

Proposed City Plan Appeals

ID	Appellant	S. 274 Party (known)	Key Issues
1	Harrisfield Holdings Limited ENV-2010-AKL-000296	Bay of Plenty Regional Council; Department of Conservation.	Topic: Chapter 5 – Natural Environment Issue – Identification of Special Ecological Area over 33 Sapphire Drive, Tauranga
2	Frasers Papamoa ENV-2010-AKL-000326	Bay of Plenty Regional Council; Mount Maunganui Environmental Group Limited; Sandy Walkers (via timeframe waiver);	Topic: Chapter 5 – Natural Environment Issue – Identification of Special Ecological Area over landholding owned by Frasers Papamoa, unless the underlying zoning is amended from Conservation to Suburban Residential
3	Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Land Holdings Pty Limited ENV-2010-AKL-000325	Bay of Plenty Regional Council; Mount Maunganui Environmental Group Limited; Sandy Walkers (via timeframe waiver);	Topic: Chapter 5 – Natural Environment (including associated provisions within Chapter 4) Issue – Identification of Special Ecological Areas over the Te Tumu landholdings, Objectives, Policies and Rules. Topic: Chapter 7 – Heritage (including associated provisions within Chapter 4) Issue – Identification of Significant Maori Areas over the Te Tumu landholdings, Objectives, Policies and Rules.
4	New Zealand Historic Places Trust Pouhere Taonga ENV-2010-AKL-000300	Bay of Plenty Regional Council; Property Council of New Zealand (Bay of Plenty Branch); Te Tumu Landowners Group.	Topic: Chapter 7 – Heritage Issue – Significant Archaeological Sites Issue – Built Heritage

ID	Appellant	S. 274 Party (known)	Key Issues
5	Ngapotiki Tahuwhakatiki Marae and Te Runanga O Ngati Kahu ENV-2010-AKL-000328	Bay of Plenty Regional Council; Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Land Holdings Pty Limited (Te Tumu); Land House Ltd; DJ Ferrow, NJ Grey and FN Carruthers as Trustees of the DJ Ferrow Family Trust and DJ Ferrow, DJ Ferrow Family Trust and DJ Ferrow; E Castle; R B Eaton; M E Francis; I N MacMurdo; AL Rowe, BJ Rowe and GW Rowe as trustees of the Rowsdale Trust; P Sievwright ; Darkside Ventures (as trustee of the Grace Road Trust); Carrus Corporation Ltd; Property Council (Bay of Plenty Branch); Mangatawa Papamoa Blocks Inc.	Topic: Chapter 7 – Heritage Issue – Significant Maori Areas Issue – Significant Archaeological Sites

ID	Appellant	S. 274 Party (known)	Key Issues
6	Tauranga Moana Tangata Whenua Collective ENV-2010-AKL-000330	Bay of Plenty Regional Council; Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Land Holdings Pty Limited (Te Tumu); Land House Ltd; DJ Ferrow, NJ Grey and FN Carruthers as Trustees of the DJ Ferrow Family Trust and DJ FerrowDJ Ferrow Family Trust and DJ Ferrow; E Castle; R B Eaton; M E Francis; I N MacMurdo; AL Rowe, BJ Rowe and GW Rowe as trustees of the Rowsdale Trust; P Sievwright ; Darkside Ventures (as trustee of the Grace Road Trust); Carrus Corporation Ltd; Property Council (Bay of Plenty Branch); Mangatawa Papamoa Blocks Inc; Julie Donna Cook; Sharon and Anthony Johnston; J & A Fletcher; Bay of Plenty Polytechnic; Barry Charles Anderson and Barbara Margaret Anderson and Waimarino Adventure Park; Andrew Domett and Julie Domett;	Topic: Chapter 7 – Heritage Issue – Significant Maori Areas Issue – Significant Archaeological Sites

ID	Appellant	S. 274 Party (known)	Key Issues
		Royce and Vanessa Fitzgerald and the Rovon Trust; Eljireh Trust (Grant Richards, Heather Richards and Wood Walton Trustees (2008) Ltd	

ID	Appellant	S. 274 Party (known)	Key Issues
7	Bay of Plenty Regional Council ENV-2010-AKL-000329	New Zealand Historic Places Trust Pouhere Taonga; Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Land Holdings Pty Limited (Te Tumu); Land House Ltd; DJ Ferrow, NJ Grey and FN Carruthers as Trustees of the DJ Ferrow Family Trust and DJ FerrowDJ Ferrow Family Trust and DJ Ferrow; E Castle; R B Eaton; M E Francis; I N MacMurdo; AL Rowe, BJ Rowe and GW Rowe as trustees of the Rowsdale Trust; P Sievwright ; Darkside Ventures (as trustee of the Grace Road Trust); Carrus Corporation Ltd; Property Council (Bay of Plenty Branch); Mangatawa Papamoa Blocks Inc; Julie Donna Cook; Sharon and Anthony Johnston; J & A Fletcher; Bay of Plenty Polytechnic; Barry Charles Anderson and Barbara Margaret Anderson and Waimarino Adventure Park;	Topic: Chapter 7 – Heritage (including associated provisions within Chapter 4 and Chapter 12) Issue – Significant Maori Areas Issue – Significant Archaeological Site

ID	Appellant	S. 274 Party (known)	Key Issues
		Andrew Domett and Julie Domett; Royce and Vanessa Fitzgerald and the Rovan Trust; Eljireh Trust (Grant Richards, Heather Richards and Wood Walton Trustees (2008) Ltd	

ID	Appellant	S. 274 Party (known)	Key Issues
8	Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Land Holdings Pty Limited ENV-2011-AKL-000112	Western Bay of Plenty District Council; Bay of Plenty Regional Council; Carrus Corporation Ltd; New Zealand Transport Agency; Smartgrowth Implementation Committee; Property Council (Bay of Plenty Branch)	<p>Topic: General Issue: Miscellaneous Minor Corrections.</p> <p>Topic: Chapter 3 – Definitions Issue: Definition of Nett Developable Area - amend to include land for collector roads and roading corridors in nett developable area.</p> <p>Issue: Definition of Road Hierarchy – amend to include indicative roads in the definition.</p> <p>Issue: Definition of Comprehensive Stormwater Consent with particular reference to the Wairakei Urban Growth Area.</p> <p>Topic: Chapter 4 – General Issue: Wairakei Urban Growth Area parking provisions – seeks amendments in relation to the Wairakei Urban Growth Area.</p> <p>Topic: Chapter 6 - Natural Features and Landscapes Issue: Purpose Statement – seeks amendment to the effects that the extent of outstanding natural features and landscapes and important amenity landscapes will be further reviewed when new urban areas are developed.</p> <p>Issue: Policies – Seeks these be amended to provide for incentives for maintenance of enhancement for private land in the Important Amenity Landscape Areas; to recognise that the natural character of areas can be restored and rehabilitated; to recognise that landscape character will change in urban growth areas and the future urban zone through development.</p> <p>Issue: Status of Activities – Amend the activity status applying to surf live saving activities and associated activities and buildings and camping grounds.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
			<p>Topic: Chapter 8 – Natural Hazards Issue: Objectives and Policies – Amend to provide for the mitigation as well as the avoidance of effects of development in the Coastal Protection Area.</p> <p>Issue: Status of Activities – Amend the activity status applying to various activities in the Coastal Protection Area.</p> <p>Issue: Activity Status Rules.</p> <p>Topic: Chapter 12 – Subdivision, Services and infrastructure Issue: Purpose - amend to refer to target average nett yields.</p> <p>Issue: Policies - amend to refer to target average nett yields. Also seeks flexible incentive based policies and rules for greater yields.</p> <p>Issue: Wairakei Urban Growth Area provisions – seeks a number of amendments to the Wairakei Urban Growth Area subdivision provisions.</p> <p>Issue: Policies amend to remove reference to fragmentation of land in the Future Urban Zone and refer to managing the effects of subdivision in the Future Urban Zone.</p> <p>Issue: Status of Activities. Issue Activity Status Rules – Provide for Subdivision in Future Urban Zones as a controlled activity or discretionary activity. Issue: Performance Standard: Stormwater – provide for compliance with approved Comprehensive Stormwater Consents.</p> <p>Topic: Chapter 14 – Residential Zones Issue: Policies - amend to refer to target density yields and to average nett yields.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
			<p>Issue: Wairakei Urban Growth Area provisions – seeks a number of amendments to the Wairakei Urban Growth Area provisions.</p> <p>Topic: Chapter 16 – Rural Zones Issue: Objectives and Policies – Amend the policies to provide for interim activities in the Identified Urban Growth Areas including subdivision with particular focus on the Te Tumu Future Urban Zone; Amend policies to recognise that the rural character and amenity of the Future Urban Zone will change as urbanisation takes place.</p> <p>Issue: Status of Activities – Amend the rules relating to clearance of indigenous vegetation</p> <p>Issue: Development density – seeks amendments to provide for two independent dwellings and two secondary independent dwelling units (with an increased gross floor area) per site in the Rural and Future Urban Zone as a Permitted Activity.</p> <p>Issue: Activity status – seeks an amendment to provide for Animal Saleyards, Coolstores, Packhouse and Rural Contractors Depots as a Discretionary Activity in the Future Urban Zone. Also seeks an amendment for Homestay, Home-based Business, Produce stalls and Food premises Associated with Garden Centres default status to be Restricted Discretionary Activities in the Rural, Future Urban and Greenbelt Zones.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Wairakei Urban Growth Area provisions – seeks a number of amendments to the Wairakei Urban Growth Area provisions.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
			<p>Topic: Chapter 18 – Industrial Zones Issue: Wairakei Urban Growth Area provisions – seeks a number of amendments to the Wairakei Urban Growth Area provisions.</p> <p>Topic: Wairakei Structure Plan Issue: Seeks minor amendment.</p> <p>Topic: Wairakei Urban Growth Plan Issue: Seeks removal of Conservation Zoning along the coast of the Te Tumu Future Urban Zone.</p>
9	D and N Hurst ENV-2011-AKL-000081	NZ Transport Agency; Western BOP District Council;	<p>Topic: Chapter 15 – Rural Residential Zones Issue: Rezone land between Tara Road/Domain Road and State Highway 2 (Lots 3 and 4 DPS 31359 and Lots 2 and 3 DPS 60939) Rural Residential and apply the same planning provisions as the adjoining land in the WBOPDC.</p>
10	KiwiRail ENV-2011-AKL-000072	NZ Transport Agency;	<p>Topic: Chapter 3 – Definitions Issue: Insert a new definition of “Noise Sensitive Activities” into the Plan.</p> <p>Topic: Chapter 4 – General Rules Issue: Insert a new rule relating to the new definition of “Noise Sensitive Activities” requiring such activities within 40m of an existing track or 30m where no track is in place to mitigate potential reverse sensitivity noise impacts on the railway network.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
11	Bluehaven Management Limited, Bluehaven Holdings Limited and Excelsa Village Limited ENV-2011-AKL-000082	New Zealand Transport Agency; Hawridge Developments Ltd; Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 and Ford Land Holdings Pty Ltd; Carrus Corporation Ltd; Hawridge Developments Ltd; Property Council (Bay of Plenty Branch)	<p>Topic: Chapter 3 – Definitions Issue: Definition of nett developable area – amend to exclude any land used for authorised non-residential use on land identified for residential use.</p> <p>Topic: Chapter 12 – Subdivision, Services and infrastructure Issue: Delete plan provisions requiring minimum yields and replace with a progressive target yield and a policy framework to promote increased density.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Rezone land at Excelsa Village Papamoa Commercial along with detailed amendments to the commercial policies and rules that would apply to such a zoning.</p>
12	DK and NM Healy Family Trust ENV-2011-AKL-000080	AMP Capital Investors Ltd; New Zealand Transport Agency	<p>Topic: Chapter 17 – Commercial Zones Issue: Rezone land at the corner of Te Paeroa Drive and SH2 Bethlehem (Lot 4 DPS 390475) from Suburban Residential to Commercial.</p>
13	BOP Holdings Limited ENV-2011-AKL-000084	NZ Transport Agency;	<p>Topic: Chapter 17 – Commercial Zones Issue: Rezone land at 12 Owens Place Mount Maunganui (Lot 4 DPS 27323) from Industry to Commercial.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
14	Frasers Papamoa Limited ENV-2011-AKL-000099	Fairway Holdings Ltd; Frank James Carrus Corporation Ltd Gartshore Investments Ltd; Bay of Plenty Regional Council; Carmel Country Estate; Waymark Holdings Ltd; Hawridge Developments Ltd; Tauranga Master Builders; Property Council (Bay of Plenty Branch); The Thorne Group Limited; New Zealand Transport Agency; Generation Homes Ltd	<p>Topic: Chapter 4 – General Rules Issue: Earthworks – opposes the earthwork provisions in Chapter 4.</p> <p>Topic: Chapter 12 – Subdivision, Services and infrastructure Issue: Amendment of location of neighbourhood reserve on Frasers Papamoa site on Urban Growth Management Plan.</p> <p>Topic: Chapter 14 – Residential Zones Issue: Seeks provision for Medium Rise Plan Areas to be applied to sites in Papamoa such as the Frasers Papamoa site.</p> <p>Issue: Density provisions - seeks that density of independent dwelling units is provided for as a gross measure of density and that there be no minimum size for allotments. Also seeks that development density be calculated over all land in a defined “site” regardless of whether land may be in another zone, subject to a designation or affected by a Plan Area.</p> <p>Issue : Seeks the deletion of provisions relating to site coverage and outdoor living areas in the Suburban Residential Zone.</p> <p>Issue: Zoning and Plan Areas: Seeks the removal of Conservation Zoning, Important Landscape Amenity Plan Area and Special Ecological Plan Area on part of the Frasers Papamoa site.</p>
15	Bruno Beuchel and Magmed Limited ENV-2011-AKL-000105	AMP Capital Investors Ltd; New Zealand Transport Agency	<p>Topic: Chapter 17 – Commercial Zones Issue: Rezone 1 Te Paeroa Road (Lot 3 DPS 390475) from Suburban Residential to Commercial.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
16	Frank James ENV-2011-AKL-000086	Tauranga Master Builders; BOP Regional Council; Carmel Country Estate; Waymark Holdings Limited; Frasers Papamoa Limited; Carrus Corporation Limited; Gartshore Investments Limited; NZ Transport Agency Horticulture NZ and NZ Kiwifruit Growers Inc.; Generation Homes Ltd	<p>Topic: Chapter 4 – General Rules Issue: Earthworks – opposes the earthwork provisions in Chapter 4.</p> <p>Topic: Chapter 14 – Residential Zones Issue: Seeks provision for Medium Rise Plan Areas to be applied to sites in Papamoa such as the Frank James site.</p> <p>Issue: Density provisions - seeks that density of independent dwelling units is provided for as a gross measure of density and that there be no minimum size for allotments.</p> <p>Issue: Seeks the deletion of provisions relating to site coverage and outdoor living areas in the Suburban Residential Zone.</p>
17	Parton Road Land Limited ENV-2011-AKL-000088	NZ Transport Agency; BOP Regional Council; Property Council	<p>Topic: Chapter 4 – General Rules Issue: Earthworks – opposes the earthwork provisions in Chapter 4.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Seeks the amendment of provisions relating to landscaping and access within the Parton Road South Commercial Plan Area.</p>
18	Classic Builders ENV-2011-AKL-000089	Carrus Corporation Ltd; New Zealand Transport Agency; Carmel County Estate; Hawridge Developments Ltd; Tauranga Master Builders; Property Council (Bay of Plenty Branch); The Thorne Group Limited; Generation Homes Ltd	<p>Topic: Chapter 3 – Definitions Issue: New definitions for “showhomes” and “offices ancillary to showhomes”</p> <p>Topic: Chapter 14 – Residential Zones Issue: Seeks amendment of provisions applying to “showhomes” and “offices ancillary to showhomes” to provide for greater staff numbers and greater floor area and a change to activity status for such activities.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
19	Channor NZ Limited ENV-2011-AKL-000096	Port of Tauranga Limited; NZ Transport Agency;	<p>Topic: Chapter 17 – Commercial Zones Issue: Rezone Lot 1 DP 90623, Section 2 SO Plan 332660 and Lot 1 DP 337640 in Cross Road from Industry to Commercial</p> <p>Issue: provide for a 16m height limits on the above sites</p> <p>Issue: Provide for existing independent dwelling units on the site as permitted activities.</p>
20	Matua Charitable Trust Limited & Others ENV-2011-AKL-000092	NZ Transport Agency; AMP Capital Investors Ltd	<p>Topic: Chapter 17 – Commercial Zones Issue: Seeks Commercial Zone in West Bethlehem</p>
21	Fairway Holdings Limited ENV-2011-AKL-000083	Philips Search and Rescue Trust; BOP DHB	<p>Topic: Chapter 14 – Residential Zones Issue: Re-zone land to Commercial at 150 17th Ave.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Identify Historic Village as a Scheduled Site</p> <p>Issue: Re-zone 150 Seventeenth Ave to Commercial Business and delete 5m building setback</p> <p>Issue: Designate Tauranga Hospital site and include additional specific activities on site to require consent.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
22	JWL Investment Trust ENV-2011-AKL-000104	Tauranga Master Builders; Carrus Corporation Limited; Zariba Holdings Limited; Carmel Country Estate; Waymark Holdings Limited; Fairway Holdings Limited; NZ Transport Agency; BOP Regional Council; AMP Capital Bayfair Ltd & Tower Property Nominees Ltd; Property Council (Bay of Plenty Branch); Generation Homes Ltd	<p>Topic: Chapter 4 – General Rules Issue: Earthworks provisions</p> <p>Topic: Chapter 8 – Natural Hazards Issue: Remove Flood Hazard Plan Area from 120 Hamilton Street.</p> <p>Topic: Chapter 10 – Network Utilities and Designations Issue: Designation C34 – Service Lane</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Rules for Courtney Road Plan Area.</p> <p>Topic: Chapter 17 – Commercial Zones (City Centre) Issue: City Centre Zone policies</p> <p>Issue: City Centre Zone height rules</p> <p>Issue: Active frontage rule</p> <p>Issue: Sunlight admission rule</p> <p>Issue: Floor area restriction rule (City Centre)</p> <p>Issue: Bulk and location rules (City Centre)</p>
23	Element IMF Limited ENV-2011-AKL-000106		<p>Topic: Chapter 4 – General Rules Issue: Tauriko Convenience Centre sign rule</p>

ID	Appellant	S. 274 Party (known)	Key Issues
24	Carrus Corporation Ltd ENV-2011-AKL-000100	Grasshopper Farms (in receivership) Ltd; Western Bay of Plenty District Council; Gartshore Investments Ltd; New Zealand Transport Agency; Carmel County Estate; Bay of Plenty Regional Council; Waymark Holdings Ltd; Hawridge Developments Ltd; Property Council (Bay of Plenty Branch) Smartgrowth Implementation Committee; Generation Homes Ltd	<p>Topic: Chapter 3 – Definitions Issue: Nett Developable Area</p> <p>Topic: Chapter 11 – Financial Contributions Issue: Policies, cost of capital and definitions</p> <p>Topic: Chapter 12 – Subdivision, Services and Infrastructure Issue: Yield requirements</p> <p>Topic: Chapter 14 – Residential Zones Issue: Yield requirements</p>
25	Te Reti B & C Residue Trust ENV-2011-AKL-000098	Heather Ann Ballantyne & Ballantyne Family Trust; David Flatt; J.A. J Schrijvers; E Speak; Kenneth Swanson; NZ Transport Agency; Dave Burnett	<p>Topic: Chapter 17 – Commercial Zones Issue: Te Reti Commercial Zone</p>
26	Norfolk Southern Cross Ltd ENV-2011-AKL-000109		<p>Topic: Chapter 14 – Residential Zones Issue: Grace Road Hospital Outline Development Plan and associated provisions</p>
27	Tauranga City Aquatics Ltd ENV-2011-AKL-0000101		<p>Topic: Chapter 13 – Open Space Zones Issue: Mount Hot Pool provisions.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
28	Port of Tauranga Ltd ENV-2011-AKL-000111		Topic: Chapter 4 – General Rules Issue: Port noise rules
29	K Trailer Hire Ltd ENV-2011-AKL-000117		Topic: Chapter 17 – Commercial Zones Issue: Commercial Zone for 95 Ngati Road
30	Philips Search and Rescue Trust ENV-2011-AKL-000091	Fairway Holdings Limited;	Topic: Chapter 14 – Residential Zones Issue: 150 17 th Ave zoning and future development
31	Bay of Plenty District Health Board ENV-2011-AKL-000090	Fairway Holdings Limited;	Topic: Chapter 14 – Residential Zones Issue: Change of zoning from Recreation B to Suburban Residential of the Scheduled Site at 150 Seventeenth Avenue.
32	Landhouse Limited ENV-2011-AKL-000063	AMP Capital Investors Ltd; NZ Transport Agency;	Topic: Chapter 14 – Residential Zones Issue: Zoning of land in the valley south of Bethlehem shops between Moffat Road and Parau Farms.
33	Sandy Walker Group ENV-2011-AKL-000107		Appeal Withdrawn
34	Grace Road and Neighbourhood Residents Association Incorporated ENV-2011-AKL-000116	Christine M. Currie Robert Patterson; Mary Dillon; Quay Lease Ltd	Topic: Chapter 6 – Natural Features and Landscape Issue: Policy 6B.1.1.1 lack of guidance as to Standard Tree Evaluation Method (STEM) score trigger levels. Issue: Appendix 6E Register of Notable Trees. Issue: Basis for excluding trees protected under the Operative District Plan.

ID	Appellant	S. 274 Party (known)	Key Issues
35	Soon Choo Goh & PC Trustees Ltd ENV-2011-AKL-000113	Transpower New Zealand Ltd	<p>Topic: Chapter 10 – Network Utilities and Designations Issue: Part 10B Appendix 10B Sub-zones A and B: The identification of the width of the High Voltage Transmission Area.</p> <p>Issue: Undergrounding of “HAI-MTM A and B” lines.</p>
36	New Zealand Transport Agency ENV-2011-AKL-000097	AMP Capital Bayfair Pty Ltd and Tower Property Nominees Ltd; Mount Maunganui Environmental Group; Carrus Corporation Ltd; Property Council (Bay of Plenty Branch); Classic Builders Ltd; Fairway Holdings Ltd Tauranga City Venues Limited Te Tumu Landowners Group	<p>Topic: Chapter 4 – General Rules Issue: Policy 4B.1.3.1</p> <p>Issue: Policy 4B.1.2.5 – Access Location and Points of Service</p> <p>Issue: Permitted Activity Rule 4B.2.8 – Points of Service off the Arterial Road Network.</p> <p>Issue: Restricted Discretionary Activity Rules 4B.3 c) and d)</p> <p>Issue: 4B.3.2 Restricted Discretionary Activity – Matters of Discretion and Conditions.</p> <p>Issue: 4D.2.1 Temporary Signs (Excluding the Road Zone) Issue: Rule 4D.2.2.4 (a)i) Commercial. Industry and Baypark zones (excluding Tauriko)</p> <p>Issue: 4E.1 Objectives and Policies for Noise.</p> <p>Issue: 4E.2 Permitted Activity Rules.</p> <p>Issue: Appendix 4K: Location of Points of Service off the Arterial Road Network.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
			<p>Issue: Appendix 4M: Integrated Transport Assessment Information Requirements.</p> <p>Topic: Appendix 12G – New Appendix – Typical Building Construction</p> <p>Topic: Chapter 20 – Special Use Zones: Baypark Issue: Permitted Activity Rule 20A.3.5 Signs</p>
37	Bay of Plenty Regional Council ENV-2011-AKL-000102	NZ Transport Agency; Te Tumu Landholders Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Holdings Pty Limited (Te Tumu); Horticulture NZ and NZ Kiwifruit Growers Inc	<p>Topic: Chapter 3 – Definitions Issue: Versatile Soils definition.</p> <p>Topic: Chapter 8 – Natural Hazards Issue: Ensure provisions address all hazards especially high impact low probability hazards including tsunamis, earthquakes and volcanic eruptions.</p> <p>Topic: Chapter 15 – Rural Residential Zones Issue: Use of term “versatile soils” in Policy.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
38	Hawridge Developments Limited ENV-2011-AKL-000103	New Zealand Transport Agency; Bay of Plenty Regional Council; Te Tumu Landowners Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 and Ford Land Holdings Pty Ltd; Carrus Corporation Ltd; Property Council (Bay of Plenty Branch)	<p>Topic: Chapter 3 – Definitions. Issue: Unclear whether definition of “nett developable yield” only excludes land used for commercial or business use that is zoned for this purpose.</p> <p>Topic: Chapter 12 – Subdivision, Services and Infrastructure Issue: Palm Beach Plaza access from Domain Road.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Boundaries of Commercial and Sensitive zone rules which affect the Papamoa Tavern.</p> <p>Issue: Building Height limitation to 24 metres (21m plus 2.5m for roof articulation) in the Wairakei Neighbourhood Centre Zone. Issue: Removal of 2.5m additional height allowance for roof articulation in all zones.</p> <p>Issue: Change of zoning from “Passive Open Space” to “Commercial” at 10 Domain Road.</p>

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39	AMP Capital Bayfair Pty Ltd and Tower Property Nominees Ltd ENV-2011-AKL-000071	NZ Transport Agency	<p>Topic: Chapter 4 – General Rules Issue: Rule 4.2.2.3(a) [4B.2.2] – On-site Parking Requirements – General.</p> <p>Issue: Rule 4.2.2.12 [4B.2.11] On-Site Parking – Extensions and Alterations to a Lawfully Established Activity.</p> <p>Issue: Rule 4.2.3.2 [4B.3.2] – Restricted Discretionary Activity – Matters of Discretion and Conditions.</p> <p>Issue: Appendix 4C – General Minimum On-Site Parking and Loading Requirements.</p> <p>Issue: Appendix 4M – Integrated Transport Assessment Information Requirements.</p> <p>Topic: Chapter 17 – Commercial Zones Issue: Objective 17.2.3.4 [17A.8.1] – Commercial Plan Areas.</p> <p>Issue: Policy 17.2.3.4.1(f) [17A.8.1.2(f)] – Commercial Plan Areas: Bayfair.</p> <p>Issue: Rule 17.4.3.1[17A.11.3.1] – Commercial Zones and City Centre Zone Streetscape.</p> <p>Issue: Rule 17.5.1.7(b)(i) [17A.13.1.3] – Standards and Terms in the Bayfair Commercial Plan Area – Setbacks.</p> <p>Issue: Rule 17.5.1.7(b)(ii) [17A.13.1.3(b)(ii)] – Standards and Terms of the Bayfair Commercial Plan Area – Farm Street.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
			<p>Issue: Rule 17.5.1.7(b)(iii) [17A.13.1.3(b)(iii)] – Standards and Terms in the Bayfair Commercial Plan Area – Setbacks.</p> <p>Issue: Rule 17.5.1.7(c) [17A.13.1.3] – Standards and Terms in the Bayfair Commercial Plan Area – Height.</p> <p>Issue: Rule 17.5.1.7(e) [17A.13.1.3(e)] – Standards and Terms in the Bayfair Commercial Plan Area – Overshadowing.</p> <p>Issue: Rule 17.5.1.7(e) [17A.13.1.3(f)] – Standards and Terms in the Bayfair Commercial Plan Area – Stormwater.</p> <p>Issue: Rule 17.5.1.7(f) [17A.13.1.3(g)] - Standards and Terms in the Bayfair Commercial Plan Area – Stand Alone Developments.</p> <p>Issue: Rule 17.5.1.8(d) [17A.13.1.4(e)] - Standards and Terms in the Bayfair Commercial Plan Area – Provision of Active Frontages.</p> <p>Issue: Appendix 17L [Appendix 17K] – Bayfair Commercial Outline Development Plan.</p>

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40	Greenstone Energy Ltd, BP Oil New Zealand Limited, Mobil Oil New Zealand Limited and Chevron New Zealand ENV-2011-AKL-000095	NZ Transport Agency Horticulture NZ and NZ Kiwifruit Growers Inc.;	<p>Topic: Chapter 9 – Hazardous Substances and Contaminated Land. Issue: Compliance of the retail sale and storage of petrol and diesel with Rule 9.4.9 [now 9A.3.9] Separation from Water Resources.</p> <p>Issue: Rule 9.9.1 [now essentially 9B.2.1] “Application to Subdivision and Land Use” in respect to exemptions for existing uses and regional plan rules from consideration under the potentially contaminated land provisions.</p> <p>Topic: Chapter 18 – Industrial Zones Issue: Rezoning of Bulk Oil Facilities of BP New Zealand LTD and Chevron Limited.</p> <p>Issue: Potential risk issues in respect to Policy 18.2.1.3.3(b) [now 18A.5.3.3] – Compatible Activities and Reverse Sensitivity.</p>
41	Powerco Limited ENV-2011-AKL-000094	NZ Transport Agency;	<p>Topic: Chapter 9 – Hazardous Substances and Contaminated Land Issue: Rule 9A.3.4 – Spill Containment System</p> <p>Topic: Chapter 10 – Network Utilities and Designations Issue: Rule 10.6.1 (now 10A.5.1) – Overriding Provisions of the Network Utilities Rules</p> <p>Topic: Chapter 12 – Subdivision, Services and Infrastructure Issue: Rule 12G.3.1 (e) – Minimum Service Requirements.</p> <p>Issue: 12G.1.1.1 Policy Services.</p> <p>Topic – Advice Notes (Electric Lines) Issue – Electric Lines Advice Notes.</p>

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42	Horticulture New Zealand and NZ Kiwifruit Growers Inc ENV-2011-AKL-000115	The Oil Companies (Mobil NZ Limited, BOP NZ Limited, Z-Energy Limited and Chevron NZ); NZ Transport Agency; BOP Regional Council; Te Tumu Landholders Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Holdings Pty Limited (Te Tumu);	<p>Topic: Chapter 3 – Definitions Issue: Crop Protection Structures</p> <p>Issue: Versatile Soils</p> <p>Topic: Chapter 4 – General Rules Issue: Rule 4C.2.1 Exemptions to the Permitted Activity Rules (Earthworks) and 4C.2.2 – All Zones (Earthworks)</p> <p>Topic: Chapter 4 – General Rules Issue: Rule 4H.2 – Permitted Activity Rules (in relation to exempting crop protection structures)</p> <p>Topic: Chapter 9 – Hazardous Substances and Contaminated Land Issue: Definition of Potentially Contaminated Land</p> <p>Issue: Amend Chapter 9B to be more consistent with the Proposed National Environmental Standard for Contaminated Land.</p> <p>Topic: Chapter 16 – Rural Zones Issue: Rural Character - Objective 16A.3.1 – Sustainable Management of the Rural Land, Policy 16A.3.1.1, Objective 16A.3.3 Maintenance of Rural Character and Amenity, Policy 16A.3.3.1 - Maintenance of Rural Character and Amenity and 16A Purpose of the Rural Zones seeking to add a description of rural character. Issue: Reverse Sensitivity – Objective 16A.3.5 Management of Potential Reverse Sensitivity Conflicts, Policy 16A.3.5.1 Management of Potential Reverse Sensitivity Conflicts, Policy 16A.4.2. 1 Site Layout and Building Design in the Rural, Future Urban and Greenbelt Zones and Rule 16A.10.2.4 Setbacks.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
43	The National Trading Company of New Zealand Limited ENV-2011-AKL-000075	NZ Transport Agency; AMP Capital Bayfair Ltd & Tower Property Nominees Ltd	<p>Topic: Chapter 4 – General Rules Issue: The prescribed parking requirements for supermarkets, including Rule 4B.2.3 On-site Parking Requirements – General and the associated requirements in Appendix 4C: “General Minimum On-site Parking and Loading Requirements.</p> <p>Topic: Chapter – 17 – Commercial Zones Issue: Streetscape Frontages in the Commercial Zone, including Rule 17A.11.3.1 Commercial Zone and City Centre Zone Streetscape.</p>
44	Kevin Reiher ENV-2011-AKL-000076	Alan Withy, Dalewyn Withy and the Alan and Dale Withy Family Trust; Mary Dillon;	<p>Topic: Chapters 13 – 14 inclusive Issue: Provision of Walkways, Boardwalks and Cycleways as permitted activities on land zoned Open Space and Special Ecological Areas.</p>
45	Robin Rimmer and the Welcome Bay Waterfront Association ENV-2011-AKL-000093	Alan Withy, Dalewyn Withy and the Alan and Dale Withy Family Trust; Mary Dillon;	<p>Topic: Chapters 13 – 14 Issue: Provision of Walkways, Boardwalks and Cycleways as permitted activities on land zoned Open Space and Special Ecological Areas.</p> <p>Issue: The required setback of 15m from MHWS.</p>
46	Robert Moncrieff Clarkson ENV-2011-AKL-000079	Western BOP District Council; NZ Transport Agency; BOP Regional Council Element IMF Limited	<p>Topic: Chapter 18 – Industrial Zones Issue: Rezoning of land from Rural to Industrial outside of the Urban Limits Line</p> <p>Issue: The provision of Industrial activities within the Rural Zone as Non-complying.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
47	Perry Developments Limited ENV-2011-AKL-000065		<p>Topic: Chapter 17 – Commercial Zones Issue: Rezoning of land from Suburban Residential to Commercial within Bureta (being Lot 3 DPS 87254 and Lot 1 DPOS 73660).</p>
48	Carlton and Others ENV-2011-AKL-000064	B J Rowe, A L Rowe and G W Rowe as trustees of the Rowsdale Trust; Te Tumu Landholders Group, Te Tumu Kaituna 14 Trust, Te Tumu Kaituna 11B2 Trust and Ford Holdings Pty Limited (Te Tumu);	<p>Topic: Chapter 10 – Network Utilities and Designation Issue: Seek to amend Policy 10.4.1.1.1 – Provision of Network Utilities</p> <p>Topic: Chapter 12 – Subdivision, Services and Infrastructure Issue: Request to add new Policy to subdivision chapter on achieving efficient and integrated outcomes.</p> <p>Issue: Seeks to Amend Rule 12B.3.1.8 – Infrastructure to provide for consideration of road connections.</p> <p>Topic: Plan Maps Issue: Request to amend UG3 (Oahuiti) to restore it back to the form as notified.</p>
49	Tauranga Emergency Communications Group inc & New Zealand Association of Radio Transmitters Inc v Tauranga City Council ENV-2011-AKL-000074	David King	<p>Topic: Chapter 14 – Residential Zones Issue: Provision for Rules which reasonably accommodate the essential needs of amateur radio service aerials and support structures.</p> <p>Topic: Chapter 15 – Rural Residential Zones Issue: Provision for Rules which reasonably accommodate the essential needs of amateur radio service aerials and support structures.</p>

ID	Appellant	S. 274 Party (known)	Key Issues
50	Transpower New Zealand Ltd ENV-2011-AKL-000085	Robert L Russell Truby Hollister-Jones	Topic: Chapter 10 – Network Utilities and Designation Issue: The identification of the High Voltage Transmission Plan Area (sub zone C) and the restricted discretionary activity status imposed (rather than the requested non-complying activity status for 12m either side of the centre line).
51	Tauranga City Council ENV-2011-AKL-000156		Topic: Monetary Contributions (all Ministry of Education Designations (ME1 – ME41)).