



# Submission on the Proposed Bay of Plenty Regional Coastal Environment Plan

Send your submission to reach us by 4.00 pm on Friday 22 August 2014

Submission Number  
*Office use only*

**TO:** The Chief Executive  
Bay of Plenty Regional Council  
PO Box 364  
Whakatāne 3158

email: [coastal.plan@boprc.govt.nz](mailto:coastal.plan@boprc.govt.nz)

**Submitter Name:**

- 1 I **do** wish to be heard in support of my submission.  
[Delete as required]
- 2 If others make a similar submission I **would not** be prepared to consider presenting a joint case with them at any hearing.  
[Delete as required]
- 3 I **could not** gain an advantage in trade competition through this submission. [Delete as required]

[Signature of person making submission or person authorised to sign on behalf of person making submission.]

Date: 22 August 2014

<b>Address for Service of Submitter:</b>	Bay of Plenty Regional Council	
<b>Telephone:</b>	<b>Daytime:</b> 0800 884 880	<b>After Hours:</b> 0800 884 880
<b>Email:</b>	infor@boprc.govt.nz	<b>Fax:</b> 0800 884 882
<b>Contact person:</b>	Fiona McTavish, General Manager Strategy	

**SUBMISSION POINTS:**

Page No	Reference (e.g. Policy, Rule, Method or Objective number)	Support/Oppose	Decision Sought  Say what changes to the plan you would like	Reasons
ALL	<i>Formatting</i>		Seek inclusion of a header or footer on all pages that indicates the section of the RCEP	To improve readability of the RCEP.
16	<i>Issue 47</i>	Support	Seek amendment: Issue 47 There are competing demands for space within and adjacent to the Harbour Development Zones, which is compounded by the confined nature of the zones and the high level of use for a broad range of new and well-established activities – both recreational and commercial – <u>and the need to provide and maintain flood protection structures.</u>	To better recognise the challenges associated with integrating flood protection structures with other competing uses and developments in the coastal marine area.
26	<i>Policy NH 4</i>	Support	Seek amendment:  Policy NH 4 Subject to Policy NH 5, adverse effects, <u>except those that are transient or less than minor</u> , must be avoided on the values and attributes that contribute to the following areas: (a) Outstanding Natural Character areas (as identified in Appendix I of the Proposed RPS); (b) Outstanding Natural Features and Landscapes (as identified in Schedule 3); (c) Any Indigenous Biological Diversity Area A (as identified in Schedule 2, Table 1); and (d) Taxa that meet the criteria listed in Policy 11(a)(i) or (ii) of the NZCPS. A summary of values and attributes is provided in Schedules 2 and 3 of this Plan and Appendix J of the Proposed RPS.  And any other consequential amendments required to the policy to give effect to the NZCPS.	The recent Supreme Court decision on the King Salmon plan change application has given strong direction on how NZCPS Polices 13 Preservation of Natural Character and 15 Natural Features and Landscapes should be given effect to in regional plans. A review of the proposed RCEP has identified some amendments to provisions should be made to ensure that the RCEP gives effect to the NZCPS.

Page No	Reference (e.g. Policy, Rule, Method or Objective number)	Support/Oppose	Decision Sought  Say what changes to the plan you would like	Reasons
26	Policy NH 5	Support	<p>Seek amendment:</p> <p>Policy NH 5 Subdivision, use and development proposals within the areas listed in Policy NH 4 may be considered appropriate where:</p> <p><u>(aa) Adverse effects on the values and attributes associated with the areas listed in Policy NH 4 and identified in Schedules 2 and 3 of this Plan and Appendix J of the Proposed RPS will be transient or less than minor; or</u></p> <p>(a) The proposal is related to:</p> <p>(i) the construction or maintenance of regionally or nationally significant infrastructure; or</p> <p>(ii) <u>an existing River Scheme or Land Drainage Scheme; or</u></p> <p>(iii) <u>restoration or rehabilitation of indigenous biodiversity, natural features and landscapes or the natural character of the coastal environment; or</u></p> <p>(iv) otherwise gives rise to a demonstrable and regionally significant social, economic, cultural or natural heritage benefit; and</p> <p>(a) There are no practical alternative locations available outside the areas listed in Policy NH 4; and</p> <p>(b) The associated adverse effects on natural heritage values will be managed in accordance with Policy NH 11.</p> <p>And any other consequential amendments required to the policy to give effect to the NZCPS.</p>	The recent Supreme Court decision on the King Salmon plan change application has given strong direction on how NZCPS Polices 13 Preservation of Natural Character and 15 Natural Features and Landscapes should be given effect to in regional plans. A review of the proposed RCEP has identified some amendments to provisions should be made to ensure that the RCEP gives effect to the NZCPS.
34	Policy CH 3	Support	<p>Seek amendment to clause (c) that replaces “and” with “with” to read: ‘An additional sea-level rise of 10 mm/annum for activities with life spans beyond 2112.’</p> <p>Suggested wording:</p> <p>Policy CH 3 When calculating sea level rise, the period to be considered is at least the next 100 years, and the following projections shall be used as minimal values:</p> <p>(a) A projection of base sea level rise of at least 0.6 m (above the 1980-1999 average) for activities/ developments which are relocatable;</p> <p>(b) A projection of base sea level rise of 0.9 m (above the</p>	To be consistent with the wording in the consent order issued by the Environment Court in regard to the Proposed RPS (see ENV-2012-AKL-000179 issued 13 August 2013).

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			1980-1999 average) for activities where future adaptation options are limited, such as regionally significant infrastructure and developments which cannot be relocated; and (c) An additional sea-level rise of 10 mm/annum for activities <del>and</del> <u>with</u> life spans beyond 2112.	
38	<i>Policy CH 13(c)</i>	Oppose	Seek deletion of clause (c) <del>(c) Avoidance of any new development in the primary hazard zones and avoidance of any intensification of existing use or development in secondary hazard zones;</del>	Clause (b) is consistent with NZCPS policy direction on coastal hazards. Clause (c) is redundant and primary and secondary hazard zones are not defined.
50	<i>Rule SO 10</i>	Support	Seek amendment to include a new clause that specifically provides for improving water quality, connections between waterbodies and between freshwater and coastal water, and other natural processes.  Suggested wording is as follows:  Rule SO 10  ...is a discretionary activity where the activity is for one or more of the following purposes: (a) Providing protection, restoration or rehabilitation for the biodiversity or natural character values associated with such areas; <u>(ab) Improving water quality, connections between water bodies or between freshwater bodies and coastal water, or other natural processes in such areas: ...</u>	Although improving water quality and connectivity is thought to be captured by 'restoration of natural character areas' this is not clear. Specifically referring to improving water quality in Rule SO 10 would improve clarity and effective implementation of the rule.  It is also noted that Policy 14 of the NZCPS Restoration of natural character specifically refers to rehabilitating natural coastal processes.
63	<i>Policy DD 5</i>	Support	Seek amendment:  Policy DD 5 Where estuaries are being adversely affected by Existing River Schemes and Land Drainage Schemes, remedial work shall be undertaken, where practicable <u>to restore or rehabilitate natural character when maintenance or additional works are undertaken. Remedial work <u>may</u> include measures to:</u>	To provide more certainty around the type of effects and remedial work this policy is intended to capture.

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			<ul style="list-style-type: none"> <li>• <u>improve water connectivity;</u></li> <li>• <u>reinstate fish passage; or</u></li> <li>• <u>incorporate appropriate planting or other methods that provide habitat for indigenous species; or</u></li> <li>• <u>provide for spawning of indigenous fish;</u></li> <li>• <u>fence or otherwise protect estuary and river margins from stock access.</u></li> </ul>	
63	<i>Policy DD 7(a)(i)</i>	Support	<p>Seek amendment:</p> <p>Policy DD 7 Activities that cause disturbance of the foreshore and seabed shall:</p> <p>(a) Be undertaken at times of the day or year that will avoid significant adverse effects and remedy or mitigate other adverse effects on the environment, particularly on:</p> <p>(i) <del>The growth and reproduction of indigenous vegetation and the feeding, spawning and migratory patterns of indigenous fauna, including bird roosting, nesting and feeding, and whitebait runs;</del></p>	Amend policy to be consistent with NZCPS Policy 11(b)(ii) and to provide more certainty with regard to interpretation.
57-58 117-118	<i>Rule SO 7</i> <i>Rule HD 1</i>	Support	<p>Seek amendment:</p> <p>Seek addition of the following clause to both rules under condition 1(a)</p> <p>Rule SO 7 Permitted – Maintenance or alteration of structures in the Coastal Marine Area The maintenance or alteration of any authorised structure in the coastal marine area where the structure is:</p> <p>1 Not in an Indigenous Biological Diversity Area A (as identified in Schedule 2, Table 1); and 2 Not located in the Port Zone or Harbour Development Zone, is a permitted activity, subject to the following conditions:</p> <p>(a) There shall be no increase in the permanent external length, width, or height of any structure, except for increases for the purposes of:</p> <p>...</p> <p><u>(iv) Replenishment of rock armouring on structures associated with Existing River Schemes and Land Drainage Schemes where there is no increase in the height or length of the structure.</u></p>	To allow for replenishment of existing rock armouring (rip-rap) as a permitted activity, provided that there is no increase to the length or height of the structure. Rock armouring wears away over time; therefore when it is replenished there can be an increase to the width of the structure.

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			<p>Rule HD 1 Permitted – Maintenance, minor alteration, repair or reconstruction of any lawful structure</p> <p>The maintenance, minor alteration, repair or reconstruction of any existing lawful structure within the Harbour Development Zone, excluding electricity transmission lines, is a permitted activity, subject to the following conditions:                      (a) There shall be no increase in length, width or height of any structure, except for the purposes of:                      ...  <u>(iv) Replenishment of rock armouring on structures associated with Existing River Schemes and Land Drainage Schemes where there is no increase in the height or length of the structure.</u></p>	
74	Rule DD 12	Support	<p>Seek amendment:</p> <p>Rule DD 12 Restricted discretionary – Maintenance of existing artificial watercourses or modified watercourses <u>and the opening of natural stream mouths</u> by the Regional Council in significant indigenous biological diversity areas</p> <p>The clearing or maintenance of existing artificial watercourses or modified watercourses <u>and the opening of natural stream mouths</u> in an Indigenous Biological Diversity Area A (as identified in Schedule 2, Table 1) and associated diversion of coastal water and where the purpose of the activity is not specified in Rule DD 17, is a restricted discretionary activity, subject to the following standards and terms:                      ...                      For the avoidance of doubt, this rule covers the following matters:                      (iii) <del>Opening up of existing artificial, watercourses and modified and natural</del> <u>Opening up of existing artificial, watercourses and modified and natural</u> watercourses to allow free flow of water and drainage of water from land.</p>	<p>Amendments to the rule will allow a consenting pathway for the removal of bunds that block a natural stream mouth in an IBAA causing upstream flooding – this may occur after a storm event.</p>

Page No	Reference (e.g. Policy, Rule, Method or Objective number)	Support/Oppose	Decision Sought <b>Say what changes to the plan you would like</b>	Reasons
76	Rule DD 15	Support	<p>Seek amendment to include a new clause that specifically provides for improving water quality, connections between waterbodies and between freshwater and coastal water, and other natural processes.</p> <p>Suggested wording is as follows:</p> <p>Rule DD 15</p> <p>...is a discretionary activity where the activity is for one or more of the following purposes:</p> <p>(a) Providing protection, restoration or rehabilitation for the biodiversity or natural character values associated with such areas;</p> <p><u>(ab) Improving water quality, connections between water bodies or between freshwater bodies and coastal water, or other natural processes in such areas; ...</u></p>	<p>Although improving water quality and connectivity is thought to be captured by 'restoration of natural character areas' this is not clear. Specifically referring to improving water quality in Rule DD 15 would improve clarity and effective implementation of the rule.</p> <p>It is also noted that Policy 14 of the NZCPS Restoration of natural character specifically refers to rehabilitating natural coastal processes.</p>
		Support	<p>Seek amendment to include: 'The operation, maintenance and protection of Existing River Schemes and Land Drainage Schemes' and in the clauses to this Rule.</p> <p>Suggested wording is as follows:</p> <p>Rule DD 15</p> <p>...is a discretionary activity where the activity is for one or more of the following purposes:</p> <p>...</p> <p><u>(e) The operation, maintenance and protection of Existing River Schemes and Land Drainage Schemes.</u></p>	<p>This clause is present in Rule SO 10 (in relation to structures in Indigenous Biodiversity Area A).</p>
77	Section 2.2 Disturbance, deposition and extraction (DD) rules		<p>Add a new Rule relating to mining and petroleum extraction in ONFLS:</p> <p><u>Rule DD 15A Non complying – Specified activities in the coastal marine area</u></p> <p><u>The following activities are prohibited activities in the coastal marine area unless specifically provided for by another rule in this Plan:</u></p> <p>1 <u>Disturbance of the foreshore and seabed associated</u></p>	<p>These activities are likely to have adverse effects on outstanding natural features and landscapes; however there may be circumstances where effects can be avoided. Therefore a non-complying activity status is appropriate in this particular context and gives effect to the NZCPS Policy 15.</p>

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			<p><u>with prospecting for, exploration for, and mining of sand, shell, shingle and minerals, dredging and spoil disposal, in an Outstanding Natural Feature and Landscape as identified in Schedule 3.</u></p> <p><u>2 Disturbance of the foreshore and seabed associated with prospecting for, exploration for, and extraction of petroleum products in an Outstanding Natural Feature and Landscape as identified in Schedule 3.</u></p>	
93	<i>Rule CD 5 – advice Note 4</i>	Oppose	<p>Seek deletion of Advice Note 4 and consequent renumbering:</p> <p><del>4 Discharges of stormwater to the reticulated stormwater network do not require a resource consent from the Regional Council, but will need to comply with any requirements of the network operator.</del></p>	This advice note is contradictory with Advice Note 3.
115	<i>Policy HD 5</i>	Support	<p>Seek amendment:</p> <p>Policy HD 5 Use and development in the Harbour Development Zone shall be managed according to the following:</p> <p>(a) Recognise that structures that support commercial, event and recreational activities and enable the local community to provide for its social, cultural and economic needs are appropriate in the Harbour Development Zone;</p> <p>(b) New structures within the Harbour Development Zone are designed and located in a manner that is compatible with the existing and anticipated activities on the adjacent land. This includes the height, footprint and intended use of buildings and other structures, and maintaining or enhancing the visual amenity of the area;</p> <p>(c) Recognise that the Harbour Development Zone is a confined area that is well used for a range of activities, and that structures within the coastal marine area reduce the availability of space for marine-based recreational activities, or can support the functioning of marine-based activities in specific areas;</p> <p>(d) Recognise and provide for the cultural and historic heritage values associated with parts of the Harbour Development Zone where appropriate; and</p> <p>(e) Development shall be appropriate in scale, design</p>	Amend policy to recognise that there are existing flood protection and erosion protection structures existing in the Harbour Development Zone and that these need to be operated, maintained and upgraded.



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			and location to complement its waterfront setting and specific location within the Harbour Development Zone; and <u>(f) Recognise and provide for the operation, maintenance and upgrade of existing flood and erosion protection structures in the Harbour Development Zone.</u>	
153	<i>Method 5</i>	Support	Seek amendment – seek inclusion of Maketu Estuary and Ōhiwa Harbour in Method 5  Suggested wording: Method 5 Consider the removal of existing reclamations <u>where practicable and consistent with lawfully established uses</u> to assist in restoration of the <u>natural character of Tauranga Harbour, Ōhiwa Harbour and Maketu Estuary margins.</u>	Clarify that the intent of the method is to restore natural character of harbour and estuarine margins where appropriate to do so.  Removal of reclamations could also be a means of restoring natural character in Maketu Estuary and Ohiwa Harbour.
154	<i>Method 9(c)</i>	Support	Seek deletion of words 'all necessary' in Method 9.  Suggested wording: Method 9 In conjunction with all other appropriate agencies, as circumstances permit, identify areas where it is unsafe for either contact recreation or shellfish gathering, and: (a) Inform the Medical Officer of Health, and where relevant, the district council; (b) Investigate the cause of the problem; (c) Where the cause is due to an identified activity, require <del>all necessary</del> remedial actions; and (d) Undertake further research to identify ways to avoid or remedy contamination of kaimoana.	As written the method may raise false expectations regarding the time and effort required to remediate certain causes of water contamination.
158	<i>Method 27</i>	Support	Seek amendment to Method 27 as follows:  <b>Vessel Routeing</b> Method 27 <del>Work with Maritime New Zealand and the Ministry of Transport to:</del> (a) Assess the level of risk associated with current vessel routeing in coastal waters in the Bay of Plenty Region; and (b) Progress solutions to address the risks associated with vessel routeing in coastal waters of the Bay of Plenty region; <u>and</u>	More accurately reflects the responsibility of Maritime New Zealand with regard to vessel routeing.

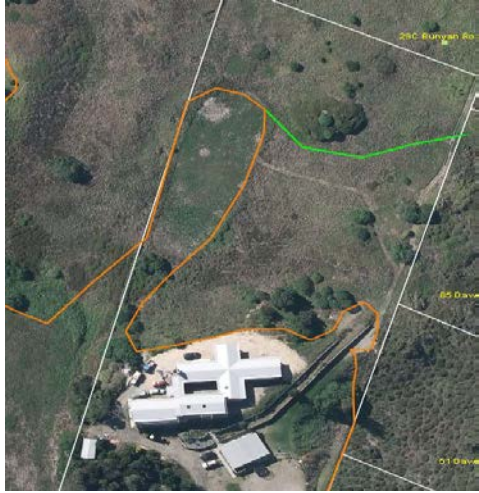
Page No	Reference (e.g. Policy, Rule, Method or Objective number)	Support/Oppose	Decision Sought  Say what changes to the plan you would like	Reasons
			(c) Provide input as appropriate to vessel routing review being conducted by Maritime New Zealand	
161	<i>Definitions</i>		<p>Add a definition of 'contaminant':</p> <p><b>Contaminant:</b> includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <p>(a) when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</p> <p>(b) when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged</p>	To improve clarity and assist plan interpretation. It is suggested that the RMA definition be adopted.
159-170	<i>Definitions</i>		<p>Add the following definitions:</p> <p><b>Ana koiwi:</b> Secret burial site  <b>Ana taonga:</b> Sacred/treasured site  <b>Kai mataara:</b> Look-out point  <b>Kāinga:</b> Village or settlement  <b>Kōtuku:</b> White Heron  <b>Kuri:</b> Dog  <b>Mahinga kai:</b> Garden, cultivation, food-gathering places  <b>Mātaitai Reserve:</b> A tool to assist in providing for customary food gathering from identified traditional fishing grounds  <b>Parekura:</b> Battlefield  <b>Taniwha:</b> Water spirit, monster, chief,  <b>Taunga ika:</b> Fishing ground  <b>Tauranga waka:</b> Canoe landing sites  <b>Tohunga:</b> Expert, master,  <b>Wāhi taonga:</b> Treasured place  <b>Wāhi tuku mauri:</b> Place where spirits depart  <b>Whenua taunaha:</b> Named land - land claimed by right of discovery</p>	These definitions relate to the ONFL attributes table attached as Appendix 1 to this submission, and are not currently defined in the Proposed Plan.

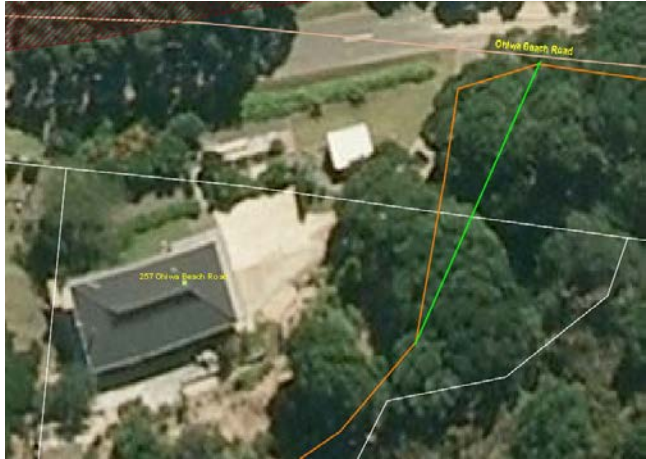
Page No	Reference (e.g. Policy, Rule, Method or Objective number)	Support/Oppose	Decision Sought Say what changes to the plan you would like	Reasons
225-228	<i>Schedule 3 Outstanding Natural Features and Landscapes in the Coastal Environment</i>	Support	<p>Seek amendment to include a more comprehensive description of each ONFL (including existing activities) and the attributes and values that contribute to each ONFL.</p> <p>Proposed amendments to Schedule 3 are attached as Appendix 1 to this submission. The information provided in the revised Schedule 3 is based on the information contained in the 2006 Boffa Miskell report.</p>	Including information on the attributes and values of ONFLs and the activities existing at the time of assessment will enable appropriate assessment of potential adverse effects of new activities on ONFLs.
Various	<i>Minor amendments</i>		<p>Correct grammatical or cross referencing errors in the following provisions:</p> <ul style="list-style-type: none"> <li>• Objective 5</li> <li>• Rule HD 1 – Advisory note</li> <li>• Rule HD 7 – numbering to start at (a)</li> <li>• Method 15(b)</li> <li>• Definition of Common Marine and Coastal Area</li> <li>• Rules SO 14 and PZ 9 – cross referencing error</li> </ul>	To improve the readability of the Proposed Plan
Part 7	<i>Indigenous Biodiversity Area maps</i>	Support	Seek amendment: Request minor amendments to the boundaries of the indigenous biodiversity areas listed in Table 1 to exclude residential properties and other areas that do not contain indigenous biodiversity value.	The boundary of the indigenous biodiversity areas listed in Table 1 include very small areas of residential properties (gardens, driveways, exotic plants, fields). Excluding the properties listed will improve the administration of the RCEP and the mapping will be more closely aligned with natural features.
Part 7	<i>Outstanding Natural Feature and Landscape maps</i>	Support	Seek amendment: Request minor amendments to the boundaries of the ONFLS listed in Table 2 to exclude residential properties and other areas that do not form part of an ONFL.	The ONFLS were mapped at a region-wide scale, when viewed at a property level there are some minor anomalies. Rationalising these anomalies will improve the administration of the RCEP.
LEGEND	<i>Part 7: Planning Maps</i>	Neutral	Include a fold-out legend that can be easily referred to when using the maps	To improve the usability of the RCEP.



**Table 1 - Amendments to the boundaries of the indigenous biodiversity areas mapped in the Proposed Regional Coastal Environment Plan**

Parcel	Address	Biodiversity Area	Site Number	Change	Reason
4290152	3 Liddon Cove	Harbour Road	1345 161	Exclude property	Very minor overlap with residential section
7115774	15 West End Road	Ohope Scenic Reserve and Extension (Part)	1345 143	Exclude parcel	Very minor overlap with residential sections
4369329	24A West End Road				
4527586	26A West End Road				
4289778	31 West End Road				
4315693	33 West End Road				
4493886	39 West End Road				
6601501	41 West End Road				
6784596	44 West End Road				
4404623	45 West End Road				
4502449	48 West End Road				
4438755	52 West End Road				
4434112	56A West End Road				
4438268	68 West End Road				
4491355	69 B West End Road				
7136959	1030A Thornton Road	Thornton Road		Remove 'blob'	
7436883	85 Dawn Parade	Whakatāne Dunes	1345 138	Remove listed parcels from layer -	Subdivision and earthworks consents already in place
7436884	65 Dawn Parade				
7436882	51 Dawn Parade				
7466043	Dawn Parade				
7466044	41 Dawn Parade				
7436880	31 Dawn Parade				
7436889	Dawn Parade				

Parcel	Address	Biodiversity Area	Site Number	Change	Reason
4503035	29B Bunyan Road	Whakatāne Dunes	1345 138	 <p>Amend boundary as per green line on map</p>	To exclude land that has been converted into garden/rugby field
6547057	255 Ruatuna Road	Ruatuna Road	1345 174	Exclude property	Very minor overlap with residential section
6547056	257 Ruatuna Road	Ruatuna Road	1345 174	Exclude property	Very minor overlap with residential section
4135419	Ōhiwa Spit	Ōhiwa Spit	1345 188	Exclude parcels	Land used for residential purposes and access tracks
4145604					
4115787					
4146627					
4145605					
4135418					
4148302					
4149343					
4507718	5 Liddon Cove	Harbour Road	1345 161	Exclude property	Residential property
6662731	7 Liddon Cove	Harbour Road	1345 161	Exclude property	Residential property
4531306	37 Waihī Road	Waikareao Estuary 2	1345 082	Exclude property	Commercial property
4341506	376 Harbour Road	Ōhope Spit	1345 169	Exclude property	Residential property
VARIOU	72-148A Pohutukawa	Ohope Pohutukawa Remnants	1345 144	Exclude properties	Very minor overlap with

Parcel	Address	Biodiversity Area	Site Number	Change	Reason
S	Avenue				residential sections
4266964	78 Te Horo Drive	Tauwhare	1345 152	Exclude parcels	Very minor overlap with residential sections
4547817	16 Claydon Place				
4342307	24B Claydon Place				
4421000	24A Claydon Place				
4264274	24C Claydon Place				
4398832	26 Claydon Place				
4291934	28 Claydon Place				
4434960	39 Athenree Road	Hikurangi	1345 009	Exclude property	Very minor overlap with residential section
4118786	831 SH 35	Tirohanga Dunes and Wetlands	1345 204	Exclude properties	Very minor overlap with residential sections
	801 SH 35				
	805 SH 35				
	807 SH 35				
	821B SH 35				
	833 SH 35				
	841 SH 35				
4130093	257 Ōhiwa Beach Road	Bryans Beach A	1345 192		To exclude driveway from biodiversity area
				Amend boundary as per green line on map	

Parcel	Address	Biodiversity Area	Site Number	Change	Reason
4112841	173 Ōhiwa Loop Road	Ōhiwa Scenic Reserve and Surrounds	1345 178	Amend as per landowner map to exclude exotic plants and firebreak	
4153424	173 Ōhiwa Loop Road	Ōhiwa Scenic Reserve and Surrounds	1345 178	Amend as per landowner map to exclude exotic plants and firebreak	
7208586	111 Bethlehem Road	Wairoa River Wetlands	1345 068	Exclude property	Section has been developed
4357872	5 Edinburgh Street	Central Waihi Beach	1345 022	Exclude property	Very minor overlap with residential section
4385849	7 Edinburgh Street	Central Waihi Beach	1345 022	Exclude property	Very minor overlap with residential section
4353459	116 Tanners Point Road	Tanners Point	1345 014	Exclude property	Very minor overlap with residential section
4305316	11 Rangitukehu St	Ohope Spit	1345 169	Exclude property - residential	
4454401	13 Rangitukehu St	Ohope Spit	1345 169	Exclude property - residential	
4320748	32 Rangitukehu St	Ohope Spit	1345 169	Amend as per consent 67586	
	Reserve land/Coastal marine area	Ōhope Dunes	1345 157	The Ōhope Dunes biodiversity area should include the dune land in front of Pohutukawa Avenue (excluding residential properties and highly modified areas)	Area has been incorrectly mapped
4403718	59B Pohutukawa Ave	Ōhope Dunes	1345 157	Exclude residential property	
4133932	33 Bryan Road	Bryans Beach A	1345 192	Exclude residential property	



**Table 2 - Amendments to the boundaries of the outstanding natural features and landscapes mapped in the Proposed Regional Coastal Environment Plan**

Parcel	Address	Landscape	Number	Boundary adjustment and reason
4301923	1/33-5/33 Oak Lane	Tauranga Harbour	ONFL 3	Exclude property - Includes commercial land/highly modified land
4458577	31 Waihi Road	Tauranga Harbour	ONFL 3	Exclude property - Includes commercial land/highly modified land
4365328	23 Bay Street	Tauranga Harbour	ONFL 3	Exclude property - Includes commercial land/highly modified land
4131838	1516 Waiotaihi Beach Road	Pohutukawa Tunnels	ONFL 25	Removal property - minor overlap with residential property
4124614	171 Ōhiwa Loop Road	Ōhiwa Harbour	ONFL 20	Exclude property - minor overlap on grazed paddock
4146228	137 Ōhiwa Loop Road	Ōhiwa Harbour	ONFL 20	Exclude property - minor overlap on grazed paddock
4548606	398 Snodgrass Road	Tauranga Harbour	ONFL 3	Exclude property - residential development
4392014	394 Snodgrass Road	Tauranga Harbour	ONFL 3	Exclude property - residential development
7051755	13 Lindoch Avenue	Tauranga Harbour	ONFL 3	Exclude property - residential development
4260275	424 Snodgrass Road	Tauranga Harbour	ONFL 3	Exclude property - residential development
4270307	436A Snodgrass Road	Tauranga Harbour	ONFL 3	Exclude property - residential development
4353459	116 Tanners Point Road	Tanners Point	ONFL 6	Exclude property - residential development
4435491	10 Motutere PI	Distal Point of Ohope Spit	ONFL 19	Exclude properties - residential development
4462948	12 Motutere PI			
4388053	9 Manuera PI			
4309598	7 Manuera PI			
4279744	26 Te Taiawatea Dr			
4357402	34 Te Taiawatea Dr			
4418660	40 Te Taiawatea Dr			
4556887	38 Te Taiawatea Dr			
4405422	36 Te Taiawatea Dr			
4518991	32 Te Taiawatea Dr			
4453813	24 Te Taiawatea Dr			
4465223	42 Te Taiawatea Dr			
4526338	Te Taiawatea Dr			
4305316	11 Rangitukehu St			
4454401	13 Rangitukehu St			
4320748	32 Rangitukehu St			