

TAURANGA CITY COUNCIL

OPERATIVE CITY PLAN

Proposed Plan Change 35 Tauriko Business Estate Stage 4

Summary of Decisions Requested Report **May 2024**

How to read the summary of decisions requested report

Each submitter has been allocated a number and each of their submission points has a unique number. You will need to reference the whole submission number if you make a further submission.

Example: Submission 2.3

- 2 is the submitter number
- 3 is the submission point number

The summary identifies whether each submission point supports (Support), seeks amendments (Amend), or opposes (Oppose).

The summary is ordered by submission topic.

Specific amendments sought by submitters are shown in red with ~~striketrough~~ for deletions and underlined for additions. Black text underlined or ~~striketrough~~ are the provisions as notified in Private Plan Change 35. Plain text indicates Operative Tauranga City Plan text.

Additional annotations use [square brackets] to assist interpretation.

The report is made up of summaries of the decisions requested in submissions. The report is not intended to be a summary of the submissions in their entirety and does not include reasons for the request or other supporting material included in the submissions. The original submission should be referred to if you are seeking to make a further submission, or to fully understand the issues raised by a submitter.



Summary of Decisions Requested to the Operative Tauranga City Plan - Proposed Plan Change 35

Submitter	Point No.	Position	Submission of decision requested
General			
NZ Transport Agency Waka Kotahi	11.1	Support	SUPPORT PPC35 in principle, subject to the clarification and amendments sought in points 11.2-11.11. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
Tauranga Crossing Limited	9.1	Amend	SUPPORT in general the notified provisions subject to the relief sought in points 9.2-9.5. AND AMEND to make any consequential changes or relief to give effect to the analysis identified and relief sought.
Urban Taskforce for Tauranga	2.1	Support	SUPPORT PPC35 subject to points 2.2-2.3. AND AMEND to make any other relief or consequential amendments to address the matters sought.
General - Reverse Sensitivity			
Bay of Plenty Regional Council	6.24	Amend	AMEND the City Plan to specify that any activities that discharge to air are likely to require consent(s) under the Regional Natural Resources Plan and those consent applications must address cumulative effects of the discharge in combination with any others occurring within the Tauriko Business Estate Stage 4 area. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Camille Bent	14.5	Oppose	AMEND PPC35 to ensure residents at 136 Belk Road are not adversely affected while continuing their farming practices and residential living.
Camille Bent	14.6	Oppose	AMEND provisions to ensure the cumulative effect of developing rural land into industrial land and industrial activities does not adversely impact the residents at 136 Belk Road in regard to wellbeing, function of land and rural amenity.
Jeff and Sandra Bent	1.5	Oppose	AMEND PPC35 to ensure submitters are not adversely affected while continuing to carry out their farming practices and residential living.
Jeff and Sandra Bent	1.6	Oppose	AMEND provisions to ensure the cumulative effect of developing rural land into industrial land and industrial activities does not adversely impact submitters wellbeing, function of land and rural amenity.
General - Industrial Activities			
Camille Bent	14.7	Oppose	AMEND so that offensive activities (landfill, waste, recycling, hazardous substance facilities) are not located against boundaries of sites that are not operated as industrial sites.
Jeff and Sandra Bent	1.7	Oppose	AMEND so that offensive activities (landfill, waste, recycling, hazardous substance facilities) are not located against boundaries of sites that are not operated as industrial sites.
General - Existing Use Rights			
Camille Bent	14.9	Oppose	AMEND so all rural and residential activities occurring at time of PPC35 continue as though they were still zoned rural. AND AMEND to enable water takes, discharges and erection of ancillary buildings without the requirement to obtain consent where it was previously permitted.
Jeff and Sandra Bent	1.9	Oppose	AMEND so all rural and residential activities occurring at time of PPC35 continue as though they were still zoned rural. AND AMEND to enable water takes, discharges and erection of ancillary buildings without the requirement to obtain consent where it was previously permitted.
General - Stormwater Management			
Bay of Plenty Regional Council	6.4	Support	RETAIN grassed swales in the 34/38 metre road corridors as shown in Appendix 8 of the s32 report.
Urban Taskforce for Tauranga	2.3	Amend	DELETE all provisions that relate to compliance with Regional Council discharge consents and their conditions. AND AMEND to make any other relief or consequential amendments to address the matters sought.
General - Noise			
Camille Bent	14.8	Oppose	AMEND noise limits within stage 3 and 4 of Tauriko Business Estate industrial zone comply with quieter noise limits while the dwelling at 136 Belk Road is used as residential. AND AMEND noise limits within 200m of 136 Belk Road to comply with quieter standards, whether temporary construction or ongoing industrial activities. AND AMEND to avoid nuisance noise within 200m of residential dwelling at 136 Belk Road.
Jeff and Sandra Bent	1.8	Oppose	AMEND noise limits within stage 3 and 4 of Tauriko Business Estate industrial zone comply with quieter noise limits while submitters dwelling [136 Belk Road] is used as residential living. AND AMEND noise limits within 200m of submitters boundary [136 Belk Road] to comply with quieter standards, whether temporary construction or ongoing industrial activities. AND AMEND to avoid nuisance noise within 200m of submitters residential dwelling [136 Belk Road].
Joshua Brill	10.1	Amend	AMEND Rule 4E.2.4 c. - Tauriko Commercial and Industry Zone to read: Prior to commencement of any land use within 100 metres of any dwelling existing <u>on a Rural Zoned or a Rural Residential zoned property</u> as at 10 December 2005 <u>adjoining Tauriko Commercial Zone and Tauriko Business Estate Stages 1, 2, and 3, or as at 9 March 2024 adjoining Tauriko Business Estate Stage 4 on a Rural-zoned property</u> an acoustic report, prepared by a suitably qualified acoustic engineer shall be submitted to the Council to:
Bay of Plenty Regional Council	6.21	Amend	AMEND the City Plan to specify that any regional consent applications must contain an assessment of ecological effects and must address cumulative effects of the proposed activity in combination with any other consents already granted and/or consent applications underway for the Tauriko Business Estate Stage 4 area. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
General - Ecology			

Bay of Plenty Regional Council	6.22	Amend	AMEND the City Plan to specify that any regional consent applications must contain an assessment of the effects on specific wetlands and must address cumulative effects of the proposed activity in combination with any other consents already granted and/or consent applications underway for the Tauriko Business Estate Stage 4 area. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Appendix 7D: Register of Significant Archaeological Areas			
Bay of Plenty Regional Council	6.1	Support	RETAIN Omanawa Redoubt as a Significant Archaeological Area in Appendix 7D: Register of Significant Archaeological Areas as notified.
Objective 12E.1.3 and Policy 12E.1.3.1 - Stormwater Management with Tauriko Business Estate Stage 4			
Bay of Plenty Regional Council	6.2	Support	RETAIN Objective 12E.1.3 - Stormwater Management within Tauriko Business Estate Stage 4 as notified.
Bay of Plenty Regional Council	6.3	Amend	AMEND Policy 12E.1.3.1 - Stormwater Management within Tauriko Business Estate Stage 4 to read: 12E.1.3.1 Policy – Stormwater Management within Tauriko Business Estate Stage 4 Require subdivision and development within Tauriko Business Estate Stage 4 (as per Diagram 9, Section 5 (Part B, Plan Maps) Tauriko Staging Plan) to demonstrate that stormwater runoff is managed in a manner that meets the requirements of the relevant stormwater consent <u>and any relevant Stormwater Management Plan</u> and is designed and constructed to: a. Incorporate low impact stormwater design practises that: i. Adopt a treatment train approach that includes stormwater management systems that are located, sized and designed to manage stormwater related effects; and ii. Integrate and interface with natural freshwater receiving environments. Prioritise options that avoid degradation and the loss of extent and value of rivers/streams, and freshwater ecosystems by modification or discharges. b. Ensure that constructed stormwater network elements are appropriately sized, designed and constructed to achieve positive stormwater <u>quality and quantity management</u> outcomes in the long term. c. ... AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Bay of Plenty Regional Council	6.5	Amend	AMEND Policy 12E.1.2.1 - Stormwater Management within Tauriko Business Estate Stage 4 to read: 12E.1.3.1 Policy – Stormwater Management within Tauriko Business Estate Stage 4 Require subdivision and development within Tauriko Business Estate Stage 4 (as per Diagram 9, Section 5 (Part B, Plan Maps) Tauriko Staging Plan) to demonstrate that stormwater runoff is managed in a manner that meets the requirements of the relevant stormwater consent <u>and any relevant Stormwater Management Plan</u> and is designed and constructed to: a. ... b. ... c. ... <u>d. Treat stormwater runoff from all high use roads (more than 5000 vehicle movements per day) using appropriate water sensitive design methods such as bioretention/vegetated swales, before entering the public pipe network.</u> d-e. Ensure that stormwater infrastructure manages the cumulative effects (quality and quantity) associated with stormwater discharge from subdivision and development on receiving environments. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
12E.3.1.10 - Subdivision with the Tauriko Business Estate			
Bay of Plenty Regional Council	6.6	Support	RETAIN Rule 12E.3.1.10 c. iii. - Subdivision within Tauriko Business Estate as notified.
Bay of Plenty Regional Council	6.7	Amend	AMEND Rule 12E.3.1.10 h. [note ePlan and online submission form numbering is n.] - Subdivision within the Tauriko Business Estate to read: 12E.3.1.10 Rule – Subdivision within the Tauriko Business Estate ... h. Any application within Stage 4 (as per Diagram 9, Section 5 (Part B, Plan Maps) Tauriko Staging Plan) shall demonstrate how Objective 12E.1.3, Policy 12E.1.3.1 and Appendix 18F.3 Stormwater have been given effect. This shall include a stormwater engineering assessment including, but not limited to: [note ePlan and online submission form numbering is n.] i. <u>How the requirements of the relevant approved stormwater consent, and stormwater management plan, will be achieved;</u> ii. How <u>low impact design principles and water quality pre-treatment via a treatment train approach will be undertaken for Stage 4;</u> iii. <u>The implementation of a primary network system designed to manage 10% AEP storm events;</u> iviii. <u>The implementation of a secondary network system designed to manage 1% AEP storm events;</u> v. How the requirements of the relevant approved stormwater consent, and stormwater management plan, will be achieved; [error in submission numbering should be iv.] vi. <u>The effects of climate change on rainfall and sea level based on the RCP 8.5+ median scenario as of the year 2130.</u> i. Any application within Stage 4... [note ePlan and online submission form numbering is o.] j. For all lots created within Stage 4... [note ePlan and online submission form numbering is p.] <u>k. For all lots within Stage 4 not already subject to a stormwater management plan, a stormwater management plan shall be submitted before any subdivision or change in land use, which contains the information required by Rule 12E.3.1.10 (h) and (j) and is consistent with the stormwater management approach in the approved Tauriko Business Estate Stage 4 Stormwater Management Plan (Harrison Grierson, November 2023). [note in ePlan and online submission form numbering should be q.]</u> AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.

Bay of Plenty Regional Council	6.8	Support	RETAIN Rule 12E.3.1.10 j. [note ePlan and online submission form number is p.] - Subdivision within the Tauriko Business Estate as notified.
Tauranga City Council	8.1	Amend	AMEND Rule 12E.3.1.10 o. - Subdivision within the Tauriko Business Estate so that the trigger for the staging of development in Tauriko Business Estate Stage 4 uses the latest modelling.
12E.3.2.6 - Tauriko Business Estate			
Bay of Plenty Regional Council	6.9	Amend	AMEND Rule 12E.3.2.6 d. - Tauriko Business Estate to read: 12E.3.2.6 Tauriko Business Estate c. ... <u>d. For applications within Stage 4 (as per Diagram 9, Section 5 (Part B, Plan Maps) Tauriko Staging Plan) the implementation of stormwater management measures to ensure compliance with the relevant approved stormwater consent, any stormwater management plan, and any additional recommendations or mitigation measures set out within the stormwater engineering assessment.</u> AND AMEND any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Policy 18A.8.3.2 - Landscape and Visual Amenity Protection through On-Site Controls			
Camille Bent	14.1	Oppose	AMEND Policy 18A.8.3.2 - Landscape and Visual Amenity Protection through On-Site Controls clause a. to include existing residents and residential dwellings established prior to PPC35. AND DELETE Policy 18A.8.3.2 - Landscape and Visual Amenity Protection through On-Site Controls clause b.
Jeff and Sandra Bent	1.1	Oppose	AMEND Policy 18A.8.3.2 - Landscape and Visual Amenity Protection through On-Site Controls clause a. to include existing residents and residential dwellings established prior to PPC35. AND DELETE Policy 18A.8.3.2 - Landscape and Visual Amenity Protection through On-Site Controls clause b.
Rule 18A.12.12 - Tauriko Industry Zone			
Camille Bent	14.2	Oppose	DELETE Rule 18.12.1.2 - Tauriko Industry Zone clause d. and e. OR AMEND provisions to reduce impact on submitters should the greater height limit be progressed.
Jeff and Sandra Bent	1.2	Oppose	DELETE Rule 18.12.1.2 - Tauriko Industry Zone clause d. and e. OR AMEND provisions to reduce impact on submitters should the greater height limit be progressed.
Bay of Plenty Regional Council	6.10	Amend	AMEND Rule 18A.12.2.2 a. - Tauriko Industry Zone Streetscape to read: 18A.12.2.2 Tauriko Industry Zone Streetscape a. For all buildings and activities on sites within the Tauriko Industry Zone having a direct frontage to Taurikura Drive and Belk Road specimen trees shall be provided and maintained by, or on behalf of, the landowner(s) on sites adjoining the Taurikura Drive boundary and Belk Road boundary at the rate of one tree for every 10 lineal metres of road frontage or fraction thereof. The trees shall be located within the site and within 10 metres of the front boundary of the site with Taurikura Drive or Belk Road. The trees shall be planted before occupation of a building or start of an activity on site in accordance with the rate of planting specified in this rule. <u>Along the Belk Road frontage and boundaries, the specimen trees shall be locally sourced native evergreen tree species;</u> AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Rule 18A.14.3.4 - Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan, Outline Development Plan and other relevant documents			
Bay of Plenty Regional Council	6.11	Support	RETAIN Rule 18A.14.3.4 a. vii. - Compliance of Land Use with Urban Growth Plan, Services Strategy, Staging Plan, Outline Development Plan and other relevant documents as notified.
External Treatment of Buildings and other Structures			
Bay of Plenty Regional Council	6.12	Support	RETAIN Rule 18A.14.3.5 - External Treatment of Buildings and Other Structures as notified.
Camille Bent	14.3	Amend	AMEND Rule 18A.14.3.5 - External Treatment of Buildings and Other Structures to include that all buildings within a direct line of sight of 136 Belk Road to be constructed of materials that meet low reflectivity values.
Jeff and Sandra Bent	1.3	Amend	AMEND Rule 18A.14.3.5 - External Treatment of Buildings and Other Structures to include that all buildings within a direct line of sight of 136 Belk Road shall be constructed of materials that meet low reflectivity values.
18A.16 - Discretionary Activity Rules			
Bay of Plenty Regional Council	6.13	Support	RETAIN Rule 18A.16 iv. - Discretionary Activity Rules as notified.
Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones			
Bay of Plenty Regional Council	6.14	Amend	AMEND the additional plan [Visual Mitigation Buffer (Omanawa Stream)] to Appendix 18D: Tauriko Business Estate Mitigation, Landscape Features and Buffer Zones to require only locally sourced native canopy trees within any riparian zone for Tauriko Business Estate Stage 4. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.

Appendix 18F.1.1: External Rooding			
Bay of Plenty Regional Council	6.15	Support	RETAIN Appendix 18F.1.1: External Rooding as notified.
NZ Transport Agency Waka Kotahi	11.11	Not Stated	AMEND to further consider safe pedestrian/walking facilities at the intersection of State Highway 36/Kennedy Road. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.12	Not Stated	AMEND to undertake further analysis on State Highway 29 south of the new Redwood Lane/Kaweroa Drive roundabout. AND ADD mitigation for State Highway 29 south of the new Redwood Lane/Kaweroa Drive roundabout if required by above. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
Tauranga Crossing Limited	9.2	Not Stated	AMEND PPC35 to seek further analysis on the transportation effects of the plan change on the wider strategic transport network. AND AMEND to make any consequential changes or relief to give effect to the analysis identified and relief sought.
Tauranga Crossing Limited	9.3	Not Stated	AMEND PPC35 to seek further analysis of the cumulative wider transportation effects that may occur as a result of Variation 1 to PPC33. The same traffic model used to support Variation 1 to PPC33 should be adopted and updated to assess PPC35. AND AMEND to make any consequential changes or relief to give effect to the analysis identified and relief sought.
Tauranga Crossing Limited	9.4	Not Stated	AMEND PPC35 to seek further analysis of the effect of not providing the supporting infrastructure for Variation 1 to PPC33, specifically the non-provision of the Kaweroa Drive link to State Highway 29. AND AMEND to make any consequential changes or relief to give effect to the analysis identified and relief sought.
Appendix 18F.1.2 Internal Rooding			
Camille Bent	14.10	Oppose	AMEND to include Belk Road as a green corridor to recognise as a future key commuter route.
Jeff and Sandra Bent	1.10	Oppose	AMEND to include Belk Road as a green corridor to recognise as a future key commuter route.
Joanne Richens	3.1	Amend	AMEND so that all affected properties maintain their direct access onto Belk Road
Margaret Brazier	5.1	Amend	AMEND so that all affected properties maintain their direct access onto Belk Road
Mark Brazier	12.1	Amend	AMEND so that all affected properties maintain their direct access onto Belk Road
Paul and Judy Smyth	7.1	Oppose	AMEND so no restrictions on access to Belk Road.
SJ & CJ Harvey & George	4.1	Oppose	AMEND so no restrictions on access to Belk Road.
Appendix 18F.2: Wastewater			
Tauranga City Council	8.2	Amend	AMEND Appendix 18F.2: Wastewater so that the trigger for the staging of development in Tauriko Business Estate Stage 4 uses the latest modelling.
Appendix 18F.3: Stormwater			
Bay of Plenty Regional Council	6.16	Amend	<p>AMEND Appendix 18F.3: Stormwater to read: Appendix 18F.3 Stormwater</p> <p>The land drains largely to the Kopurerua Stream to the north with some to the <u>Omanawa Stream and</u> Wairoa River to the south. In accordance with best practice, peak stormwater run-off rates and discharge volumes will be managed by the construction of a number of stormwater detention ponds <u>and constructed stormwater wetlands</u>. These ponds <u>and constructed wetlands</u> will also deal with stormwater quality and provide visual, ecological and passive recreational functions.</p> <p>To achieve this multi-functional purpose, the stormwater ponds <u>and constructed wetlands</u> will generally have a sediment forebay for retaining coarse sediment, and a densely vegetated main pond for settling out fine sediment and contaminants. The vegetation will comprise rush and sedge species designed to reduce the potential for channelisation of stormwater flow and to maximise settlement of fine particles.</p> <p>...</p> <p><u>Management of stormwater within Stage 4 is subject to a stormwater management plan and an approved stormwater discharge consent from Bay of Plenty Regional Council (for Stage 4B). The Stormwater Management Plan sets out the principles for stormwater management that are to be considered and implemented through the development process. This includes water quality pre-treatment via a treatment train approach, <u>extended detention to mitigate stream channel erosion</u>, a primary network system designed to manage 10% AEP storm events and a secondary network system designed to manage 1% AEP storm events.</u></p> <p>...</p> <p>AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.</p>
Appendix 18F.7: Sequencing Schedule			
Camille Bent	14.11	Oppose	AMEND to reconsider the sequencing and minimum completion of infrastructure as enabling only 40% of the plan change area to progress with development unfairly prioritises one area over another.
Jeff and Sandra Bent	1.11	Oppose	AMEND to reconsider the sequencing and minimum completion of infrastructure as enabling only 40% of the plan change area to progress with development unfairly prioritises one area over another.
NZ Transport Agency Waka Kotahi	11.2	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add relevant elements of the Tauriko Network Connections and Tauriko Enabling Works projects into the staging provisions. AND AMEND to make all consequential changes necessary to give effect to the relief sought.

NZ Transport Agency Waka Kotahi	11.4	Not Stated	AMEND to undertake further assessment to determine whether State Highway 36 from the State Highway 29 intersection to the south to Paraone Koikoi Drive needs to be upgraded from two to four lanes. AND AMEND Appendix 18F.7: Sequencing Schedule to add plan provisions to upgrade State Highway 36 from the State Highway 29 intersection to the south to Paraone Koikoi Drive from two to four lanes if above determines it is required as a transport trigger. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.5	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add a trigger for the Paraone Koikoi Drive connection (including development level) to State Highway 36. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.6	Not Stated	AMEND modelling of intersection 8 (State Highway 36/Paraone Koikoi Drive/Kennedy Road) to: - model intersection 8 and the Kennedy Road/Lakes Boulevard roundabout together and include any queuing interaction - amend modelling of the eastern approach (Kennedy Road) with correct lane arrangement - model intersection 8 for 100% development. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.7	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add a new trigger to read: State Highway 29 / Kaweroa Drive roundabout being in place and connected to Kaweroa Drive. State Highway 29 / Belk Road intersection closed. Taurikura Drive and Belk Road connected. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.8	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add in the trigger table that beyond 40% development within Tauriko Business Estate Stage 4 the following is required: Extend Taurikura Drive from the current roundabout location at Kaweroa Drive, which will give traffic access though the entire estate. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.9	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add a new trigger and include detail on what the works are. New trigger to read: Upgrades to the Paraone Koikoi Drive and Kennedy Road roundabouts constructed for Stage 4 development beyond 50ha. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
NZ Transport Agency Waka Kotahi	11.10	Not Stated	AMEND Appendix 18F.7: Sequencing Schedule to add a new trigger to read: Kaweroa Drive / State Highway 36 connection, or an appropriate alternative, constructed for Stage 4 development beyond 60ha. AND AMEND to make all consequential changes necessary to give effect to the relief sought.
Tauranga City Council	8.3	Amend	AMEND Appendix 18F.7: Sequencing Schedule so that the trigger for the staging of development in Tauriko Business Estate Stage 4 uses the latest modelling.
Tauranga Crossing Limited	9.5	Not Stated	AMEND PPC35 to seek further analysis of the provisions that are required to place a 'hold point' at the '50% occupied development' stage to enable the transportation effects and mitigation measures to be re-assessed to determine the level of additional development that can be delivered before the State Highway 36 connection (or appropriate alternative) is in place. AND AMEND to make any consequential changes or relief to give effect to the analysis identified and relief sought.
Maps and Rezoning General			
Urban Taskforce for Tauranga	2.2	Support	RETAIN the planning maps as notified. AND AMEND to make any other relief or consequential amendments to address the matters sought.
Bay of Plenty Regional Council	6.20	Amend	AMEND the zoning of the area over and around the diverted drain [resource consent RM20-0411 under the Regional Natural Resources Plan] to Open Space Zone (or similar). AND AMEND to designate the area over/around the drain [resource consent RM20-0411 under the Regional Natural Resources Plan] to 'Ecological and Recreational Linkage Reserve' (or similar). AND AMEND PPC35 to include provisions that require the drain [resource consent RM20-0411 under the Regional Natural Resources Plan] and its riparian margins to be maintained in appropriate riparian native species in accordance with the Environmental Management Plan in perpetuity. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Joanne Richens	3.2	Support	SUPPORT Option 2 of Section 11.1.2 [of the s32 Report] relating to options for area to be rezoned.
Margaret Brazier	5.2	Support	SUPPORT Option 2 of Section 11.1.2 [of the s32 Report] relating to options for area to be rezoned.
Mark Brazier	12.2	Support	SUPPORT Option 2 of Section 11.1.2 [of the s32 Report] relating to options for area to be rezoned.
Proposed Map L93			
Bay of Plenty Regional Council	6.17	Support	RETAIN the greenbelt zoning in Planning Map L93 as notified.
Camille Bent	14.4	Oppose	No specific decision requested, however the submission raises concerns that the drafting of provisions and planning maps have not demonstrated what planning instrument will be used to delineate the and assess the 20m and 25m increase in height.
Jeff and Sandra Bent	1.4	Oppose	No specific decision requested, however the submission raises concerns that the drafting of provisions and planning maps have not demonstrated what planning instrument will be used to delineate the and assess the 20m and 25m increase in height.
Proposed Map L94			
Bay of Plenty Regional Council	6.18	Support	RETAIN the greenbelt zoning in Planning Map L94 as notified.
Urban Growth Plan 8			
Bay of Plenty Regional Council	6.19	Support	RETAIN the greenbelt zoning in Urban Growth Plan UG8 as notified.
Diagram 10 Tauriko Business Estate			

Bay of Plenty Regional Council	6.23	Not Stated	AMEND Diagram 10: Tauriko Business Estate Outline Development Plan legend to reference constructed stormwater wetlands rather than stormwater ponds. AND AMEND to make any alternative, similar or consequential amendments, including to other provisions, that would give effect to the relief sought or address the matters raised.
Paul and Judy Smyth	7.2	Oppose	DELETE the proposed road widening. OR AMEND the position of the road widening so that it does not affect submitters property [Lot 1 and Lot 2 DP 480057].