

**Proposed Opotiki District Plan
Summary of Decisions Requested**

Submitter No.	Submission Point	Submitter Name	Provision No.	Topic	Support / Amend / Oppose	Decision Requested (Relief Sought)	Further submitter no.	Further submission point no.	Submitter Name	Support/Oppose	Decision Requested (Relief Sought)	Planners Recommendations
2	2.1	Ian Connor	7	General	Oppose	Amend to address concerns about scale of buildings, permitted activities, amenity effects (noise, visual, lighting, traffic), protection against flooding, effect on farming activities, effect of new road on land, ecological buffer, reverse sensitivity buffer, lack of consideration of options in s32 report, inconsistency with PRCEP & NZCPS, lack of consultation. Refer attached map.	FS17	FS17.1	Chris Petersen	Oppose	Reject submission point	Accept in part. The proposed zone standards provide for limits on height, locations of buildings on the site. The S42A report discusses natural hazards. No amendments recommended.
6	6.1	Chris Petersen	7	General	Support	Retain Harbour Industrial Zone as notified, subject to amendments requested in other submission points						Accept in part support is noted
7	7.2	Department of Conservation Chris Staitle	7	General	Amend	Include policy direction that gives effect to the NZCPS in a consistent manner to the coastal environment of the Opotiki District.						Accept in part. The proposed policy framework goes somewhat to address development in the coastal area. However the extent of the coastal environment within the zone is limited and it is considered that the activities within the zone have a functional need to be located in the area. Recommend including the following Objective and policies: Objective: Activities in the zone require a functional need to locate in proximity to infrastructure located in the coastal environment. Policy To recognise and provide for activities that need access to wharf and marine related services in the coastal environment.
15	15.14	Whakatohea Mussels Opotiki Limited John Wilson	7	General	Support							Accept support is noted
27	27.1	Tio Te-Kahika Whanau Trust Joseph Hohepa Te Kahika	7	General	Support	A memorial						Accept support is noted
32	32.4	Ngai Tama Tim Selwyn	7	Timing	NS	Chapter 7 should only become operative once the proposed new harbour channel has been fully consented. No works in river bed.						Reject. The activities for the harbour entrance upgrade has been through a resource consent process to construct and operate the groynes.
38	38.4	Brendan Hickey	7	Status	Support	Supports industrial aspects of aquaculture, fishing and marine industries in zone. Retail should be restricted to trade-based businesses.						Accept in part. Support is noted, however limited retail needs to be provided, retail is limited to activities that support a permitted or controlled activity. No amendments are recommended.
47	47.7	Jon Burchett	7	General	Support	Support						Accept support is noted
57	57.34	Toi Te Ora - Public Health Service Sally Webb	7.0	General	Support / Amend	To protect the population and environment from unwanted organisms such as flies, mites, ticks, mosquitoes (including exotic mosquitoes capable of carrying disease) or other insects which may cause a nuisance to health to neighbouring residents. By ensuring design limits insect breeding habitat such as shallow water, areas of low or no current, vegetation submerged or at the water edge.	FS26	FS26.26	Ian Connor	Support	Accept submission point	Accept
12	12.21	NZ Transport Agency Mathew Stulen	7.1	Issues	Amend	Add new issue to 7.1, 8.1.9.1 & 11.1, as follows: <u>Activities can adversely affect the safety, sustainability and efficiency of transport network. e-</u>						Accept amend as requested.
15	15.15	Whakatohea Mussels Opotiki Limited John Wilson	7.1	Issues	Amend	There is a potential for adverse effects from activities undertaken within the Zone to reduce the amenity values and productive values of the zone and also adjacent rural land. These adverse effects include higher noise levels, generation of dust, grit, and odour effects, light spill and glare, and higher numbers of heavy transport vehicles.						Reject. The purpose of the zone is industrial in nature, each activity should be managed so as to meet the zone standards. No amendments are recommended.

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17	17.120	Bay of Plenty Regional Council Fiona McTavish	7.1	Issues	Support / Amend	Insert new Issue 7 in section 7.1 to read: <u>The integrity of the stopbank needs to be maintained to provide ongoing flood protection and this may include upgrades if necessary.</u>	FS17 FS26	FS17.2 FS26.15	Chris Petersen Ian Connor	Support in part Support	Need to ensure that the requirements to protect the integrity of the stopbank does not preclude necessary modifications to the type of flood protection structure provided to enable the construction of a wharf basin. Accept submission point	Accept amend as requested.
57	57.35	Toi Te Ora - Public Health Service Sally Webb	7.1	Issues	Support / Amend	To protect the population and environment from unwanted organisms such as flies, mites, ticks, mosquitoes (including exotic mosquitoes capable of carrying disease) or other insects which may cause a nuisance to health to neighbouring residents. By ensuring design limits insect breeding habitat such as shallow water, areas of low or no current, vegetation submerged or at the water edge.						Accept in part. Recommend amending the issue statement as follows: <u>The population and environment could be harmed from unwanted organisms such as flies, mites, ticks, mosquitoes (including exotic mosquitoes capable of carrying disease) or other insects which may cause a nuisance to health to neighbouring residents.</u>
6	6.2	Chris Petersen	7.1.2	Issues	Support / Amend	Amend Issue 2 as follows: Retail activities are provided within the Harbour Industrial Zone to service other users located in the zone, but need to be limited to avoid have the potential to generate adverse effects on the Town Centre by detracting from its focus as the primary retail shopping area within Opotiki. Add a new policy under section 7.2.1 as follows: <u>Limit retail activities within the zone to those that primarily service other users located within the zone.</u>						Accept amend as requested.
6	6.3	Chris Petersen	7.1.3	Issues	Support / Amend	Amend Issue 3 as follows: Parts of the harbour industrial area of Opotiki may be adversely affected by flooding which may compromise the health and safety of people in adjoining areas and the quality of the Harbour Industrial Zone environment. <u>Land within the Harbour Industrial Zone is vulnerable to flooding and in particular the vehicle access to the State Highway, which crosses an identified floodway.</u>	FS26	FS26.1	Ian Connor	Oppose	Reject submission point	Accept in part. Recognition of the health and safety of people using or operating within the zone is considered important to note. It is also considered appropriate to recognise that the accessway maybe compromised by the floodway. Recommend amending the statement by adding the following: <u>The vehicle access to the State Highway is particularly vulnerable because it crosses an identified floodway. (Sub 6.4).</u>
6	6.4	Chris Petersen	7.1.4	Issues	Support / Amend	Replace Issue 4 with the following wording: <u>Storage and servicing areas for the types of activities anticipated within the Harbour Industrial Zone can adversely affect the amenity values of adjoining zones if not appropriately located and screened.</u>	FS3	FS3.67	Bay of Plenty Regional Council	Support	Accept submission point	Accept amend as requested.
12	12.18	NZ Transport Agency Mathew Stulen	7.1.5	Issues	NS	Amend Issue 6.1.6 and 7.1.5 Insufficient provision made for site manoeuvrability. Activities can adversely affect the safety, sustainability and efficiency of the transport network within and adjoining the zone.						Accept amend as requested.
8	8.26	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.1.7	Issues	Amend	Add new 7. <u>Potential for increased threats to and adverse effects on indigenous species in adjacent wetland areas.</u>	FS3 FS17 FS26	FS3.26 FS17.3 FS26.7	Bay of Plenty Regional Council Chris Petersen Ian Connor	Support Support Support	Accept submission point Accept submission point Accept submission point	Accept amend as requested.
12	12.20	NZ Transport Agency Mathew Stulen	7.2	Objective	NS	Add a new objective and policy to recognise the implementation of the revised issue. Suggest that this is consistent with other chapters (such as 4.2.3 above). Add new objective: <u>Manage activities to ensure vehicle movement is undertaken in a safe and efficient manner that does not adversely affect the functioning of the transport network.</u> Add new policy: <u>To avoid, remedy or mitigate the adverse effects of Industrial Zone activities on the safety and efficiency of the transportation network.</u>						Accept amend as requested.

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12	12.25	NZ Transport Agency Mathew Stulen	7.2	Objective	Amend	Add a new objective and policy to 7.2, 8.2, 9.2 & 11.2, which recognises the implementation of the revised issue. Suggest that this is consistent with other chapters (such as 4.2.3 above). Add new objective: <u>Manage activities to ensure vehicle movement is undertaken in a safe and efficient manner that does not adversely affect the functioning of the transport network.</u> Add new policy: <u>To avoid, remedy or mitigate the adverse effects of Rural Zone activities on the safety and efficiency of the transportation network.</u>						Accept have made recommendations in relation to sub 12.20.
6	6.5	Chris Petersen	7.2.1	Objective	Support / Amend	Amend Objective 7.2.1 as follows: The infrastructure and operational needs of the aquaculture, fishing and marine industries are provided for <u>within the zone, as a matter of priority while limiting the effects of those activities on landscape values, natural character and the coastal environment.</u>	FS3 FS26	FS3.69 FS26.2	Bay of Plenty Regional Council Ian Connor	Oppose Oppose	Reject submission point Reject submission point	Reject. The objective as worded provides direction for plan users as to the matters that require management. No amendments are recommended.
8	8.27	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.1	Objective	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.	FS3	FS3.70	Bay of Plenty Regional Council	Support	Accept submission point	Accept support is noted
15	15.16	Whakatōhea Mussels Opotiki Limited John Wilson	7.2.1	Objective	Support							Accept support is noted
29	29.1	Upokorehe Iwi Lance Reha & Gaylene Kohunui	7.2.1	Objective	NS	Seek to be consulted/engaged if there may be adverse effects	FS14	FS14.8	Whakatōhea Māori Trust Board	Support	Accept submission point	Accept requested is noted.
6	6.6	Chris Petersen	7.2.1.1	Policies	Support / Amend	Amend Policy 7.2.1.1 as follows: Enable aquaculture and marine related industry to establish in the Harbour Industrial Zone with appropriate controls so that the adverse effects from these activities <u>and associated structures, are managed to minimise the effects of activities and structures on the receiving environments, including landscape.</u>	FS26	FS26.3	Ian Connor	Support in part	Retain as notified but included "and associated structures".	Accept in part. It is recommended that the reference to the relieving environment and landscape are retained. This provides greater clarity and direction to plan users.
8	8.28	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.1.1	Policies	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted.
29	29.2	Upokorehe Iwi Lance Reha & Gaylene Kohunui	7.2.1.1	Policies	NS	Seek to be consulted/engaged before enabling the establishment of aquaculture or marine related activities in HIZ.						Accept requested is noted.
6	6.7	Chris Petersen	7.2.1.5	Policies	Oppose	Delete Policy 7.2.1.5 or reword to clarify that it applies to stormwater management systems constructed to service development within the zone.	FS3 FS26	FS3.71 FS26.4	Bay of Plenty Regional Council Ian Connor	Oppose Oppose	Reject submission point Reject submission point	Reject, the policy seeks to ensure that development does not adversely affect ponding areas and overland flows this is not limited to stormwater infrastructure. No amendments are recommended.
17	17.121	Bay of Plenty Regional Council Fiona McTavish	7.2.1.5	Policies	Support / Amend	Retain Policy 7.2.1.5 as notified.	FS26	FS26.16	Ian Connor	Support	Accept submission point	Accept support is noted
6	6.8	Chris Petersen	7.2.2	Objective	Support / Amend	Amend Objective 7.2.2 as follows: <u>The limited land area available for zone activities should be reserved, within the Harbour Development Zone, is used</u> principally for those activities that require harbour access or need to use that infrastructure to operate and support the aquaculture, fishing and marine industries.						Accept amend as requested.
8	8.29	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.2	Objective	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted
17	17.122	Bay of Plenty Regional Council Fiona McTavish	7.2.2	Objective	Support	Retain Objective 7.2.2 and Policy 7.2.2.1 as notified.	FS26	FS26.17	Ian Connor	Support	Accept submission point	Accept support is noted.
8	8.30	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.2.1	Policies	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted
17	17.123	Bay of Plenty Regional Council Fiona McTavish	7.2.2.1	Policies	Support	Retain Objective 7.2.2 and Policy 7.2.2.1 as notified.	FS11	FS11.6	Federated Farmers of New Zealand (FFNZ)	Support in part	Oppose the inclusion of infrastructure as potential reverse sensitivity impacts on this activity are managed in Chapter 17. Support the desire to protect rural production activities from reverse sensitivity	Accept. Support is noted. The infrastructure referenced in the policy relates to harbour infrastructure such as wharves. These are not managed through chapter 17.
8	8.31	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.3	Objective	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted
8	8.32	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.3.1	Policies	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted
57	57.40	Toi Te Ora - Public Health Service Sally Webb	7.2.3.2	Policies	Support	Adopt policy 7.2.3.2 and 7.2.3.						Accept support is noted
57	57.71	Toi Te Ora - Public Health Service Sally Webb	7.2.3.2	Policies	Support	Allow the provision						Accept support is noted
8	8.33	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.2.3.3	Policies	Support	Retain Objective 7.2.1 and Policy 7.2.1; Objective 7.2.2 and Policy 7.2.2.1; and Objective 7.2.3 and Policies 7.2.3.1 and 7.2.3.3.						Accept support is noted

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57	57.41	Toi Te Ora - Public Health Service Sally Webb	7.2.3.3	Policies	Support	Adopt policy 7.2.3.2 and 7.2.3.						Accept support is noted
18	18.8	Heritage NZ Carolyn McAlley	7.3	Status	Oppose	That the ODC PDP is amended to include the following advice note: <i>"It should be noted that all pre 1900 sites, recorded or unrecorded are protected under the Heritage New Zealand Pouhere Taonga Act and Heritage New Zealand should be consulted prior to proposed works to identify the need for an archaeological authority"</i> in all chapters of the ODC PDP under the heading Activity Status, except in the Heritage Chapter, which already contains a similar note.	FS3	FS3.96	Bay of Plenty Regional Council	Support	Accept submission point	Reject. The Heritage Chapter provides a similar advice note which sits across all zones. Under 5.3.1 the Heritage chapter is referenced stating that additional controls apply. No amendments are recommended.
24	24.26	Opotiki District Council Aileen Lawrie	7.3	Status	Amend	Include Restricted Discretionary criteria for buildings not complying with 2.6.2.2 and include in activity list in 2.3.4.1. Correct similar provisions in other chapters	FS17	FS17.4	Chris Petersen	Support in part		Accept
39	39.29	Transpower NZ Ltd Pauline Whitney	7.3.1	Status	Support in part	(i) Amend the clause as follows: <i>Network utilities are subject to the provisions in Chapter 17 and are not subject to the Zone Standards-Bules in this Chapter.</i> (ii) Insert the above clause in other zone chapters as appropriate.	FS11	FS11.50	Federated Farmers of New Zealand (FFNZ)	Oppose	Reject submission point	Accept in part.
7	7.11	Department of Conservation Chris Stale	7.3.2	Status	Oppose	Classify these activities as at least controlled activity status, as the assessment criteria for controlled activities (7.4) are considered appropriate to address the concerns.	FS10 FS17	FS10.13 FS17.5	Whakathea Mussels (Opotiki Limited) Chris Petersen	Oppose Oppose	Reject submission point Reject submission point.	Reject. The purpose of this zone is to provide a zone for Harbour related activities to occur. The activities must comply with zone standards and therefore if this cannot be achieved a consent process must be followed. This will enable Council to undertake an assessment of effects.
19	19.25	NZ Defence Force Rebecca Davies	7.3.2	Status	Oppose	Provide for TMTA as a permitted activity in these chapters.						Accept amend as requested.
6	6.9	Chris Petersen	7.3.2.1	Status	Support / Amend	Amend Rule 7.3.2.1 as follows: 8. Boat maintenance, repair, refuelling and servicing.						Accept amend as requested.
15	15.17	Whakathea Mussels Opotiki Limited John Wilson	7.3.2.1	Status	Amend	Adding vessel refuelling to the list of permitted activities						Accept amend as requested.
37	37.44	NZ Fire Commission Stephanie Dean	7.3.2.1	Status	Oppose	Amend Rule 7.3.2.1 to include the following as a permitted activity: <i>"Emergency services training and management activities."</i>						Accept amend as requested.
8	8.34	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.3.2.1.1	Status	Amend	Buildings accessory to Permitted Activities to be Controlled Activities.	FS10 FS17	FS10.14 FS17.6	Whakathea Mussels (Opotiki Limited) Chris Petersen	Oppose Oppose	Reject submission point Reject submission point.	Reject. Buildings will still need to comply with zone standards. This will ensure development occurs as anticipated for the zone. Resource consent will be required for those activities that cannot meet zone standards. No amendments are recommended.
17	17.124	Bay of Plenty Regional Council Fiona McTavish	7.3.2.1.2	Status	Oppose / Amend	Amend to list the following activities (currently permitted under 7.3.2.1) to new Discretionary activities under 7.3.4.1: <i>7. Seafood and marine product processing, packaging and storage factories.</i> <i>8. Retail activities accessory to a Permitted or Controlled Activity where the total floor area related to retailing is the lesser of either 100m² or 20% of the total floor area.</i>	FS26 FS10 FS17 FS26	FS26.9 FS10.15 FS17.7 FS26.18	Ian Connor Whakathea (Opotiki) Mussels Limited Chris Petersen Ian Connor	Support Oppose Oppose Support	Accept submission point Reject submission point Reject submission point Accept submission point.	Reject. The purpose of the zone is to provide for activities that support the harbour industry. The activities listed as permitted will still need to comply with zone standards. No amendments recommended.
38	38.5	Brendan Hickey	7.3.2.1.6	Status	Oppose	Retail boat and marine sales yards should be completely excluded unless they are manufactured within the HIZ	FS17	FS17.8	Chris Petersen	Oppose	Reject submission point	Accept amend as requested.
6	6.12	Chris Petersen	7.3.3.1	Status	Oppose	Delete Section 7.3.3 and include food selling premises up to 200m ² as a permitted activity within section 7.3.2.	FS26 FS26	FS26.25 FS26.6	Ian Connor Ian Connor	Support Oppose	Accept submission point Reject submission point	Reject. Food selling premises are an ancillary activity and can be located outside of the zone. The plan provides for premises that are ancillary to a permitted activity to provide for limited sales. No amendments are recommended.
8	8.36	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.3.4	Status	Amend	Delete the words "Restricted Discretionary or Non-complying" from 7.3.4.1.	FS26	FS26.9	Ian Connor	Support	Accept submission point	Accept in part. Retain non-complying as some activities may fall under this activity status.

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17	17.125	Bay of Plenty Regional Council Fiona McTavish	7.3.4.1	Status	Oppose / Amend	Amend to list the following activities (currently permitted under 7.3.2.1) to new Discretionary activities under 7.3.4.1: 7. <u>Seafood and marine product processing, packaging and storage factories.</u> 8. <u>Retail activities accessory to a Permitted or Controlled Activity where the total floor area related to retailing is the lesser of either 100m² or 20% of the total floor area.</u>	FS17 FS26	FS17.9 FS26.19	Chris Petersen Ian Connor	Oppose Support	Reject submission point. Accept submission point.	Reject. The purpose of the zone is to provide for activities that support the harbour industry. The activities listed as permitted will still need to comply with zone standards. No amendments recommended.
6	6.10	Chris Petersen	7.3.4.1.1	Status	Oppose	Delete Rule 7.3.4.1(1) or amend the structure plan to provide greater certainty and detail regarding the type of development that is anticipated within the area.						Accept. Recommend amending the structure plan to provide for a 25m buffer area, it is intended that this will be a no development area. Amend 7.5.1.1 to include a 25m buffer.
6	6.11	Chris Petersen	7.3.4.1.2	Status	Support / Amend	Amend rule 7.3.4.1(2) as follows: Industries not being otherwise listed as a Permitted, Controlled, Restricted Discretionary, or Non-Complying Activity.	FS26	FS26.5	Ian Connor	Oppose	Reject submission point	Reject in part. Need to retain the reference to controlled, and non-complying activities to provide clarity for users.
8	8.37	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.3.5	Status	Amend	Delete the words "Restricted Discretionary or Non-complying" from 7.3.4.1.						Accept in part. Delete Restricted discretionary.
19	19.36	NZ Defence Force Rebecca Davies	7.3.5.1	Status	Oppose	Provide for TMTA that do not comply with the noise standards as controlled activities in each Zone.						Accept amend as requested.
17	17.7	Bay of Plenty Regional Council Fiona McTavish	7.4	Heading	Amend	Amend Chapters 2 to 18 (excluding Chapter 16) to insert a new heading: 'Matters over which control is reserved' before the heading 'Assessment Criteria for Controlled Activities'. Copy 'matters' to the new 'Matters' heading. Amend the list of criteria so it includes only criteria. Replicate this process for RDA activities having inserted a new heading 'Matters over which discretion is restricted.'	FS26	FS26.20	Ian Connor	Support	Accept submission point	Accept amend as requested.
24	24.32	Opotiki District Council Aileen Lawrie	7.4	Criteria RDA	Amend	Include Restricted Discretionary criteria for buildings not complying with 2.6.2.2 and include in activity list in 2.3.4.1. Correct similar provisions in other chapters						Accept amend as requested.
18	18.23	Heritage NZ Carolyn McAlley	7.4	Criteria RDA	Oppose	That the restricted discretionary assessment criteria are amended to include assessment criteria related to the impact of restricted discretionary activities on historic heritage.						Reject there are not restricted discretionary activities listed in the chapter. No amendments recommended.
29	29.3	Upokorehe Iwi Lance Reha & Gaylene Kohunui	7.4	Criteria CA	NS	Seek to be engaged in any proposal that may affect sites of cultural value in our rohe						Accept
8	8.35	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.4.1	Criteria CA	Support	These are supported.	FS3	FS3.72	Bay of Plenty Regional Council	Support	Accept submission point	Accept support is noted
6	6.13	Chris Petersen	7.4.1.2	Criteria CA	Oppose	Delete the controlled activity assessment criteria in section 7.4.1.2 as a consequential amendment resulting from the removal of controlled activity rule 7.3.3.						Reject.
17	17.23	Bay of Plenty Regional Council Fiona McTavish	7.4.1.4	Criteria CA	Support / Amend	Amend assessment criteria within Chapters 2 to 11 as they relate to <u>Historical and archaeological and cultural resources</u> , to read: <u>Historical, archaeological and cultural values and resources</u> 2. <u>The effects of the activity on historic, archaeological and cultural values and resources, of importance to Maori.</u>	FS18 FS26	FS18.8 FS26.21	Heritage NZ Ian Connor	Support Support	Accept submission point. Accept submission point	Accept amend as requested,
18	18.58	Heritage NZ Carolyn McAlley	7.4.1.4	Criteria CA	Support in part	Heritage New Zealand seeks that the assessment criteria 7.4.1.4 is amended to state the heritage items to which they are applicable.						Reject there are no specific items identified within the zone.

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17	17.43	Bay of Plenty Regional Council Fiona McTavish	7.4.1.5	Criteria CA	Support / Amend	Amend as a 'Matter of Control' in Chapters 2 to 8 (as listed in the index column) : <i>The susceptibility of the site to natural hazards and the measures implemented to mitigate the effects of natural hazards and achieve a low level of risk.</i>	FS FS26	FS9.6 FS26.22	Department of Conservation Ian Connor	Support in part Support	Amend so that an increase in the risk of adverse effects from coastal hazards is avoided, rather than achieving a low level of risk. Accept submission point	Reject. The Opotiki District Council is committed to managing the effects of natural hazards within its district. As part of this commitment Council will enter into a project with the Bay of Plenty Regional Council to respond to the management of use and development of land in a way that reduces natural hazard risk. This project is to commence within the next three years. The project will be undertaken in an integrated manner that incorporates a number of modelling projects, sustainability of the stopbanks on the Waioeka and Otara rivers, along with a number of other hazards including coastal hazards. It is intended that the project team will consult and engage with the Opotiki Community to provide options around responding. At the completion of the project dependant on findings a plan change may be undertaken to implement the outcomes of the project in an RMA framework. This will guide use, development and subdivision of land within our District.
57	57.36	Toi Te Ora - Public Health Service Sally Webb	7.4.1.6	Criteria CA	Amend	Add: Pest mitigation and control measures to prevent any additional threat to the population or adjoining areas	FS17	FS17.11	Chris Petersen	Oppose	Reject submission point	Accept amend are requested.
57	57.38	Toi Te Ora - Public Health Service Sally Webb	7.4.1.6	Criteria CA	Support / Amend	Add that all new developments in these two zones shall connect to the Council's wastewater system and that the handling of their waste complies with Council's Trade Waste Bylaw						Accept in part. The detail around waste is best managed at the consent stage. This will provide certainty around detailed design. Any connections into Council's system will need approval from the Engineering team. No amendments recommended.
7	7.12	Department of Conservation Chris Stalle	7.4.1.7	Criteria CA	Support	Retain						Accept support is noted
12	12.9	NZ Transport Agency Mathew Stulen	7.5	Standards	Amend	Provide an effect based framework for signage that enables Council to consider the potential adverse effects of signs on the safety and efficiency of the transport network. Suggested provisions to include in the zone standards (including but not limited to): <i>The proposed sign should not:</i> - <i>have reflective material or illumination that flashes and moves;</i> - <i>obstruct impair the view of any official traffic sign and signal, or the line of sight of any corner, bend, intersection or vehicle crossing;</i> - <i>Physically obstruct or impede traffic or pedestrians;</i> - <i>Resemble or be likely to be confused with any official traffic signs or signals; and</i> - <i>Use support structures which are not frangible.</i> Amend the 'approval of the Transport Agency' requirement so that it becomes an advice note and it is amended as follows: Approval for signs visible from any state highway must be gained from NZ Transport Agency. Consultation with the NZ Transport Agency will be important in the assessment of traffic safety for sign resource consent applications where they are proposed to be located on private property and are visible from a State Highway. The NZ Transport Agency also controls signs on state highway corridor Legal Road by the means of the NZ Transport Agency signs on state highways bylaw July 2010.						Accept amend as requested.
15	15.18	Whakatohea Mussels Opotiki Limited John Wilson	7.5	Standards	Amend	Include a section in the zone standards to implement policy 7.2.3.2 requiring a reasonable standard of 'house keeping' on sites to mitigate effects spilling over to neighbouring sites. Examples include: - Keeping sites in a tidy condition a) Control of weeds b) No accumulations of rubbish c) Control of litter d) Control of dust - Keeping sites in a condition that minimised the likelihood of vermin infestation.	FS17	FS17.12	Chris Petersen	Oppose	Reject submission point	Reject. This level of management is operational and not specifically items that should be managed through the district plan.

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19	19.20	NZ Defence Force Rebecca Davies	7.5	Standards	Support in Part	Retain permitted activity rule for TMTA, and include a statement to clarify that the other zone standards do not apply to TMTA (note: this appears to be the intent of the provisions but is not entirely clear in the rule framework). We suggest amending the introduction to the zone standards in each chapter (section 8.6 in the Rural Zone for example) to state - <i>'For clarity, the zone standards shall not apply to temporary military training activities.'</i>						Accept amend as requested.
37	37.45	NZ Fire Commission Stephanie Dean	7.5	Standards	Oppose	Amend the Zone Standards in 7.5 to include the following additional Standard: <u>7.5.x FIREFIGHTING WATER SUPPLY</u> <u>7.5.x.1 firefighting water supply</u> <u>1. New buildings (excluding accessory buildings that are not habitable) shall have sufficient water supply for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</u>						Accept in part. It is recommended that the following advice note is included in Chapter 17 - Network Utilities as follows: The New Zealand Fire Service recommends that water storage volumes and delivery systems be installed in accordance with the New Zealand Fire Service Firefighting Water supplies Code of Practice 2008. The Fire Service advises that often the best method to achieve compliance with this code of practice is through the installation of a home sprinkler system in accordance with Fire Systems for Houses NZS 4517:2010, in each new dwelling. The qualified staff of the New Zealand Fire service would be happy to assist and advise.
8	8.38	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.5.1.1	Standards	Support	The requirement for consistency with the Structure Plan is supported.	FS3	FS3.73	Bay of Plenty Regional Council	Support	Accept submission point	Accept support is noted
6	6.14	Chris Petersen	7.5.1.3	Standards	Support / Amend	Amend the rule to refer to areas defined on the structure plan. Add height limits to the structure plan to identify areas where a 9m height restriction applies.						Reject, adding height limits to the structure plan will not provide flexibility. The rule adequately describes the height limits. No amendments recommended.
8	8.39	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.5.1.3	Standards	Amend	Clarify the height standards for the zone, taking landscape and natural character values into account. As some taller buildings are required in this zone, and some cannot be screened for operational reasons, a reflectivity standard for such buildings that are visible from the town should be considered.	FS26	FS26.10	Ian Connor	Support	Accept submission point	Accept amend as follows: REFLECTIVITY The exterior surfaces (including the roof) of any building shall have reflectivity values of between 0% and 3%.
8	8.41	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.5.2.1	Standards	Amend	Reconsider the setbacks from roads and the rural zone.	FS17	FS17.13	Chris Petersen	Oppose	Reject submission point	The zone seeks to provide a industrial environment and therefore reduced amenity values. No amendments are recommended.
8	8.40	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.5.3	Standards	Amend	Provides for a screened buffer on the boundary adjoining the Rural zone eg shelter belt or other tall vegetation.	FS17 FS26	FS17.14 FS26.12	Chris Petersen Ian Connor	oppose Support in part	Reject submission point Accept in part allow for screening within the setback distance in the Harbour Industrial Zone.	Accept in part, amend by requiring screening.
6	6.15	Chris Petersen	7.5.3.1	Standards	Support / Amend	Amend 7.5.3.1 as follows: Any area used for outdoor storage shall be screened from a public place other than a service lane and from a Rural Coastal Zone boundary and the Harbour.						Accept amend as requested.
57	57.72	Toi Te Ora - Public Health Service Sally Webb	7.5.4.2	Standards	Support / Amend	A. Delete "the boundary of" and substitute "any other." B. Replace "the notional boundary of a site" with "any point within the notional boundary of a dwelling on another site". C. Amend incorrect title of NZS 6801 to NZS 6801:2008 Acoustics-Measurement of Environmental Sound. D. Amend incorrect title of NZS 6802 to NZS 6802:2008 Acoustics-Environmental Noise. E. Amend incorrect title of NZS 6803 to NZS 6803:1999 Acoustics- Construction Noise.	FS26	FS26.27	Ian Connor	Oppose	Reject submission point.	Accept amend as requested.
8	8.42	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.5.4.3	Standards	Amend	Amend 7.5.4.3 Lighting and Glare <i>All exterior security lighting shall be designed, installed, and maintained so that the light emitted does not overspill site boundaries or ecological buffer zones, and cause light pollution, or cause distraction or glare which could affect traffic safety on adjacent roads.</i>	FS3 FS26	FS3.74 FS26.11	Bay of Plenty Regional Council Ian Connor	Support Support	Accept submission point Accept submission point	Accept amend as requested;
57	57.27	Toi Te Ora - Public Health Service Sally Webb	7.5.5	Standards	Amend	Add cycle storage facilities (bicycle parking) and drinking water fountains in each urban zone.						Accept in part. The submission point is best dealt with through the LTP or annual planning process.

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24	24.53	Opotiki District Council Aileen Lawrie	7.5.6	Standards	Amend	Change 'Vehicle Entrance Designs' to ' Vehicle Entrances' Change 'Industrial and commercial vehicle entrance designs shall comply with Appendix 4' to ' Industrial and commercial vehicle entrances shall be provided and designs shall comply with Appendix 4'						Accept amend as requested.
6	6.16	Chris Petersen	7.5.7.1	Standards	Oppose	Amend Zone Standard 7.5.7.1 as follows: Floor levels shall be sufficient to ensure that water does not enter buildings in a 12% AEP (annual exceedance probability) event.						Reject. Direction from NZCPS and RPS that development should be planning for a 1% AEP event. This is a greenfield development and therefore it is considered appropriate to require the standard as a minimum. No amendments recommended.
17	17.33	Bay of Plenty Regional Council Fiona McTavish	7.5.7.1	Standards	Oppose / Amend	Amend Floor Level rules in Chapters 2 to 11 (as listed in the index. To read eg 9.6.9): <u>Floor levels shall be sufficient to ensure that water does not enter buildings in a 1% AEP (Annual Exceedance Probability) event within the coastal environment or a 2% AEP (Annual Exceedance Probability) event for areas outside the coastal environment and a low level of risk achieved.</u> <u>Opotiki District Council will determine the appropriate freeboard that needs to be added to the flood level to set the required minimum floor level.</u>	FS26	FS26.23	Ian Connor	Support	Accept submission point.	Accept in part. The Opotiki District Council is committed to managing the effects of natural hazards within its district. As part of this commitment Council will enter into a project with the Bay of Plenty Regional Council to respond to the management of use and development of land in a way that reduces natural hazard risk. This project is to commence within the next three years. The project will be undertaken in an integrated manner that incorporates a number of modelling projects, sustainability of the stopbanks on the Waioeka and Otara rivers, along with a number of other hazards including coastal hazards. It is intended that the project team will consult and engage with the Opotiki Community to provide options around responding. At the completion of the project dependant on findings a plan change may be undertaken to implement the outcomes of the project in an RMA framework. This will guide use, development and subdivision of land within our District. Accept amending the floor level requirements to 1% for the entire zone.
17	17.53	Bay of Plenty Regional Council Fiona McTavish	7.6.1	Other Methods	Support / Amend	Amend 'Other Methods' referring to natural hazards (in 2.7.1, 3.7.1, 7.6.1, 8.7.1, 9.7.1 and 10.7.1) as notified to read: Through the Use of Land Information Memoranda (LIM) and Project Information Memoranda (PIM) to provide information on known natural hazards to potential developers and applicants. Insert the above 'Other Method' into sections 4.7.1, 5.6.1, 6.7.1 and 11.9.1.	FS26	FS26.24	Ian Connor	Support	Accept submission point.	Accept amend as requested.
8	8.43	Eastern Bay of Plenty - Forest and Bird Linda Conning	7.7.1	EER	Amend	Extend the buffer on the western side of the site and include a standard as in 8.40 above to identify purpose of buffer.	FS26	FS26.13	Ian Connor	Support in part	Accept but only as it relates to the Harbour Industrial Zone.	Accept in part. In response to submission point. 6.10 a 25m buffer is recommended. The purpose of the buffer is to create separation between development and more sensitive environments such as Huntress Creek.
15	15.19	Whakatohea Mussels Opotiki Limited John Wilson	7.7.1	Structure Plan	Support							Accept support is noted
6	6.17	Chris Petersen	7.7.1	Structure Plan	Oppose	Amend the structure plan to provide additional detail and clarification regarding the extent of areas shown on the plan, their purpose and the requirements for development within the areas.						Accept in part. In response to submission point. 6.10 a 25m buffer is recommended. The purpose of the buffer is to create separation between development and more sensitive environments such as Huntress Creek.
32	32.5	Ngai Tama Tim Selwyn	7.7.1	Structure Plan	Oppose	Structure plan is inadequate. How wide is ecological / cultural buffer? (min 20m). Who owns this buffer? Should be transferred to hapu.						Accept in part. In response to submission point. 6.10 a 25m buffer is recommended. The purpose of the buffer is to create separation between development and more sensitive environments such as Huntress Creek.