.	Remove property 34 Tainui Street, Tauranga from being identified as Flood Hazard as local ground levels and permanent structures will mean that this site is not subject to Harbour Flooding.
Jaggard, John & Christine	375	2		The Flood Hazard Plan Area maps are too generic and unfairly and inappropriately zones land as potential inundation.	Remove property 34 Tainui Street, Tauranga from being identified as Flood Hazard as local ground levels and permanent structures will mean that this site is not subject to Harbour Flooding.
Issue: 3 Strange Grove, Tauranga [3STRANGE]					
MacIver, Hector & Marilyn	28	1	O	Opposes the inclusion of Lot 1 DPS 341645 (3 Strange Grove) within the Flood Hazard Plan Area as Council had previously identified that it was not stormwater sensitive due to the elevation of the site	Remove Lot 1 DPS 341645 (3 Strange Grove) from the Flood Hazard Plan Area
Issue: 5 Kiriwai Place [5KIRIWAI]					
Cooney, Owen	355	1	O	Opposes the need to obtain a resource consent for the building of any new dwelling.	That the erection of a new dwelling be included as 'redevelopment' within the Flood Hazard Plan Area
Issue: Rule - Restricted Discretionary Activity Rules [8.11]					
Carmichael, AJ & PG Family Trust	712	7	O	Applications processed under 8.10 and 8.11 should proceed without the need for written approval from neighbours and affected parties.	We seek that a new rule be introduced providing for consent applications to be considered without the need for affected parties written approvals.
Issue: Purpose of the Flood Hazard Plan Area [8.9]					
Tauranga City Council	492	173	SA	The purpose of the Flood Hazard Plan Area specifically refers to the overall desire for land to be raised above minimum levels. However this is the overall outcome of the chapter, there are other alternative solutions that may be appropriate in mitigating the effects of inundation.	The overall purpose of this Plan Area is to 'ensure' buildings and structures 'are not' land susceptible to harbour flooding
Issue: Policy - Avoidance of Flood - Prone Areas [8.9.1.1.1]					
DNZ Property Fund Limited	763	35	O	The Objective and its related policies state that the adverse effects of flooding should be avoided. These should be amended.	8.9.1.1 Objective - Avoidance of Flood Prone Areas The adverse effects to property and the environment from flooding caused by harbour inundation are 'managed'.
DNZ Property Fund Limited	763	36	O	The Policy which states that the adverse effects of flooding should be avoided should be amended.	8.9.1.1.1 Policy - Avoidance of Flood Prone Areas By ensuring subdivision, use and development in flood prone areas is avoided, 'remedied or mitigated' unless:...
Issue: Appendix 8B - Information Requirements [APPENDIX8B]					
Property Council of New Zealand (Bay of Plenty Branch)	491	152	O	Reliance is placed on Councils GIS database to determine the Flood Hazard Plan Area boundaries. This is a process outside the Plan.	That the provisions be deleted and that the Plan rules and maps are relied upon and that the accuracy issues of the maps are instead resolved by further investigation.
Issue: Baypark [BAYPARK]					
Tauranga City Ventures Limited	788	16	O	Oppose the Flood Hazard Plan Area over part of the Baypark. Area affected is for carparking and stormwater management and the notation serves no purpose.	Remove the Flood Hazard Plan Area from Planning Maps L36 and L37.
Issue: Effect of Climate Change [EFFECTCLCH]					
Tauranga City Council	492	182	O	A new policy should be added to support the Flood Hazard Plan Area relating to climate change and associated effects.	Insert a new Policy: ' Policy 8.9.1.1.2 Policy Effect of Climate Change By ensuring that subdivision, use and development takes into account any actual or potential effect of climate change on the occurrence or severity of harbour inundation.'
Issue: Existing Bunded Areas [EXISTBUND]					
The Oil Companies (Shell NZ Ltd, BP Oil NZ Ltd, Mobil Oil NZ Ltd & Chevron NZ)	469	31	O	Part of the Oil Companies land is subject to a flood hazard notation. The Oil Companies consider that Activity Table 8.10A should make provision for works within existing bunded area to be permitted. If changes are made to existing bunded areas (as opposed to within those areas), the risk of flood flows could equally change, and it is accepted that in those circumstances restricted discretionary activity status is appropriate.	Amend Table 8.10A to permit works within existing bunded areas.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Flood Hazard Plan Area					
Issue: General [GENERAL]					
Ngatai, Maria	719	1	U	Unknown	Unknown
Barry, Richard & Ann	761	3	O	Rules relating to stormwater and coastal protection are excessively restrictive and unnecessary, where areas as they relate to existing residential areas that have existing buildings and development, with no issues relating to coastal erosion or flooding. If there are issues of flooding, they relate to Council's lack of proper management of stormwater in existing developed areas. Therefore those costs should lie with Council to improve stormwater management infrastructure, rather than passing this risk back to existing landholders to deal with by restrictions on their properties and development potential. The Flood Hazard areas for Matua as defined in the Plan Planning Maps are erroneous and are not consistent with actual flooding that has occurred in this locality in the past 50 years.	Remove flooding/coastal hazard notation over residential land in Matua.
Corban, Mr G G	978	3	O	Since 1960's owners have been harassed by Council trying to annex, control use/abuse and generally interfere with our land. This land is still in its natural state thanks to owners continued guardianship over it. Therefore we will not accept any further intrusions, interference, restrictions or reserve extensions on 202 Levers Road as the submitter sees the present controls/restrictions are already more than adequate.	Retain current rules
Goldthorpe Sons Properties Limited	2	4	O	Requests that the man-made cutter channel (K-Valley Stream Outlet) is dredged from debris build-up.	That Council build a protective concrete dyke wall around the Judea Industrial Area to protect it from flooding from stormwater upstream.
Issue: Inlet Views [INLETVIEWS]					
Quest Limited & Others	853	1	O	Flooding annotation should not apply to the Inlet Subdivision being the lower terrace next to the railway. This land has been raised above the flood plane.	Amend maps accordingly to delete floodable annotation.
Issue: Kiriwai Place, Matua [KIRIWAIPL]					
Woodhill Trust	678	3	O	Opposes the identification of a Flood Hazard Plan Area in Kiriwai Place. Council spent significant sums constructing infrastructure to solve potential flood issues.	Remove the Flood Hazard Plan Area from Kiriwai Place.
Issue: Lot 2 Hamilton Street [LOT2HAMST]					
JWL Investments Limited	823	2	O	Resource consent has been sought to fill this land above the flood level. Once consent is granted and filling undertaken, the flood hazard notation will be incorrect. There is concern over the effect this notation will have once the flood hazard has been mitigated.	Remove the flood hazard notation from lot 2 Hamilton Street.
Issue: Non-Notification [NONNOTIF]					
Mangatawa Papamoia Blocks Incorporated	674	15	O	Applications under Rules 8.10 and 8.11 should proceed without the need for written approval from neighbours and affected parties.	Add a new rule providing for consent applications to be considered without the need for affected parties written approvals.
St Michaels Limited	710	60	O	Applications made under Rules 8.10 and 8.11 should proceed without the need for written approval from neighbours and affected parties.	That a new rule be introduced providing for consent applications to be considered without the need for affected parties written approvals.
Tauranga City Council	492	146	O	A non-notification statement needs to be added within Chapter 8 for activities being undertaken within the Flood Hazard Plan Area	Add a new rule within Chapter 8 (new Rule 8.11.1 - Non-notification) 'Applications made under Rule 8.11 - Restricted Discretionary Activity Rules need not be publicly notified or served on affected persons'.
Property Council of New Zealand (Bay of Plenty Branch)	491	150	O	Applications made under Rules 8.10 and 8.11 should proceed without the need for written approval from neighbours and affected parties.	That a new rule be introduced providing for consent without the need for affected parties written approvals.
Issue: Plan Maps - Identification of the Flood Hazard Plan Area [PLANMAPS]					
Carmichael, AJ & PG Family Trust	712	8	O	The planning maps contain inaccuracies in relation to many areas around the City. We consider that if they are to be relied upon as a trigger for development they must be accurate. Further site investigation is required to confirm the location and extent of floodable areas.	Seek that the Council revisit the Planning Maps and undertake further site investigation to determine the boundaries of floodable areas.
Perry Developments Limited	689	27	S	Support the reduction in the area of land affected by the Flood Hazard Plan Area on Map 14.	Retain the Flood Hazard Area overlay identified on Map 14.
Property Council of New Zealand (Bay of Plenty Branch)	491	151	O	The planning maps contain inaccuracies in relation to many areas around the City. We consider that if they are to be relied upon as a trigger for development they must be accurate. Further site investigation is required to confirm the location and extent of floodable areas.	Council revisit the planning maps and undertake further site investigation to determine the boundaries of floodable areas.
Issue: Port of Tauranga [PORTTGA]					
Port of Tauranga Limited	610	23	O	The Port seeks exemption from the Flood Hazard Plan Rules. The proposed process to gain resource consent not only introduces unnecessary additional costs, but more importantly, significant delays. The Port is a long term land holder and accepts any risk with respect to any possible harbour flood inundation.	Add the following words to Table 8.10A: Building and structures necessary to the operation of the Port of Tauranga in the Port industry Zone and located within the Flood Hazard Plan Area.
Issue: Reduced Levels [RED-LEVEL]					
Goldthorpe Sons Properties Limited	2	5	O	The reduced level for the Judea Industrial area should be set at 2.5m RL.	Amend the Plan requirement by removing the 2.7RL requirement for development within the Judea Industrial area in favour of 2.5RL.

Submitter	Sub Id	Sub Point	Posn	Summary	Decision Requested
Section: Nat. Hazards [8]					
Topic: Flood Hazard Plan Area					
Issue: Table 8.10A - Activity Status - Construction of Buildings [TAB8.10ACO]					
Burns, Margaret Beverley	837	3	O	It is overly restrictive and not justified to require resource consent for minor additions and alterations to buildings and structures which increase floor area but which do not fall within the definition of minor structures and activities.	Amend Table 8.10A and any relevant rules to include a wider range of permitted activities within the Flood Hazard Plan Area, including making provision for minor additions and alterations to buildings and structures which increase floor area.
Carmichael, AJ & PG Family Trust	712	6	O	Table 8.10A identifies that construction of buildings will require consent with the FHPA. The provisions should provide for minor additions and alterations to buildings where there is an increase in floor area.	That exception rules be introduced in Table 8.10A to provide for minor additions and alterations to existing buildings as a permitted activity.
Mangatawa Papamoa Blocks Incorporated	674	14	O	Table 8.10A identifies that construction of buildings will require a consent within the Flood Hazard Plan area rules. We consider that provision should be made for minor additions and alterations to buildings where there is an increase in floor area.	Amend to provide some flexibility.
DNZ Property Fund Limited	763	34	S	Support for Rule 8.10 which provides for a building to be constructed within a Flood Hazard Plan Area as a restricted discretionary activity.	Support provisions.
St Michaels Limited	710	54	O	Table 8.10A identifies that construction of buildings will require a consent within the Flood Hazard Plan Area rules. Provision should be made for minor additions and alterations to buildings where there is an increase in floor area.	That exception rules be introduced in Table 8.10A to provide for minor additions and alterations to existing buildings as a permitted activity.
Property Council of New Zealand (Bay of Plenty Branch)	491	149	O	Table 8.10A identifies that construction of buildings will require a consent within the Flood Hazard Plan Area rules. We consider that provision should be made for minor additions and alterations to buildings where there is an increase in floor area.	That exception rules be introduced in Table 8.10A to provide for minor additions and alterations to existing buildings as a permitted activity.
Issue: Thornton Ridge [THORNRIDGE]					
Thorne Group Limited	834	33	O	Opposes Flood Hazard Plan Area of Thornton Ridge (Plan Map 31). The land has been raised above the inundation level.	Remove Flood Hazard Plan Area from R31 at Thornton Ridge.