

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 Recommendation
44	44.1	Whangaparaoa 1B2B9 & others Edward Matchitt	Map 2	Goat Management	Amend	1. Rename the area referred to as Goat Management Area to: Goat Free Zone Rationale: "Goat Management Area" carries the implication to an ordinary person at first glance, that it must be OK to have goats as long as they are managed. In contrast, "Goat Free Zone" is very clear that no goats allowed and shows a commitment that we are serious about keeping goats out of our native forests.						Reject. The Goat Management Area provides for controlled goat farming, subject to compliance with rules. The existing name is therefore considered to be appropriate and no change is recommended.
44	44.2	Whangaparaoa 1B2B9 & others Edward Matchitt	Map 2	Goat Management	Amend	2. The area of the "Goat Free Zone" be extended to encompass all Land in the District between the current "Goat Management area" to the Eastern Boundary of the Opotiki District. The impact of our proposal on any landowner is in our view minimal. We know of only 1 person that will be impacted, and given than only 1 goat is involved, doing the maths is not required.						Reject. While additional land could be included in the Goat Management Area, the current boundaries have been part of the Operative District Plan and are well understood. No change is therefore recommended.
49	49.13	Whakatane District Council Melanie McCormick	Map 3	ONFLs	Support in part	Provide clarification on Map 3 as to whether the green area is ONFL. This should be hatched as indicated on the key.						Accept in part. The final planning maps will provide the required level of clarity and
56	56.1	Alex Dobie	Map 3a	Zoning	Oppose	Oppose rezoning of currently ruled zoned land to Harbour Industrial Zone. Find alternative location.						Reject. The identification and zoning of the Harbour Industrial land has been subject to a robust process and no change is recommended.
49	49.6	Whakatane District Council Melanie McCormick	Map 4	Zoning	Support in part	Expansion of the Ohiwa Harbour Zone to align with the Rural Ohiwa Zone in terms of depth of the zone when viewed from the Harbour. For example, to align with recommendations for the Ohiwa Harbour Special Landscape Zone included in Section 3.7 of the <i>Whakatane District Landscape Review (August 2011)</i> .	FS19	FS19.124	Horticulture NZ	Oppose	Reject submission point	Reject. The boundaries reflect the current boundaries in the Operative District Plan and are well understood. They are appropriate in terms of the topography and character of the Ohiwa Harbour within the Opotiki District.
49	49.16	Whakatane District Council Melanie McCormick	Map 4	Zoning	Amend	Remove Ohiwa Harbour Zone from Whakatane District						Reject. The Ohiwa Harbour is an area of high significance and value in the District and the application of a policy and rule framework
21	21.1	Nardus Holdings Limited John Maynard	Map 5a	Zoning	Support	Retain zoning of 75/77 Church Street						Accept support noted.
2	2.2	Ian Connor	Map 5b	Buffer	Oppose	Issue of flooding not adequately addressed. Refer attached map.						Reject. The zone is the framework for activities to be undertaken. At the time a resource consent application is applied, management of flooding will need to be addressed. The extent of the zone is considered appropriate. No amendments recommended.
6	6.29	Chris Petersen	Map 5b	Harbour Industrial Zoning	Support / Amend	Amend the extent of the Harbour Industrial Zone shown on the Planning Map to match the area identified on the structure plan included in section 7.7.1 of the Proposed Opotiki District Plan.						Accept. Amend as requested, to ensure consistency between the structure plan area and the zone.
1	1.1	Chris Donkin	Map 5c	Zoning	Support	Extend mixed activity zone. Mixed activity zone should include boundaries between St Johns Kelly, High and Wharf St, to allow for future development of township to coincide with wharf, bar development						Reject. The District Plan is for development within a 10 year period, the zone as currently provided for provides enough development opportunities for this period. No amendments recommended.
4	4.2	Pauline Hoskins	Map 5c	Zoning	NS	Should be mixed use, unsafe pedestrian movements. Re-zone NE corner of Kelly & Church Streets to Mixed Use.						Reject. The District Plan is for development within a 10 year period, the zone as currently provided for provides enough development opportunities for this period. No amendments recommended.
38	38.1	Brendan Hickey	Map 5c	Zoning	Amend	I would propose: - That the Town Centre Zone be extended to include all properties currently zoned "Mixed Activity" along the western side of St John Street between Richard and Kelly Streets. Currently retailing in this area is a Controlled Activity. If necessary re-zone as Town Centre A (or Town Centre B?)	FS1	FS1.1	Z Energy Limited	Oppose	Reject the submission and retain the proposed Town Centre boundary / area.	Reject. The purpose of the mixed use zone is to provide a graduated buffer between the Town Centre Zone and the Residential zone. The mixed activity zone provides for less intensive activities to achieve this buffer. No amendments recommended.
45	45.2	Geoff & Tina Pointon	Map 5c	ASCH	Support	We support this line in its current position as it will still allow us flexibility to establish a new dwelling within this site should the sale and purchase go through.						Accept support noted.
46	46.3	Bibiana & Brian Hill	Map 5c	ASCH	Support	No relief sought as we are in support of the line which runs along the coastal boundary of our property. Provided this line does not change we are in support of the line.						Accept support noted.
50	50.1	Z Energy Limited Karen Blair	Map 5c	Zoning	Support	Retain zoning of 83 Church Street						Accept support noted.
50	50.2	Z Energy Limited Karen Blair	Map 5c	Zoning	Support	Retain zoning of 121 St John Street						Accept support noted.

50	50.3	Z Energy Limited Karen Blair	Map 5c	Zoning	Support	Retain zoning of 79 Bridge Street						Accept support noted.
50	50.6	Z Energy Limited Karen Blair	Map 5c	Zoning	Support	Retain boundary of Town Centre Policy Area						Accept support noted.
50	50.9	Z Energy Limited Karen Blair	Map 5c	Legend	Amend	Ensure terms used on Maps 5, 5e and 5a for Opotiki Airfield are consistent. Delete reference to 'Aerodrome' and replace with 'Airport Protection'. Show as policy overlay.						Accept amend as requested.
50	50.13	Z Energy Limited Karen Blair	Map 5c	Zoning	Support	Retain location of the ponding areas in the Town Centre Zone as notified						Accept support noted.
9	9.1	Eastpack Kerry McCree	Map 5e	Zoning	Support	Retain the Industrial zoning of 84 Waioka Road (Lot 1 DP 4152 and Pt Lot 4 DP 5251).						Accept support noted.
9	9.2	Eastpack Kerry McCree	Map 5e	Zoning	Oppose in part	Amend the District Planning Map 5e to increase the Industrial Zoning of the Eastpack site to include the parcel of land directly adjoining the site to the west legally described as Lot 1 DP 401433.						Accept amend as requested.
11	11.210	Horticulture NZ Angela Halliday	Map 5e	Zoning	Support	Retain industrial zone as set out in Map 5e.						Accept support noted.
34	34.1	Apanui Farms Limited Ian Peterson	Map 5e	Zoning	Support / Amend	The area zoned rural encompassing Lot 2 DP401433, part lot 2 DP7122 and allotment 10 suburbs of Opotiki should be included in the Industrial zone.						Reject. The land area proposed would need to be analysed for its suitability for development of industrial activities. The matters that may be considered would be, susceptibility to natural hazards, access, infrastructure. It is considered that the request needs further analysis. No amendments are recommendations.
12	12.36	NZ Transport Agency Mathew Stulen	Map 7	SH	Amend	That Planning Map 7 is updated to reflect the actual location of the State Highway 35 alignment. Refer attachment to submission (Appendix 2)						Accept amend as requested.
11	11.212	Horticulture NZ Angela Halliday	Map 8	Zoning	Oppose	Amend the Coastal Settlement Zone at Te Kaha to zone all land in current farming or horticultural production on lot sizes greater than 1 ht as Rural or Deferred Coastal Settlement.						Reject. Refer to Coastal Settlement s42a report for discussion.
28	28.1	Gordon Gault	Map 8	ONFLs	Oppose	Major amendment - Coastal / ONFL						Reject. The boundaries of the ONFL are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. No major changes are therefore supported.
28	28.2	Gordon Gault	Map 8a	ONFLs	Oppose	Major amendment - Coastal / ONFL						Reject. The boundaries of the ONFL are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. No major changes are therefore supported.
58	58.1	NZ Police Jeremy Fourie	Map 8a	Designation	Oppose	Amend map 8a to reflect Te Kaha Police Station as designated site, F2 as current plan and Appendix 2.						Accept amend as requested.
28	28.3	Gordon Gault	Map 9	ONFLs	Oppose	Amendments - Coastal / ONFL						Reject. The boundaries of the ONFL are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. No major changes are therefore supported.
28	28.4	Gordon Gault	Map 9a	ONFLs	Oppose	Amendments - Coastal / ONFL						Reject. The boundaries of the ONFL are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. No major changes are therefore supported.
28	28.5	Gordon Gault	Map 10	ONFLs	Oppose	Amendments - Coastal / ONFL						Reject. The boundaries of the ONFL are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. No major changes are therefore supported.
8	8.66	Eastern Bay of Plenty - Forest and Bird Linda Conning	Maps	Zoning	Amend	Amend the zone maps so that all of the rural land in the coastal environment is zoned Coastal or Ohiwa Harbour Zone.	FS3 FS19	FS3.15 FS19.125	Bay of Plenty Regional Council Horticulture NZ	Support in part Oppose in part	Ensure that rural land not coastal environment is included in the Rural Zone.	Reject. It is recommended that the coastal environment is identified in planning maps. There is a separate policy and rule framework for activities within this area. The framework sits within the Ohiwa Harbour Zone. Coastal Settlement Zone and Coastal Zone. No amendments are recommended.
8	8.278	Eastern Bay of Plenty - Forest and Bird Linda Conning	Maps	Boundaries	Amend	General Maps 1-3 to show ecological district boundaries						Accept. The inclusion of the ecological district boundaries is necessary to support the rules in Chapter 13.
8	8.279	Eastern Bay of Plenty - Forest and Bird Linda Conning	Maps	Legend	Amend	Map 3 Natural Form - it is not clear what the pale green denotes.						Accept in part. The final planning maps will provide the required level of clarity and certainty.

10	10.20	Hancock Forest Management Sally Strang	Maps	ONFLs	Oppose	Remap all ONF's and ONL's to exclude existing production forestry or amend clause 13.4.1.1 to exempt areas of existing production forestry from complying with the rules. Refer attachment in submission.	FS3	FS3.23	Bay of Plenty Regional Council	Oppose	Reject submission point	Accept in part. The boundaries of the ONFLs are based on the Boffa Miskell study and some changes are recommended. Although existing production forestry has existing use rights and is specifically exempt from the rules in Chapter 13, some areas are recommended for amendment and further information is anticipated at the hearing.
10	10.22	Hancock Forest Management Sally Strang	Maps	ONFLs	Oppose	Remap all ONF's and ONL's to exclude existing production forestry or amend clause 13.4.2.1 to exempt areas of existing production forestry from complying with the rules. Refer attachment to submission.						Accept in part. The boundaries of the ONFLs are based on the Boffa Miskell study and some changes are recommended. Although existing production forestry has existing use rights and is specifically exempt from the rules in Chapter 13, some areas are recommended for
10	10.24	Hancock Forest Management Sally Strang	Maps	ONFLs	Oppose	Remap ONL 1 to exclude all existing production forestry (13.9.1). Refer attachment to submission.						Accept in part. The boundaries of the ONFLs are based on the Boffa Miskell study and some changes are recommended. Although existing production forestry has existing use rights and is specifically exempt from the rules in Chapter 13, some areas are recommended for
10	10.32	Hancock Forest Management Sally Strang	Maps	ONFLs	Oppose	Remove all existing production forestry from ONL 1. Refer attachment to submission.						Accept in part. The boundaries of the ONFLs are based on the Boffa Miskell study and minor changes may be accepted. Existing production forestry has existing use rights and is specifically exempt from the rules in Chapter 13.
11	11.112	Horticulture NZ Angela Halliday	Maps	Zoning	Oppose in part	Amend the maps for the Ohiwa Harbour Zone to align with the Coastal Environment in the Regional Policy Statement. Where land currently zoned as Ohiwa Harbour not included in the Coastal Environment rezone as Rural.	FS3	FS3.20	Bay of Plenty Regional Council	Oppose	Reject submission point	Accept in part. A new set of objective, policies and rules directed to activities in the Coastal Environment is recommended for inclusion in the Plan, along with mapping of the Coastal Environment.
11	11.131	Horticulture NZ Angela Halliday	Maps	ONFLs	Oppose in part	Amend the identification of areas of significance so it is clear which provisions will apply to the respective identified areas.						Accept in part. The final planning maps will provide the required level of clarity and certainty.
11	11.132	Horticulture NZ Angela Halliday	Maps	Zoning	Oppose in part	Amend the Coastal Zone to align with the coastal environment in the RPS.	FS3	FS3.16	Bay of Plenty Regional Council	Oppose	Reject submission point	Accept in part. It is recommended that the coastal environment is identified in planning maps. There is a separate policy and rule framework for activities within this area. The framework sits within the Ohiwa Harbour Zone. Coastal Settlement Zone and Coastal Zone. No amendments to zoning are recommended.
11	11.155	Horticulture NZ Angela Halliday	Maps	ONFLs	Oppose in part	Amend the ONFL areas to remove rural production activities from within ONFL's.	FS3	FS3.2	Bay of Plenty Regional Council	Oppose	Reject submission point	Reject. The boundaries of the ONFLs are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. In some areas, rural production activities contribute to the special values of the landscape or feature. They are also listed in the permitted activities within ONFLs. Therefore no change is considered to be necessary to the Maps.
11	11.209	Horticulture NZ Angela Halliday	Maps	Zoning	Oppose in part	Amend the Coastal Zone boundary to align with the Coastal Environment in the Proposed Regional Coastal Environment Plan. Rezone surplus Coastal Zone land as Rural.	FS26	FS26.14	Ian Connor	Support	Accept the submission point	Accept in part. It is recommended that the coastal environment is identified in planning maps. There is a separate policy and rule framework for activities within this area. The framework sits within the Ohiwa Harbour Zone. Coastal Settlement Zone and Coastal Zone. No amendments to zoning are recommended.
11	11.211	Horticulture NZ Angela Halliday	Maps	ONFLs	Oppose	Amend ONFL's on maps following peer review of lands cape review to ensure that rural production activities are not inappropriately identified as ONFL's.						Reject. The boundaries of the ONFLs are based on a specific evaluation undertaken by Boffa Miskell in the development of this Plan. In some areas, rural production activities contribute to the special values of the landscape or feature. They are also listed in the permitted activities within ONFLs. Therefore no change is considered to be necessary to the Maps.

17	17.78	Bay of Plenty Regional Council Fiona McTavish	Maps	Goat Management	Support / Amend	Amend Planning Maps to incorporate additional Goat Management Areas as identified in Appendix 1: New Goat Management Areas attached to this submission (refer to map attached to submission).	FS9	FS9.15	Department of Conservation	Support	Accept submission point	Reject. While additional land could be included in the Goat Management Area, the current boundaries have been part of the Operative District Plan and are well understood. No change is therefore recommended.
17	17.89	Bay of Plenty Regional Council Fiona McTavish	Maps	ONFLs	Support / Amend	Retain ONFL and ONF identified on Planning Maps.						Accept. Support is noted.
24	24.102	Opotiki District Council Aileen Lawrie	Maps	Coastal Settlement	Amend	Amend 'Coastal Residential' to 'Coastal Settlement'						Accept amend as requested
24	24.103	Opotiki District Council Aileen Lawrie	Maps	Zoning	Amend	The boundary of the Marine Services Zone is incorrect – amend to show correct area						Accept. The correction is supported.
24	24.104	Opotiki District Council Aileen Lawrie	Maps	Legend	Amend	Correct spelling of "Reverse Sensitivity Buffer"						Accept amend as requested
36	36.46	First Gas Limited Hywel Edwards	Maps	Gas Pipeline	Amend	Add Gas Transmission Pipeline and above ground incidental equipment to Planning Maps						Reject. The inclusion of the gas transmission pipeline is not supported at this time. Rules and criteria are recommended for inclusion to manage activities near the pipeline, which is identified and protected by easements.
39	39.105	Transpower NZ Ltd Pauline Whitney	Maps	Legend	Support in part	(i) Amend the reference in the planning maps or the chapter to use consistent terminology for Coastal Settlement or Coastal Residential						Accept amend as requested
39	39.106	Transpower NZ Ltd Pauline Whitney	Maps	Transmission Line	Support in part	(i) Retain the spatial identification of the Transmission Line on the planning maps.						Accept. Support is noted.
39	39.107	Transpower NZ Ltd Pauline Whitney	Maps	Legend	Support in part	(ii) Amend the terminology used on the planning maps as follows: <i>National Grid Transmission Line</i>						Accept. The correct wording is supported.
39	39.108	Transpower NZ Ltd Pauline Whitney	Maps	Buffer	Support in part	(iii) Remove the <i>Transmissions Line Buffer</i> from the planning maps.						Accept. The reference to the buffer is recommended for removal.
49	49.12	Whakatane District Council Melanie McCormick	Maps	ONFLs	Support in part	Identification on Planning Maps of Significant Indigenous Vegetation and Habitats of Indigenous Fauna, at least for those sites that adjoin an identified SIB in the Proposed Whakatane District Plan.						Reject. The inclusion of Significant Indigenous Biodiversity and Habitats of Indigenous Fauna is not supported as the mapping is not available. There are rules managing vegetation removal in the District which will be used to manage potential adverse effects until resources enable specific sites to be identified.
49	49.14	Whakatane District Council Melanie McCormick	Maps	Legend	Amend	Amend Map key to read "ZONES" not "AREAS"						Accept amend as requested.
49	49.15	Whakatane District Council Melanie McCormick	Maps	Legend	Amend	Amend Map key to read "Coastal Settlement" not "Coastal Residential"						Accept amend as requested.
7	7.9	Department of Conservation Chris Staite	Maps All	Goat Management	Amend	Identify additional Goat Management Areas to include new land areas contiguous with conservation lands and to create a buffer on farmland.						Reject. While additional land could be included in the Goat Management Area, the current boundaries have been part of the Operative District Plan and are well understood. No change is therefore recommended.
49	49.19	Whakatane District Council Melanie McCormick	Maps All	ONFLs	Amend	Identify ONFLs by their reference number on the Maps						Accept in part. The final planning maps can provide numbering of the ONFLs.
11	11.88	Horticulture NZ Angela Halliday	Maps Coastal	Zoning	Oppose in part	Amend the maps for the Coastal Zone to align with the Coastal Environment in the Regional Policy Statement. Where Coastal Zone land is not included in the Coastal Environment rezone to Rural.						Accept in part. It is recommended that the coastal environment is identified in planning maps. There is a separate policy and rule framework for activities within this area. The framework sits within the Ohiwa Harbour Zone. Coastal Settlement Zone and Coastal Zone. No amendments to zoning are recommended.
11	11.1	Horticulture NZ Angela Halliday	Maps Coastal Decision	Zoning	Amend	Amend the Coastal Zone boundary to align with the Coastal Environment in the Proposed Regional Coastal Environment Plan. Rezone surplus Coastal Zone land as Rural.	FS3	FS3.1	Bay of Plenty Regional Council	Oppose	Reject submission point	Accept in part. It is recommended that the coastal environment is identified in planning maps. There is a separate policy and rule framework for activities within this area. The framework sits within the Ohiwa Harbour Zone. Coastal Settlement Zone and Coastal Zone. No amendments to zoning are recommended.

11	11.2	Horticulture NZ Angela Halliday	Maps Coastal Settlement	Zoning	Amend	Amend the Coastal Settlement Zone in the Te Kaha area with areas over 1 hectare in farming or horticulture rezoned either Rural or Deferred Coastal Settlement with the Rural Zone provisions applying.						Reject. The Coastal Settlement Zone as proposed provides for a range of activities including residential housing and farming which includes horticulture. Recommendations have been made in the Coastal Settlement report to provide for crop protection structures in the zone to enable horticultural activities to continue. No amendments are recommended to the zone boundaries.
11	11.109	Horticulture NZ Angela Halliday	Maps Coastal Settlement	Zoning	Oppose in part	Amend the Coastal Settlement Zone at Te Kaha to zone all land in current farming or horticultural production on lot sizes greater than 1 hectare as Rural. OR Amend the Coastal Settlement Zone at Te Kaha to zone all land in current farming or horticultural production on lot sizes greater than 1 hectare as Deferred Coastal Settlement and apply the Rural Zone provisions for land zoned Deferred Coastal Settlement. OR Include provisions sought in this submission for rural production activities in the Coastal Zone to the Coastal Settlement Zone.						Reject. The Coastal Settlement Zone as proposed provides for a range of activities including residential housing and farming which includes horticulture. Recommendations have been made in the Coastal Settlement report to provide for crop protection structures in the zone to enable horticultural activities to continue. No amendments are recommended to the zone boundaries.