

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

Submitter No.	Submission Point	Submitter Name	Provision No.	Topic	Support / Amend / Oppose	Decision Requested (Relief Sought)
32	32.13	Ngai Tama Tim Selwyn	15	Koiwi	Amend	If koiwi are discovered in a subdivision then they are to remain in situ and a minimum 20m area around it should be created and title given to Hapu.
18	18.208	Heritage NZ Carolyn McAlley	15.1	Issues	Support	Resource Management Issue 15.1.6 is retained.
11	11.156	Horticulture NZ Angela Halliday	15.1.4	Issues	Support	Retain Issue 15.1.4
12	12.3	NZ Transport Agency Mathew Stulen	15.1.7	Issues	Support	Support objectives and policies
39	39.56	Transpower NZ Ltd Pauline Whitney	15.1.7	Issues	Support	(i) Retain Issue 15.1.7
11	11.157	Horticulture NZ Angela Halliday	15.1.8	Issues	Support	Amend 15.1.8 as follows: Rural production land, particularly versatile land, can be degraded and fragmented as a result of inappropriate subdivision.
17	17.179	Bay of Plenty Regional Council Fiona McTavish	15.1.8	Issues	Support / Amend	Amend Issue 8 to read:  <i>The versatile land in the District may be degraded and fragmented as a result of inappropriate subdivision <u>to support non-rural productive uses</u>.</i>
17	17.183	Bay of Plenty Regional Council Fiona McTavish	15.1.11	Issues	Support / Amend	Amend Issue 11 to read:  <i>Subdivision of sites identified as HAIL sites can result in unacceptable risks to human health or the environment. <u>Where appropriate land subdivision or development shall demonstrate compliance with the applicable provisions of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health.</u></i>
8	8.204	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.1.12	Issues	Support	Retain
57	57.42	Toi Te Ora - Public Health Service Sally Webb	15.1.14	Issues	Support	Retain issue 14 which identifies that subdivisions need to have connections to appropriate services according to the location and infrastructure available.
8	8.205	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.1	Objective	Support	Retain
11	11.159	Horticulture NZ Angela Halliday	15.2.1	Policies	Support	Include a new policy 15.2.1.7 To enable rural production lots to facilitate the establishment of rural production lots that only require a small area such as horticulture in the District.
8	8.206	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.1.2	Policies	Support	Retain
18	18.209	Heritage NZ Carolyn McAlley	15.2.1.2	Policies	Support	That Policy 15.2.1.2 is retained.
11	11.158	Horticulture NZ Angela Halliday	15.2.1.3	Policies	Support	Retain Policy 15.2.1.3

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17	17.180	Bay of Plenty Regional Council Fiona McTavish	15.2.1.3	Policies	Support / Amend	Amend Policy 15.2.1.3 to read:  <i>To avoid fragmentation and loss of the productive rural land, and in <u>by allowing subdivision of particular versatile land for non-rural production purposes</u></i>
11	11.160	Horticulture NZ Angela Halliday	15.2.1.4	Policies	Support	Retain Policy 15.2.1.4
51	51.6	Mountain Ridge Holdings Martin Bryan	15.2.1.4	Policies	Oppose in part	Delete Policy 15.2.1.4 or amend to clarify that it does not seek to prevent any rural land from being utilised for activities other than rural production.
8	8.208	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.1.5	Policies	Amend	<i>To <del>manage the effects of</del> <u>restrict</u> new small lot subdivision for rural residential purposes in sensitive rural and coastal environments.</i>
8	8.207	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.1.6	Policies	Support	Retain
18	18.210	Heritage NZ Carolyn McAlley	15.2.1.6	Policies	Support	That Policy 15.2.1.6 is retained.
12	12.31	NZ Transport Agency Mathew Stulen	15.2.2	Objective	Support	Support objectives and policies
36	36.13	First Gas Limited Hywel Edwards	15.2.2	Objective	Support	Retain Objective 15.2.2
39	39.57	Transpower NZ Ltd Pauline Whitney	15.2.2	Objective	Support	(i) Retain Objective 15.2.2
60	60.111	Federated Farmers of NZ Nikki Edwards	15.2.2	Objective	Amend	That Objective 15.2.2 is amended to read: <i>Subdivision of land does not adversely affect the safe and efficient functioning of regionally significant infrastructure and the National Grid and the capacity of roads and infrastructure to service new development.</i>
37	37.73	NZ Fire Commission Stephanie Dean	15.2.2.1	Policies	Support	Retain Policy 15.2.2.1 as notified.
12	12.32	NZ Transport Agency Mathew Stulen	15.2.2.2	Policies	Amend	Amend as follows: <i>15.2.2.2 To ensure safe <u>and efficient</u> access to and from the transport network ...</i>
11	11.161	Horticulture NZ Angela Halliday	15.2.2.4	Policies	Support in Part	Amend Policy 15.2.2.4 by replacing 'National Grid Corridor' as 'National Grid Subdivision Corridor' and make consequential changes throughout the Plan.
39	39.58	Transpower NZ Ltd Pauline Whitney	15.2.2.4	Policies	Support	(i) Retain Policy 15.2.2.4
60	60.112	Federated Farmers of NZ Nikki Edwards	15.2.2.4	Policies	Amend	Amend so that farming subdivision is recognised as not the cause of reverse sensitivity to the National Grid.
36	36.14	First Gas Limited Hywel Edwards	15.2.2.5	Policies	Support / Amend	Add new Policy 15.2.2.5: <i><u>To manage subdivision to avoid sensitive land use or inappropriate activities from compromising the operation, maintenance, upgrading and development (including access) of network utilities and Regionally Significant Infrastructure.</u></i>

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6	6.20	Chris Petersen	15.2.3	Policies	Support / Amend	Add a new policy as follows: <u>Esplanade reserves or strips may not be required in all circumstances, such as where public access is not appropriate to protect public health and safety or security.</u>
8	8.209	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.3	Objective	Support	Retain
8	8.211	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.3.1	Policies	Amend	Include natural hazards in tis policy.
8	8.212	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.3.2	Policies	Amend	Reword the policy to require esplanade reserves or strips except where there are topographical constraints, or where it may impede conservation values.
8	8.210	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.3.3	Policies	Support	Retain
8	8.213	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.2.3.4	Policies	Amend	Amend for consistency with the Act.
18	18.15	Heritage NZ Carolyn McAlley	15.3	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.
8	8.216	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.3.4	Status	Amend	Include another row in the table for subdivision of sites meeting the criteria in 13.9.3 being Discretionary.
11	11.162	Horticulture NZ Angela Halliday	15.3.4	Status	Support in Part	Amend 15.3.4 Line 1 Rural to RD
17	17.184	Bay of Plenty Regional Council Fiona McTavish	15.3.4	Status	Amend	Insert two new rows 14. And 15. into Table under 15.3.4 to include reference to:  <u>14. Subdivision of sites in accordance with Rules 15.4.2.1 and 15.4.2.4 (RDA in Rural, Coastal and Ōhiwa Harbour zones)</u>  <u>15. Subdivision of Versatile Land not in accordance with Rules 15.4.2.2, 15.4.2.3 and 15.4.2.4 (NC in Rural, Coastal and Ōhiwa Harbour zones)</u> .
18	18.211	Heritage NZ Carolyn McAlley	15.3.4	Status	Oppose	That Table 15.3.4 is amended to include a rule related to protection/incentive lots for historic heritage.
36	36.15	First Gas Limited Hywel Edwards	15.3.4	Status	Amend	Amend Chapter 15.3.4: <u>14. Subdivision of land on which the Gas Transmission Pipelines traverses and incidental equipment is located.</u> - include as a Restricted Discretionary Activity in all zones.  <u>Note: First Gas Ltd will be identified as an affected party for subdivisions breaching Subdivision standard 15.3.4.14.</u>

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37	37.74	NZ Fire Commission Stephanie Dean	15.3.4	Status	Support in part	Amend Row '4' of the Table in 15.3.4 as follows: "Lots for public utilities, public works, <u>emergency services</u> , reserves within the meaning of the Reserves Act 1977, in accordance with Rule 15.4.5."
6	6.21	Chris Petersen	15.3.4.1	Status	Support	Retain the controlled activity status as notified.
8	8.214	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.3.4.1	Status	Amend	Change status in Coastal and Ohiwa Harbour Zones to Discretionary.
51	51.7	Mountain Ridge Holdings Martin Bryan	15.3.4.1	Status	Oppose in part	Amend the activity status for this activity within the Coastal Zone from Restricted Discretionary to Controlled.
53	53.30	Vodafone Chris Horne	15.3.4.4	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
54	54.30	Chorus Chris Horne	15.3.4.4	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
55	55.30	Spark	15.3.4.4	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
6	6.22	Chris Petersen	15.3.4.5	Status	Oppose	Delete Rule 15.3.4(5).
51	51.8	Mountain Ridge Holdings Martin Bryan	15.3.4.5	Status	Oppose	Delete Rule 15.3.4(5).
53	53.31	Vodafone Chris Horne	15.3.4.5	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
54	54.31	Chorus Chris Horne	15.3.4.5	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
55	55.31	Spark	15.3.4.5	Status	Oppose in part	<b>Amend</b> Rule 15.3.4 (4) and the heading of Rule 15.4.5 (relevant standards) by amending the terminology from "public utilities" to "network utilities".
6	6.23	Chris Petersen	15.3.4.6	Status	Oppose	Amend the rule as follows: Lots created under Rules 15.4.4 <del>2</del> , 15.4.4 <del>3</del> and 15.4.4 <del>4</del>
51	51.9	Mountain Ridge Holdings Martin Bryan	15.3.4.6	Status	Oppose in part	Amend the rule as follows: Lots created under Rules 15.4.4 <del>2</del> , 15.4.4 <del>3</del> and 15.4.4 <del>4</del>
6	6.24	Chris Petersen	15.3.4.7	Status	Oppose	Amend the rule as follows: Lots created under Rules 15.4.4 <del>2</del> , 15.4.4 <del>3</del> and 15.4.4 <del>4</del> that do not comply with all the requirements
51	51.10	Mountain Ridge Holdings Martin Bryan	15.3.4.7	Status	Oppose in part	Amend the rule as follows: Lots created under Rules 15.4.4 <del>2</del> , 15.4.4 <del>3</del> and 15.4.4 <del>4</del> that do not comply with all the requirements
51	51.11	Mountain Ridge Holdings Martin Bryan	15.3.4.7	Status	Support	Retain the activity status.
8	8.215	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.3.4.10	Status	Support	Retain
39	39.59	Transpower NZ Ltd Pauline Whitney	15.3.4.11	Status	Support	(i) Retain Rule 15.3.4.11

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39	39.60	Transpower NZ Ltd Pauline Whitney	15.3.4.12	Status	Support in part	(i) Retain Rule 15.3.4.12 but amend to provide a direct reference to the Transpower designated substations within Chapter 19 Appendix 2, as follows: <i>12 Subdivision of land where all or part of the site is within 20m of the boundary of a designated National Grid substation, as identified in Chapter 19 Appendix 2.</i> - Restricted Discretionary 9
39	39.61	Transpower NZ Ltd Pauline Whitney	15.3.4.13	Status	Support	(i) Retain Rule 15.3.4.13, but amend the reference to National grid corridor to show upper case lettering, consistent with other references in the proposed plan.
3	3.1	A & H Mortleman	15.4.1.1	Standards	Oppose	Coastal Settlement Zone - non sewerer - was 800m2, now to be 1200m2. Revert to 800m2 minimum lot size (unsewered).
6	6.25	Chris Petersen	15.4.1.1	Standards	Support	Retain the minimum lot size requirements for lots within the Harbour Industrial Zone as notified.
36	36.16	First Gas Limited Hywel Edwards	15.4.1.1	Standards	Support / Amend	Amend 15.4.1.1: The minimum lot dimensions in each zone shall <i>relate to land without legally binding development restrictions (e.g. development restrictive easements), and</i> be as follows:
13	13.6	Overington Surveyors Karl Rendall	15.4.1.2	Standards	Oppose	A report from a suitably qualified person approved by the Bay of Plenty Regional Council is provided that identifies that the lot and proposed use of the lot complies with the requirements of the Bay of Plenty On-site Effluent Treatment Regional Plan
17	17.81	Bay of Plenty Regional Council Fiona McTavish	15.4.1.2.2	Standards	Amend	Amend 8.3.2.1.7 (b) and 11.3.2.1 (b) to read:  <i>A report by a Suitably Qualified and Experienced Person Chartered Professional Engineer is provided to show that the site complies with the On-Site Effluent Treatment Regional Plan.</i>
57	57.46	Toi Te Ora - Public Health Service Sally Webb	15.4.1.2.2	Standards	Support / Amend	Retain the requirement for subdivision to non-sewered lots to supply a report from an engineer which identifies the lot will be fit for purpose and complies with requirements for onsite effluent treatment systems set by the Bay of Plenty Regional Council. Add the above requirement for any lot that is not sewerer.
51	51.12	Mountain Ridge Holdings Martin Bryan	15.4.2	Standards	Oppose in part	Introduce a new rule in section 15.4.2 which provides for the subdivision of a parent lot of more than 4 hectares where the subdivided lots will have a minimum lot size of 2,000m <sup>2</sup> and an average density over the entire subdivision of 1 lot per 4 hectares. Add a restricted discretionary activity status for this rule in the activity status table under Rule 15.3.4.
13	13.5	Overington Surveyors Karl Rendall	15.4.2.2	Standards	Oppose	Re-word for clarity meaning of 'average minimum density'
51	51.13	Mountain Ridge Holdings Martin Bryan	15.4.2.2	Standards	Oppose in part	Relocate clause 4 of Rule 15.4.2.2 to Section 15.8 – Assessment Criteria for Discretionary Activities.

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17	17.181	Bay of Plenty Regional Council Fiona McTavish	15.4.2.2.3	Standards	Support / Amend	Amend Rule 15.4.2.2.3 to read:  <i>A report from a suitably qualified person shall be lodged with the resource consent application <u>demonstrating</u> how the subdivision will avoid adverse effects on ...</i>
8	8.217	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.4.2.2.4	Standards	Amend	Relocate 15.4.2.2.4 to 15.8 Discretionary criteria.
17	17.182	Bay of Plenty Regional Council Fiona McTavish	15.4.2.2.4	Standards	Support / Amend	Amend Rule 15.4.2.2.4 to read:  <i>Council shall consider the extent to which any proposed rural residential lots, buildings, structures or developments preclude or compromise the use or availability of this <u>versatile</u> land for rural production activities...</i>
8	8.218	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.4.2.3	Standards	Amend	Delete 15.4.2.3 and replace with a minimum lot size of 4 ha in the Coastal and Ohiwa Harbour Zones.
51	51.14	Mountain Ridge Holdings Martin Bryan	15.4.2.3	Standards	Oppose in part	Relocate clause 2 of Rule 15.4.2.3 to Section 15.8 – Assessment Criteria for Discretionary Activities.
17	17.185	Bay of Plenty Regional Council Fiona McTavish	15.4.2.3.1	Standards	Support / Amend	Amend Rule 15.4.2.3.1 to read:  <i>Where a report is provided by a suitably qualified and experienced person... then the <b>lots</b> created by subdivision of a parent <b>lot</b> with an area of more than four hectares shall have a minimum <b>lot</b> size of four hectares, <u>with the versatile land being retained on the larger balance lot</u>, and the general requirements in Rule 15.4.2.4 shall be met.</i>
8	8.219	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.4.2.4	Standards	Support	We note that the word 'be' should be replaced with the word 'contain'.
11	11.164	Horticulture NZ Angela Halliday	15.4.2.4	Standards	Support in Part	Retain 15.4.2.4 but amend as follows: Each lot shall have an identified residential building platform that ensures separation distances that meet the Zone Standards and provides visual separation through such means as topographical features, distances over flat land, protected areas of vegetation or other similar devices and that will not compromise the continuation of Permitted Activities, including rural production activities on adjacent lots through reverse sensitivity effects.
17	17.186	Bay of Plenty Regional Council Fiona McTavish	15.4.2.4	Standards	Support / Amend	Amend Rule 15.4.2.4 to read:  <i>Each lot shall <u>contain a safe stable</u> be a residential building site that... will not <u>further fragment versatile land from existing rural production uses</u> nor compromise the continuation of Permitted Activities, including rural production activities, on adjacent lots through reverse sensitivity effects.</i>

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24	24.90	Opotiki District Council Aileen Lawrie	15.4.2.4	Standards	Amend	Amend 'Distances Over Flat Land' to provide clearer guidance
51	51.15	Mountain Ridge Holdings Martin Bryan	15.4.2.4	Standards	Oppose	Either amend Rule 15.4.2.4 to specify what is needed to achieve compliance, such as separation distances or screening or relocate the rule as an assessment criteria.
11	11.163	Horticulture NZ Angela Halliday	15.4.2.5	Standards	Support in Part	<p>Add new provisions 15.4.2.5</p> <p>Subdivision for Rural Production lots in Rural, Coastal and Ohiwa Harbour Zones Existing lots may be subdivided to create one or more Rural Production Lots subject to the following standards and criteria relating to either productive land or land containing a productive crop:</p> <p>Productive Land:</p> <ul style="list-style-type: none"> <li>(i) Shall contain a minimum of 4ha.</li> <li>(ii) Each Rural Production Lot shall be suitable for the successful growing of permanent horticulture crops in the prevailing climatic conditions.</li> <li>(iii) Shall have the following characteristics: <ul style="list-style-type: none"> <li>- Soil texture; silt loam, sandy loam, loam, loamy sand (in the topsoil 15cm)</li> <li>- Potential rooting depth: minimum one metre</li> <li>- Drainage Class: well-drained</li> <li>- Profile readily available water (0 – 100cm): moderate (greater or equal to 50mm)</li> <li>- Topsoil (top 15 cm) bulk density: less than or equal to 0.90 g/cm<sup>3</sup></li> <li>- Subsoil (below 15 cm) bulk density: less than or equal to 1.00 g/cm<sup>3</sup></li> <li>- Topsoil (top 15cm) organic matter: minimum 5%</li> <li>- No point exceeding 15 degree slope</li> <li>- No more than 20% of the productive land shall be facing 45 degrees either side of South (south east to south west).</li> </ul> </li> <li>(iv) Each application shall be accompanied by a report/s completed by a person/s qualified and experienced in local soils and horticulture production. The report as a minimum shall: <ul style="list-style-type: none"> <li>- Certify that the land concerned meets (i) to (iii) above;</li> <li>- Provide comment on effects of drainage, climatic conditions, previous or current land use, any limitations and any cumulative effects;</li> <li>- Recommendations for any remedial work.</li> </ul> </li> </ul> <p>Productive Crop:</p> <ul style="list-style-type: none"> <li>(v) The above provisions, (ii) to (iv) shall not be required to be met where each Rural Production Lot is a minimum of 4ha and no less than 70% of that area is planted in a productive crop which must be certified or other evidence provided.</li> </ul>
7	7.82	Department of Conservation Chris Staite	15.4.3	Standards	Support / Clarify	Retain but clarify relationship with requirement to fence in 15.5.12

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8	8.220	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.4.3	Standards	Amend	<p>1. Delete 15.4.3 and replace with a regime that requires protection of all of a feature if the feature is a wetland, coastal habitat, or in the Opotiki Ecological District.</p> <p>2. Where the feature does not meet 1 above, 90% or more of the feature is to be protected. A higher minimum lot size should be considered for such features.</p> <p>3. Require the protected feature to be entirely within 1 lot or otherwise on the parent lot.</p> <p>4. The lot containing the protected feature must contain an approved building site and access exclusive of the area to be protected.</p> <p>5. Only 1 additional lot can be created.</p> <p>6. The activity is a Discretionary Activity.</p> <p>7. Conditions of consent should require stock proof fencing and permanent legal protection, as well as a required management plan to ensure the ongoing protection of the feature (incorporate 15.5.12).</p>
18	18.212	Heritage NZ Carolyn McAlley	15.4.3	Standards	Oppose	That 15.4.3 Subdivision Standards is amended to include a standard relating to protection or incentive lots for historic heritage.
51	51.16	Mountain Ridge Holdings Martin Bryan	15.4.3	Standards	Support in part	Amend Rules 15.4.3.1 and 15.4.3.2 to separate the protection and incentive lot components of the rule and clarify that the incentive lot provision is enabled by the creation of a protection lot.
7	7.84	Department of Conservation Chris Staite	15.4.3.2	Standards	Amend	Clarify reference to refer to Appendix 13.9 if intended.
51	51.17	Mountain Ridge Holdings Martin Bryan	15.4.4.2	Standards	Support in part	Either include a definition of Access Strip which includes access lot, access let, right of way and private road or alternatively include these terms within the rule.
13	13.4	Overington Surveyors Karl Rendall	15.4.4.3	Standards	Oppose	<p>1. The minimum access width required for up to six lots shall in all zones except the Rural Zone be as follows: 1 lot 3m 2 lots 4m 3-6 lots 6m</p> <p>2. The minimum access width required for up to six lots shall in the Rural zone be as follows: <u>1 lot 4m</u> <u>2 lots 9m</u> <u>3-6 lots 12m</u></p>



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37	37.76	NZ Fire Commission Stephanie Dean	15.4.4.3	Standards	Support in part	Amend Standard 15.4.4 as follows : "15.4.4.3 The minimum access width required for up to six lots shall be as follows: 1 lot <u>34m (except where the access terminates less than 135m from the nearest road that has reticulated water supply (including hydrants))</u> "  2 lots 4m  3-6 lots 6m  <u>15.4.4.x Accesses shall have a minimum height clearance of 4.0m and a maximum gradient of 1 in 5 (with minimum 4.0m transition ramps of 1 in 8) except where the access terminates less than 135m from the nearest road that has reticulated water supply (including hydrants)."</u>
37	37.75	NZ Fire Commission Stephanie Dean	15.4.5	Standards	Support in part	<b>Amend Rule 15.4.5 as follows:</b> <b>"LOTS FOR PUBLIC UTILITIES, PUBLIC WORKS, EMERGENCY SERVICES, AND FOR RESERVES AS STATED IN THE RESERVES ACT 1977</b> 15.4.5.1 The minimum standards for the zone shall not apply where the lots are created for the following purposes: 1. Where land is required by a network utility operator. 2. Where land is required for a public work <u>or emergency service.</u> ...
36	36.17	First Gas Limited Hywel Edwards	15.4.5.1	Standards	Support	Support Standard 15.4.5.1
60	60.113	Federated Farmers of NZ Nikki Edwards	15.4.6	Standards	Amend	That when a buildings site is identified outside the National Grid Yard, the status of the subdivision should not be stricter than otherwise provided for.
39	39.62	Transpower NZ Ltd Pauline Whitney	15.4.6.1	Standards	Support in part	(i) Amend Standard 15.4.6.1 as follows: <u>15.4.6.1 A building platform for each new lot shall be identified that complies with minimum standards for the zone and that is fully located outside the National Grid Yard.</u>
17	17.187	Bay of Plenty Regional Council Fiona McTavish	15.4.7.1	Standards	Amend	Insert a new clause into 15.4.7.1 to read:  <u>3. In the Rural, Coastal and Ōhiwa Harbour zones, the adjustment shall not further fragment versatile land or result in a reduction of future rural production land use options.</u>

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17	17.188	Bay of Plenty Regional Council Fiona McTavish	15.5	General Standards	Amend	Insert a new general standard 15.5.14 <i>NATURAL HAZARD RISK</i> to read:  <u>1 Until this Plan includes provisions giving effect to RPS Policies NH 7A and NH 8A, assess the natural hazard risk associated with any subdivision of 5 ha or more of land zoned or to be zoned for urban use in accordance with the RPS natural hazards policy and method provisions.</u>
11	11.166	Horticulture NZ Angela Halliday	15.5.2.1	General Standards	Support	Retain 15.5.2.1.
37	37.77	NZ Fire Commission Stephanie Dean	15.5.5	General Standards	Support in part	Amend Standard 15.5.5.1(7) as follows: "7. <del>Where there is no reticulated water supply, a</del> provision shall be made for an adequate supply of water and access to water supplies for firefighting purposes in accordance with <u>New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008</u> . <u>Compliance with this Code of Practice can typically be achieved through connection to a Council reticulated water supply.</u> "
51	51.18	Mountain Ridge Holdings Martin Bryan	15.5.5.1	General Standards	Support in part	Amend clause 6 of Rule 15.5.5.1 as follows: Provide an adequate supply of reticulated potable water to each lot. Where reticulation is not practicable, a means of adequate storage and continuous supply of potable water shall be <del>provided to</del> <u>nominated for</u> each lot.
11	11.167	Horticulture NZ Angela Halliday	15.5.5.6	General Standards	Support in Part	Add to 15.5.5 (6) Where reticulation is not practicable a means of adequate storage and continuous supply of potable water shall be provided to each lot, <u>that does not affect or compromise existing uses of water in the area.</u>
57	57.47	Toi Te Ora - Public Health Service Sally Webb	15.5.5.6	General Standards	Support	Retain the requirement for all subdivision to provide an adequate supply of reticulated potable water to each lot. Where reticulation is not practicable, a means of adequate storage and continuous supply of potable water shall be provided to each lot.
57	57.44	Toi Te Ora - Public Health Service Sally Webb	15.5.6	General Standards	Support / Amend	Add that all new lots and/or buildings shall connect to the Council water supply, where available.
57	57.43	Toi Te Ora - Public Health Service Sally Webb	15.5.6.1	General Standards	Support	Retain the requirement that all new lots within any of Council's wastewater scheme boundaries shall connect to the Council's wastewater system.
53	53.32	Vodafone Chris Horne	15.5.9.1	General Standards	Oppose	<b>Amend</b> Rule 15.5.9.1 to improve its clarity such that it is clear that telecommunications services must be provided to the boundary of all new lots, and globally change all references from "telephone" to "telecommunications" in all parts of the Proposed Plan including Rule 15.5.9.1.
54	54.32	Chorus Chris Horne	15.5.9.1	General Standards	Oppose	<b>Amend</b> Rule 15.5.9.1 to improve its clarity such that it is clear that telecommunications services must be provided to the boundary of all new lots, and globally change all references from "telephone" to "telecommunications" in all parts of the Proposed Plan including Rule 15.5.9.1.

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

Submitter No.	Submission Point	Submitter Name	Provision No.	Topic	Support / Amend / Oppose	Decision Requested (Relief Sought)
55	55.32	Spark	15.5.9.1	General Standards	Oppose	<b>Amend</b> Rule 15.5.9.1 to improve its clarity such that it is clear that telecommunications services must be provided to the boundary of all new lots, and globally change all references from "telephone" to "telecommunications" in all parts of the Proposed Plan including Rule 15.5.9.1.
53	53.33	Vodafone Chris Horne	15.5.9.2	General Standards	Oppose	<b>Delete</b> Rule 15.5.9.2.
54	54.33	Chorus Chris Horne	15.5.9.2	General Standards	Oppose	<b>Delete</b> Rule 15.5.9.2.
55	55.33	Spark	15.5.9.2	General Standards	Oppose	<b>Delete</b> Rule 15.5.9.2.
6	6.26	Chris Petersen	15.5.11	Standards	Support / Amend	Amend the heading of Zone Standard 15.5.11 as follows: <del>Subdivision in relation to infrastructure</del> other than the national grid yard Amend clause 2 as follows: The extent to which potential adverse visual impact of <u>infrastructure</u> is mitigated through the location of the <u>structures and buildings platforms associated with the infrastructure</u> ; and
8	8.221	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.5.11.1	General Standards	Amend	Move to assessment criteria.
36	36.18	First Gas Limited Hywel Edwards	15.5.11.1	General Standards	Support / Amend	Amend 15.5.11.1(1): 1. The ability to undertake maintenance, <u>upgrading, replacement,</u> and inspection of the infrastructure, <u>including access,</u> to avoid risk of injury and/or property damage; and
36	36.19	First Gas Limited Hywel Edwards	15.5.11.1.3	General Standards	Support	Retain 15.5.11.1.3
7	7.83	Department of Conservation Chris Staite	15.5.12	General Standards	Support / Clarify	Retain but clarify relationship with requirement to fence in 15.5.13
7	7.85	Department of Conservation Chris Staite	15.5.12	General Standards	Support	Retain, and add 'significant habitats of indigenous fauna' to the list of areas to be protected.
8	8.222	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.5.13	General Standards	Amend	This should apply to all subdivision consent and be included in assessment criteria
17	17.15	Bay of Plenty Regional Council Fiona McTavish	15.6	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.'
11	11.168	Horticulture NZ Angela Halliday	15.6.1.1	Criteria CA	Support	Retain 15.6.1.1.

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7	7.86	Department of Conservation Chris Staite	15.6.1.2	Criteria CA	Support	Retain
8	8.223	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.6.1.2	Criteria CA	Amend	Remove to Discretionary Criteria and add Fencing and pest management plan.
18	18.213	Heritage NZ Carolyn McAlley	15.6.1.2	Criteria CA	Support in part	That Assessment Criteria 15.6.1.2 is retained subject to clarification regarding the nature of the items to be considered as part of the assessment criteria, in particular those items or features of historical or archaeological worth.
7	7.87	Department of Conservation Chris Staite	15.6.1.3	Criteria CA	Support	Retain
8	8.224	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.6.1.3	Criteria CA	Amend	Remove to Discretionary Criteria.
7	7.88	Department of Conservation Chris Staite	15.6.1.7	Criteria CA	Support	Retain
8	8.225	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.6.1.7	Criteria CA	Amend	Include also in Discretionary Criteria where the site has values identified according to criteria in 13.9.3.
18	18.28	Heritage NZ Carolyn McAlley	15.7	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.
51	51.19	Mountain Ridge Holdings Martin Bryan	15.7	Criteria RDA	Oppose in part	Add restricted discretionary activity assessment criteria for the subdivision of land within the Coastal Zone. See also other submission points relating to the subdivision of land within the Coastal Zone.
11	11.169	Horticulture NZ Angela Halliday	15.7.1	Criteria RDA	Support in Part	Amend 15.7.1 as follows:  Add new provision: The assessment criteria listed in 15.6
39	39.63	Transpower NZ Ltd Pauline Whitney	15.7.1.1	Criteria RDA	Support in part	(i) Subject to the following amendment, retain Assessment Criteria 15.7.1.1 (ii) Amend Clause 7 as follows: <i>For Rules 15. 2.4.3.13, 3.4.11 and 1 4 2 public notification of applications for resource consent will not be required but the written approval of the National Grid Operator will be required or a Limited Notification process will be followed.</i>
24	24.91	Opotiki District Council Aileen Lawrie	15.7.1.1.7	Criteria RDA	Amend	Correct '15.1.2.13 and 14' to read '15.3.4.11, 12 and 13'
8	8.226	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.8	Criteria DA	Support / Amend	15.8.1.1.13 - should delete the word 'noxious' and replace it with 'pest' as the Biosecurity Act no longer uses the term 'noxious'. Comments above apply.
11	11.170	Horticulture NZ Angela Halliday	15.8.1	Criteria DA	Support in Part	Add to 15.8.1: Provision of adequate potable water supply that does not affect existing users.
37	37.78	NZ Fire Commission Stephanie Dean	15.8.1	Criteria DA	Support in part	As a consequence, <b>amend</b> the criteria in 15.8.1 to include the following additional clause: <b>"x. The potential adverse effects of fire, including fire spread."</b>
7	7.890	Department of Conservation Chris Staite	15.8.1.1	Criteria DA	Support	Retain criteria 1 - 8 and 13

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51	51.20	Mountain Ridge Holdings Martin Bryan	15.8.1.1	Criteria DA	Oppose in part	Amend clause 7 of the assessment criteria in section 15.8.1.1 as follows:  Effects of building platforms and access on the visual values and significant landscape and features in the area, including an assessment by an appropriately qualified landscape architect <u>where there is the potential for identified significant landscapes or features to be affected.</u>
18	18.215	Heritage NZ Carolyn McAlley	15.8.1.1.10	Criteria DA	Support	That assessment criteria 15.8.1.1.10 is retained.
18	18.214	Heritage NZ Carolyn McAlley	15.8.1.1.9	Criteria DA	Support in part	That assessment criteria 15.8.1.1.9 is retained and amended as follows: <i>"The impacts on <u>the historic heritage</u> archaeological integrity of the <b>site</b>".</i>
7	7.90	Department of Conservation Chris Staite	15.8.2.1	Criteria DA	Support	Retain criteria 2 - 6
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.8.2.1.5	Criteria DA	Support	These provisions are supported except that 5(a) is unclear - should it read "Specifying the location"?
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.1	Esplanade Reserve	Support	Retain
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.2	Esplanade Reserve	Support	Retain
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.3	Esplanade Reserve	Support	Retain
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.4	Esplanade Reserve	Support	Retain
8	8.232	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.5	Esplanade Reserve	Amend	Amend as follows:  Public recreational use of the land <u>as determined through public notification.</u>
6	6.27	Chris Petersen	15.10.1.6	Esplanade Reserve	Support / Amend	Retain Rule 15.10.1.6 as notified.
8	8.233	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.6	Esplanade Reserve	Amend	Require waivers to be a discretionary activity.  Delete 15.10.1.6.2 and replace with " <u>Waiving of the requirement for an esplanade reserve or strip will only be considered subject to RPS Policy MNGB</u> ".
8	8.23	Eastern Bay of Plenty - Forest and Bird Linda Conning	15.10.1.6	Esplanade Reserve	Amend	Require waivers to be a discretionary activity.