

**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)	Planner recommendations
17	17.119	Bay of Plenty Regional Council Fiona McTavish	6.2.1.5	Policies	Support / Amend	Amend Policy 6.2.1.5 to read: <i>Ensure that any effects of activities within the Industrial Zone do not adversely affect the efficient functioning and capacity of ponding areas <u>and overland flow paths.</u></i>						Accept amend as requested.
17	17.6	Bay of Plenty Regional Council Fiona McTavish	6.4	Heading	Amend	Amend Chapters 2 to 18 (excluding Chapter 16) to insert a new heading: <i>'Matters over which control is reserved'</i> before the heading <i>'Assessment Criteria for Controlled Activities'</i> . 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 <i>'Matters over which discretion is restricted.'</i>						Accept amend as requested.
17	17.22	Bay of Plenty Regional Council Fiona McTavish	6.4.1.4	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: <i>Historical, archaeological and cultural <u>values and</u> resources</i> <i>2. The effects of the activity on historic, archaeological <u>and cultural values and resources</u>, of importance to Māori.</i>	FS14 FS18	FS14.7 FS18.7	Whakatōhea Māori Trust Board Heritage NZ	Support Support	Accept submission point Accept submission point	Accept amend as requested.
17	17.42	Bay of Plenty Regional Council Fiona McTavish	6.4.1.5	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 <u>and achieve a low level of risk.</u></i>	FS	FS9.5	Department of Conservation	Support in part	Amend so that an increase in the risk of adverse effects from coastal hazards is avoided, rather than achieving a low level of risk.	Reject. The Ōpōtiki 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 Olara rivers, along with a number of other hazards including coastal hazards. It is intended that the project team will consult and engage with the Ōpōtiki 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.
17	17.61	Bay of Plenty Regional Council Fiona McTavish	6.5	Criteria RDA	Amend	Insert into sections 3.5, 4.5, 5.5, 6.5 a new heading <i>'Matters over which discretion is restricted'</i> , (or similar) before the heading <i>'Assessment Criteria for Restricted Discretionary Activities'</i> and insert new matters: <u>Natural hazard occurrence</u> <i>1. <u>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.</u></i> <i>2. <u>The effects that the activity may have on the Volkners Island and Tarawa Creek ponding areas.</u></i> Under the heading <i>'Assessment Criteria for Restricted Discretionary Activities'</i> insert: <u>The extent to which the activity may accentuate the adverse effects of natural hazards.</u>	FS9	FS9.14	Department of Conservation	Support in part	Amend so that an increase in the risk of coastal hazards is avoided rather than achieving a low level of risk.	Accept in part, reject request for low level of risk to be achieved. The Ōpōtiki 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 Olara rivers, along with a number of other hazards including coastal hazards. It is intended that the project team will consult and engage with the Ōpōtiki 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.

**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)	Planner recommendations
17	17.32	Bay of Plenty Regional Council Fiona McTavish	6.6.6.1	Standards	Oppose / Amend	Amend Floor Level rules in Chapters 2 to 11 (as listed in the index to read eg 9.6.9): <i>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.</i> <i>Opotiki District Council will determine the appropriate freeboard that needs to be added to the floor level to set the required minimum floor level.</i>						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% in the Coastal Environment and 2 % for areas outside.
17	17.52	Bay of Plenty Regional Council Fiona McTavish	6.7.1	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. <i>Insert the above 'Other Method' into sections 4.7.1, 5.6.1, 6.7.1 and 11.9.1.</i>						Accept amend as requested.
14	14.8	Department of Corrections Craig Plim	6.3.2.1	Status	Oppose	Amend the Industrial Zone permitted activities rule (6.3.2.1) as follows: 6.3.2.1 Subject to compliance with the Zone Standards in Section 6.6, the following activities may be established in the Industrial Zone, without resource consent: ... X Community corrections activities.						Accept amend as requested.
14	14.9	Department of Corrections Craig Plim	6.6.5.1.1	Standards	Oppose	Amend the Industrial Zone standard for Parking and Loading (6.6.5.1.1) as follows: 6.6.5.1 On-site car parking and provision for loading shall be provided in relation to every activity whether new, extended or where the use is changed, as follows: 1. On-site car parking shall be as follows: Periodic detention and Probation centre. Community corrections activities. 1 space for every 2 full time equivalent employees and 1 space for every 10 detainees, people the facility is designed to service.						Accept amend as requested.
36	36.3	First Gas Limited Hywel Edwards	6.3	Status	Amend	Delete statement under 6.3.1 stating that additional controls apply in relation to network utilities and add the following statement to be consistent with Chapter 6: <i>Network Utilities are subject to the provisions in Chapter 17 and are not subject to the Rules in this Chapter.</i>						Accept in part.
31	31.4	Graeme Gault	6.3.2.1	Status	Oppose in part	Permitted should be restricted to those industrial activities that have passed a test to confirm no more than minor effects. Add requirement for site management plan to cover how effects will be minimised to adjoining zones.						Reject. The way the Plan is structure provides certainty for activity that may be established as a permitted activity provided they comply with the Zone standards. If compliance of zone standards cannot be met, this then requires application for resource consent.
31	31.8	Graeme Gault	6.6.1.2	Standards	Support in part	Seek inclusion of provision: "not be of a height and scale which will adversely affect adjacent non-industrial zones"						Reject. The intent of the requested is understood, however the zone standards provide for height limits, yard setbacks and landscaping to reduce impacts on neighbouring zones. The proposed wording is not specific enough for a zone standard. No amendments are recommended.
31	31.5	Graeme Gault	6.6.2.2	Standards	Oppose in part	Set back distance should be a minimum of 4.5m and also include "No part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and a road boundary"						Accept in part. Generally a road adjoins the external boundary of the industrial zones. The yard set back under rule 6.6.2.2 is currently 4.5m and therefore is consistent with the outcome sought by the submitter. No amendments are recommended.

**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)	Planner recommendations
31	31.1	Graeme Gault	6.6.3.1	Standards	Oppose	Must include reference to "all industrial activities" rather than just storage areas						Accept in part. The relief sought under submission 31.2 provides for the outcomes sought by the submitter. It is recommended to amend the standard to the relief sought by submission point 31.2
31	31.2	Graeme Gault	6.6.3.1	Standards	Oppose	Include: A minimum of 3m landscape strip along site boundary where adjacent non-industrial zones exist. This should extend to those non-industrial zones adjoining a road boundary.						Accept amend as requested.
31	31.3	Graeme Gault	6.6.3.1	Standards	Support in part	Inclusion of "effective" planting and screening for industrial activities" rather than only storage and service areas						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
31	31.6	Graeme Gault	6.6.3.3	Standards	Oppose in part	Should not be restricted to State Highways. All roads where dwellings in adjoining non-industrial zone are located within 250 metres.						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
31	31.7	Graeme Gault	6.6.4.1	Standards	Oppose	Seek removal of Sunday and public holidays for proposed day time noise limit. Seek a noise management plan to be submitted to council to address and mitigate noise effects to dwellings in adjoining zones.						Accept in part. The noise standards for non-industrial zoned sites is managed within the relevant chapter. An industrial activity must not create noise that exceeds the noise standard when heard in the relevant zone. No amendments recommended.
18	18.7	Heritage NZ Carolyn McAlley	6.3	Status	Oppose	That the ODC PDP is amended to include the following advice note: "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" in all chapters of the ODC PDP under the heading Activity Status, except in the Heritage Chapter, which already contains a similar note.						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.
18	18.57	Heritage NZ Carolyn McAlley	6.4.1.4	Criteria CA	Support in part	Heritage New Zealand seeks that the assessment criteria 6.4.1.4 is amended to state the heritage items to which they are applicable.						Reject - there are no specific heritage items identified within the zone.
18	18.22	Heritage NZ Carolyn McAlley	6.5	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.						Accept and amend by including the following: Historical, archaeological and cultural values and (Sub 18.21) resources 1. The effect of the design and layout of the activities in relation to land, buildings, features and waterbodies which have historical and archaeological worth, 2. The effects of the activity on historic archaeological and cultural values and resources of importance to Māori 3. The effects of the activity on heritage and conservation values, both on the site and on adjoining sites. (Sub 18.22).
11	11.27	Horticulture NZ Angela Halliday	6.1	Issues	Support in Part	Add new issue: There is a shortage of accommodation facilities for seasonal workers working in horticulture post harvest facilities.						Accept amend as requested.
11	11.28	Horticulture NZ Angela Halliday	6.2.1	Objective	Support in Part	Amend Objective 6.2.1 Enable industrial activities to establish in industrial zones where the adverse effects of activities are managed both in the zone and between adjoining zones.	FS10	FS10.9	Whakatōhea Mussels (Opotiki Limited)	Support	Accept submission point	Accept amend as requested.
11	11.29	Horticulture NZ Angela Halliday	6.2.1	Policies	Amend	Add new policy under Objective 6.2.1: To provide for the co-location of seasonal worker accommodation for horticulture post harvest facilities located in industrial zones.						Accept amend as requested.
11	11.30	Horticulture NZ Angela Halliday	6.2.1.1	Policies	Support	Retain Policy 6.2.1.1 but amend 'industry' to 'industrial activities'.						Accept amend as requested.
11	11.31	Horticulture NZ Angela Halliday	6.2.1.6	Policies	Support in Part	Amend Policy 6.2.1.6 as follows: Landscaping and screening will be provided where the industrial activity directly adjoins Residential or Mixed Activity zones and there is potential to affect the amenity values of those zones.						Accept in part. Amend as follows: Landscaping and screening will be provided where the industrial activity directly adjoins a road, Residential, rural or Mixed Activity zones and there is potential to affect the amenity values of those zones.
11	11.32	Horticulture NZ Angela Halliday	6.2.2.1	Policies	Support in Part	Amend to insert 'adjoining Residential or Mixed Activity Zones'						Reject. Management needs to apply to all non-industrial zones.
11	11.9	Horticulture NZ Angela Halliday	6.3.2	Status	Amend	To include provisions for seasonal worker accommodation						Accept in part. Recommend amending to provide for: Accommodation for 1-12pp = permitted activity Accommodation for 13+ = restricted discretionary activity.

**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)	Planner recommendations
11	11.33	Horticulture NZ Angela Halliday	6.3.2.1	Status	Support in Part	Amend 6.3.2.1 (2) to industrial activities and amend the definition of 'industry' to 'industrial activities'. Make consequential changes throughout the Plan.						Accept amend as requested.
11	11.34	Horticulture NZ Angela Halliday	6.3.2.1	Status	Support in Part	Amend 6.3.2.1 as follows: 1. Buildings and activities accessory to permitted activity, <u>including seasonal worker accommodation co-locating with Post harvest facilities.</u>						Accept in part. Recommend including a separate activity: Seasonal worker accommodation co-locating with post-harvest designed to accommodate 1 – 12 people per night.
11	11.35	Horticulture NZ Angela Halliday	6.3.2.1	Status	Support in Part	Amend 6.3.2.1 as follows: 2. <u>Industree Industrial activities</u>						Amend as requested
11	11.36	Horticulture NZ Angela Halliday	6.3.4	Status	Support in Part	Amend 6.3.4.1 by adding 5) 5) <u>Seasonal worker accommodation co-locating with post harvest facilities not meeting Zone Standards.</u>						Accept in part. Recommend including seasonal worker accommodation co-locating with post-harvest facilities designed to accommodate 13+ people per night, as a restricted discretionary activity.
11	11.37	Horticulture NZ Angela Halliday	6.5	Criteria RDA	Support in Part	Add new criteria: <u>6.5.1.5 Seasonal worker accommodation co-locating with post harvest facilities Noise and amenity effects on surrounding neighbours and measures to mitigate the effects of the activity.</u>						Accept amend as requested.
11	11.38	Horticulture NZ Angela Halliday	6.6	Standards	Support in Part	Add <u>6.6.12 Seasonal worker accommodation</u> <u>Operate only for seasonal worker accommodation associated with the post harvest facility and/ or orchard operations associated with that facility.</u> <u>Be constructed in accordance with the Code of Practice for Able Boded Seasonal Workers, published by Dept of Building and Housing 2008.</u> <u>Accommodate up to 24 workers.</u> <u>Be located no less than 100m from any dwelling established in an adjoining zone. This may be reduced with the written consent of neighbouring property owners.</u>						Accept in part. The standards are considered appropriate except for the number of workers. The amendments recommend making accommodation for 1-12 people a permitted activity and 13+ a restricted discretionary activity and therefore the standard is surplus.
11	11.39	Horticulture NZ Angela Halliday	6.6.3.1	Standards	Support in Part	Amend 6.6.3.1: Industrial activities adjoining a Residential or Mixed Activity zones shall provide landscape planting and screening of storage areas where the storage areas are visible from the adjoining zones. Where the boundary is the road the zone on the opposite side of the road will apply.						Accept in part. Recommendation have been made in relation to submission point 31.2 which will address the intent of this submission point. The recommendation is: Landscaping along zone boundaries A minimum of 3m landscape strip shall be planted along a site boundary where the adjacent site is either a road or a non-industrial zone site. (Sub 31.2)
11	11.40	Horticulture NZ Angela Halliday	6.6.4	Standards	Support in Part	Amend 6.6.4.1 2nd sentence: Provided that at the boundary of a site within the Residential or Mixed Activity Zone, or the notional boundary within the Rural Zone the noise limits for the relevant Zone shall be complied with.						Accept in part. Recommend including reference to notional boundary for a rural zoned site.
11	11.41	Horticulture NZ Angela Halliday	6.6.5.1.1	Standards	Support in Part	Add to 6.6.5.1 (1) Coolstores 1 space per 500m ² .						Accept amend as requested.
41	41.12	Ministry of Education Andrew Hill	6.3.3.1.4	Status	Support	Amend wording: 4. A sign not exceeding 1.1metres ² in area for any public purposes or in connection with an on the same site as any of the following activities. c) <u>Educational institutions:</u> <u>Education facilities</u>						Accept amend as requested.
41	41.13	Ministry of Education Andrew Hill	6.3.5.1.1	Status	Support	Retain as notified						Accept support noted
41	41.14	Ministry of Education Andrew Hill	6.6.5.1	Standards	Support	Retain as notified						Accept support noted

**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)	Planner recommendations
19	19.41	NZ Defence Force Rebecca Davies	6.1	Issues	Oppose	Provide for TMTA that do not comply with the noise standards as controlled activities in each Zone.						Accept amend as requested.
19	19.10	NZ Defence Force Rebecca Davies	6.3.2.1.10	Status	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 – "For clarity, the zone standards shall not apply to temporary military training activities."						Accept amend as requested.
19	19.34	NZ Defence Force Rebecca Davies	6.3.6.1	Status	Oppose	Provide for TMTA that do not comply with the noise standards as controlled activities in each Zone.						Accept amend as requested.
19	19.35	NZ Defence Force Rebecca Davies	6.3.6.1	Status	Oppose	Provide for TMTA that do not comply with the noise standards as controlled activities in each Zone.						Accept amend as requested.
19	19.19	NZ Defence Force Rebecca Davies	6.6	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 – "For clarity, the zone standards shall not apply to temporary military training activities."						Accept amend as requested.
37	37.36	NZ Fire Commission Stephanie Dean	6.3.2	Status	Oppose	Amend Rule 6.3.2.1 to include the following as a permitted activity: "x. Emergency services training and management activities."						Accept amend as requested.
37	37.37	NZ Fire Commission Stephanie Dean	6.3.2	Status	Support in part	Amend Rule 6.3.2.1 to include the following as a permitted activity: "y. Emergency service facilities."						Accept amend as requested.
37	37.42	NZ Fire Commission Stephanie Dean	6.5.1.3	Criteria RDA	Oppose	As a consequence of the change to 6.6.10, amend 6.5.1.3 to include the following: "Firefighting water supply 1. Mitigation of the potential adverse effects of fire, including fire spread."						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.

**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)	Planner recommendations
37	37.38	NZ Fire Commission Stephanie Dean	6.6.1.2	Standards	Support in part	Amend Standard 6.6.1.2 to include the following: <u>"This Standard does not apply to hose driving towers up to 15m associated with emergency service facilities."</u>						Accept amend as requested.
37	37.39	NZ Fire Commission Stephanie Dean	6.6.4	Standards	Support in part	Amend Standard 6.6.4.1 to include the following: <u>"These standards do not apply to sirens used by emergency services."</u>						Accept amend as requested.
37	37.40	NZ Fire Commission Stephanie Dean	6.6.5	Standards	Support in part	Amend Standard 6.6.5.1(1) to include the following additional standard: <u>"Emergency service facilities 1 space per emergency service vehicle bay."</u>						Reject. It is recommended that emergency service activities provide 5 spaces for every emergency vehicle bay.
37	37.41	NZ Fire Commission Stephanie Dean	6.6.10	Standards	Oppose	Amend Standard 6.6.10 as follows: "6.6.10 POTABLE-WATER 6.6.10.1 <u>Potable Water Supply</u> A potable water supply ... <u>6.6.10.1.x Firefighting Water Supply</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. 2. Where a building is located more than 135m from the nearest road that has reticulated water supply (including hydrants) access shall have a minimum formed width of 4m, a height clearance of 4.0m and a maximum gradient of 1 in 5 (with minimum 4.0m transition ramps of 1 in 8)."						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.
37	37.43	NZ Fire Commission Stephanie Dean	6.6.11	Standards	Support in part	Amend Standard 6.6.11 as follows: "6.6.11.1 Residential and commercial vehicle entrance designs shall comply with Appendix 4 <u>except where additional access width is necessary to provide access for emergency service vehicles in accordance with Standard 6.6.11.x(2).</u> "						Reject. In response to submission 37.41, it is considered appropriate to provide an advice note to alert developers to fire fighting requirements. No amendments recommended.
12	12.17	NZ Transport Agency Mathew Stulen	6.1.6	Issues	Amend	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.
12	12.19	NZ Transport Agency Mathew Stulen	6.2	Objective	Amend	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.

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)	Planner recommendations
12	12.8	NZ Transport Agency Mathew Stulen	6.6	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): <u>The proposed sign should not:</u> -have reflective material or illumination that flashes and moves; -Obstruct impair the view of any official traffic sign and signal, or the line of sight of any corner, bend, intersection or vehicle crossing; -Physically obstruct or impede traffic or pedestrians; -Resemble or be likely to be confused with any official traffic signs or signals; and -Use support structures which are not frangible. 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 Local Road by the means of the NZ Transport Agency signs on state highways bylaw July 2010.						Accept amend as requested.
24	24.10	Opotiki District Council Aileen Lawrie	6.3.3	Status	Amend	Refer to compliance with Appendix 3 - Provide for temporary military training activities as a controlled activity in chapters 4, 5, 6, 8, 9, 10. Add matters of control where required.	FS15	FS15.4	NZ Defence Force (NZDF)	Oppose	Reject submission point	Reject. Recommend that TMTA that comply with Appendix 3 is a permitted activity.
24	24.42	Opotiki District Council Aileen Lawrie	6.3.4.1.5	Status	Amend	Add 'Activities not complying with Rule 2.6.2.3 (Building setback from Council pipelines)' Similar changes to other Zone Chapters with reference to applicable standard number						Accept amend as requested.
24	24.54	Opotiki District Council Aileen Lawrie	6.6.1	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.
57	57.69	Toi Te Ora - Public Health Service Sally Webb	6.2.2.2	Policies	Support	Allow the provision						Accept support noted
57	57.58	Toi Te Ora - Public Health Service Sally Webb	6.3.2.1.10	Status	Support	Allow the provision for temporary military training as a permitted activity complying with noise controls in Appendix 3.						Accept support noted
57	57.70	Toi Te Ora - Public Health Service Sally Webb	6.6.4.1	Standards	Support / Amend	Allow the provision in part and amend as follows: A. Delete "the boundary of" and substitute "any other." B. Replace "the boundary of a site" with "any point" ... 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.						Accept amend as requested.
57	57.26	Toi Te Ora - Public Health Service Sally Webb	6.6.5	Standards	Amend	Add cycle storage facilities (bicycle parking) and drinking water fountains in each urban zone.						Reject - the relief sought is a topic that should be considered through the long-term planning or annual plan process.
39	39.28	Transpower NZ Ltd Pauline Whitney	6.3.1	Status	Support in part	(i) Amend the clause as follows: Network utilities are subject to the provisions in Chapter 17 and are not subject to the Zone Standards-Builds in this Chapter. (ii) Insert the above clause in other zone chapters as appropriate.						Accept - amendments are recommended in response to other submissions.
30	30.4	WA & EA Gault EA Gault	6.3.2.1	Status	Oppose in part	Permitted should be restricted to those industrial activities that have passed a test to confirm no more than minor effects. Add requirement for site management plan to cover how effects will be minimised to adjoining zones.	FS10	FS10.10	Whakatōhea Mussels (Opōtiki Limited)	Oppose	Reject the submission point	Reject. The way the Plan is structure provides certainty for activity that may be established as a permitted activity provided they comply with the Zone standards. If compliance of zone standards cannot be met, this then requires application for resource consent.
30	30.8	WA & EA Gault EA Gault	6.6.1.2	Standards	Support in part	Seek inclusion of provision: "not be of a height and scale which will adversely affect adjacent non-industrial zones"						Reject. The intent of the requested is understood, however the zone standards provide for height limits, yard setbacks and landscaping to reduce impacts on neighbouring zones. The proposed wording is not specific enough for a zone standard. No amendments are recommended.

**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)	Planner recommendations
30	30.5	WA & EA Gault EA Gault	6.6.2.2	Standards	Oppose in part	Set back distance should be a minimum of 4.5m and also include "No part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and a road boundary"						Accept in part. Generally a road adjoins the external boundary of the industrial zones. The yard set back under rule 6.6.2.2 is currently 4.5m and therefore is consistent with the outcome sought by the submitter. No amendments are recommended.
30	30.1	WA & EA Gault EA Gault	6.6.3.1	Standards	Oppose	Must include reference to "all industrial activities" rather than just storage areas						Accept in part. The relief sought under submission 31.2 provides for the outcomes sought by the submitter. It is recommended to amend the standard to the relief sought by submission point 31.2
30	30.2	WA & EA Gault EA Gault	6.6.3.1	Standards	Oppose	Include: A minimum of 3m landscape strip along site boundary where adjacent non-industrial zones exist. This should extend to those non-industrial zones adjoining a road boundary.	FS10	FS10.11	Whakatōhea Mussels (Opōtiki Limited)	Oppose	Reject the submission point	Accept amend as requested.
30	30.3	WA & EA Gault EA Gault	6.6.3.1	Standards	Support in part	Inclusion of "effective" planting and screening for industrial activities" rather than only storage and service areas						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
30	30.6	WA & EA Gault EA Gault	6.6.3.3	Standards	Oppose in part	Should not be restricted to State Highways. All roads where dwellings in adjoining non-industrial zone are located within 250 metres.						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
30	30.7	WA & EA Gault EA Gault	6.6.4.1	Standards	Oppose	Seek removal of Sunday and public holidays for proposed day time noise limit. Seek a noise management plan to be submitted to council to address and mitigate noise effects to dwellings in adjoining zones.	FS10	FS10.12	Whakatōhea Mussels (Opōtiki Limited)	Oppose	Reject the submission point	Accept in part. The noise standards for non-industrial zoned sites is managed within the relevant chapter. An industrial activity must not create noise that exceeds the noise standard when heard in the relevant zone. No amendments recommended.
15	15.8	Whakatōhea Mussels Opotiki Limited John Wilson	6.1.1	Issues	Support							Accept support noted
15	15.9	Whakatōhea Mussels Opotiki Limited John Wilson	6.2.2	Objective	Support							Accept support noted
15	15.10	Whakatōhea Mussels Opotiki Limited John Wilson	6.2.2.2	Policies	Support							Accept support noted
15	15.12	Whakatōhea Mussels Opotiki Limited John Wilson	6.3.2.1	Status	Amend	industries including food and seafood processing, packing and storage						Accept amend as requested.
15	15.11	Whakatōhea Mussels Opotiki Limited John Wilson	6.6	Standards	Amend	Include a section in the zone standards requiring a reasonable standard of "house keeping" on sites to mitigate effects spilling over to neighbouring sites. Examples include: 1. Keeping sites in a tidy condition a) Control of weeds b) No accumulations of rubbish c) Control of litter d) Control of dust 2. Keeping sites in a condition that minimised the likelihood of vermin infestation.						Reject. These outcomes are better managed at an operational level and is not in a District Plan.
15	15.13	Whakatōhea Mussels Opotiki Limited John Wilson	6.8	EER	Support / Amend	Amend 6.8B: Conscientious management of activities within the Industrial Zone where adverse effects on nearby sites and neighbouring residences are minimised.						Reject. The purpose of the reverse sensitivity provisions is to reduce effects on more sensitive zones.
16	16.4	Wiseman Holdings Ltd Jessica Wiseman	6.3.2.1	Status	Oppose in part	Permitted criteria should be restricted to those industrial activities that have passed a test to confirm no more than minor effects. Add requirement for site management plan to cover how effects will be minimised to adjoining zones.						Reject. The way the Plan is structure provides certainty for activity that may be established as a permitted activity provided they comply with the Zone standards. If compliance of zone standards cannot be met, this then requires application for resource consent. Compliance with zone standards is provided so as to mitigate effects on neighbouring zones again non-compliance with these standards requires an application for resource consent where a full assessment of effects can be undertaken.

**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)	Planner recommendations
16	16.8	Wiseman Holdings Ltd Jessica Wiseman	6.6.1.2	Standards	Support in Part	Seek inclusion of provision: "not be of a height and scale which will adversely affect adjacent non-industrial zones"						Reject. The intent of the requested is understood, however the zone standards provide for height limits, yard setbacks and landscaping to reduce impacts on neighbouring zones. The proposed wording is not specific enough for a zone standard. No amendments are recommended.
16	16.5	Wiseman Holdings Ltd Jessica Wiseman	6.6.2.2	Standards	Oppose in part	Set back distance should be a minimum of 4.5m and also include "No part of any building or structure shall exceed a height equal to the shortest distance between that part of the building or structure and a road boundary, whichever is the greater distance".						Accept in part. Generally a road adjoins the external boundary of the industrial zones. The yard set back under rule 6.6.2.2 is currently 4.5m and therefore is consistent with the outcome sought by the submitter. No amendments are recommended.
16	16.1	Wiseman Holdings Ltd Jessica Wiseman	6.6.3.1	Standards	Oppose	Must include reference to "all industrial activities" rather than just storage areas	FS19	FS19.6	Horticulture NZ	Oppose	Reject submission point	Accept in part. The relief sought under submission 31.2 provides for the outcomes sought by the submitter. It is recommended to amend the standard to the relief sought by submission point 31.2
16	16.2	Wiseman Holdings Ltd Jessica Wiseman	6.6.3.1	Standards	Oppose	Include: A minimum of 3m landscape strip along site boundary where adjacent non-industrial zones exist. This should extend to those non-industrial zones adjoining a road boundary.	FS19	FS19.7	Horticulture NZ	Oppose	Reject submission point	Accept amend as requested.
16	16.3	Wiseman Holdings Ltd Jessica Wiseman	6.6.3.1	Standards	Support in Part	Inclusion of "effective" planting and screening for industrial activities" rather than only storage and service areas.						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
16	16.6	Wiseman Holdings Ltd Jessica Wiseman	6.6.3.3	Standards	Oppose in part	Should not be restricted to State Highways. All roads where dwellings in adjoining non-industrial zone are located within 250 metres.						Reject. The relief sought under 31.2 will address the outcomes sought by this submission point.
16	16.7	Wiseman Holdings Ltd Jessica Wiseman	6.6.4.1	Standards	Oppose	Seek removal of Sunday and public holidays from proposed day time noise limit and move to the night time limit. Seek a noise management plan to be submitted to council to address and mitigate noise effects to dwellings in adjoining zones.						Accept in part. The noise standards for non-industrial zoned sites is managed within the relevant chapter. An industrial activity must not create noise that exceeds the noise standard when heard in the relevant zone. No amendments recommended.